Report Prepared for: Jane and John Sample

Home Inspection

Report

123 Sample Street

FYI
Home Inspections Ltd.
Jeanine Reiss

GENERAL INFORMATION

Inspection Address

Street: 123 Sample Street, Sample Town

Inspection Details

Inspection Date: July 24, 2012

Report Date: July 24, 2012

Weather Conditions: sunny

Temperature: 28 degrees C

Present during inspection: buyer and tenant

Building Occupied: yes occupied and fully furnished

Building Details

Date Built: 1978

Approximate Age: 34 years

Approximate Area: 3750 Sq. Ft.

Entrance Faces: Southeast

Nearest Fire Hydrant: Within 100 meters

Inspected By

Name: Jeanine Reiss

CAHPI(BC) Member

CPBC Lic. # 58372

Company Information

Company: FYI Home inspections Ltd, 9090 Shanks Road, Lake Country, BC, V4V 1M4

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Email: jeanine@fyihomeinspections.ca

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FYI
Home Inspections Ltd.

PURPOSE AND SCOPE

It should be noted that a standard pre-purchase inspection is a visual assessment of the condition of the residence at the time of inspection. The inspection and inspection report are offered as an opinion only. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is implied nor responsibility assumed by the inspector or inspection company, for the actual condition of the building or property being examined. Additional information as to inspection standards is included at the end of the report.

This firm endeavors to perform all inspections in substantial compliance with the standards of practice of the Canadian Association of Home and Property Inspectors (CAHPI). As such, our inspectors inspect the readily accessible and installed components and systems of a home as outlined below:

This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient or are near the end of their expected service life. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring are made as appropriate. When systems or components designated for inspection in the CAHPI standards are present but are not inspected, the reason the item was not inspected is reported as well.

GENERAL LIMITATIONS AND EXCLUSIONS

The CAHPI Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports. They are the bare minimum standard for a home inspection, are not technically exhaustive and do not identify concealed conditions or latent defects. Inspectors are NOT required to determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components and the acoustical properties of any systems or components.

Inspectors are NOT required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves.

Inspectors are NOT required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service other than home inspection.

We DO NOT offer or provide warranties or guarantees of any kind unless clearly explained and agreed to by both parties in a formal pre-inspection agreement.

Inspectors are NOT required to inspect underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the CAHPI Standards of Practice; detached structures other than carports or garages; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

Inspectors are NOT required to perform any procedure or operation which will, in the opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, except as explicitly required by the CAHPI Standards of Practice.

Our inspectors are NOT required to enter under-floor crawlspaces or attics that are not readily accessible nor any area which will, in the opinion of the inspector, likely be dangerous to the inspector or others persons or damage the property or its systems or components.

We do not limit our inspectors from examining other systems and components or including other inspection services. Likewise, if the inspector is qualified and willing to do so, an inspector may specify the type of repairs to be made. The inspector may also exclude those systems or components that a client specifically requests not be included within the scope of the inspection. If systems or components are excluded at the request of the client they are listed herein.

STRUCTURAL SYSTEM

In accordance with the CAHPI Standards of Practice pertaining to Structural Systems, this report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible attics and under floor crawlspace areas. Inspectors are required to inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist.

COMPONENT DESCRIPTIONS

Construction Type

Structure Type: residence is a walk-out rancher with a basement suite

Attached - Detached: detached

Construction Type: wood frame

Residence Style: single-family dwelling

Bedrooms: five

Kitchens: two

Bathrooms: three

Supporting Foundation: Partial daylight basement with remainder being a conditioned concrete crawlspace

Building Foundation

Foundation Type: a combination basement-crawlspace

Foundation Material: poured concrete

Condition: satisfactory condition – minor shrinkage and settlement cracking

Structural movement: normal settlement

Support Columns: wood and steel beam support

Condition: satisfactory condition

Wall Structure

Wall Studs: 2 by 4 and 2 by 6

Wall On-Center: 16-inch

Wall Sheathing: plywood sheathing

Condition: satisfactory condition – for what could be seen

Floor Structure

Floor Framing: platform framing

Floor Joists: 2 by 10 joists

Floor On-Center: 16-inch

Floor Sheathing: plywood sheathing

Condition: satisfactory condition

Roof Structure

Roof Assembly Type: a combination of rafters and manufactured truss

Size: 2 by 4

Rafters: 2 x 10

Rafter/Support On-Center: 24-inch

Roof Sheathing: oriented strand board (OSB)

Condition: satisfactory condition

Crawlspace Entrance Inspection

Inspection Method: entered crawlspace

Condition: satisfactory condition, dry and conditioned

Entrance Location: from basement

Attic Entrance Inspection

Inspection Method: entered attic

Entrance Location: ceiling hatch in the laundry room

OBSERVATIONS

All structure observed during inspection seem to be in satisfactory condition. No deterioration, warping, displacement, or moisture damage was noted.

The basement and crawlspace were found to be warm and dry. No moisture egress was noted at the time of inspection.

