

SUMMARY OF HOME INSPECTION REPORT
3 Vespahills Crescent, Brampton

BOULEVARD
PROPERTY INSPECTION
a Carson Dunlop company



Prepared By:
Boulevard Property Inspection
Dave Edmunds
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 Over...

This pdf copy of the Home Inspection is provided as a convenience only.

Buyers should consult the original document available for review in the home, which may include additions and amendments.

This report must be read in conjunction with the accompanying Home Reference Book/Binder.

Buyers should make enquiries from their own professional consultants and not rely entirely on this report, which is subject to specific limitations.

SUMMARY REPORT

Introduction

The enclosed report summary reflects the key findings of our recent inspection at 3 Vespahills Crescent in Brampton for prospective buyers. This summary should not be considered to be the complete report. The complete report is included in the Home Reference Book report, which is available for review at the subject property.

Comments

This newer home has been well built and is in good condition overall, and has been well maintained. It is considered to be above average as compared to its peers. The masonry is in good condition overall. The home is equipped with a 200-amp electrical service, which is suitable for a home of this size. The heating system is operating properly and this type and age of system will typically provide many more years of service with good maintenance. The basement has been professionally finished. The interior of the home has been well maintained and high quality finishes were noted throughout.

Recommendations

The pertinent report recommendations are identified below. Refer to the [Home Reference Book](#) report for details on these and other recommendations.

No potentially significant expenses were noted over the short term.

For The Buyer

The \$199 home orientation familiarizes you with the home and the inspection report, and entitles you to all of the benefits enjoyed by every [Boulevard](#) client.

[← back to page 1](#)

Take a Closer Look

Providing great service since 1991 with well over 11,000 homes inspected. We're not new.

Our friendly inspectors are specifically trained in Home Inspection and are known for their ability to communicate in clear, easy-to-understand language.

Our full time commitment is to perform Home Inspections. We are not affiliated with any contractors nor do we carry out any repairs suggested.

We record all of our findings in The Home Reference Book. With 400 pages and over 160 illustrations, it is the clearest, most comprehensive reference guide available. This \$95 value is included with each inspection at no extra charge.

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info@BoulevardInspection.com

Phone: 905-822-0010 / 866-751-0010

EXPLANATION OF CODES FOR REPORT FORMS

REFERENCE

This column identifies the appropriate sections of the text.

TASK

- | | |
|---|---|
| <p>P provide</p> <p>R repair or replace</p> <p>F further evaluation required</p> | <p>I improve</p> <p>M monitor</p> |
|---|---|

LOCATION

- | | |
|--|--|
| <p>B basement</p> <p>1 first floor</p> <p>2 second floor</p> <p>3 third floor</p> <p>CS crawl space</p> <p>N north</p> <p>E east</p> <p>S south</p> <p>W west</p> <p>M master</p> <p>A attic</p> <p>V various</p> <p>F front of house</p> <p>R rear of house</p> <p>EX exterior</p> | <p>LR living room</p> <p>DR dining room</p> <p>K kitchen</p> <p>Bath bathroom</p> <p>G garage</p> <p>WR washroom</p> <p>ENS ensuite</p> <p>BR bedroom</p> <p>FR family room</p> <p>LA laundry area</p> <p>C central</p> <p>T throughout</p> <p>LH left side of house</p> <p>RH right side of house</p> <p>O office or study</p> |
|--|--|

Note: the direction the house is assumed to face is noted on the page entitled **The Bottom Line**. Please see the **red tab**.

TIME

- | | |
|--|--|
| <p>0 immediate</p> <p>1 within one year</p> <p>U unpredictable
<i>(This component could last a few months or several years.)</i></p> <p>M regular maintenance or ongoing</p> | <p>2 within two years</p> <p>"X" within "X" years</p> <p>D discretionary item
<i>(Improvements can be made, but are not critical.)</i></p> <p>? if necessary</p> |
|--|--|

COST

- | | |
|---|---|
| <p>B buyer is to perform the work</p> <p>S seller or builder is to perform the work</p> <p>M minor cost or regular maintenance item</p> <p>D dependent <i>(Cost will depend on extent of work and approach taken. In some cases, the best approach cannot be determined during a one-time visual inspection.)</i></p> <p>L consult the Life Cycles and Costs tab near the back of the Book</p> | <p>< less than</p> <p>> more than</p> <p>≈ approximately</p> |
|---|---|

Note: Any figures given are very rough estimates. Several quotations from contractors should be obtained. Our experience has shown that quotes often vary by 300%.



THE BOTTOM LINE

► SIGNIFICANT ITEMS

Potentially significant expenses (greater than \$500/\$1000/\$1000+) over the short term are identified below. This page must not be considered as the complete report. Please read all other forms and appropriate text. Any items marked "0" under time frame should be treated as priority items.

ROOFING	This pdf copy of the Home Inspection is provided as a convenience only.
	Buyers should consult the original document available for review in the home, which may include additions and amendments.
EXTERIOR	This report must be read in conjunction with the accompanying Home Reference Book/Binder.
STRUCTURE	Buyers should make enquiries from their own professional consultants and not rely entirely on this report, which is subject to specific limitations.
ELECTRICAL	
HEATING	
COOLING/HEAT PUMPS	
INSULATION	
PLUMBING	
INTERIOR	

► OVERALL RATING

The following rating reflects both the original quality of construction and the current condition of the home, based on a comparison to similar homes.

Below Average

Typical

Above Average

well built, well maintained home.

Please refer to **Priority Maintenance for Home Buyers** on next page.

Location References:

NOTE: For the purpose of this report, the front of the house is considered to be facing:

N S E W

OR

NOTE: For the purpose of this report, assume you are standing on the street facing the front door.

