

HOMESPECT

Home Inspection Report



HOMESPECT
Home and Property Inspections



17 Chatfield Drive, Ajax, ON

Inspection prepared for: Sharon Bunbury
Real Estate Agent: Hala Kabboul - KellerWilliams

Date of Inspection: 4/30/2016 Time: 1:00 pm

Inspector: Robin Murray
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General Information

1. Inspector

ROBIN MURRAY

2. Persons in Attendance

Listing Agent • Sellers

3. Occupancy

The property is occupied by the owner

4. Property Information

This is a single family home

5. Weather conditions

Clear

Exterior

1. Driveway Condition

GOOD	FAIR	POOR	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Asphalt

Observations:

- Common cracks noted.

2. Exterior Wall Cladding Condition

GOOD	FAIR	POOR	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Brick

3. Trim Conditions

GOOD	FAIR	POOR	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Wood

Observations:

- Peeling paint observed, suggest scraping and painting as necessary.
- Suggest sealing/caulking as part of routine maintenance to prevent further deterioration.

4. Window/Frame Conditions

GOOD	FAIR	POOR	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Fixed • Sliding Frame

Observations:

- Damaged screens observed.
- Missing mortar observed on window ledge. Recommend repair to prevent water intrusion.



5. Gutter Condition

GOOD	FAIR	POOR	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Aluminum

Observations:

- Downspout(s) from upper roof discharges water onto roofing surface of lower roof. This will prematurely wear out shingles in this area. Recommend extending downspout to lower gutter to prolong single life.
- Loose at several areas, suggest securing as necessary.
- Nail pops noted. Recommend repair to secure to structure.
- Damaged/dented downspouts noted. Recommend replacement for better drainage flow.



6. Electric Meter Condition

GOOD	FAIR	POOR	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location: Left Side

7. Gas Meter Condition

GOOD	FAIR	POOR	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location: Right Side

8. Electrical Conditions

GOOD	FAIR	POOR	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- No GFCI protection present, consider installing GFCI protected receptacles for safety.

9. Exterior Faucet Conditions

GOOD	FAIR	POOR	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location: Right Side

Observations:

- Handle missing.

10. Lot Grade and Drainage Conditions

GOOD	FAIR	POOR	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Flat Lot

11. Foundation Conditions

GOOD	FAIR	POOR	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type: Basement

12. Deck Condition

GOOD	FAIR	POOR	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Wood

Observations:

- Wood deterioration observed. Suggest repairs/replacement as needed.
- Suggest staining, painting or sealing deck as necessary to preserve the remaining life of the deck.



13. Porch Condition

GOOD	FAIR	POOR	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Concrete

14. General Exterior Comments

GOOD	FAIR	POOR	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Roof

1. Methods Used to Inspect Roof

How Inspected: Roof inspected by walking on. • Roof inspected with remote camera.

2. Roof Condition

GOOD	FAIR	POOR	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Shingles.

Observations:

- Recommend consultation with qualified contractor for replacement quotations in order to budget.

3. Roof Flashing Condition

GOOD	FAIR	POOR	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Metal • Rubber

Observations:

- Rubber plumbing stack boot is poorly secured. Recommend replacement when re-roofing.

4. Skylight Condition

GOOD	FAIR	POOR	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

5. Roof Surface Conditions

GOOD	FAIR	POOR	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The roof shows extensive wear and is at or near the end of its useful life.



6. Roof Comments

GOOD	FAIR	POOR	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Garage

1. Garage Floor Condition

GOOD	FAIR	POOR	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Concrete

Observations:

- Dry at the time of the inspection.

2. Garage Door Condition

GOOD	FAIR	POOR	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Wood

Observations:

- Deterioration observed. Suggest repairs/replacement as needed.



3. Garage Door Opener Condition

GOOD	FAIR	POOR	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. Garage Window Conditions

GOOD	FAIR	POOR	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

5. Exterior Door Condition

GOOD	FAIR	POOR	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

6. Garage Electrical Condition

GOOD	FAIR	POOR	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Electrical components of the garage were not tested due to personal storage/no access.

7. Garage Comments

GOOD	FAIR	POOR	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Chimney

1. Chimney Comments

Type: Masonry Fireplace Chimney

2. Chimney Condition

GOOD	FAIR	POOR	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. Flue Condition

GOOD	FAIR	POOR	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Clay

4. Flashing Conditions

GOOD	FAIR	POOR	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Metal

5. Spark Arrester/Rain Cap Condition

GOOD	FAIR	POOR	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- No chimney rain cap observed, suggest installing a chimney rain cap to prevent the entrance of the elements and local wildlife and to preserve the life of the chimney as well as minimize maintenance.