The concrete foundation viewable in the crawl space shows random signs of minor settlement and shrinkage cracks. All residential foundations settle to some degree over the lifespan of the home. Such movement is not considered structurally significant. It appears that some of the cracks were sealed early on and do not show signs of new movement. This foundation has probably reached final compaction, and unless something significant happens, like an unforeseen major flood or seismic activity, it is not likely to settle significantly more.

Roof structure

Older sealed crack, no new movement observed.

Probing is not done when doing so will damage finished surfaces, when no visible deterioration exists and if doing so requires our inspectors to be licensed pest control operators (PCO), unless the inspector involved is so licensed. Inspectors are NOT required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind.

EXTERIOR

In accordance with the CAHPI Standards of Practice pertaining to Exteriors, this report describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashings, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

COMPONENT DESCRIPTIONS

Building Exterior

Wall Surface Material: stucco

Condition: satisfactory condition

Flashing: aluminum an vinyl

Condition: satisfactory condition

Wall Trim: aluminum and vinyl

Condition: satisfactory condition

Entry Door Types: metal clad insulated, and metal-clad with glass panel inserts

Condition: satisfactory condition

Garage Door: no doors

Condition: N/A

Eave Type: normal overhang

Condition: satisfactory condition

Soffit Type: enclosed and vented aluminum soffit material

Condition: satisfactory condition

Facia Type: wood

Facia condition: satisfactory condition

Sun deck:

Sun deck type: Poured concrete

Sun deck location: on the southern exterior

Condition: satisfactory condition

Sun deck steps/stairs: sun deck to pathway, sun deck to pool area

Condition: satisfactory condition

Sun deck railing: wrought iron

Porch:

Porch type: Poured concrete

Porch location: Main entry at the southern exterior

Condition: satisfactory condition

Porch steps/stairs: two steps up

Condition: satisfactory condition

Porch railing: none, OK

Basement entry

The basement can be entered by an exterior entry. There are concrete stairs leading to the basement. A floor drain is present at the bottom of the basement stairs. While the stair case is in satisfactory condition, it is suggested hand rail as well as a guard rail be installed for safety reasons.

Missing hand/ guard rail

Drives and walkways

Driveway Types: asphalt

Condition: satisfactory condition, freshly re-sealed

Walkway Type: poured concrete

Walkway condition: satisfactory condition

Fences and gates

Type: Property perimeter is fenced with pole fencing with aluminum farm gates. Wrought iron and wood fencing around pool area. Two wrought iron gates to pool.

Condition: satisfactory condition

Slope and Drainage

Direction of Lot Slope: Relatively flat lot**,** which slopes away from the home on all sides

Condition: satisfactory condition

Drainage Piping: PVC and Big -O

Drains Connected to: to swale area

Gutters / Downspouts Drain: Big-O and onto grade, away from home[1]

Vegetation: There is some vegetation against the southern and eastern sides of the foundation and home.

Retaining Walls

Retaining Wall Type: none

Gas meter

Present at northern exterior, satisfactory condition. Sealed.

Hose bibs

All (three) exterior hose bibs are observed to be frost-free.

Inspectors are NOT required to inspect or report on the presence or condition of recreational facilities, outbuildings, seawalls, break-walls and docks, window and door screening, shutters, awnings or similar seasonal accessories.

OBSERVATIONS

Parging (a thin coat of mortar type material) was applied to the exterior concrete foundation and to the sides of the various concrete stairs around the exterior of the home.. While most of the parging is in good shape, some of it, in particular near the concrete steps leading to the front sun deck, is starting to flake and peel. Parging is applied mostly for esthetic reasons only, and flaking usually does not reflect on the quality of the foundation or concrete work.

The exterior woodwork and painted surfaces appear in satisfactory condition. It is important that all exposed wood surfaces are kept well protected to ensure a maximum service life. Subsequent paint maintenance can be carried out as the usual signs of failure such as cracking, peeling or blistering of the painted surface become evident. Typically this would occur at intervals of two to five years.

Joints between dissimilar materials, such as stucco to window and door frames, stucco to wall penetrations such as hose bibs, etc., are currently nicely caulked and sealed. It is important to maintain sealing and caulking in order to prevent moisture and insect infiltration into the structure.

[1] The drains 'daylight' or empty onto the surface of the yard well clear of the foundation.

Most trees, plants and shrubs are well away from the dwelling. However, there is some vegetation against the southern and eastern sides of the foundation and home. Having plants so close to the home can lead to insect or vermin infestation, as well as moisture penetration, which can result in damage to the foundation and walls. While this vegetation seems to pose no problems to the dwelling at the time of inspection, I recommend trimming back all vegetation around the perimeter of the home, leaving about 4 inches of clearance between vegetation and the side of the dwelling. Continue to monitor for signs of moisture or insect issues as part of your regular home maintenance regimen.

ROOF SYSTEM

In accordance with the CAHPI Standards of Practice pertaining to Roof Systems, this report describes the roof coverings and the method used to inspect the roof. Inspectors are required to inspect the roof covering, roof drainage systems, flashings, skylights, chimneys and roof penetrations.

