Canadian Home Property Inspections

Home Inspection Report

10951 164 St, Edmonton

Inspection prepared for: Elsa Cruces
Date of Inspection: 2/19/2015 Time: 12:00pm
Age of Home: Approx 56 years old Size: 1055 sq ft
Weather: Clear windy 8C

Inspector: Brandon Gaulden
License #340626
St. Albert, Alberta
Phone: 780-932-8063
Email: chpinspections@shaw.ca
www.chpinspections.ca

Report Summary

Exterior		
Page 6 Item: 3	Exterior Wall Cladding Condition	• Areas of minor damage noted. • Voids/missing siding where siding meets older stucco. Possible moisture entry point behind vinyl siding. Missing attic vent cover observed, suggest installing proper vent as necessary. Possible entry point for pests, moisture, birds.
Page 8 Item: 5	Window/Frame Conditions	• Suggest sealing/caulking as part of routine maintenance to prevent further deterioration.
Page 8 Item: 6	Exterior Door Conditions	• Peeling paint observed, suggest scraping and painting as necessary. Replace weather seal.
Page 9 Item: 7	Gutter Condition	• Areas of ice damming noted. This can result in water intrusion into the structure. Recommend maintaining clear gutters, downspouts. Heating cables may assist in reducing this condition. • Loose at several areas, suggest securing as necessary.
Page 11 Item: 11	Electrical Conditions	• Extension cord improperly used as permanent wiring. Extension cords should not be used for permanent wiring due to fire safety concerns. Client should consider review by a licensed electrician prior to closing for installation of proper electrical wiring and receptacles to ensure safety.
Page 12 Item: 13	Door Bell Condition	• Doorbell did not work.
Roof		
Page 14 Item: 2	Roof Condition	• Ice damming observed
Page 14 Item: 3	Roof Flashing Condition	• No flashing observed on sides of roof this can create an entry point for moisture intrusion. There is a drip edge present but with this water will naturally be exposed to the roof sheathing and could cause damage.
Page 14 Item: 5	Roof Surface Conditions	• Ice damning observed, which is usually an indication of an inadequately insulated and/or ventilated attic space.
Garage		
Page 17 Item: 4	Gutter/ Downspout Conditions	• Gutters are damaged improperly pitched.
Page 17 Item: 5	Garage Floor Condition	• Heaving cracks noted. • Evidence of past water penetration observed.
Page 17 Item: 6	Garage Door Condition	• Door is weathered, suggest painting or staining, as necessary, to preserve the remaining life of the door.
Page 20 Item: 15	Garage Electrical Condition	• Garage is supplied electricity from main panel via an extension cord this is a safety hazard. Recommend review for repair or replacement as necessary.
Page 20 Item: 16	Garage Comments	• The Garage is aged and some repair maintenance is required to extend the life of this structure. This is relatively common condition with older garages. No statement re: structural stability can be made.
Basement		
Page 23 Item: 4	Basement Floor Condition	• Evidence of past water penetration observed. • Open seams in vapor barrier observed.

Page 23 Item: 5	Basement Walls Condition	• Evidence of past water staining observed. • Mildew observed, which is an indication of inadequate ventilation.
Page 25 Item: 13	Electrical Conditions	• 1 of 3 Light fixtures inoperative at time of inspection. Possible spent bulb. Suggest client verify fixture for proper operation prior to closing.
Page 26 Item: 15	Insulation Condition	• Missing at certain areas • Recommend review for repair or replacement as necessary. • Recommend taping vapour barrier at seams to reduce transfer of warm moist air into insulation.
Page 27 Item: 16	Distribution/Ducts	• Cold air return intake observed near unit, which may result in back-drafting and mixing of combustion byproducts with interior circulation air. This is a safety concern. • No cold air return observed in finished basement, which may result in inadequate heating in this area. • Recommend review by a licensed heating contractor for repair or replacement, as necessary, prior to close.
Electrical		
Page 31 Item: 2	Electrical panel Condition	• Dead front not secured to panel. Safety issue for electrocution. • Corrosion noted at breaker #7.
Page 32 Item: 3	Main Panel Comments	• rust was observed in the main service panel, which is a possible safety hazard. • Service panel cover is not secured which is a serious safety concern. Recommend installing cover properly for safety.
Heating		
Page 34 Item: 5	Air Filter Condition	• Filters are missing, suggest installing filters for proper operation.
Page 35 Item: 7	Distribution Ducting Condition	• Cold air return intake observed near unit, which may result in back-drafting and mixing of combustion by-products with interior circulation air. This is a safety concern.
Water Heater		
Page 36 Item: 3	Temperature Pressure Release Valve Conditions	• Discharge pipe is missing on the temperature pressure relief valve. Suggest installing the required ¾ inch discharge pipe on the temperature pressure relief valve to within 1 foot of floor or to exterior of the building to ensure safety. • The TPR valve is missing. This is a safety concern. Suggest installing required temperature pressure relief valve as a safety measure prior to closing.
Attic		
Page 54 Item: 3	Sheathing Condition	• moisture staining noted
Page 55 Item: 6	Ventilation Conditions	• Soffit vents are blocked with insulation. Gable vents are compromised with holes in screens. Signs of animal nest observed. • Vent screens are damaged or missing, suggest repairing or replacing screens as necessary.
Page 56 Item: 8	Electrical Conditions	• Open junction boxes were observed, which is a safety concern. Recommend installing proper covers, as needed, for safety.

Page 56 Item: 10	Attic Comments	• Nesting materials observed, recommend removing for fire safety. Obvious signs of Pests/Birds entering through gable vents damaged covering.

General Information

1. Inspector

Brandon Gaulden CPI

2. Persons in Attendance

Buyers • Buyers Agent

3. Occupancy

The Property is occupied

4. Property Information

Flat lot • This house faces west. • This is a single family home built in approx 1958

5. Levels

Bungalow with crawl space no basement

6. Estimated Age

This home is approximately 56 years old

7. Weather conditions

Clear • Snow cover. • Temperature at the time of inspection was approximately 8 degrees C. • Windy • Report Abbreviations
IN - Inspected
NP - Not Present
NI - Not Inspected
NR - Needs Repair

Exterior

1. Driveway Condition

IN	NP	NI	NR	None
X				

Materials: Asphalt
Observations:
• Limited inspection due to snow cover.