F is the front LH is the left
R is the rear RH is the right

DESCRIPTION

1.0 Major Floor Finishes:

- 1.1 Concrete
- 1.2 Hardwood
- 1.3 Softwood
- 1.4/1.5 Carpet
- 1.6 Resilient
- 1.7 Ceramic/Quarry Tile
- 1.8 Slate/Stone/Marble/Terrazzo
- 1.9 Laminate

2.0 Major Wall Finishes:

- 2.1 Plaster/Drywall
- 2.2 Paneling
- 2.3 Brick/Stone
- 2.4 Concrete/Concrete Block
- 2.5 Stucco/Texture/Stipple

3.0 Major Ceiling Finishes:

- 3.1 Plaster/Drywall
- 3.2 Acoustic Tile
- 3.3 Suspended Tile
- 3.4 Metal
- 3.5 Stucco/Textured/Stipple
- 2.2 Wood

6.0 Windows:

- 6.1.1 Single/Double Hung
- 6.1.2 Casement
- 6.1.3 Sliders
- 6.1.4 Awning
- 6.1.5 Fixed
- 6.1.7 Skylights
- 6.1.8 Solariums

6.2 Glazing:

- 6.2.1 Single
- 6.2.2 Double
- 6.2.3 Triple
- 6.2.4 Primary Plus Storm

7.0 Exterior Doors:

- Solid Wood
- Hollow Wood
- Metal
- Garage
- Storm
- French
- Sliding Glass
- Plastic/Fiberglass

8.0 Fireplaces:

- 8.1 Masonry
- 8.2 Zero Clearance
- 8.3 Insert
- 8.4 Gas
- 8.5 Coal
- 8.6 Roughed-In
- 8.7 Non-Functional
- 8.8 Wood Stove
- None

9.0 Party Walls:

- Masonry
- Wood Frame
- None In Attic
- Not Visible

10.0 BASEMENT/CRAWL SPACE LEAKAGE

- Evidence of leakage
- Cannot predict how often or badly crawl space or basement will leak
- Read Section 10.0 in the text before taking action

IMPROVEMENT RECOMMENDATIONS NONE AT PRESENT

Reference	Limitations	Task	Location	Time
	<input checked="" type="checkbox"/> Absence Of Historical Clues Due To New Finishes/Paint <input checked="" type="checkbox"/> Storage/Furnishings In Some Areas Limited Inspection <input checked="" type="checkbox"/> Quality Of Chimney Draw Cannot Be Determined <input checked="" type="checkbox"/> No Comment Made on Cosmetic Finishes <input type="checkbox"/> Fireplace in use <input checked="" type="checkbox"/> CO detectors, security systems, intercoms, central vacuum, chimney flues and elevators were not inspected <input checked="" type="checkbox"/> Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern. <input checked="" type="checkbox"/> Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern.	<input type="checkbox"/> Restricted/No Access To: _____ <input checked="" type="checkbox"/> 99% of foundation wall not visible <input checked="" type="checkbox"/> Drainage Tile not visible		
1.0	FLOORS - water stains, loose, cracked, slope, bouncy, patched, damage, worn			
2.0	WALLS - water stains, loose, cracked, patched, damage - typical flaws			
3.0	CEILINGS - water stains, loose, cracked, sag, patched, damage - CO / smoke detectors		Blue Room near window	
4.0	TRIM/COUNTERS/CABINETS - water damage, loose, rot, obsolete, damaged, hardware			
5.0	STAIRS - uniformity, rise, run, tread width, headroom, railings, pitch			
6.0	WINDOWS - Primary / Storm - glass, sash, frame, sill, screen, hardware, - caulking, putty, weatherstripping			
	- water damage, loose, cracked, broken, paint/stain, rot, condensation, lost seal, leak slope, operability, original lower quality units			
6.1.7	Skylight/Solarium - water damage, condensation, leak, rot, cracked, lost seal			
7.0	DOORS - main, garage (man-door), storm, french, sliding - glass, sash, frame, sill, screen, hardware, weatherstripping - damage, leak, adjust, trim, rot, operability, lost seal			
8.0	FIREPLACES/WOOD STOVES - inspect / sweep chimney before using - foundation, hearth, firebox, damper, mantle, mortar, lintel, liner - chimney draw, combustible clearance, shared flue, size, rust, gaps, settlement, support - gas leaks, lighter valve, fan, combustion air vent, doors, screens, damage		FRANCE	
9.0	PARTY WALLS			
10.0	BASEMENT / CRAWL SPACE LEAKAGE - efflorescence, stains, dampness, prior repairs			
	1. - gutters, downspouts, <u>grading</u> , driveways - attempt these improvements first		R B U D TR U I D	
	2. - cracks/form ties			
	3. - excavation, damproofing, tile - consider as a last resort - suspect, evidence of prior repairs			

COMMENTS

- See Supplementary Section
- Inappropriate Materials or Installation

	DESCRIPTION													
REFERENCE	Asphalt 1.1	Wood 1.2	Slate 1.3	Concrete / Clay 1.4	Fiber Cement 1.5	Metal 1.6	Corrugated Plastic 1.7	Built Up 1.8	Roll Roofing 1.9	Modified Bitumen 1.10	Other 1.11	Strip When Reroofing 1.12	Vulnerable Areas 1.13	Risk of Ice Damming 1.14
Main Slope	<input checked="" type="checkbox"/>											<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Second														
Third														
Main Flat														
Second														
Dormer(s)	<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Bay(s)														
Porch(es)														
Garage	<input checked="" type="checkbox"/>											<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	

- 3.0 Chimneys:**
- Metal
 - Wood over Metal
 - Stucco over Metal
 - Masonry over Metal
 - Cement Asbestos
 - Masonry
 - Mutual
 - Partially Removed
 - Abandoned
 - None
- 4.0 Probability of Leakage:**
- High
 - Medium
 - Low