COMPONENT DESCRIPTIONS

New roofing was installed including sheathing, flashings, and roof vents in 2007

Roof Covering

Roof Inspected: by walking the entire surface

Roof Slope: pitched

Roof Style: hip

Roofing Materials: asphalt shingles/fiberglass shingles, installed 2007

Material Condition: satisfactory condition

Flashing

Flashing Type: metal

Flashing Locations: roof valleys, roof to wall intersections and base of the chimney(s)

Condition: satisfactory condition

Gutters Downspouts

Gutter / Downspout Type: aluminum

Gutters / Downspouts Drain: onto grade and perimeter drains

Condition: satisfactory condition, very clean

Skylights

Skylight Type: none

Chimneys

Chimneys Type: One masonry stack, two flues. One B-vent for furnaces

Fireplace Stove Locations: wood burning fireplace in family room, woodstove in basement

Condition: satisfactory condition, for what could be seen

OBSERVATIONS

According to the owner this roof is from 2007. Typical life expectancy of asphalt/fibreglass shingles is generally 30-40 years depending of the quality of product. The roof is aging normally.

Roof penetrations (plumbing stack, roof vents, etc) seem to be in satisfactory condition from what could be seen. Roof penetrations should be checked for cracks and breaks, proper caulking as part of regular roof maintenance. Exposed nails should be sealed.

Some of the down spouts go under-ground, others empty onto grade. It is suggested that gutters that empty onto grade are extended at least 4 to 6 feet away from the home and foundation to prevent possible water issues.

Consider installing chimney caps to deter unwanted critters and protect from water penetration.

Inspectors are NOT required to inspect antennae, interiors of chimneys or flues that are not readily accessible or other installed accessory items.

PLUMBING SYSTEM

In accordance with the CAHPI Standards of Practice pertaining to Plumbing Systems, this report describes the water supply, drain, waste and vent piping materials and the water heating equipment, energy source and location of the main water and main fuel shut-off valves, when readily viewable or known. Inspectors are required to inspect the interior water supply and distribution systems, all fixtures and faucets, the drain waste and vent systems (including all fixtures for conveying waste), the water heating equipment (vent systems, flues and chimneys of water heaters or boiler equipment), fuel storage and distributions systems for water heaters and/or boiler equipment and drainage sumps, sump pumps and associated piping.

COMPONENT DESCRIPTIONS

The inspection of the plumbing system includes checking all faucets and fixtures for cross-connection and leaks. Cross-contamination issues are also included as well as pressure, functional flow and functional drainage.

Supply and Piping

Supply and Waste System: municipal supply with a private waste system

Service Piping Size: 3/4-inch

Service Piping Type: copper

Branch Piping Size: 1/2-inch

Branch Piping Type: Mainly copper, some plastic

Condition: satisfactory condition

Fixtures/Faucets Condition: satisfactory

Supports/Insulation Condition: satisfactory, where it can be seen

Functional Flow: satisfactory

Function Drainage: satisfactory

Waste Piping: ABS / cast iron

Condition: satisfactory condition[1]

Vent Piping: ABS plastic, cast iron, copper

Condition: seems to be in satisfactory condition

Water Heater

Water Heater Type: one conventional storage tank

Water Heater Energy Source: electricity

Capacity: 284 Liters

Year of Manufacture: 2007 - The life expectancy of an electric water heater is 8 to 10 years.

[1] Only visible DWV piping is inspected. The inspection is primarily for leaks and flow. For a more intensive inspection a consultation with a licensed plumbing contractor is recommended.

Make: John wood pro series

Model: JW805DE145

Serial No.: U0704526267

Water Heater Location: basement

Condition: satisfactory condition

Water Heater Vented: N/A

Shut Off Location: at the water heater

Automatic Safety Controls (TPR) Condition: satisfactory condition

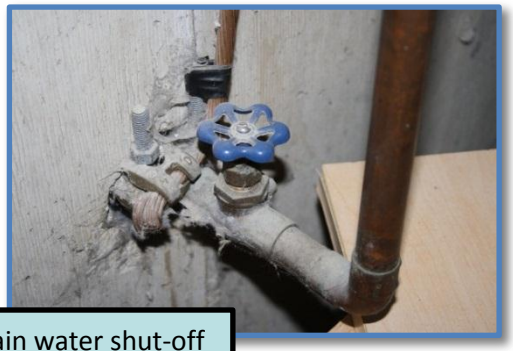
Water Controls and Drains

Main Water Shut Off Location: basement near hot water heater

Main Water Regulator Location: basement

Waste Clean-out Locations: present in various locations

Main Floor Drain Location: basement



Main water shut-off

Kitchen plumbing, main

Supply Piping: copper

No active leaks observed. Kitchen sink was filled and emptied. Water pressure and drainage seem adequate. Water fixtures seem to be in satisfactory condition. Appropriate caulking was observed.