2. Walkway Conditions

IN	NP	NI	NR	None
X				

Materials: Concrete tile

3. Exterior Wall Cladding Condition

IN	NP	NI	NR	None
X			X	

Materials: Vinyl Siding over pebble/glass stucco
Observations:
• Areas of minor damage noted.
• Voids/missing siding where siding meets older stucco. Possible moisture entry point behind vinyl siding. Missing attic vent cover observed, suggest installing proper vent as necessary. Possible entry point for pests, moisture, birds.

4. Trim Conditions

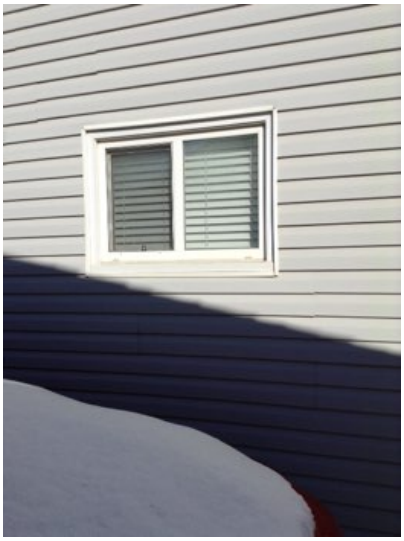
IN	NP	NI	NR	None
X				

Materials: Vinyl and Metal

5. Window/Frame Conditions

IN	NP	NI	NR	None
X				

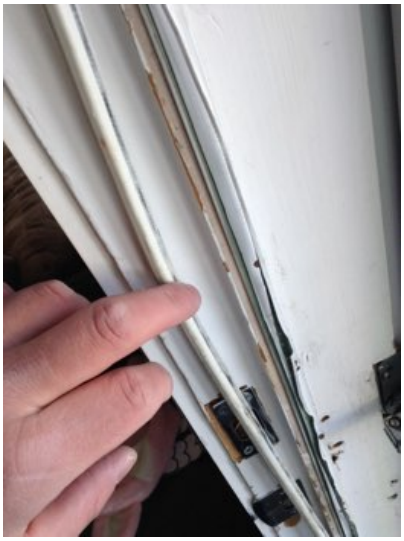
Materials: Vinyl with aluminum capping • Sliding Frame
Observations:
• Suggest sealing/caulking as part of routine maintenance to prevent further deterioration.



6. Exterior Door Conditions

IN	NP	NI	NR	None
X				

Materials: Metal Storm Door • Wood
Observations:
• Peeling paint observed, suggest scraping and painting as necessary. Replace weather seal.



7. Gutter Condition

IN	NP	NI	NR	None
X			X	

Materials: Metal
Observations:
• Suggest gutters be cleaned out as a part of a normal maintenance routine to ensure proper drainage.
• Areas of ice damming noted. This can result in water intrusion into the structure. Recommend maintaining clear gutters, downspouts. Heating cables may assist in reducing this condition.
• Loose at several areas, suggest securing as necessary.

8. Fence Condition

IN	NP	NI	NR	None
X				

Materials: Wood
Observations:
• Fence leaning in areas.
• Gates were locked at the time of inspection, did not operate.
• Wood deterioration observed. Suggest repairs/replacement as needed.

9. Electric Meter Condition

IN	NP	NI	NR	None
X				

Location: Rear
Observations:
• Main disconnect observed at the meter.

10. Gas Meter Condition

IN	NP	NI	NR	None
X				

Location: Rear
Observations:
• Main fuel shutoff was located at the meter.

11. Electrical Conditions

IN	NP	NI	NR	None
X			X	

Observations:
• GFCI in place and operational
• Extension cord improperly used as permanent wiring. Extension cords should not be used for permanent wiring due to fire safety concerns. Client should consider review by a licensed electrician prior to closing for installation of proper electrical wiring and receptacles to ensure safety.

12. Exterior Faucet Conditions

IN	NP	NI	NR	None
		X		

Location: Rear
Observations:
• Winterized, unable to test.

13. Door Bell Condition

IN	NP	NI	NR	None
X			X	

Location: Front • Rear
Observations:
• Doorbell did not work.

14. Lot Grade and Drainage Conditions

IN	NP	NI	NR	None
X				

Observations:
• Flat Lot
• This is a limited review due to snow cover.
• While performance of lot drainage and water handling systems may appear serviceable at the time of inspection, the inspector CANNOT always accurately predict this performance as conditions constantly change. Furthermore, items such as leakage in downspout/gutter systems are very difficult to detect during dry weather. Inspection of foundation performance and water handling systems, therefore, is limited to visible conditions and evidence of past problems.

15. Foundation Conditions

IN	NP	NI	NR	None
X				

Type: Crawlspace
Observations:
• Concrete.
• Limited view due to snow cover.

16. Retaining Wall Conditions

IN	NP	NI	NR	None
	X			X

17. Patio Conditions

IN	NP	NI	NR	None
	X			X

18. Deck Condition

IN	NP	NI	NR	None
	X			X

19. Porch Condition

IN	NP	NI	NR	None
	X			X

20. Balcony Condition

IN	NP	NI	NR	None
	X			X

21. Stair Condition

IN	NP	NI	NR	None
	X			X

22. General Exterior Comments

IN	NP	NI	NR	None
X				

Observations:
• An effective water management program is required for all homes. This includes maintenance of all wooden components, caulking of all openings and ongoing vigilance of water handling systems, roof and flashing. Buyer is advised that while there may not be evidence of water intrusion into structure at time of inspection, NO STATEMENT referring to future performance can be made due to changing weather and structure conditions.
• Inspection of exterior was limited due to snow cover.

Roof

1. Methods Used to Inspect Roof

How Inspected: Observed from the ground • Visually accessible from ground.

2. Roof Condition

IN	NP	NI	NR	None
X				

Materials: Asphalt Composition Shingles
Observations:
• Roof appeared serviceable at time of inspection. No prediction of future performance or warranties can be offered.
• Suggest trimming all trees and vegetation away from roof to prevent damage to roofing materials.
• Ice damming observed

3. Roof Flashing Condition

IN	NP	NI	NR	None
X			X	

Materials: Metal
Observations:
• No flashing observed on sides of roof this can create an entry point for moisture intrusion. There is a drip edge present but with this water will naturally be exposed to the roof sheathing and could cause damage.