IMPROVEMENT RECOMMENDATIONS NONE AT PRESENT

Reference	Limitations	Task	Location	Time
	<p>Roof Inspection By: <input checked="" type="checkbox"/> Binoculars <input checked="" type="checkbox"/> Ladder at Edge <input checked="" type="checkbox"/> Walking on <input type="checkbox"/> _____</p> <p>Roof Inspection Limited / Prevented By: <input type="checkbox"/> Snow/Ice <input type="checkbox"/> Wet <input type="checkbox"/> Gravel <input type="checkbox"/> Deck <input type="checkbox"/> Solar Panels <input type="checkbox"/> Another Building <input type="checkbox"/> Trees <input type="checkbox"/> Height <input type="checkbox"/> No Access <input type="checkbox"/> Fragile <input checked="" type="checkbox"/> Slope <input type="checkbox"/> _____</p> <p>Chimney/Flashing Inspection Limited By: _____</p> <p><input checked="" type="checkbox"/> Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern.</p> <p><input checked="" type="checkbox"/> Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern.</p>			
1.0	<p>ROOFING -1.13 Vulnerable Areas, 1.14 Ice Dams, 1.15 Tree Branches</p> <p>Main Slope - old, damage, patched, cracked, curled, missing, rot, loose, leak</p> <p>Second - old, damage, patched, cracked, curled, missing, rot, loose, leak</p> <p>Third - old, damage, patched, cracked, curled, missing, rot, loose, leak</p> <p>Main Flat - old, damage, patched, blistered, gravel, ponding, seams, scuppers, drains, leak</p> <p>Second - old, damage, patched, blistered, gravel, ponding, seams, scuppers, drains, leak</p> <p>Dormer(s) - old, damage, patched, cracked, curled, missing, rot, leak</p> <p>Bay(s) - old, damage, patched, cracked, curled, missing, rot, leak</p> <p>Porch(es) - old, damage, patched, cracked, curled, missing, rot, leak</p> <p>Garage - old, damage, patched, cracked, curled, missing, rot, leak</p>			
2.0	FLASHINGS - replace when re-roofing			
2.1	Valley - damage, suspect, rust, patched, holes, leak, overshoots gutter			
2.2	Hip & Ridge - damage, suspect, poor, nail heads, split, leak			
2.3	Sloped/Flat - damage, suspect, rust, patched, leak			
2.4	Roof/Wall - damage, suspect, patched, loose, wood clearance, counter flashing, bay, leak			
2.5	Chimney - saddle, damage, suspect, loose, poor, rust, patched, counter flashing, leak			
2.6	Parapet Wall - damage, suspect, cap flashing, counter flashing, leak			
2.7	Plumbing Stack/Mast/Flue - damage, suspect, pitch pan, patched, rust, leak			
2.8	Dormer(s) - damage, suspect, wood clearance, counter flashing, leak			
2.9/10	Skylight(s)/Solarium - damage, suspect, curb, counter flashing, caulking, leak			
2.11/12	Drip Edge/Gravel Stop - incomplete, rust, improper, add when re-roofing, loose			
2.13	Roof/Ridge Vent(s) - damage, suspect, patched, loose, nailheads, leak			
3.0	<p>CHIMNEY(S)</p> <p>Main - mortar, spalling, cracked top, 3.1 cap, 3.2 brace, 3.3 height, 3.4 screens, rust</p> <p>Second - mortar, spalling, cracked top, 3.1 cap, 3.2 brace, 3.3 height, 3.4 screens, rust</p> <p>Third - mortar, spalling, cracked top, 3.1 cap, 3.2 brace, 3.3 height, 3.4 screens, rust</p>			

COMMENTS

See Supplementary Section Inappropriate Materials or Installation

DESCRIPTION

- | | | | | |
|--|--|--|--|---|
| <p>1.0 Gutters & Downspouts:</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1.0 Integral/Built-in <input checked="" type="checkbox"/> 1.1 Aluminum <input type="checkbox"/> 1.1 Galvanized Steel <input type="checkbox"/> 1.1 Plastic <input type="checkbox"/> 1.1 Copper <input type="checkbox"/> 1.1 Wood <input type="checkbox"/> 1.2 Discharge Below Grade <input checked="" type="checkbox"/> 1.2 Discharge Above Grade | <p>2.0 Lot Topography:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Flat <input checked="" type="checkbox"/> Towards House <input type="checkbox"/> Away From House <input type="checkbox"/> Ravine | <p>4.0 Wall Surfaces:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> 4.1 Brick <input type="checkbox"/> 4.2 Stone <input checked="" type="checkbox"/> 4.3 Block <input checked="" type="checkbox"/> 4.4 Stucco/EIFS <input type="checkbox"/> 4.5 Wood Siding <input type="checkbox"/> 4.6 Metal Siding <input type="checkbox"/> 4.7 Vinyl Siding <input type="checkbox"/> 4.8 Wood Shingles | <ul style="list-style-type: none"> <input type="checkbox"/> 4.9 Asphalt Shingles <input type="checkbox"/> 4.10 Fiber Cement Shingles <input type="checkbox"/> 4.11 Clay Shingles <input type="checkbox"/> 4.12 Slate <input checked="" type="checkbox"/> 4.13 Insulbrick <input checked="" type="checkbox"/> 4.14 Artificial Stone <input type="checkbox"/> 4.15 Hardboard or Plywood | <p>9.0 Retaining Walls:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Wood <input type="checkbox"/> Concrete <input type="checkbox"/> Stone <input type="checkbox"/> Masonry <input type="checkbox"/> Other _____ |
|--|--|--|--|---|