Bathroom plumbing, Hallway, 4-piece

Supply plumbing: copper

No active leaks observed. Bath tub and sinks were filled and emptied. Water pressure and drainage seem adequate. Water fixtures seem to be in satisfactory condition. Appropriate caulking was observed. Toilet flush was observed and found adequate.

This bathroom is equipped with a Toto toilet. The manufacturer claims you can flush a golf ball without clogging the toilet. I am not suggesting you try this, but they are indeed hard to clog. No leaks observed. No movement of toilet tank or bowl.

Bathroom plumbing, master bedroom, 3-piece en suite

Supply plumbing: copper

No active leaks observed. Bathtub and sink were filled and emptied. Water pressure and drainage seem adequate. Water fixtures seem to be in satisfactory condition. Appropriate caulking was observed. Toilet flush was observed and found adequate. No leaks observed. No movement of toilet or bowl.

Laundry room plumbing

Supply Piping: copper

No active leaks were observed. Laundry sink was filled and emptied. Water pressure and drainage seem adequate. Water fixtures seem to be in satisfactory condition.

Kitchen plumbing - Basement

Supply Piping: copper

No active leaks observed. Kitchen sink was filled and emptied. Water pressure and drainage seem adequate. Water fixtures seem to be in satisfactory condition. Appropriate caulking was observed.

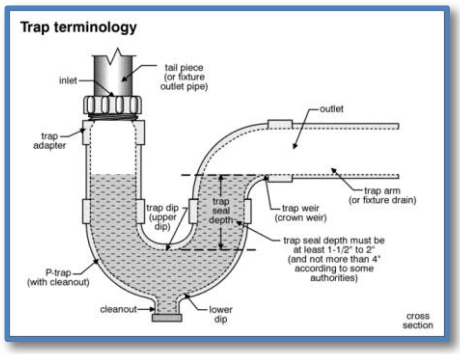
Bathroom plumbing, basement, 3-piece

Supply plumbing: copper

No active leaks observed. Bathtub and sink were filled and emptied. Water pressure and drainage seem adequate. Water fixtures seem to be in satisfactory condition. Appropriate caulking was observed. Toilet flush was observed and found adequate. No leaks observed. No movement of toilet tank or bowl.

OBSERVATIONS

The trap seal depth of the p-trap under the basement kitchen sink is excessive. While no drainage problems were observed at the time of inspection, a trap seal depth of more than approx. 4 inches can cause sludge and waste to build-up resulting in slow draining and clogging. I recommend calling a licensed plumber to remedy the situation.



The washing machine has rubber hoses. I recommend replacing these hoses with stainless steel braided hoses. These reduce the likelihood of damage from a hose rupture due to a weak hose.

When reference is made to the type of plumbing, the comment relies on a visual observation, seller statements, the presence or absence of a water bond, and what may be present in the way of notification in the electrical service panel. There is no non-invasive way to determine what is behind a closed wall. For example, when copper plumbing is identified, copper piping protrudes from the walls behind plumbing fixtures. If client requires absolute knowledge as to the type of plumbing throughout the home, then a consultation with a licensed plumbing contractor is recommended. Please note: Inspectors are not required to determine the source of the water supply or operate any valve except water closet flush valves, fixture faucets, and hose bibs. Solar systems, septic systems, wells, filters, conditioners, yard watering systems and fire sprinkler systems are not part of this inspection and are further not required of the home

inspector. Please note: Water stop valves and overflows are not checked for function in the course of a home inspection. Fixtures and trim are observed for function only and not for cosmetic value.

Inspectors are NOT required to inspect the connections for clothes washing machines, interiors of flues or chimneys when not readily accessible, wells or well pumps, equipment associated with water storage, water conditioning equipment, solar water heating components or systems, fire sprinkler or irrigation systems or private waste disposal (septic) systems. Additionally, inspectors are not required to operate safety valves or shut-off valves of any kind. Inspectors DO NOT determine the quantity or quality of water supplies or whether water supply and waste disposal systems are public or private.

ELECTRICAL SYSTEM

In accordance with the CAHPI standard of practice pertaining to Electrical Systems, this report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring and the absence of smoke detectors. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles.

COMPONENT DESCRIPTIONS

Service Entry

Service Drop Type: underground service lateral

Service Entry Conductor: copper

Service Ground Conductor: stranded copper

Service Ground Location: water pipe inside the building, and ground rod

Meter Location: north side of the residence

Main Disconnect

Main Disconnect Type: lever shutoff, fuses

Main Disconnect Rating: 350 amp

Main Disconnect Location: inside the service entrance panel

Main Panel

Service Entrance Panel Location: Basement

Panel Type: Federal Pacific X 2

Panel Style: breaker system

Amperage Rating: 200 amps X 2

Voltage Rating: 120/240 volts

Final Service Rating: 350 amp

Distribution Wiring

Wiring Type: non-metallic sheathed cable (Romex)

