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Report: Sample report

Confidential Inspection Report

**123 Anywhere St.
Burlington, ON**

December 10, 2012



Prepared for: John And Jane Smith

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GENERAL INFORMATION

Client & Site Information:

Inspection Date: December 10, 2012 01:00 PM.
Client: John And Jane Smith
Inspection Site: 123 Anywhere St.
Burlington, ON
House Occupied? Yes.
People Present: Purchaser, Purchasers spouse,

Building Characteristics:

Main Entry Faces: West.
Estimated Age: 100 Years.
Building Style & Type: 1 family, Detached.
Stories: 2

Climatic Conditions:

Weather: Clear.
Ground Conditions: Dry.
Outside Temperature (C): 10-20.

Utility Services:

Utilities Status: All utilities on.

Payment Information:

Total Fee: 450.87.
Paid By: Cheque.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, mold, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.



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We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow Capstone Property Consultants Inc. to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

EXTERIOR

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

Exterior:

Exterior Siding Materials:

Siding materials consist of horizontal strip fiberboard siding.

Siding Condition:

Satisfactory - The exterior materials are in serviceable condition.

Trim Condition:

Attention Needed - Some portions of the trim boards need painting to prevent further deterioration.



Condition of Painted Surfaces:

Attention Needed - The exposed painted surfaces need some minor attention or touch-ups to make the surfaces weathertight. These repairs should be scheduled soon to prevent further deterioration.



Bushes and Shrubs Condition:

Attention Needed - The shrubs and/or bushes need to be trimmed or maintained.



Windows Type:

Casement, Stationary.

Paving Condition:

Driveway Paving Material:

Asphalt.

Driveway Condition:

Satisfactory - The driveway surface material is in satisfactory condition with only normal deterioration noted.

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Deck, Porch or Balcony:

Structure Type:

Elevated Deck.

Deck/Porch/Balcony Materials:

It appears that pressure treated wood materials were used in the deck construction.

Retaining Walls:

Location of Retaining Wall:

Left Side of house.

Materials Used:

The retaining wall is made of wood. It appears to be treated wood.



Condition of Wall and Materials Used:

Good - The retaining wall is in good or near new condition.

Water Drainage:

Attention Needed - The run-off water below the retaining wall needs to be redirected away from the wall.



Gutters and Downspouts

Exterior:

Action Necessary - The downspouts are in need of adjustment in order to better divert water away from the home. Ideally the water should be discharged at least 6 feet away. In areas where space is restricted, do your best to get it away as far as you can.



ROOF AND ATTIC

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Roofing:

Roof Covering Materials: Fiberglass composition shingles. Fiberglass mat, asphalt impregnated. Shingles are applied in horizontal rows.

Cover Layers: The roof covering on the main structure appears to a single layer.

Condition of Roof Covering Material: **Attention Needed** - This roof has signs of aging and a reduced remaining service life. Attention is needed now to prolong its service life. We observed the following indications of wear and need for maintenance: Some of the shingles had been loosely nailed down and may blow off again in heavier winds.



Estimated Life Expectancy of Roof: The roof covering material appears to have a remaining life expectancy of 3 to 5 years, assuming proper maintenance is completed as needed.

Means of Roof Inspection: The roof covering was inspected by walking on the roof.

Attic & Ventilation:

Attic Access Location: Bedroom closet ceiling.

Attic Accessibility: The attic was accessed via a ladder.

Method of Inspection: The attic cavity was inspected from the attic access only. Only the areas of the attic visible from the attic access way are included as a part of this inspection.

Roof Framing: A rafter system is installed in the attic cavity to support the roof decking.

Ventilation Hi/Low: Satisfactory - There appears to be adequate ventilation installed. Vents are located both in the ridge area and low in the eaves area.

Insulation Noted: The following type of insulation was noted in the attic: Fiberglass: Batts. There is an average of at least 4" of insulation installed. **Action Necessary** - The attic insulation appears to be insufficient to properly insulate the living spaces below.





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STRUCTURAL

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Structural:

<i>Type of Construction:</i>	Frame.
<i>Visible Framing Type:</i>	Dimensional wood joists were used in the visible portions of the structure.
<i>Visible Framing Condition:</i>	Satisfactory - The exposed portions of the floor framing and ceiling joist members are in satisfactory condition.
<i>Wall Covering Material:</i>	Drywall.
<i>Ceiling Covering Material:</i>	Drywall.