4. Skylight Condition

IN	NP	NI	NR	None
	X			X

5. Roof Surface Conditions

IN	NP	NI	NR	None
X				

Observations:
• Roof shows normal wear for its age and type. No damaged, deteriorated, or missing roofing materials were observed; it appears to be in serviceable condition.
• Some granular loss and curling noted. Appears to be typical wear for roof this age. No signs of current failure. Recommend ongoing monitoring.
• Ice damning observed, which is usually an indication of an inadequately insulated and/or ventilated attic space.

6. Roof Comments

IN	NP	NI	NR	None
X				

Observations:
• Roof appeared serviceable at time of inspection. No prediction of future performance or warranties can be offered.
• Waviness noted in roofing surface. This is a relatively common condition and can be a result of inadequate ventilation.
• Recommend consultation with qualified contractor for replacement quotations in order to budget.

Garage

1. Garage Type

Type: Detached

2. Garage Roof Condition

IN	NP	NI	NR	None
X				

Materials: Asphalt Composition Shingles
Observations:
• General deterioration observed shingles curling
• Roof shows normal wear for its age and type.

3. Garage Exterior Conditions

IN	NP	NI	NR	None
X				

Materials: Stucco
Observations:
• Peeling paint observed, suggest scraping and painting as necessary.

4. Gutter/ Downspout Conditions

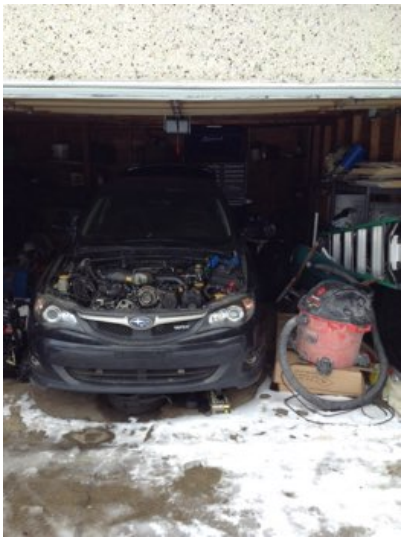
IN	NP	NI	NR	None
X			X	

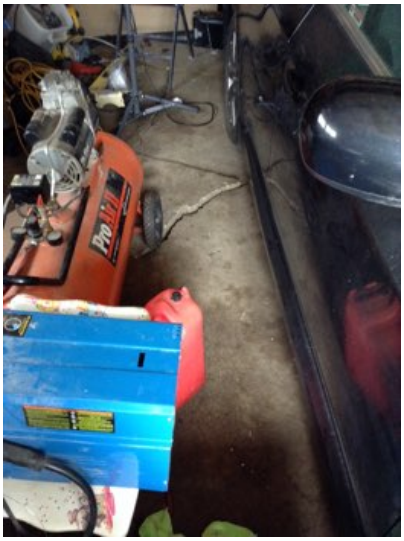
Materials: Galvanized • Metal
Observations:
• Gutters are damaged improperly pitched.

5. Garage Floor Condition

IN	NP	NI	NR	None
X				

Materials: Concrete
Observations:
• Dry at the time of the inspection.
• Heaving cracks noted.
• Evidence of past water penetration observed.





6. Garage Door Condition

IN	NP	NI	NR	None
X				

Materials: Roll-up Panel • Wood
Observations:
• Door is weathered, suggest painting or staining, as necessary, to preserve the remaining life of the door.

7. Garage Door Hardware Condition

IN	NP	NI	NR	None
X				

8. Garage Door Opener Condition

IN	NP	NI	NR	None
X				

Observations:
• Safety reverse in place and operational

9. Garage Window Conditions

IN	NP	NI	NR	None
X			X	

Materials: Fixed • Wood Frame
Observations:
• Peeling paint observed, suggest scraping and painting as necessary.

10. Exterior Door Condition

IN	NP	NI	NR	None
X			X	

Materials: Wood
Observations:
• Peeling paint observed, suggest scraping and painting as necessary.
• Unable to operate, locked at the time of inspection.

11. Fire Door Conditions

IN	NP	NI	NR	None
	X			X

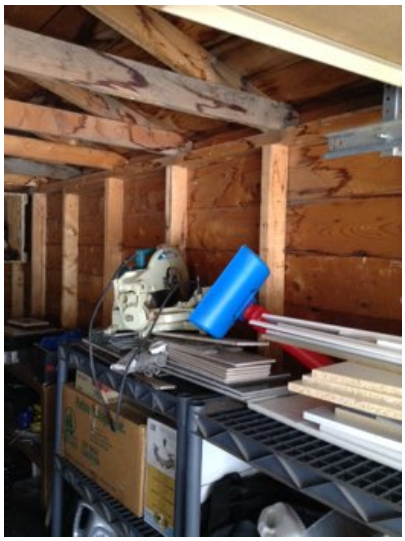
12. Fire Wall Condition

IN	NP	NI	NR	None
	X			X

13. Garage Wall Condition

IN	NP	NI	NR	None
X				

Materials: Unfinished
Observations:
• Dry at the time of the inspection.
• Evidence of past water penetration observed.



14. Garage Ceiling Condition

IN	NP	NI	NR	None
X				

Materials: Unfinished • Wood
Observations:
• Dry at the time of the inspection.
• Evidence of past water penetration observed.

15. Garage Electrical Condition

IN	NP	NI	NR	None
X			X	

Observations:
• Garage is supplied electricity from main panel via an extension cord this is a safety hazard. Recommend review for repair or replacement as necessary.

16. Garage Comments

IN	NP	NI	NR	None
X			X	

Observations:
• Limited inspection due to storage of personal property.
• The Garage is aged and some repair maintenance is required to extend the life of this structure. This is relatively common condition with older garages. No statement re: structural stability can be made.