Wiring Conductors: copper

GFCI Locations: Bathroom(s) and Exterior of the building

Smoke Alarm Detectors

Smoke Alarms: 2 hard-wired alarms found

Sub Panel

Sub Panel Location: Swimming pool and hot tub each have sub panel

Sub Panel Type: Federal Pacific

Sub Panel Style: breaker system

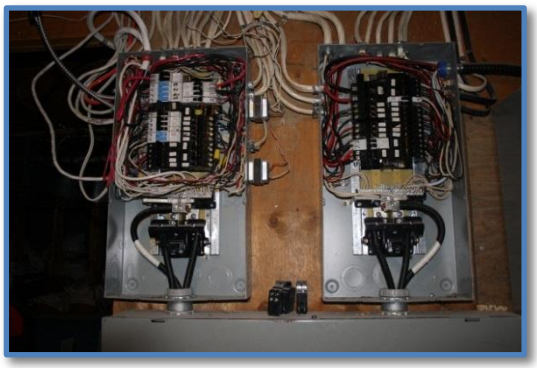
Sub Panel Amperage Rating: 50 amps

Sub Panel Voltage Rating: 120/240 volt

Condition: Pool - satisfactory condition. Hot Tub - satisfactory condition

OBSERVATIONS

This dwelling has a 350 amp fused service box, which feeds two 200 amp rated distribution panels. Sub panels are further located at the pool and near hot tub.



There are open cable openings in the sides of the service panel box where cables may have been removed. When wiring is removed from a panel, these openings are supposed to be plugged with approved devices. I recommend having this corrected by a licensed electrician.

The main distribution panels appear to have some room for future upgrades or additions to the system. All breakers are clearly labeled.

A representative number of switches and receptacles that are readily accessible are tested for function. Determination of adequacy of electrical panels and current capacity are not within the scope of this report. Low voltage systems, stereos, intercoms, vacuum systems, security systems or other low voltage systems are not inspected and are not within the scope of a home inspection.

The smoke alarms were tested and found to be working at the time of inspection.

Receptacle in main floor hallway by the bedrooms is dead. Recommendation: Have issue remedied by licensed electrician.

This home used to have an electric attic fan on the roof. The fan has since been disconnected, but the electrical feed for this unit is still present and live in the attic. These wires need to be the appropriately capped off in a safe electrical housing with cover for possible future use. Note: the moisture issue that can be seen in the upper corner of the picture was dealt with when the roof was replaced in 2007.

HEATING SYSTEM

In accordance with the CAHPI Standards of Practice pertaining to Heating Systems, this report describes the energy source and the distinguishing characteristics of the heating system(s). Inspectors are required to inspect the installed heating equipment and associated vent systems, flues and chimneys.

COMPONENT DESCRIPTIONS

Heating units are tested using normal operating controls. Readily accessible inspection doors are opened for interior viewing unless the doors are taped shut or otherwise sealed. Inspector will not break seals as a new seal is required upon completion of the inspection.

Heating Systems

Type of Heating System: Two natural gas forced air furnaces

Heating System Access: furnaces are in basement

Location Electric Safety Switch: at the units

Type of Thermostats: two programmable

Location of Thermostats: main floor hall and family room

Furnaces

Make: two Lennox Whisperheat, mid-efficiency furnaces

Year of manufacture: both 1992. Under normal circumstances a furnace should last about 20 years.

Last service date: April 16th 2012

Model: G20QZE-75-C1

BTU: 75.000

Serial: 6392J40187 and 6392F29610

Condition: both furnaces started as expected using normal operating controls.

Fuel and Controls

Fuel Shut Off Location: at the furnace

Automatic Safety Controls (TPR) Condition: satisfactory condition

Intake:

Intake Through: through wall at east side of dwelling

Condition: satisfactory condition

Exhaust

Exhaust Vent Type: double-wall metal

Exhausts Through: vents up through the roof

Condition: satisfactory condition

Flue Shared with Hot Water: no

Ducting Ventilation

Type of Ducting: galvanized sheet metal

Condition: satisfactory condition - for what could be seen

Type of Return Ducting: through framing and galvanized steel sheet metal

Condition: satisfactory condition - for what could be seen

Air Filter

Location: return intake before furnace

Type: fiberglass cartridge

Condition: satisfactory condition

Width: 16" **Height:** 25" **Depth:** 1"

OBSERVATIONS

The normal sequence of operating modes was executed with no obvious defects noted.

All rooms were checked for a heat source (delivery register) with no defects noted.

To maintain air flow and quality it is recommended that furnace filters are cleaned or replaced no less than four times a year.

The presence of two humidifiers near the furnaces was noted. They are programmable by the same thermostats that run the central air conditioners/furnaces. The humidifiers were shut off at the time of inspection and not tested.

Inspectors are NOT required to inspect the interiors of flues or chimneys when not readily accessible, the heat exchanger(s) of boilers or furnaces, humidifiers or dehumidifiers, electronic air cleaners or any solar space heating system(s). Inspectors are also NOT required to determine the adequacy of the heating system or distribution/balance of heat throughout the home.