Foundation:

<i>Type of Foundation:</i>	Utility Basement - Basement with foundation walls below grade tall enough to have living space and a finished floor.
<i>Foundation Materials:</i>	Stone - Masonry walls. Stone with masonry joints were common in homes built before 1950.
<i>Visible Portions of Exterior Foundation Walls:</i>	The exterior view of the foundation is limited to the portions visible above grade. 5% of the foundation was visible.
<i>Visible Foundation Wall Cracks at Exterior:</i>	Shrinkage cracks are hairline cracks that are caused by the evaporation of water in the mix. This is a normal condition. Seventy-five percent of all shrinkage cracks appear in the first year.

Interior View of Basement:

<i>Interior of Basement Percentage Finished Into Living Space:</i>	75%-100%
<i>Basement Ceiling Exposed:</i>	Only in the furnace room.
<i>Evidence of Water Entry in the Basement Noted:</i>	While no active leaks were noted at the time of the inspection, understand that as conditions change outside, conditions inside will change as well.

A block wall foundation is not very resistant to moisture penetration and some effort may be needed outside to divert the water away from the house. Monitor the basement ongoing to determine if any future leakage is noted.

ELECTRICAL

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

Service:

Electrical Service Type Underground, 120/240 Volt.

Electrical Distribution Panels:

Main Panel Location: Basement.

Panel Accessibility: Yes - The electrical panel is in a location that makes it readily accessible.

Panel Cover Removed: Yes.

Main Circuit Rating: 100 Amp - The ampacity of the main power panel appears to be within the normal parameters for the structure's age.

Disconnect: Located at the Top of main panel.

Main Panel Devices: Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset.

Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis if you experience this.

Breaker/Fuse to Wire Compatibility: Satisfactory - The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.

Legend Available: Yes - Identification of the breakers and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.

Main Panel Observations: Satisfactory - Electrical circuitry wiring in the panel appears neatly arranged with no unallowable splices.

Conductors:

Feeder and Circuit Wiring: Copper - The structure is wired using plastic insulated copper single conductor cables commonly referred to as Romex.

Wire Protection/Routing: Satisfactory - Visible wiring appears to be installed in an acceptable manner.

Switches & Fixtures:

General: A representative sampling of switches was tested. As a whole, switches throughout the home are in serviceable condition.

Electrical Outlets:

General: A representative sampling of outlets was tested. As a whole, outlets throughout the home are in serviceable condition.

Ground Fault Protected Outlets: Predate - This structure predates the requirement for newer construction of Ground Fault protected outlets. For safety reasons, they should be installed in the following locations:



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Any outlets within 6' of a water source, all circuits in the kitchen (except refrigerator), all exterior locations, any non-dedicated outlets in the garage, and any outlets in an unfinished basement.

Other Electrical Circuitry:

Smoke Detectors:

Action Needed - Given their age, all existing units should be replaced as soon as possible.

HEATING, VENTILATION & AIR CONDITIONING

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit.

This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

Heating Plant- Primary Unit:

Heating System Type: This was a high efficiency furnace. These typically operate at 90%-96% efficiency.
Heating System Location: Basement.
Fuel Source: Natural gas.

Air Conditioning- Primary Unit:

Type and Location: Refrigerator/Split System. Electricity-powered.
Unit Tested: No - The air conditioning unit was not tested due to lower exterior temperatures. We typically do not activate a unit if the ambient temperature is below 15 degrees or below the temperature recommended by the manufacturer.

Woodstove/Fireplace:

Location of Fireplace: Basement.
Type: Metal Firebox - There is a masonry fireplace installed with a metal formed firebox.

Attention Needed - Prior to initial use, any wood burning appliance should have a WETT inspection done to ensure that the non visible portions of the system (flue) are free of blockages. If the WETT inspection reveals an expensive repair, you always have the option of not using the fireplace and leaving it as-is.

see www.wettinc.ca.

Fuel: Wood - The fireplace is designed to burn wood.
Firebox Condition: Satisfactory - The firebox appears to be sound and useable in its current condition.
Flue Condition From Roof: **Attention Needed** - The fireplace flue, as viewed from the roof, is unsealed at the flue opening.





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Exterior Stack Material:

The exterior fireplace stack is made of mortar and brick.

Flue Lined:

Yes - The fireplace flue appears to be lined with metal inside clay tile.

PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.