Chimney

1. Chimney Comments

Type: Metal and PVC Furnace vent

2. Chimney Condition

IN	NP	NI	NR	None
X				

3. Flue Condition

IN	NP	NI	NR	None
	X			X

4. Flashing Conditions

IN	NP	NI	NR	None
X				

Materials: Metal

5. Spark Arrester/Rain Cap Condition

IN	NP	NI	NR	None
X				

Rain Cap Present

6. Chimney Comments

IN	NP	NI	NR	None
X				

Basement

1. Basement Access

Main floor access

2. Foundation Comments

IN	NP	NI	NR	None
X				

Type: Crawlspace

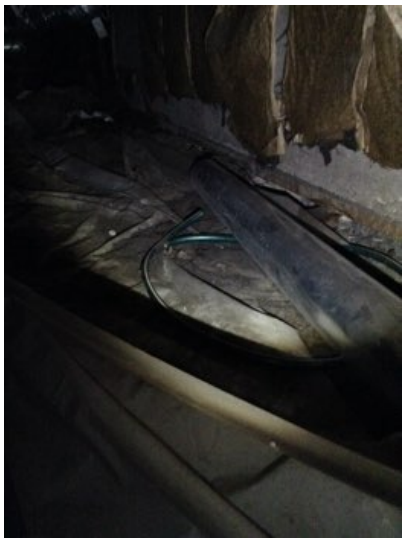
3. Basement Stairs Condition

IN	NP	NI	NR	None
	X			X

4. Basement Floor Condition

IN	NP	NI	NR	None
X				

Materials: Dirt • Vapor barrier
Observations:
• No Moisture present at the time of inspection.
• Evidence of past water penetration observed.
• Open seams in vapor barrier observed.



5. Basement Walls Condition

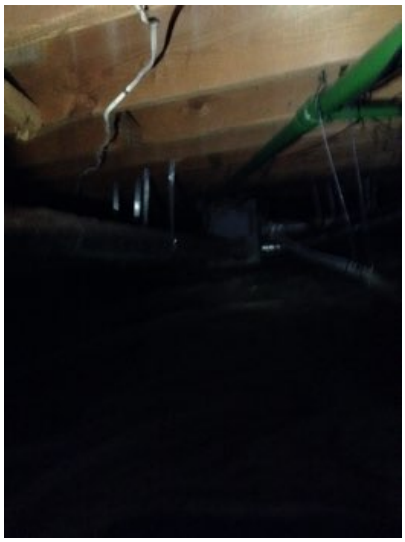
IN	NP	NI	NR	None
X				

Materials: Poured Concrete
Observations:
• No leaks observed at the time of inspection.
• Dry at the time of the inspection.
• Limited review due to insulation cover.
• Evidence of past water staining observed.
• Mildew observed, which is an indication of inadequate ventilation.

6. Basement Ceilings Condition

IN	NP	NI	NR	None
X				

Materials: Open Beam • Unfinished • Wood
Observations:
• Dry at the time of the inspection.



7. Exterior Doors Condition

IN	NP	NI	NR	None
	X			X

8. Joist Condition

IN	NP	NI	NR	None
X				

Materials: Conventional 2X 8 Framing

9. Beams Condition

IN	NP	NI	NR	None
X				

Materials: Wood

10. Support Post Comments

IN	NP	NI	NR	None
X				

Materials: Wood

11. Subfloor Condition

IN	NP	NI	NR	None
	X			X

12. Window Condition

IN	NP	NI	NR	None
	X			X

13. Electrical Conditions

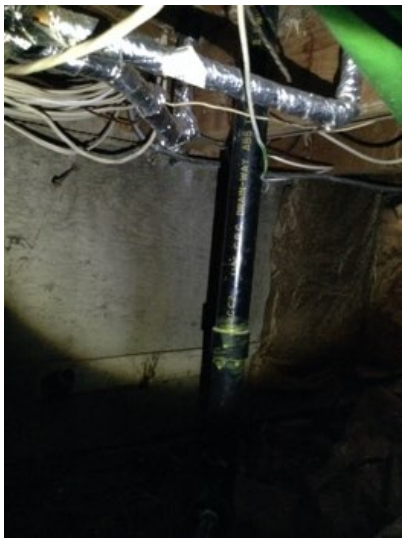
IN	NP	NI	NR	None
X			X	

Observations:
• 1 of 3 Light fixtures inoperative at time of inspection. Possible spent bulb. Suggest client verify fixture for proper operation prior to closing.

14. Visible Plumbing Condition

IN	NP	NI	NR	None
X				

Materials: Cast Iron • Copper



15. Insulation Condition

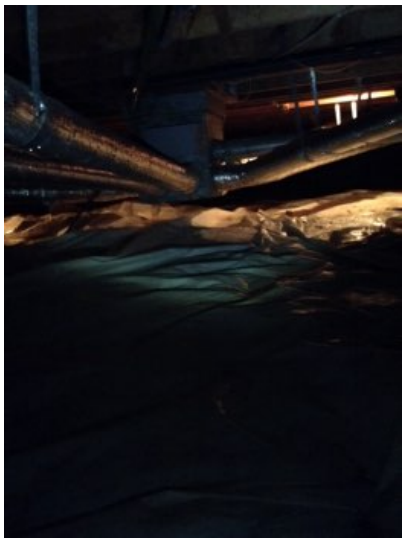
IN	NP	NI	NR	None
X			X	

Materials: Paper wrapped wool • Perimeter Walls
Observations:
• Missing at certain areas
• Recommend review for repair or replacement as necessary.
• Recommend taping vapour barrier at seams to reduce transfer of warm moist air into insulation.

16. Distribution/Ducts

IN	NP	NI	NR	None
X			X	

Ducts/Registers
Observations:
• Cold air return intake observed near unit, which may result in back-drafting and mixing of combustion byproducts with interior circulation air. This is a safety concern.
• No cold air return observed in finished basement, which may result in inadequate heating in this area.
• Recommend review by a licensed heating contractor for repair or replacement, as necessary, prior to close.



17. Basement Comments

IN	NP	NI	NR	None
X			X	

Observations:
• Inspection of the basement/crawlspace is limited to a visual review of conditions at time of inspection only.
Weather conditions, storage of personal property, changing foundation wall conditions wall finishes etc. all contribute to inconclusive predictions of foundation performance.
While there may not be visible evidence of water intrusion at time of inspection, the inspector CANNOT warranty this or any basement against water entry.
• The presence of mold in concealed areas of the home does NOT fall within the scope of Home Inspection as it is not visibly accessible. If buyer has concerns about mold due to allergies, or suspects the presence of mold, he/she is advised to consult with a qualified contractor and with vendor to agree to carry out investigation.