AIR CONDITIONING SYSTEMS

In accordance with the CAHPI standards of practice pertaining to Air Conditioning Systems. Inspectors are required to inspect only installed central or through-wall air conditioning units and to describe their distinguishing characteristics and energy source.

COMPONENT DESCRIPTIONS

System Description

Type of system: two central air conditioners

Energy source: electricity

Exchange Method: air source

Make: Lennox

Year of Manufacture: both units are from 2006. Life expectancy of a central air-conditioner is 15 – 20 years.

Model: MNXP 15-030-230-01

Serial: 5806J22398 and 5806J15343

Air Handler Evaporator

Inside Unit Location: at the furnace

Coil Condenser

Outside Unit Location: exterior north side of the building on a concrete slab

Thermostat

Type: programmable

Locations: main floor hall and family room

Location of Cutoff: within sight of the unit

Air Ducting

Type of Ducting: galvanized sheet metal

Condition: satisfactory condition - for what could be seen

Type of Return Ducting: through framing and galvanized steel sheet metal

Condition: satisfactory condition - for what could be seen

OBSERVATIONS

The normal sequence of operating modes was executed with no obvious defects noted.

All rooms were checked for a cooling source (delivery register) and no defects were observed.

The thermostat as well as the ductwork for the air conditioning is the same as for the heating function of the home.

Heating and air conditioning system(s) last longer and perform more efficiently when serviced seasonally.

Inspectors are NOT required to inspect electronic air cleaner filters or determine the adequacy of the air conditioning system or whether it is properly balanced. We DO NOT operate any cooling system equipment, including the cooling cycle of heat pumps, when the exterior temperature is less than 60°F.

INTERIOR

In accordance with the CAHPI Standards of Practice pertaining to Interiors, there is NO requirement for the report to describe any interior components or finishes. Inspectors are required to inspect walls, ceilings and floors, steps, stairways and railings, countertops and a representative number of cabinets, a representative number of doors and windows and the garage doors and automatic garage operators.

COMPONENT DESCRIPTIONS

Room Interior

Wall Surface Type: drywall

Ceiling Surface Type: drywall with "pop corn" texture

Flooring Type: hard wood, ceramic or porcelain tile, wall to wall carpet,

Steps, stairways, railings

Stairways location: Foyer to main floor, foyer to basement

Railing: absent

Kitchen details, main kitchen

Kitchen Flooring Material: ceramic or porcelain tile

Kitchen Counter Top Type: quartz

Kitchen Cabinet Type: face frame

Sink/ basin: stainless steel double sink

Plumbing Fixtures: chrome

Bathroom details, hallway, 4-piece

Bathroom Flooring Material: ceramic or porcelain tile

Bathroom Counter Top Type: granite

Bathroom Cabinet Type: face frame

Sink/ basin: two side-by-side porcelain sinks

Shower/tub: one-piece fiberglass bath tub and surround

Plumbing Fixtures: chrome

Condition: satisfactory condition

Bathroom details, master bedroom 3-piece en suite

Bathroom Flooring Material: ceramic or porcelain tile

Bathroom Counter Top Type: granite

Bathroom Cabinet Type: face frame

Sink/ basin: porcelain

Shower/tub: two-piece fiberglass bath tub and surround

Plumbing Fixtures: chrome

Condition: satisfactory condition

Kitchen details, basement

Kitchen Flooring Material: ceramic or porcelain tile

Kitchen Counter Top Type: laminate

Kitchen Cabinet Type: frameless

Sink/ basin: stainless steel double sink

Plumbing Fixtures: chrome

Condition: satisfactory condition

Bathroom details, basement, 3-piece

Bathroom Flooring Material: ceramic or porcelain tile

Bathroom Counter Top Type: polymer resin

Bathroom Cabinet Type: frameless

Sink/ basin: polymer resin

Shower/tub: freestanding fiberglass bath tub

Plumbing Fixtures: chrome

Condition: satisfactory condition

Windows and Doors

Window Frame Type: vinyl

Window Pane Type: double glazed

Condition: satisfactory condition, all window locks are operable. Some windows have a dust/mildew build-up. This can be cleaned up with a water and bleach solution.

Safety Glazing: None

Security Bar Locations: none

Inside Door Type: hollow core wood panel

Condition: satisfactory condition

Garage Walk-through Door: n/a, garage is not attached to home

OBSERVATIONS

There are minor wall and trim blemishes throughout the home that are of no significance other than cosmetic.

There is a slight crack in the ceiling between the living room and the main hallway. The home owner mentioned the crack gets a bit worse in fall, and then greatly reduces in spring. Because the crack seems to be seasonal, some form of very slight truss uplift in the attic is suspected. Truss uplift is caused when there is a temperature and moisture difference between the top chord and the bottom chord of a truss. The wood in the top chord expands with absorbed moisture from cold winter air in the attic space, while to bottom chord remains stable because it is protected by the insulation and the heat coming from the house. As the top chord expands it forces the bottom chord to arch up. Structurally this is not a problem, but in this case it does produce a slight seasonal crack in the tape joint of the ceiling drywall. If the crack is found esthetically unpleasing I suggest installing a nice trim over the crack, which will cover the contracting and expanding crack throughout the seasons.