IMPROVEMENT RECOMMENDATIONS NONE AT PRESENT

Reference	Limitations	Task	Location	Time
	<input type="checkbox"/> Carpeting/Snow Over Steps/Decks/Porches <input type="checkbox"/> Restricted/No Access Under Steps/Decks/Porches <input type="checkbox"/> Grading Not Visible Due To Snow <input type="checkbox"/> Absence Of Historical Clues Due To New Finishes/Paint/Trim <input type="checkbox"/> Vines, Shrubs, Trees, etc., Against Building Restricted Inspection <input checked="" type="checkbox"/> Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern. <input checked="" type="checkbox"/> Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern.	<input checked="" type="checkbox"/> Exterior Inspection From Ground Level <input type="checkbox"/> Storage Against/Inaccessible Wall <input checked="" type="checkbox"/> No Access/Car/Storage In Garage <input type="checkbox"/> Garage Door Opener Not Tested		
1.0	†GUTTERS - old, leak, damage, slope, rust, loose, paint, clogged, end caps, onto roof	clean	annually	
1.2	†DOWNSPOUTS - discharge above grade 6ft from house, splash blocks - loose, connections, clogged, tile, damage, split, extend to lower gutter		P T M P F G M M	
2.0	†LOT GRADING - slope away from house, swale, drain, low areas			
2.1	†Window Wells - needed when re-grading, damage, wood/soil			
6.0	†WALKS/PATIOS/DRIVEWAYS - drain, slope away from house, seal gap at house, - broken up, trip hazard			
6.0	†LANDSCAPING - trim trees/shrubs away from building			
3.0	SOFFIT & FASCIA - loose, rot, vermin damage, paint, leaks			
3.0	DOORS, WINDOWS & TRIM - loose, rot, paint/stain, caulk, rust, threshold, leak, weather strip			
4.16	Door/Window Flashings - ineffective, joints, caulk, incomplete, sill			
4.0	WALL SURFACES - vines, spalling, mortar, cracks, damage, caulking, utility entrances - pipes, vents, loose, rot, paint/stain, delaminating, EIFS			
4.17	Wood/Soil Contact - 8 inch clearance			
4.18	Foundation Walls - pointing, parging, spalling, cracks, height above grade			
5.0	PORCHES, DECKS, - 5.1 steps, 5.2 railings, 5.3 columns, 5.4 beams, BALCONIES, - 5.5 joists, 5.6 floors, 5.7 roof structure, 5.8 skirt, ENTRANCES - damage, rot, termite, sag, loose, settlement, connection to house & CARPORTS - trip hazard, cracks, paint/stain, spalling			
7.0	†BASEMENT WALK-OUT - 7.1 frost, 7.2 steps, 7.3 railing, 7.4 drain, - 7.5 threshold, 7.6 walls, 7.7 cover			
8.0	GARAGES - 8.1 detached garage - typical low quality, disrepair - 8.2 fire or gas proofing, 8.3 man-door closer, 8.4 combustible insulation, - 8.5 floor, 8.6 drainage, 8.7 vehicle door, opener, adjustment, auto reverse, rot, damage			
9.0	RETAINING WALLS - movement, cracked, rot, weep holes			

COMMENTS

- See Supplementary Section
 Inappropriate Materials or Installation
 See Windows and Doors in Interior Section

† Any or all of these items may contribute to **Basement Leakage**. Please see Interior Form.

DESCRIPTION

3.0 Foundations:

- Poured Concrete
- Masonry Block
- Stone
- Brick
- Clay Tile
- Piles and Grade Beams
- Piers
- Wood
- Not Visible/None

4.0 Configuration:

- Basement
- Crawl Space
- Slab-on-Grade

5.0 Floor Construction:

- Joists
- Trusses
- Concrete
- Not Visible

6.0 Exterior Wall Construction:

- Masonry
- Wood Frame
- Wood Frame, Brick Veneer
- Log
- Post and Beam
- Not Visible

7.0 Roof and Ceiling Framing:

- 7.1 Rafters/Roof Joists
- 7.4 Trusses
- Not Visible

IMPROVEMENT RECOMMENDATIONS NONE AT PRESENT

Reference	Limitations	Task	Location	Time
	Restricted/No Access To: <input type="checkbox"/> Crawl Space <input type="checkbox"/> Roof Space <input type="checkbox"/> Knee Wall Areas <input type="checkbox"/> Attic <input type="checkbox"/> Slab-on-grade <input checked="" type="checkbox"/> 99% Of Foundation Wall Not Visible <input checked="" type="checkbox"/> Finishes, Insulation And/Or Storage Concealing Structural Components <input type="checkbox"/> Crawl Space/Roof Space/Knee Wall Areas/Attic/Inspected From Access Hatch/Entered But Access Was Limited <input checked="" type="checkbox"/> Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern.			
2.0	FOOTINGS - settled, too shallow, basement stairwell, suspect, floor lowered			
3.0	FOUNDATIONS - cracked, bowed, water damage, height, spalling, settled - further evaluation, prior repairs, typical flaws → expect settling + shrinkage			
5.0/1	FLOORS Sills - not anchored, below grade, rot, damage, suspect			
5.2	Beams - sag, end bearing, poorly secured to columns, rot, damage, lateral support, notches develop			
5.3	Posts / Columns - out of plumb, adjust, rot, rust, spall, footing?			
5.4	Joists - sag, end bearing, concentrated load, rot, damage, cracks, notches, holes			
5.5	Stairwell Openings - header/trimmer undersized, poor connection, support			
5.6/7	Sub-Flooring / Bridging / Bracing - poorly secured, sag, edges unsupported, incomplete, rot			
5.8	Cantilevers - water damage, excessive span			
5.9	Floor Trusses - span, cut			
5.10	Concrete Floors - broken up, improperly sloped, suspended, heaved			
6.0/1	WALLS Masonry - lean, bow, mortar, cracks, prior repairs			
6.6/7	Arches / Lintels - cracks, mortar, masonry, leaning, span, end bearing, rust, prior repairs, spalling			
6.3	Brick Veneer - bow, mortar, cracks, weep holes, prior repairs			
6.2	Wood-Frame (Studs) - warped, concentrated loads, bracing, rot, sagging lintels, leans typical + minor @ east + west stone siding			
6.4/5	Log / Post & Beam - gaps, settling, rot, damage, checking, buckling			
7.0/1	ROOFS Rafters - span, spreading, sagging, split, rot			
7.2/3	Collar Ties / Knee Walls - lateral support, securement, location			
7.4	Roof Trusses - span, braces missing, uplift, cut			
7.5	Roof Sheathing - edge support, delaminating, sag, rot, mildew, condensation, water stains			
8.0	CHIMNEYS - leaning, mortar, cracks, incomplete, firestops			
9/10.0	TERMITE / INSECT DAMAGE - treatment/further investigation recommended - wood/soil contact, prior treatment			
12.0	FIRE DAMAGE - floor, wall, attic			