Plumbing

1. Main Shutoff Location

IN	NP	NI	NR	None
X				

Materials: Copper • Public supply
Observations:
• Basement Ground wire in place. Main supply pipe is 1/2" at the meter. This may result in lower system capacity, flow and pressure. Current standard is 3/4" line.
• Furnace area.

2. Supply Line Condition

IN	NP	NI	NR	None
X				

Materials: Copper
Observations:
• No leaks observed at the time of the inspection.

3. Waste Line Conditions

IN	NP	NI	NR	None
X				

Materials: Public Waste
Observations:
• Municipal waste.

4. Waste Line Condition

IN	NP	NI	NR	None
X				

Materials: ABS • Cast Iron
Observations:
• No leaks observed at the time of the inspection.

5. Sump Pump Conditions

IN	NP	NI	NR	None
	X			X

6. Sump Pump Plumbing

IN	NP	NI	NR	None
	X			X

7. Sump Pit Conditions

IN	NP	NI	NR	None
	X			X

8. Ejector Pump Conditions

IN	NP	NI	NR	None
	X			X

9. Venting Conditions

IN	NP	NI	NR	None
X				

10. Plumbing Comments

IN	NP	NI	NR	None
X				

Comments:
• All plumbing components tested well at time of inspection unless otherwise noted.

Electrical

1. Main Service Drop Condition

IN	NP	NI	NR	None
X				

Type: Main Service Drop is overhead
Observations:
• Normal acceptable clearance is 10-15' at the closest point.

2. Electrical panel Condition

IN	NP	NI	NR	None
X				

Type / Materials: Breakers • Service Entrance cables are aluminium • Branch circuit wiring is copper
Observations:
• Overload protection provided by breakers.
• Main disconnects are present.
• Open positions observed for future expansion.
• The main service is approximately 125 amps, 240 volts.
• Dead front not secured to panel. Safety issue for electrocution.
• Corrosion noted at breaker #7.

3. Main Panel Comments

IN	NP	NI	NR	None
X				

Observations:
• rust was observed in the main service panel, which is a possible safety hazard.
• Service panel cover is not secured which is a serious safety concern. Recommend installing cover properly for safety.

4. Sub Panel Comments

IN	NP	NI	NR	None
	X			X

5. Smoke detector comments

IN	NP	NI	NR	None
X				

Location: Main Floor
Observations:
• Periodic testing is suggested to ensure proper working order.
• While there may be serviceable smoke and carbon monoxide detectors in the house at time of inspection, buyer is urged to review existence of such upon close as they are on occasion removed by seller. These items are generally mandatory in all municipalities.

6. Electrical Comments

IN	NP	NI	NR	None
X				

Heating

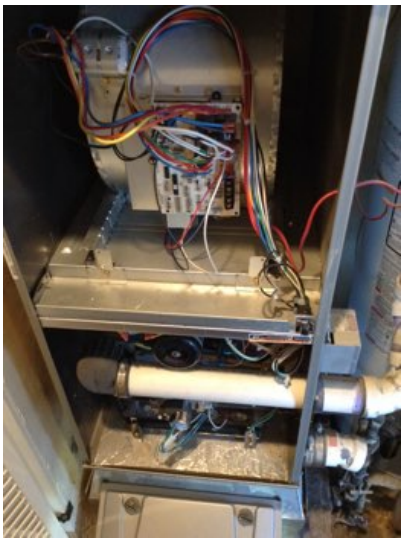
1. Heating

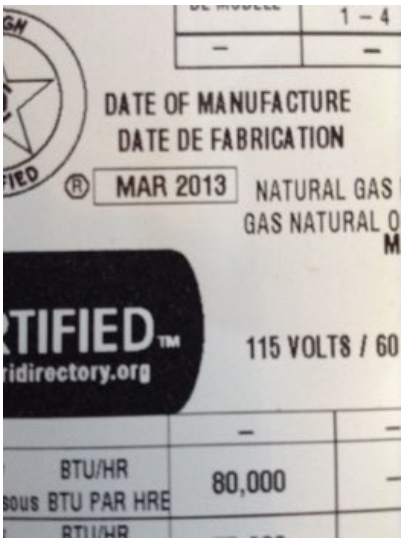
Type: Gas Forced Air

2. Burner Chamber Comments

IN	NP	NI	NR	None
X				

Observations:
• Annual service is recommended.

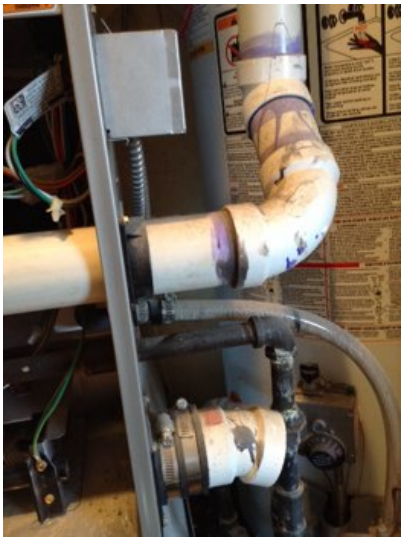




3. Exhaust Venting Conditions

IN	NP	NI	NR	None
X				

Materials: PVC



4. Humidifier Comments

5. Air Filter Condition

IN	NP	NI	NR	None
X			X	

Observations:
• Filters are missing, suggest installing filters for proper operation.

6. Thermostat Condition

IN	NP	NI	NR	None
X				

Located at the entrance

7. Distribution Ducting Condition

IN	NP	NI	NR	None
X			X	

Type: Ducts and Registers
Observations:
• Recommend review by a licensed heating contractor for repair or replacement, as necessary, prior to close.
• Cold air return intake observed near unit, which may result in back-drafting and mixing of combustion by-products with interior circulation air. This is a safety concern.

8. Heating Comments

IN	NP	NI	NR	None
X				

Observations:
• 2013 newer high efficiency furnace in place.

Water Heater

1. Water Heater

The water heater is located in the furnace area has a 40 gallon capacity, and is about 6 years old. Average life expectancy is about 12-15 years.