6. Chimney Comments

GOOD	FAIR	POOR	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- My chimney review is limited to visible accessible components only.

Basement

1. Basement Access

Basement stairway.

2. Foundation Comments

GOOD	FAIR	POOR	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type: Finished Basement

Observations:

- Inaccessible areas behind walls, ceiling and floor coverings are not within the scope of this report.

3. Basement Stairs Condition

GOOD	FAIR	POOR	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Missing guardrails observed. This is a "Safety Concern".

4. Basement Floor Condition

GOOD	FAIR	POOR	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Laminate

Observations:

- Open seams observed.

5. Basement Walls Condition

GOOD	FAIR	POOR	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Paneled

Observations:

- Dry at the time of the inspection.
- No stains or evidence of moisture penetration observed.
- INFRARED scan of the perimeter walls show no signs of moisture at time of inspection.

6. Basement Ceilings Condition

GOOD	FAIR	POOR	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Drop Tile

Observations:

- Dry at the time of the inspection.
- Many tiles missing.

7. Joist Condition

GOOD	FAIR	POOR	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Conventional 2X 8 Framing

8. Window Condition

GOOD	FAIR	POOR	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Style: Sliding Frame • Steel Frame

9. Electrical Conditions

GOOD	FAIR	POOR	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Loose hanging light fixture observed at laundry area, suggest repairing for safety.
- Receptacle covers missing, recommend replacing for safety.
- No 3-way lighting circuit for stairs.
- Recommend securing all loose wiring.
- Recommend removing flood light as it is poorly wired.

**10. Visible Plumbing Condition**

GOOD	FAIR	POOR	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: ABS • Copper

11. Insulation Condition

GOOD	FAIR	POOR	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
• Inaccessible.**12. Distribution/Ducts**

GOOD	FAIR	POOR	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Ducts/Registers

13. Basement Comments

GOOD	FAIR	POOR	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Plumbing

1. Main Shutoff Location

GOOD	FAIR	POOR	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Public supply

2. Supply Line Condition

GOOD	FAIR	POOR	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Copper

Observations:

- Several areas of copper contacting a dissimilar metal noted. Recommend isolating these copper pipes.



3. Waste Line Conditions

GOOD	FAIR	POOR	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Public Waste

4. Waste Line Condition

GOOD	FAIR	POOR	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: ABS

5. Plumbing Comments

GOOD	FAIR	POOR	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Electrical

1. Main Service Drop Condition

GOOD	FAIR	POOR	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type: Main Service Drop is underground

2. Electrical panel Condition

GOOD	FAIR	POOR	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type / Materials: Breakers

Observations:

- Overload protection provided by breakers.
- The main service is approximately 100 amps, 240 volts.

3. Main Panel Comments

GOOD	FAIR	POOR	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Dryer circuit is rated for 30 amp and has a 40 amp breaker. Recommend replacing breaker with a 30 amp.

4. Smoke detector comments

GOOD	FAIR	POOR	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location: Basement • Main Floor • Second Floor

5. Electrical Comments

GOOD	FAIR	POOR	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Several safety covers missing throughout the home. Recommend installing covers for safety.



Heating

1. Heating

Type: Gas Forced Air

2. Exhaust Venting Conditions

GOOD	FAIR	POOR	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Plastic

3. Humidifier Comments

4. Air Filter Condition

GOOD	FAIR	POOR	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- No filter installed. Recommend installing a new filter.

5. Thermostat Condition

GOOD	FAIR	POOR	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. Distribution Ducting Condition

GOOD	FAIR	POOR	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type: Ducts and Registers

7. Heating Comments

GOOD	FAIR	POOR	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- MFG 2014
- High efficiency furnace.

Air Conditioning

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Air Conditioning Comments

GOOD	FAIR	POOR	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type: Electric • Split System

Observations:

- As most manufacturers warn against operating air conditioning units when the outside temperature is below 15°C, this unit was not tested. Recommend referring to the Sellers Disclosure Statement regarding the condition of this unit.
- MFG 2014

Water Heater

1. Water Heater

2. Supply lines Condition

GOOD	FAIR	POOR	N/A	None	Materials: Copper
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

3. Temperature Pressure Release Valve Conditions

GOOD	FAIR	POOR	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. Flue Venting Conditions

GOOD	FAIR	POOR	N/A	None	Materials: Metal
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

5. Water Heater Comments

GOOD	FAIR	POOR	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Kitchen Floor Condition

GOOD	FAIR	POOR	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2. Kitchen Windows Condition

GOOD	FAIR	POOR	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. Kitchen Electrical Condition

GOOD	FAIR	POOR	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. Traps/Drains/Supply Condition

GOOD	FAIR	POOR	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5. Hood Fan Condition

GOOD	FAIR	POOR	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Re-circulating

6. Kitchen Comments

GOOD	FAIR	POOR	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Laundry Area

1. Laundry Area Location

Location: Basement

2. Window Condition

GOOD	FAIR	POOR	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

3. Laundry Tub/Sink Condition

GOOD	FAIR	POOR	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Plastic

Observations:

- Sink is loose, suggest securing as necessary.