COMMENTS

- See Supplementary Section
- Inappropriate Materials or Installation

DESCRIPTION

2.1/2/3 Service Entrance Cable: <input type="checkbox"/> Copper <input type="checkbox"/> Overhead <input type="checkbox"/> Aluminum <input checked="" type="checkbox"/> Underground <input type="checkbox"/> Not Visible	2.7 System Grounding <input type="checkbox"/> Water Pipe <input type="checkbox"/> Copper <input checked="" type="checkbox"/> Ground Rods <input type="checkbox"/> Aluminum <input type="checkbox"/> Ufer/Other <input checked="" type="checkbox"/> Not Visible	4.0 Distribution Wire: <input type="checkbox"/> Metallic Sheathed <input type="checkbox"/> Non-metallic Sheathed <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input type="checkbox"/> Aluminum to Major Appliances <input type="checkbox"/> Knob-and-Tube Copper <input type="checkbox"/> Copper Clad Aluminum	5.3 Arc/Ground Fault Circuit Interrupter: <input checked="" type="checkbox"/> Panel <input type="checkbox"/> Outside <input checked="" type="checkbox"/> Bathrooms <input type="checkbox"/> Garage <input type="checkbox"/> Whirlpool <input checked="" type="checkbox"/> Kitchen <input type="checkbox"/> Basement <input type="checkbox"/> Other _____ <input type="checkbox"/> None
2.4/5 Service Size: Rating <u>1 200</u> Amps (240Volts)	3.0 Distribution Panel Rating <u>1 200</u> Amps <input type="checkbox"/> Fuses <input type="checkbox"/> Breakers	5.2 Outlets: <input checked="" type="checkbox"/> Grounded <input type="checkbox"/> Ungrounded Number: <input type="checkbox"/> Minimal <input checked="" type="checkbox"/> Typical <input type="checkbox"/> Upgraded	
2.6 Main Disconnect/Service Box: Rating <u>1 200</u> Amps <input type="checkbox"/> Fuses <input checked="" type="checkbox"/> Breakers Location: <u>3</u>	3.2 Auxiliary Panel(s) <input type="checkbox"/> Fuses <input type="checkbox"/> Breakers Location(s): _____		

IMPROVEMENT RECOMMENDATIONS NONE AT PRESENT

Reference	Limitations	Power Off: <input type="checkbox"/> Throughout <input type="checkbox"/> In Some Areas <input type="checkbox"/> Restricted/No Access To _____ <input type="checkbox"/> System Ground Not Visible/Accessible <input type="checkbox"/> Fuse Block(s) Not Pulled <input checked="" type="checkbox"/> Concealed Electrical Components Not Inspected <input checked="" type="checkbox"/> Main Disconnect Cover Not Removed <input checked="" type="checkbox"/> Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern.	Task	Location	Time
2.1/2/3	SERVICE Entrance - damage, clearance, seal at wall/meter, height, loose - drip loop, frayed, exposed neutral				
2.4/5	Larger Service - if lifestyle requires it				
2.6	Service Box - undersized, corrosion, overheated, damage				
2.7	SYSTEM GROUNDING - ineffective, meter bypass, spliced, clamp, electrode(s)				
3.1	SERVICE PANEL - damage, loose, obsolete, rust, double-taps, crowded, location				
3.1	Panel Overcurrent Protection (undersized panel)				
3.2	Auxiliary or Larger Panel - doubled-taps, feed wire, crowded, grounding, ground/neutral joined, miswired				
3.3/1.11	Fuses / Breakers - damage, loose, overfused, 15 amp for branch circuits, fuse block				
3.4/5	240 Volt Circuits/Linking				
3.6	Panel Wires - damage, overheated, loose				
3.7/8	Panel (Dead Front) Cover Plate / Unprotected Panel Openings - covers, fuses				
3.9/11	Abandoned Wire in Panel / Connections in Panel				
3.10	Access to Panel				
4.1	BRANCH CIRCUIT WIRING - damage, loose, exposed, support, strain relief ducts/piping, undersized, extension cord, abandoned, exterior wiring				
4.2	Overloaded Circuits - more branch circuits				
4.3	Dedicated Circuits - furnace, fridge, water heater, range, dryer, A/C				
4.4	Knob-and-Tube - connections, damaged, brittle, suspect, replace when renovating				
4.5	Aluminum - special connectors, overheating, outlets, panel, loose, antioxidant				
5.1	Lights / Ceiling Fans - inoperative, pot lights, damage, loose, exposed wires/bulbs				
5.2	Outlets - number, loose, damage, inoperative, miswired, worn, overheating				
5.2.2	Ungrounded Outlets - 3-prong, fill ground slot, GFCI				
5.2.3	Split Receptacles - link				
5.2.4	Reversed Polarity Outlets				
5.3	Arc/Ground Fault Circuit Interrupters - test faulty, inoperative, desirable				
5.4	Switches - damage, loose, obsolete, inoperative, location				
5.5	Junction Boxes - missing, loose, exposed wires, crowded				
5.6	Cover Plates - damage, outlets, switches, boxes				