2. Supply lines Condition

IN	NP	NI	NR	None
X				

Materials: Copper
Observations:
• Gas shut off valve was observed near this appliance.
• No leaks observed at the time of the inspection.
• The main supply lines have been reduced to 1/2", which may result in reduced flow and/or pressure.

3. Temperature Pressure Release Valve Conditions

IN	NP	NI	NR	None
X			X	

Observations:
• Discharge pipe is missing on the temperature pressure relief valve. Suggest installing the required ¾ inch discharge pipe on the temperature pressure relief valve to within 1 foot of floor or to exterior of the building to ensure safety.
• The TPR valve is missing. This is a safety concern. Suggest installing required temperature pressure relief valve as a safety measure prior to closing.

4. Combustion Chamber Conditions

IN	NP	NI	NR	None
X				

5. Flue Venting Conditions

IN	NP	NI	NR	None
X				

Materials: Metal

6. Water Heater Comments

IN	NP	NI	NR	None
X				

Observations:
• Children should be kept away from water heater as the high pressure release valve, if disturbed, can cause scalding.
• Serviceable at time of inspection. No warranties can be offered on this or any other appliance.

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

IN	NP	NI	NR	None
X				

Materials: Laminate

2. Kitchen Walls Condition

IN	NP	NI	NR	None
X				

Materials: Drywall/Plaster
Observations:
• Dry at the time of the inspection.

3. Ceiling Conditions

IN	NP	NI	NR	None
X				

Materials: Acoustic Spray • Drywall/Plaster
Observations:
• Dry at the time of the inspection.

4. Kitchen Doors Condition

IN	NP	NI	NR	None
	X			X

5. Kitchen Windows Condition

IN	NP	NI	NR	None
X				

Style: Sliding Frame

6. Kitchen Electrical Condition

IN	NP	NI	NR	None
X				

7. Kitchen Cabinet Condition

IN	NP	NI	NR	None
X				

8. Kitchen Counter Top Condition

IN	NP	NI	NR	None
X				

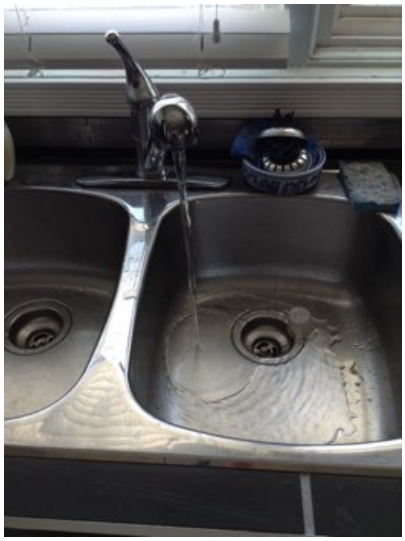
9. Kitchen Sink Condition

IN	NP	NI	NR	None
X				

Materials: Metal

10. Kitchen Faucets

IN	NP	NI	NR	None
X				



11. Traps/Drains/Supply Condition

IN	NP	NI	NR	None
X				

12. Stove Cooktop Conditions

IN	NP	NI	NR	None
X				

Style: Electric

13. Oven Conditions

IN	NP	NI	NR	None
X				

Style: Electric

14. Garbage Disposal

IN	NP	NI	NR	None
	X			X

15. Dishwasher Condition

IN	NP	NI	NR	None
X				

Observations:
• Dishwasher was not tested at time of inspection.

16. Hood Fan Condition

IN	NP	NI	NR	None
X				

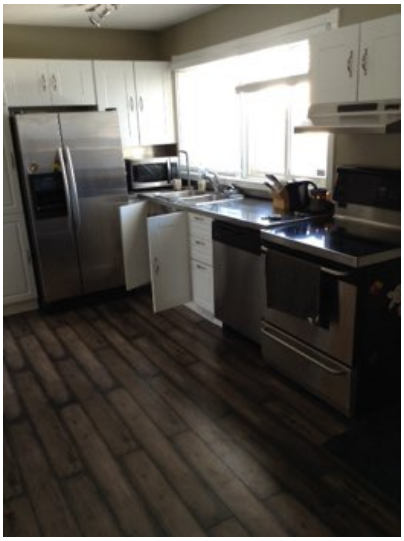
Exterior Vented

17. Microwave

IN	NP	NI	NR	None
X				

18. Kitchen Comments

IN	NP	NI	NR	None
X				



The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

Bedroom

1. Floor Condition

IN	NP	NI	NR	None
X				

2. Wall Condition

IN	NP	NI	NR	None
X				

Observations:
• Dry at the time of the inspection.

3. Ceiling Conditions

IN	NP	NI	NR	None
X				

Observations:
• Dry at the time of the inspection.
• No stains or evidence of moisture penetration observed.