4. Laundry Faucets

GOOD	FAIR	POOR	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5. Electrical Conditions

GOOD	FAIR	POOR	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Damaged lighting fixture. Recommend replacement.

6. Washer Hook-ups

GOOD	FAIR	POOR	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7. Dryer Hook-ups

GOOD	FAIR	POOR	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Electric

8. Exhaust Fan Condition

GOOD	FAIR	POOR	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

9. Laundry Comments

GOOD	FAIR	POOR	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Attic

1. Methods Used to Inspect

How Inspected: Accessible

2. Framing Condition

GOOD	FAIR	POOR	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Style: Truss

3. Sheathing Condition

GOOD	FAIR	POOR	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Plywood

4. Insulation Condition

GOOD	FAIR	POOR	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Blown in insulation • Fiberglass

Observations:

- 6-10" of insulation present.

5. Ventilation Conditions

GOOD	FAIR	POOR	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Style: Hooded Roof Vents • Soffit Vents • Turbine Vent

6. Attic Comments

GOOD	FAIR	POOR	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Bathroom fan vents into the attic space. Recommend proper vent pipe to the exterior.



Fireplace

1. Fireplace Location

Location: The fireplace is located in the Living Room.

2. Fireplace Style

Style: Wood burning masonry fireplace.

3. Fireplace Comments

GOOD	FAIR	POOR	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- A wood burning fireplace is noted in this home. This item may only be lawfully inspected by a WETT-certified contractor.
- Damaged hearth.



Bedrooms

1. Floor Condition

GOOD	FAIR	POOR	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2. Wall Condition

GOOD	FAIR	POOR	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Dry at the time of the inspection.
- No stains or evidence of moisture penetration observed.

3. Ceiling Conditions

GOOD	FAIR	POOR	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Dry at the time of the inspection.
- No stains or evidence of moisture penetration observed.

4. Door Conditions

GOOD	FAIR	POOR	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5. Window Condition

GOOD	FAIR	POOR	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. Electrical Conditions

GOOD	FAIR	POOR	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Unprotected closet light noted in master bedroom. Recommend installing a protective globe/cage.



7. Other Interior Area Comments

GOOD	FAIR	POOR	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Bathroom (Main)

1. Bathroom Location

Location: Second Floor Common Bathroom

2. Bathroom Windows Condition

GOOD	FAIR	POOR	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

3. Electrical Condition

GOOD	FAIR	POOR	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- No GFCI protection present, suggest installing GFCI protected receptacles for safety.

4. Bathroom Exhaust Fan Condition

GOOD	FAIR	POOR	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Cover missing.
- Fan vents into attic space. Recommend installing proper venting to the exterior.

5. Tub/Whirlpool Condition

GOOD	FAIR	POOR	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Style: Tub

6. Tub Faucet Condition

GOOD	FAIR	POOR	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7. Sink Condition

GOOD	FAIR	POOR	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Cultured.

8. Sink Faucet Condition

GOOD	FAIR	POOR	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

9. Traps/Drains/Supply Condition

GOOD	FAIR	POOR	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

10. Toilet Condition

GOOD	FAIR	POOR	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

11. Bathroom Comments

GOOD	FAIR	POOR	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Bathroom (Powder)

1. Bathroom Location

Location: Main Floor

2. Bathroom Doors Condition

GOOD	FAIR	POOR	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. Bathroom Windows Condition

GOOD	FAIR	POOR	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Style: Sliding Frame

4. Electrical Condition

GOOD	FAIR	POOR	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- No GFCI protection present, suggest installing GFCI protected receptacles for safety.
- Reversed polarity, hot and neutral reversed and other terms used for electric receptacles are usually easily corrected by minor wiring adjustments at the specified item.

5. Bathroom Exhaust Fan Condition

GOOD	FAIR	POOR	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

6. Sink Condition

GOOD	FAIR	POOR	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7. Sink Faucet Condition

GOOD	FAIR	POOR	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8. Traps/Drains/Supply Condition

GOOD	FAIR	POOR	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

9. Toilet Condition

GOOD	FAIR	POOR	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

10. Bathroom Comments

GOOD	FAIR	POOR	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>