Plumbing:

<i>Water Source:</i>	City/Municipal.
<i>Plumbing Service Piping Size to Structure:</i>	3/4" water service line from the meter to the main cutoff.
<i>Public Service Piping Material:</i>	The main service line to the structure is copper.
<i>Main Water Line Cutoff Location:</i>	Through the slab floor.
<i>Interior Supply Piping Size:</i>	The interior water supply piping is 1/2" in diameter.
<i>Interior Supply Piping Material:</i>	The interior supply piping in the structure is predominantly copper.
<i>Functional Supply:</i>	Satisfactory - By testing multiple fixtures at one time, functional flow of the water supply was verified.
<i>Sewage Disposal Type:</i>	Public Sewer System.
<i>Waste Line Materials</i>	The predominant waste line material is plastic.
<i>Waste Piping Condition:</i>	Satisfactory - The visible plumbing waste piping appears functional.
<i>Functional Drainage:</i>	Yes - Functional drainage has been verified. Water drained from a random sample of fixtures or drains flows at a rate faster than was supplied.
<i>Location of Noted Floor Drains:</i>	Furnace area.
<i>Floor Drains Functional:</i>	Satisfactory - Floor drains appear functional.

Water Heater:

<i>Location:</i>	Furnace room.
<i>Type</i>	Storage Tank.
<i>Age</i>	The unit was manufactured in 1995. The average service life for a water heater is 10 - 15 years. The water heater appears to be at or near the end of its economic life. Although it is functional today, you should plan for its replacement. Speak with the rental agency.
<i>Fuel Source for Water Heater:</i>	The water heater is a natural gas conventional efficiency unit equipped with a induced fan vent.



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KITCHEN

Kitchen Plumbing:

Faucet and Supply Lines:

Satisfactory - Faucets and supply lines appear satisfactory with no leaks noted.

Electrical Outlets:

Kitchen Interior

This kitchen does not have Ground Fault Circuit Interrupt outlets installed within 6 feet of water sources. The age of the structure may pre-date the required installation; however, for safety considerations, it is strongly suggested that one be installed at any location within 6 feet of a water source.

LAUNDRY

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components.

Laundry:

Washer Hookup:

Attention Needed - As discussed, you should consider replacing the rubber washer hoses with a braided steel type to protect against bursting lines. They can be found at any home improvement store for less than \$50.

Dryer Ventilation:

Action Needed - The dryer venting appeared clogged and should be cleaned now and on an ongoing basis. Lint check is one company that does dryer and duct cleaning to help protect against dryer fires. See www.lintcheck.com. Quote code LC1202 when booking to receive a discount.

BATHROOMS

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

Master Bathroom:

General:

Satisfactory - The bathroom and its components are in satisfactory condition and functioned correctly when tested.

Bathroom #2:

General:

Satisfactory - The bathroom and its components are in satisfactory condition and functioned correctly when tested.

Powder Room

Toilet Condition

Attention Needed - This toilet was slow flushing and it may be the fault of the fixture (old design) or there may be some blockages in the waste line. Have a plumber do a video scan to ensure that the waste lines are clear and consider updating the fixture.

BEDROOMS

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

Master Bedroom:

Windows:

Attention Needed - At least one window or associated hardware in this room needs attention. Locking hardware needs repair or replacement.

Bedroom #2:

Entry Door:

Attention Needed - The entry door or hardware on the main door to this room needs some adjustment or repair for it to function appropriately. At least one of the door hinges needs repair or replacement.

Bedroom #3:

Light Switch:

Attention Needed - The switch cover needs to be replaced.

OTHER LIVING SPACES

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

Front Entry & Main Hallway:

Basement Stairs

Action Needed - A handrail should be provided along the basement stairs to protect against falls.

Living Room:

Windows:

Action Necessary - At least one window or associated hardware in this room needs repair. There is at least one broken window pane.

Family Room:

Heat Source Noted:

Action Necessary - There is no heat source in this room. A heat source should be added for occupant comfort.

GARAGE

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. Rooms over garages tend to feel cold in the wintertime and we will make every attempt to ascertain the current conditions. Understand though that there is no way to determine the type or quantity of insulation that may be in the garage ceiling.

Garage:

<i>Garage Type</i>	The garage is detached and free standing.
<i>Size of Garage:</i>	Two car garage.
<i>Number of Overhead Doors</i>	There are two overhead doors.
<i>Overhead Door and Hardware Condition:</i>	Satisfactory - The overhead door is in satisfactory condition, and it is functional.
<i>Automatic Overhead Door Opener:</i>	The overhead door opener appears to function appropriately.
<i>Safety Reverse Switch on the Automatic Opener:</i>	Attention Needed - The safety reverse switch worked, but it required more resistance than expected. Adjustment is needed to reverse with less force required. Reduce the "close force" setting.
<i>Floor Drain:</i>	Yes - There is a floor drain installed. This is a handy feature for easier cleanup from rain and snow dripping off the cars.
<i>END OF REPORT</i>	END OF REPORT.