COMMENTS

See Supplementary Section Inappropriate Materials or Installation
 All recommendations are safety issues -- Treat them as high priority

DESCRIPTION

Fuel: <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Oil <input type="checkbox"/> Electricity <input type="checkbox"/> Wood <small>(for Wood Stoves, see Interior 8.0)</small>	7.0 Chimney Liner: <input type="checkbox"/> None <input type="checkbox"/> Clay <input type="checkbox"/> Cement <input type="checkbox"/> Required <input type="checkbox"/> Not Required	<input type="checkbox"/> Metal <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Not Visible <input type="checkbox"/> Required for Conversion/Upgrade	8.0 Efficiency: <input type="checkbox"/> Conventional <input checked="" type="checkbox"/> High <input type="checkbox"/> Mid
2.0 <input type="checkbox"/> Electric Heaters 3.0 <input checked="" type="checkbox"/> Furnace 4.0 <input type="checkbox"/> Boiler 17.0 <input type="checkbox"/> Steam Boiler 5.0 <input type="checkbox"/> Conversion to Forced Air 6.0 <input type="checkbox"/> Conversion from Oil to Gas 15.9 <input type="checkbox"/> Hot Water Radiant Heat 15.10 <input type="checkbox"/> Electric Radiant Heat 18.0 <input type="checkbox"/> Combination Heating System	Main Fuel Shut Off Valve at _____		9.0 Capacity: (input/output) ___/___/___ x 1000 BTU/hr Approx. Age: ___/___/___ yrs. old 10.0 Failure Probability: <input type="checkbox"/> High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low 14.24 <input type="checkbox"/> Heat Recovery Ventilator

IMPROVEMENT RECOMMENDATIONS NONE AT PRESENT

Reference	Limitations	Task	Location	Time
	Data Plate: <input type="checkbox"/> Missing <input type="checkbox"/> Not Legible <input type="checkbox"/> Incomplete <input type="checkbox"/> Chimney Clean-out Not Opened 16.1 <input type="checkbox"/> System Shut Off/Inoperative <input type="checkbox"/> Oil Tank Not Visible <input checked="" type="checkbox"/> Radiator/Zone Valves Not Tested 16.2 <input type="checkbox"/> Summer Test Procedure <input checked="" type="checkbox"/> Heat Loss Calculations Not Done 16.3 <input type="checkbox"/> A/C or Heat Pump Operating <input checked="" type="checkbox"/> Safety Devices Not Tested <input checked="" type="checkbox"/> Heat Exchanger Not Visible/Inaccessible <input type="checkbox"/> Circulating Pump Not Tested <input checked="" type="checkbox"/> Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern. <input checked="" type="checkbox"/> Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern. <input checked="" type="checkbox"/> Buried tanks are not included in the inspection. Environmental Consultants can assist if this is a concern.			
11.0	Gas Piping - leaks, material, support			
14.20	Oil Tank - leak, abandoned, oil piping, filter, location			
14.3/4	Oil Burner / Primary Control - adjustment			
14.2/15	Gas Burner / Gas Valve - adjustment, rust, flashback, leak			
14.6/7	Pilot & Thermocouple / Pilotless Ignition			
14.16/12	Heat Shield / Refractory - damage, exhaust gases			
14.1/10	Exhaust Flue / Barometric Damper - rust, connections, slope, inoperative, exhaust gases, plastic			
14.17/18	Chimney / Liner / Clean-out - dirty, obstructed, further investigation			
14.5/11	Combustion Air / Clearance from Combustibles - inadequate			
14.8/9	Vent Damper / Induced Draft Fan - inoperative, service			
14.13/14	Condensate Line / Pump - leak, dirty			
14.19	Thermostat - damaged, location, adjustment, loose			
10.0/12.1	FURNACE - heat exchanger, rust, suspect, old, inoperative, service, retrofit			
12.3	Blower / Motor - noisy, dirty, adjust belt			
12.4	Humidifier - location, adjustment, leak, dirty, damper, inoperative, drained, not tested			
12.5/6	Air Filter / Electronic Filter - dirty, inoperative, service, damaged			
12.7	Fan / Limit Switch - adjustment			
12.8	Electric Plenum Heater - inoperative			
15.7	Motorized Dampers - adjustment, inoperative			
15.1/2	Supply / Return Ducts & Registers - number, location, connections, rust, obstructed			
	- balance, damaged, see 13.0 in Cooling/Heat Pumps			
13/17.0	BOILER - Hot Water / Steam - old, inoperative, service, leak			
13.3/4	Expansion Tank / Relief Valve - leak, waterlogged, discharge			
13.5/6	Pressure Reducing Valve / Back-flow Preventer - leak, adjustment			
13.2/7	High Temp. Limit / Low Water Cut-out - leak, adjustment			
13.8/9	Isolating Valves / Circulating Pump - leak, noisy, inoperative			
15.3/4	Radiators / Baseboards / Valves - leak, corrosion			
15.5/6/8	Bleed Valves / Piping / Zone Valves - leak, corrosion			
18.0	Combination Heating System - undersized, leaks, water temp			
14.23	ELECTRIC Heaters - inoperative, rust			
14.21/22	Elements & Wiring / Fuses & Breakers - safety, overfusing, exposed, burned, melted			
15.9/10	Radiant Heat - inoperative			
14.24	Heat Recovery Ventilator - dirty, duct connection, intake, exhaust, flow collars			

COMMENTS

See Supplementary Section Inappropriate Materials or Installation

Supply Temp: ___ / ___ / ___ Return Temp: ___ / ___ / ___ ΔT: ___ / ___ / ___

COOLING/HEAT PUMPS

450667

DESCRIPTION NONE

- 1.0 Air Conditioning:**
 1.1 Air Cooled
 1.2 Water Cooled
 1.3 Independent System
 1.4 Gas Chiller