Missing handrail

The interior staircase leading to the main floor, as well as the staircase leading to the basement, does not have a hand rail. While acceptable for the era of the home, it is recommended for safety reasons that stairs with more than three risers to have hand railings installed**.**

There is a slight floor squeak in the stairway leading to the main floor. Squeaks are usually the result of improperly installed or inadequately secured sub flooring. The squeaks may be annoying but are normally not structurally significant.

APPLIANCES

COMPONENT DESCRIPTIONS

Range

Range Style: Built-in glass range top, 5 burners and integral exhaust fan

Fuel: Electric

Make: Jennair

Model: JLD4536WS00

Serial: DY3543343

Oven

Oven Style: built-in oven

Fuel: Electric

Make: Kenmore Elite

Model: not viewable

Serial: not viewable

Refrigerator

Refrigerator Style: Up/down refrigerator/freezer

Fuel: Electric

Make: Kenmore Elite

Model: 59677532600

Serial: 11545203LG

Dishwasher

Dishwasher Style: Built-in

Make: Kenmore Elite

Model: 66513792K603

Serial: FU2001008

Built-in Vacuum

Make: Modern Day

Built-in Vacuum Location: basement

Model: not viewable

Serial: not viewable

Washing Machine

Washing Machine Type: an electric front-loading clothes washer

Make: Kenmore Elite

Model: 45872402

Serial: CST0209665

Clothes Dryer

Clothes Dryer Type: an electric front-loading clothes dryer

Make: Kenmore Elite

Model: C85872401

Serial: MUD0801221

Range - basement

Range Style: Freestanding stove with oven

Fuel: Electric

Make: Kenmore

Model: C9790560222

Serial: UF12185624

Oven - basement

Oven Style: Integral to the range

Fuel: Electric

Refrigerator - basement

Refrigerator Style: Up/down freezer/refrigerator

Fuel: Electric

Make: Frgidaire

Model: FFTR1715LWS

Serial: BA11612610

OBSERVATIONS

All appliances were operational at the time of inspection.

INSULATION AND VENTILATION

In accordance with the CAHPI Standards of Practice pertaining to Insulation and Ventilation Systems, this report describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible, ventilation of attics and foundation (crawlspace) areas and mechanical ventilation systems, if present.

COMPONENT DESCRIPTIONS

Attic Locations and Access

Attic Spaces: One

Attic Access Locations: laundry room ceiling

Insulation Locations: Attic floor

Attic Floor Insulation

Insulation Type: cellulose

Insulation Measure: 8 inches

Insulation R-Value: 28

Vapor Retarder: Polyethylene plastic

Wall Insulation

Insulation Type: Fiberglass batting

Insulation Measure: 4 inches

Insulation R-Value: 12 - 15

Vapor Retarder: Polyethylene plastic

Retarder Location: Warm side of wall

Crawlspace Insulation

Insulated: joist bays and rim

Insulation Type: fiberglass bat

Insulation Measure: 8 inches

Floor Insulation R-Value: 24

Under floor Barrier: unknown

Crawlspace Barrier: unknown

Attic Ventilation

Attic Ventilation Type: Passive ventilation

Attic Ventilation Intake Location: Continuous soffit vents, cardboard baffles present

Attic Exhaust Ventilation: Roof vents and gable vents

Crawlspace Ventilation

Ventilation Type: none – ok (conditioned space)[1]

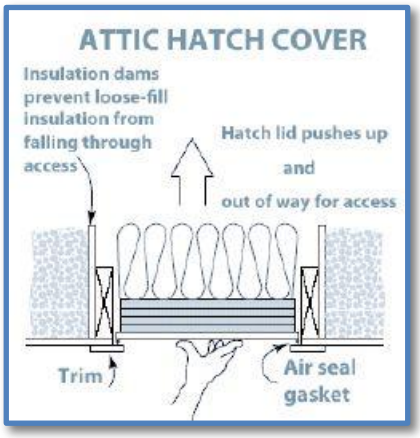
House Ventilation

Exhaust Fans Devices: bathrooms only

OBSERVATIONS

The attic insulation level (R28 approx.) in the home is typical for dwellings this age. Nowadays they recommend attic insulation to be R40 -50.

The attic access hatch is not sealed nor insulated. This may cause some energy loss through convection. The warm air leaking into the attic area may further cause staining of the roof sheathing above the hatch area as it condenses on the cold roof sheathing and captures dust particles from the air. It is recommended that the hatch be weather stripped and insulated to the same approximate R value as the rest of the attic.



The roof / attic ventilation appears to be functioning normally and is adequate for a home of this size.

All bathroom fans functioned as designed at the time of the inspection.

Inspectors are NOT required to determine indoor air quality or disturb insulation or vapor retarders, unless required by law.