4. Door Conditions

IN	NP	NI	NR	None
X				

5. Window Condition

IN	NP	NI	NR	None
X				

6. Electrical Conditions

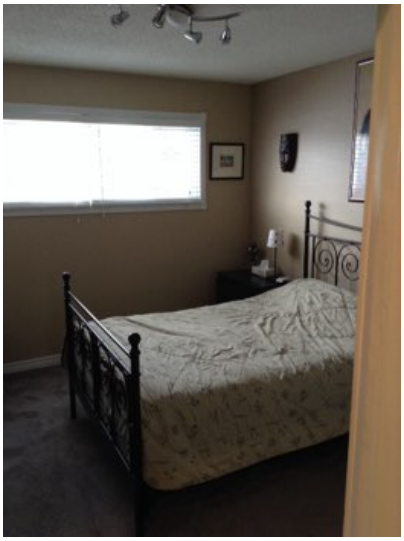
IN	NP	NI	NR	None
X				

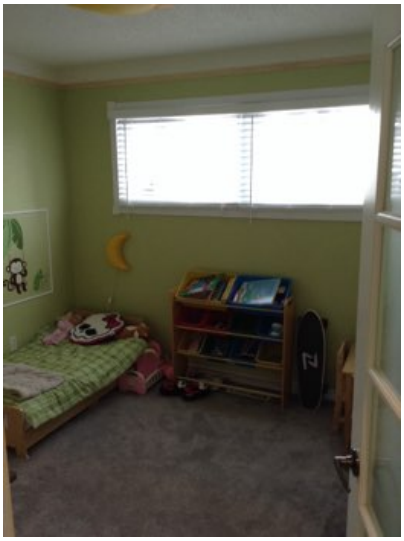
7. Stair Conditions

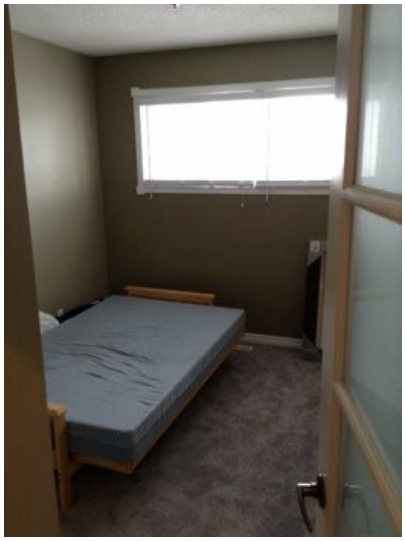
IN	NP	NI	NR	None
X				

8. Other Interior Area Comments

IN	NP	NI	NR	None
X				







Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Bathroom Location

Location: Main Floor

2. Bath Floor Conditions

IN	NP	NI	NR	None
X				

Materials: Ceramic Tile

3. Bathroom Wall Condition

IN	NP	NI	NR	None
X				

Materials: Ceramic Tile • Drywall/Plaster
Observations:
• Dry at the time of the inspection.

4. Bathroom Ceiling Condition

IN	NP	NI	NR	None
X				

Materials: Drywall/Plaster
Observations:
• Dry at the time of the inspection.

5. Bathroom Doors Condition

IN	NP	NI	NR	None
X				

Materials: French

6. Bathroom Windows Condition

IN	NP	NI	NR	None
	X			X

7. Electrical Condition

IN	NP	NI	NR	None
X				

Observations:
• GFCI in place and operational

8. Heat Source Condition

IN	NP	NI	NR	None
X				

Type: Central Heating

9. Bathroom Exhaust Fan Condition

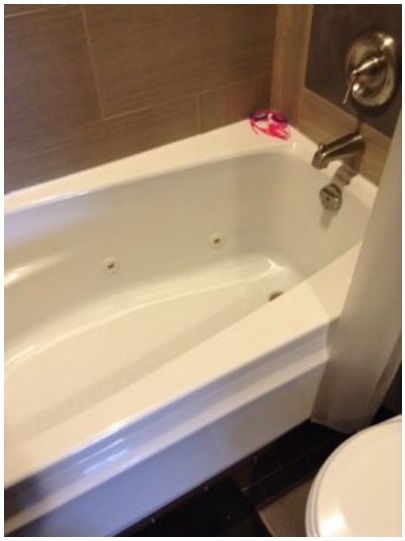
IN	NP	NI	NR	None
X				

Observations:
• Central ventilation is present.
• Exhaust fan is noisy.

10. Tub/Whirlpool Condition

IN	NP	NI	NR	None
X				

Style: Whirlpool tub
Observations:
• Did not test whirlpool tub. Recommend client confirm proper operation prior to close.



11. Tub Surround Condition

IN	NP	NI	NR	None
X				

12. Tub Enclosure Condition

IN	NP	NI	NR	None
	X			X

13. Tub Faucet Condition

IN	NP	NI	NR	None
X				

14. Shower Base Condition

IN	NP	NI	NR	None
	X			X

15. Shower Surround Condition

IN	NP	NI	NR	None
	X			X

16. Shower Door Condition

IN	NP	NI	NR	None
	X			X

17. Shower Faucet Condition

IN	NP	NI	NR	None
X				

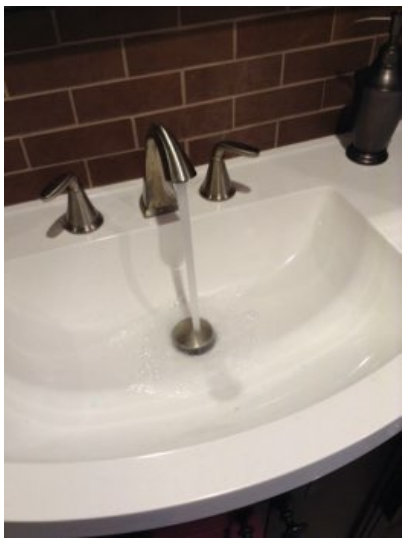
18. Sink Condition

IN	NP	NI	NR	None
X				

Materials: Fiberglass

19. Sink Faucet Condition

IN	NP	NI	NR	None
X				



20. Traps/Drains/Supply Condition

IN	NP	NI	NR	None
X				

21. Toilet Condition

IN	NP	NI	NR	None
X				

22. Bidet Condition

IN	NP	NI	NR	None
	X			X

23. Counters/Cabinets Condition

IN	NP	NI	NR	None
X				

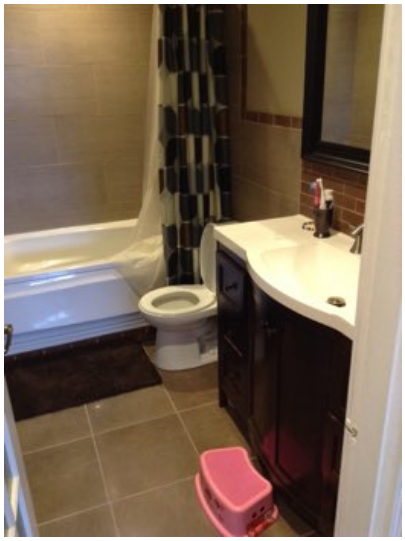
24. Steamer Condition

IN	NP	NI	NR	None
	X			X

25. Bathroom Comments

IN	NP	NI	NR	None
X				

Observations:
• Tested all walls and floors with moisture meter. No moisture noted.



Laundry Area

1. Laundry Area Location

Location: Main Floor

2. Floors

IN	NP	NI	NR	None
X				

Materials: Laminate

3. Walls Condition

IN	NP	NI	NR	None
X				

Materials: Drywall/Plaster
Observations:
• Dry at the time of the inspection.

4. Ceiling Condition

IN	NP	NI	NR	None
X				

Materials: Acoustic Spray • Drywall/Plaster
Observations:
• Dry at the time of the inspection.