- 2.0 Heat Pump:**
 2.1 Air Source
 2.2 Auxiliary Heat
 2.3 Ground/Water Source
 2.4 Independent Unit

3.0 Cooling Capacity:
 _____ / 30 x 1,000 BTU/hr

- 4.0 Failure Probability:**
 High
 Medium
 Low

5.0 Approx. Compressor Age:
 _____ / 13 yrs old

19.0 House Fan:

20.0 Evaporative Cooler:

- Motor:**
 One Speed
 Two Speed

Roof Jack Condition: _____

Damper Location: _____

IMPROVEMENT RECOMMENDATIONS NONE AT PRESENT

Reference	Limitations	Task	Location	Time
	Data Plate: <input type="checkbox"/> Missing <input type="checkbox"/> Not Legible <input type="checkbox"/> Incomplete <input type="checkbox"/> Not Found <input checked="" type="checkbox"/> System Shut Off/Inoperative <input type="checkbox"/> Restricted Access <input type="checkbox"/> Outdoor Coil Covered Outdoor Temperature Prevented Testing in: <input checked="" type="checkbox"/> Cooling Mode <input type="checkbox"/> Heating Mode <input checked="" type="checkbox"/> Heat Gain and Heat Loss Calculations Not Done <input type="checkbox"/> House Fan Not Tested <input checked="" type="checkbox"/> Window A/C Excluded <input checked="" type="checkbox"/> Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern. <input checked="" type="checkbox"/> Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern.			
1.0	AIR CONDITIONING - undersized?, old, service			
2.0	HEAT PUMP - undersized?, old, service			
2.3	Ground/Water Source - buried piping, supply well, discharge well, suspect			
5.0	Compressor - old, inoperative, noisy			
6.0	Plenum / Indoor Coil - dirty, corroded, frost, temperature drop - too great, too small			
7.0	Outdoor Coil - dirty, iced up, not level, fin damage			
8.0	Water Cooled Coil - leak			
9.0	Outdoor Fan - noisy, inoperative, damage, obstructed			
10.0	Condensate Tray / Line / Pump - leak, stains, blocked, inoperative, trap			
11.0	Refrigerant Lines - leak, damage, corrosion, insulation missing, seal at plenum/wall			
12.0	Indoor Fan - dirty, noisy, undersized?, vibration, adjustment			
13.0	Ductwork - undersized?, disconnected, obstructed, dirty, rust, support, incomplete, humidifier damper, balancing, damaged			
14.0	Attic Ductwork Insulation - damage, incomplete			
15.0	Supplemental Cooling - if necessary			
16.0	Attic Drip Pan - leaking, missing, common drain - drain line - missing, disconnected			
17.0	Water Lines - supplied from pool, leak, damage			
18.0	Thermostat - damaged, location, adjustment, loose			
19.0	HOUSE FAN - old, inoperative, vent outside, wiring			
20.0	EVAPORATIVE COOLER - motor, connection, wiring, pump - spider tubes, clips, bleeder, water line, air gap - fan, tray, housing, roof jack, damper - old, leak, loose, inoperative, rust			

COMMENTS

- See Supplementary Section Inappropriate Materials or Installation

Supply Temp: _____ / _____ / _____ Return Temp: _____ / _____ / _____ ΔT: _____ / _____ / _____

DESCRIPTION

<p>1.1.1 Service Piping into House:</p> <p><input type="checkbox"/> Lead <input type="checkbox"/> Copper</p> <p><input checked="" type="checkbox"/> Plastic</p> <p><input type="checkbox"/> Galvanized Steel</p> <p><input type="checkbox"/> Not Visible</p> <p>1.4 Supply Piping in House:</p> <p><input type="checkbox"/> Galvanized Steel <input checked="" type="checkbox"/> Plastic</p> <p><input checked="" type="checkbox"/> Copper <input type="checkbox"/> Brass</p> <p><input type="checkbox"/> Not Visible</p> <p>Main Shut Off Valve at <u>3</u></p>	<p>1.4.1 Water Flow (Pressure): <input type="checkbox"/> Functional</p> <p><input type="checkbox"/> Above Average <input type="checkbox"/> Below Average</p> <p><input checked="" type="checkbox"/> Typical for Neighborhood _____</p> <p>1.6 Water Heater:</p> <p><input type="checkbox"/> Combination System (see Heating 18.0)</p> <p><input type="checkbox"/> Conventional <input checked="" type="checkbox"/> Induced Draft <input type="checkbox"/> Tankless/Indirect</p> <p><input type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Oil <input type="checkbox"/> _____</p> <p>Estimated Age: _____ / <u>2</u> yrs</p> <p>Failure Probability <input type="checkbox"/> high <input type="checkbox"/> med. <input checked="" type="checkbox"/> low</p> <p>Tank Capacity _____ / <u>227</u> gallons</p>	<p>1.7 <input type="checkbox"/> Hot Water Circulating System</p> <p>2.3 Waste Piping in House:</p> <p><input type="checkbox"/> Galvanized Steel <input type="checkbox"/> Cast Iron</p> <p><input checked="" type="checkbox"/> Plastic <input type="checkbox"/> Lead</p> <p><input type="checkbox"/> Copper <input type="checkbox"/> Not Visible</p> <p>2.7 <input type="checkbox"/> Solid Waste Pump</p> <p>2.8 <input type="checkbox"/> Sump Pump</p> <p>2.9 <input type="checkbox"/> Laundry Tub Pump</p>
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IMPROVEMENT RECOMMENDATIONS NONE AT PRESENT