[1] There is no under-house ventilation for this home, as the crawlspace has been insulated and conditioned like a basement.

FIREPLACES AND SOLID FUEL BURNING APPLIANCES

In accordance with the CAHPI Standards of Practice pertaining to Fireplaces and Solid Fuel Burning Appliances, this report describes the fireplaces and solid fuel burning appliances as well as the chimneys. Those portions of the chimney(s) that extend above the roof are described under Roof System previously in this report. Inspectors are required to inspect system components, vent systems, flues and chimneys of fireplaces and solid fuel burning appliances.

COMPONENT DESCRIPTIONS

Main Fireplace (between living and family room)

Fireplace Type: masonry, wood-burning

Fireplace Location: between living and family room

Supply Air: from outside using air inlet built into firebox and by scavenging room air

Fireplace Liner: firebrick

Hearth Style: raised

Second Fireplace (basement)

Fireplace Type: freestanding wood stove w/masonry flue, label present. Date of manufacture and install: 2005 Owner has WETT inspection papers.

Fireplace Location: basement

Supply Air: by scavenging room air

Fireplace Liner: firebrick

Hearth Style: raised

OBSERVATIONS

Both the wood burning fire place and wood stove were recently professionally cleaned (see enclosed copy of invoice). It is recommended to have a qualified technician inspect and clean fuel burning appliances annually, before the cold weather sets in, to ensure they are in good working order.

A carbon monoxide detector was noted on the wall near the basement wood stove. It is recommended to check it regularly to ensure it operates properly.

Inspectors are NOT required to ignite or extinguish any fires in any device, determine the draft characteristics of vents or chimney flues, move fireplace inserts, stoves or firebox contents, inspect the interior of flues or chimneys, fire screens or doors, seals and gaskets, automatic fuel feed devices, combustion make-up air devices, mantels and fireplace surrounds or any heat distribution accessory devices, whether gravity controlled or fan assisted.

DETACHED GARAGE

COMPONENT DESCRIPTIONS

Garage Features

Garage Attached: Detached Garage and storage room

Auto Bays: three bay

Location: south side of the home

Garage Structure

Foundation Type: poured concrete

Wall stud: 2 by 4

Wall On-Center: 16-inch

Wall Covering: plywood sheathing

Wall Surface Material: stucco

Wall Trim: wood

Roof System

Roof Assembly Type: manufactured truss assembly

Roof Sheathing: oriented strand board (OSB)

Roofing Materials: asphalt/fiberglass shingles

Gutter Downspout Type: aluminum

Doors and Windows

Garage Door Type: None

Pedestrian door: hollow wood into storage room

Window Frames: aluminum

Windows Glazing: double glazing

Condition: satisfactory condition

Insulation and Heat

Wall Insulation: fiberglass batting

Inside Wall Finish: plywood and barn board

Electrical and lighting: none

POOL

COMPONENT DESCRIPTIONS

Pool Description

Pool Type: 20 by 40 ft. in-ground salt water pool

Pool Location: south side of the home

Pool material: reinforced concrete shell

Pool Finish: plastered exposed aggregate

Pool Surrounding: poured concrete flatwork

Pool Coping Material: poured concrete

Pool Fixtures: one metal ladder, one walk-out set of stairs, one diving board and one solar blanket

Electrical Controls

Panel Location: at a sub-panel near the equipment

Amperage Rating: 50 amps

Voltage Rating: 120/240 volts

Breaker Fuse Style: Breaker

Pumps on Timer: no

Underwater Lighting: 120-volt underwater **GFCI Found:** Yes[1]

Water Supply

Water Supply Plumbing: PVC plastic pipe

Heat Source: Gas heater (not connected) and solar blanket

Filter: sand filter

Pumps: circulation

Gate and Fencing

Fencing: wood and wrought iron fencing and gates

Fence Height: at least 5 ft.

Gate Opens: inward

Lock Height: at least 48 inches

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[1] GFCI are safety devices that sense a ground fault in an electrical system and cut power to a circuit faster than one's nervous system can react. Modern codes require any branch circuits at kitchen counters, in bathrooms, basements, garages or exterior outlets to be GFCI protected. The code at the time this home was built may not have required GFCI protection at these circuits. Nonetheless, we strongly recommend they be added at these locations as an extra preventive safety measure.

OBSERVATIONS

Pool was up and running at the time of inspection.

Pool filters are not tested for function and functionality is excluded from the scope of the inspection.

While every effort is made to verify shell integrity, cracks in a pool liner are very difficult to see unless the water is drained from the pool prior to inspection. For this reason, crack detection in the liner is excluded from the scope of the inspection.

This concludes the Home Inspection Report.

Please do not hesitate to contact me anytime with any questions or concerns. You may view additional photos taken during the inspection on the DVD enclosed within the binder. You can pop the DVD in your DVD player and view, or you can view and print from your computer.

Thank you for allowing me to inspect your home!

Yours truly,

Jeanine Reiss

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