5. Door Condition

IN	NP	NI	NR	None
X				

Materials: Sliding

6. Window Condition

IN	NP	NI	NR	None
	X			X

7. Cabinet Condition

IN	NP	NI	NR	None
	X			X

8. Laundry Tub/Sink Condition

IN	NP	NI	NR	None
	X			X

9. Laundry Faucets

IN	NP	NI	NR	None
	X			X

10. Electrical Conditions

IN	NP	NI	NR	None
X				

11. Washer Hook-ups

IN	NP	NI	NR	None
X				

Observations:
• Washer hook ups observed. We do not disconnect the supply hoses to the washer, nor do we operate the valves. These can leak at any time and should be considered a part of normal maintenance.

12. Dryer Hook-ups

IN	NP	NI	NR	None
X				

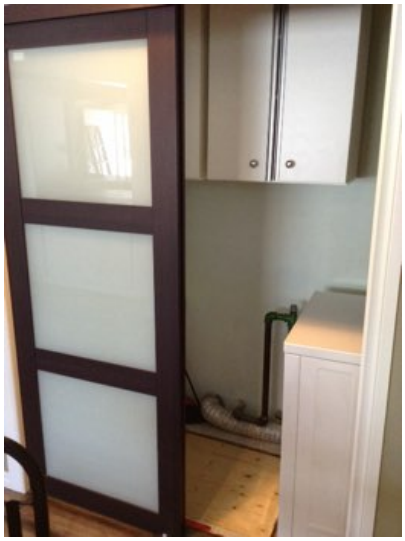
Observations:
• Electric

13. Exhaust Fan Condition

IN	NP	NI	NR	None
	X			X

14. Laundry Comments

IN	NP	NI	NR	None
X				



Other Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Floor Condition

IN	NP	NI	NR	None
X				

2. Wall Condition

IN	NP	NI	NR	None
X				

Observations:
• Dry at the time of the inspection.

3. Ceiling Conditions

IN	NP	NI	NR	None
X				

Observations:
• Dry at the time of the inspection.

4. Door Conditions

IN	NP	NI	NR	None
X				

5. Window Condition

IN	NP	NI	NR	None
X				

6. Electrical Conditions

IN	NP	NI	NR	None
X				

7. Wet Bar Conditions

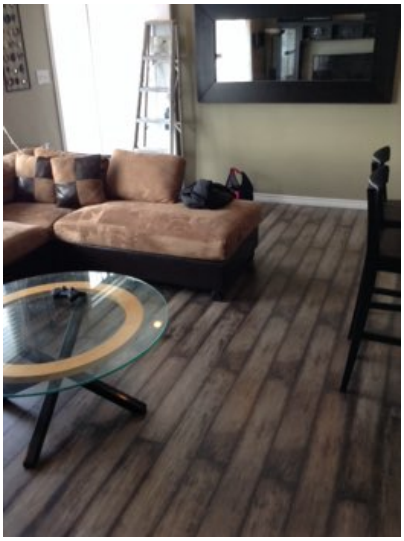
IN	NP	NI	NR	None
	X			X

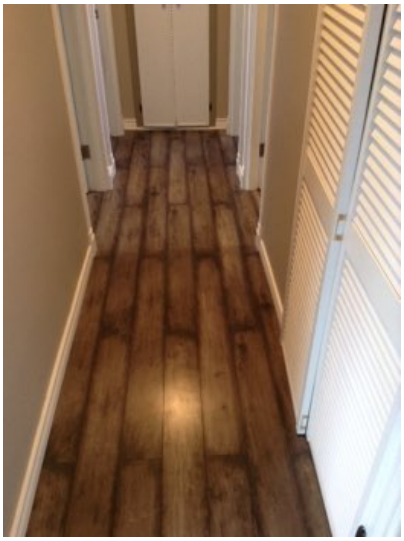
8. Stair Conditions

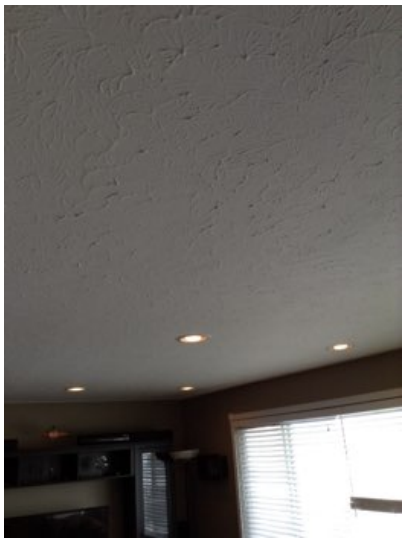
IN	NP	NI	NR	None
	X			X

9. Other Interior Area Comments

IN	NP	NI	NR	None
X				







Attic

1. Methods Used to Inspect

How Inspected: Accessible

2. Framing Condition

IN	NP	NI	NR	None
X				

Style: Truss

3. Sheathing Condition

IN	NP	NI	NR	None
X				

Materials: Spaced wood plank
Observations:
• moisture staining noted

4. Evidence of leaking

IN	NP	NI	NR	None
X	X			X

Observations:
• No leaks observed and Dry at the time of the inspection.

5. Insulation Condition

IN	NP	NI	NR	None
X				

Materials: Loose Fill Insulation covering wood chip insulation 8-12 inches combined

6. Ventilation Conditions

IN	NP	NI	NR	None
X			X	

Style: Gable Vents • Soffit Vents • Turbine Vents
Observations:
• Suggest repair or replacing vent screens.
• Soffit vents are blocked with insulation. Gable vents are compromised with holes in screens. Signs of animal nest observed.
• Vent screens are damaged or missing, suggest repairing or replacing screens as necessary.

7. Window Conditions

IN	NP	NI	NR	None
	X			X

8. Electrical Conditions

IN	NP	NI	NR	None
X			X	

Observations:
• Any electrical components in attic were not accessible to inspection, therefore not within scope of this report.
• Open junction boxes were observed, which is a safety concern. Recommend installing proper covers, as needed, for safety.

9. Distribution/Ducting Conditions

IN	NP	NI	NR	None
	X			X

10. Attic Comments

IN	NP	NI	NR	None
X			X	

Observations:
• Nesting materials observed, recommend removing for fire safety. Obvious signs of Pests/Birds entering through gable vents damaged covering.