Reference	Limitations <input type="checkbox"/> Water Shut Off/Winterized <input type="checkbox"/> Main Valve Not Located <input type="checkbox"/> Gas Shut Off <input type="checkbox"/> Septic System Not Inspected Fixtures Not Tested/Not in Service: <input type="checkbox"/> Water Heater <input type="checkbox"/> Toilet <input type="checkbox"/> Sink <input type="checkbox"/> Basin <input type="checkbox"/> Bathtub <input checked="" type="checkbox"/> Hot Tub <input checked="" type="checkbox"/> Tub/Sink Overflows Not Tested <input type="checkbox"/> Whirlpool Bath <input type="checkbox"/> Sauna <input type="checkbox"/> Shower <input type="checkbox"/> Bidet <input type="checkbox"/> Laundry Tub <input checked="" type="checkbox"/> Water Treatment Equipment Not Inspected <input type="checkbox"/> Restricted/No Access to: _____ <input checked="" type="checkbox"/> Concealed Plumbing Not Inspected <input checked="" type="checkbox"/> Isolating/Relief Valves & Main Shut-Off Valve Not Tested <input checked="" type="checkbox"/> Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern. <input checked="" type="checkbox"/> Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern.	Task	Location	Time
1.1	SUPPLY - Public - piping to house, leak, pressure regulator, pressure/flow, lead			
1.2	Private - pump, tank - leak, waterlogged, rust, relief valve			
1.3/5	Main Shut Off Valve / Isolating Valve - leak, damaged, handle, meter			
1.4	Piping - leaks, freezing, noise, rust, cross connections, support, pressure/flow - steel, lead, polybutylene			
1.6	Water Heater - wiring, combustion air, controls, valve, leak, drip pan, old - Tank - rust, leak, soot, relief valve, discharge tube - reduced, extend, location - Exhaust Flue / Damper / Draft Hood - slope, rust, connections, size, support - location, clearance from combustibles, exhaust gases, aluminum			
1.7	Circulating System - inoperative, pump			
4.0	Gas Piping - leaks, material, support, rust, bonding, installation			
2.1/2	WASTE - Public / Private - odor, backup, clean out, unsealed openings, video scan			
2.3	Piping - leaks, slope, freezing, obstructions, replace lead/steel when renovating, rust, support			
2.4/5	Trap/Tail Piece/Floor Drain - leak, prime, dry, S-trap, corroded, not visible			
2.6	Venting - auto-vent, too short/tall, frost, suspect, siphon, diameter			
2.7/9	Solid Waste Pump / Laundry Tub Pump - inoperative, leak			
2.8	Sump Pump - inoperative, leak, backflow valve, clogged, lid, discharge, not visible			
3.1/2	FIXTURES - Sink / Basin - leak, cracked, rust, chipped, slow drain, airgap, eventual updating likely - Sink / Basin - leak, cracked, rust, chipped, slow drain, airgap			
3.3	Faucet - leak, inoperative, loose, stiff, drip, handle, diverter, vegetable sprayer Faucet - leak, inoperative, loose, stiff, drip, handle, shower head, diverter			
3.13	Outdoor Faucet - leak, damage, shut off, loose			
3.4	Toilet - leak, inoperative, loose, running, slow flush, cracked, floor damage, mechanism Toilet - leak, inoperative, loose, running, slow flush, cracked, floor damage, mechanism			
3.5/6	Bathtub / Bathtub Enclosure - leak, tile, caulk, grout, window, damage, rust, drain slow, doors Bathtub / Bathtub Enclosure - leak, tile, caulk, grout, window, damage, rust, drain slow, doors			
3.7	Shower Stall - leak, tile, caulk, grout, loose, door, possible concealed damage Shower Stall - leak, tile, caulk, grout, loose, door, possible concealed damage			
3.8	Whirlpool Bath - hand held shower, GFCI, pump, leak, settlement, noisy, motor-access, switch			
3.9/10	Bidet - leak, cracked, loose / Sauna - inoperative			
3.11/12	Bathroom / Kitchen Fan - inoperative, discharge outside, noisy, desirable, ductwork			
3.14	Laundry Tub - leak, damage, cracked, concrete, loose, slow drain			

COMMENTS

See Supplementary Section Inappropriate Materials or Installation

► LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

These Limitations and Conditions explain the scope of your Home Inspection. Please read them carefully before signing this Agreement.

The purpose of your Home Inspection is to evaluate the general condition of a property. This includes determining whether systems are still performing their intended functions.

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not.

1. The Home Inspection provides you with a basic overview of the condition of the property. Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive. If you have concerns about any of the conditions noted, please consult the section of the Home Reference Book text that is referred to in the Report.

Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential problem that is beyond the scope of the Home Inspection.

If you are concerned about any conditions noted in the Home Inspection Report, we strongly recommend that you consult a qualified Licensed Contractor or Engineering Specialist. These professionals can provide a more detailed analysis of any conditions noted in the Report at an additional cost.

2. A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, structure, plumbing and insulation that is hidden or inaccessible.

Some intermittent problems may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions.

Home Inspectors will not find conditions that may only be visible when storage or furniture is moved. They do not remove wallpaper, look behind pictures or lift flooring (including carpet) to look underneath.

3. The Inspection does not include hazardous materials that may be in or behind the walls, floors or ceilings of the property.

This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based products, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fireproofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicides or pesticides. The Home Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

4. We are not responsible for, and we do not comment on the quality of air in a building. The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building.

The Inspection does not include spores, fungus, mold or mildew, including that which may be present behind walls or under floors. You should note that whenever there is water damage noted in the report, there is a possibility that mold or mildew may be present, unseen behind a wall, floor or ceiling.

If anyone in your home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens at additional cost.

5. The Home Inspector does not look for and is not responsible for fuel oil, septic or gasoline tanks that may be buried on the property.

If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

6. We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced or otherwise changed before we have had a reasonable period of time to investigate.

I have read, understood and accepted the above Limitations and Conditions of this Home Inspection.

X Signed _____

Dated _____

Dec 3 07

The inspection report is not complete unless accompanied by the Home Reference Book.