



Home Inspection Report

Prepared for:

261 Church St S
Richmond Hill, Ontario L4C 1W8



Inspected by:
Robert Rainerri
Inspec Homes



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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 261 Church St S
City Richmond Hill Province Ontario Postal Code L4C 1W8

Client Information

Inspection Company

Inspector Name Robert Rainerri
Company Name Inspec Homes
Address 36 Camrose Dr
City Keswick Province ONT Postal Code
E-Mail rob@inspechomes.com

Conditions

Others Present Home Owner Property Occupied Occupied
Estimated Age 30-40 years Entrance Faces West
Inspection Date 09/23/2024
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 20c
Weather Cloudy Soil Conditions Damp



General Information (Continued)

Space Below Grade Basement

Building Type Single family Garage Attached

Sewage Disposal City How Verified Visual Inspection

Water Source City How Verified Visual Inspection

Lots and Grounds

Acceptable

Driveway: Asphalt, Paver



Acceptable

Walks: Patio Slabs



Acceptable, Marginal Steps/Stoops: Concrete, Paver, Wood - -- **Deterioration on bottom concrete step present with erosion of material. Recommend repairs to reduce cracking and breaking issues over the years.**





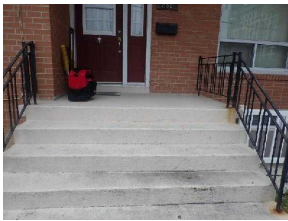
Lots and Grounds (Continued)

Steps/Stoops: (continued)



Acceptable

Porch: Concrete



Acceptable
Marginal

Patio: Patio Slabs

Deck: Wood, Enclosed - -- Deck wood is in poor shape with rotted areas. Recommend upgrading deck to help with stability of structure over the years.



Acceptable, Marginal Grading: Moderate slope, Negative slope - -- Grading is negative in areas around property, grading is very important, recommend always ensuring a proper slop away from homes foundation, to reduce water penetration in to the interior in the future.



Lots and Grounds (Continued)

Grading: (continued)

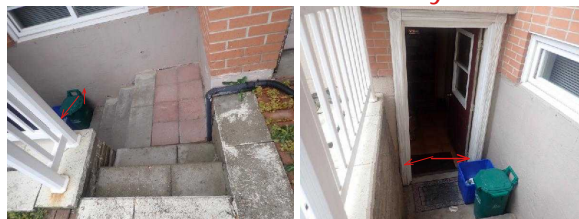


Acceptable, Marginal Vegetation: Trees, Plants - -- Tree limbs over hang the roof and should be cut back to reduce exceled deterioration over the years.



Acceptable Retaining Walls: Stone

Acceptable, Marginal Basement Stairwell: Stone - -- Railings missing recommend installing railings to reduce fall hazard over the years.



Acceptable Basement Stairwell Drain: Present



Lots and Grounds (Continued)

Marginal

Fences: Wood - -- Old wood fencing with leaning posts and damaged areas, upgrading the damaged areas is recommended.



Exterior

North, East, West, South Exterior Surface

Acceptable

Type: Brick, Siding



Acceptable

Trim: Wood - -- Always recommend sanding and painting trim around doors and windows to prolong life span.



Acceptable

Fascia: Aluminum

Acceptable

Soffits: Aluminum

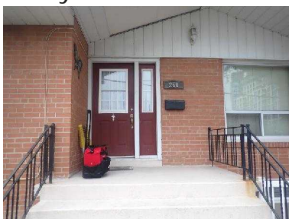




Exterior (Continued)

Acceptable

Entry Doors: Metal



Acceptable

Patio Door: Vinyl sliding, Metal



Acceptable, Marginal Windows: Vinyl - -- Caulking around the windows is a must to avoid any water penetration and should be done and review yearly to ensure no gaps are present. Windows are getting older upgrading when you have the money is recommended for better R value over the years.



Acceptable

Window Screens: Vinyl mesh

Acceptable

Exterior Lighting: Surface mount

Acceptable, Marginal Exterior Electric Outlets: 110 VAC GFCI - -- Interior electrical wire was ran on the exterior of the home. Recommend using UV rated wiring or installing existing wiring in a conduit to reduce cracking and breaking of existing electrical.



Exterior (Continued)

Exterior Electric Outlets: (continued)



Acceptable, Marginal Hose Bibs: Rotary - -- Always recommend to shut off exterior hoses in garage and yard from the interior and bleeding the lines to reduce freezing damage in the winter months. Hose bib at back of home is leaking recommend replacing shut off.



Acceptable

Gas Meter: Back of home



Acceptable

Main Gas Valve: Located at gas meter



Roof

Main Roof Surface

Method of Inspection: On roof

Acceptable

Material: Asphalt shingle



Type: Gable, Hip



Approximate Age: 0-5 Years



Acceptable

Flashing: Metal

Acceptable

Valleys: Preformed metal





Roof (Continued)

Acceptable

Plumbing Vents: ABS



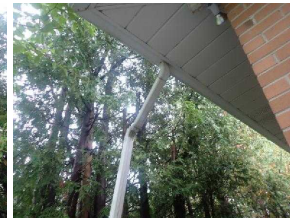
Acceptable

Electrical Mast: Mast with tie back at roof



Marginal

Gutters/Downspouts Aluminum - -- Missing and damaged areas around the property noted recommend upgrading gutters and downspouts to ensure proper drainage at all times.



Marginal

Leader/Extension: Missing - -- Always ensure to extend runoff drains to move water away from foundation.



Roof (Continued)

Leader/Extension: (continued)



Garage/Carport

Attached Garage

Type of Structure: Attached Car Spaces: 1

Acceptable, Marginal Garage Doors: Metal - -- Rusting at bottom of door noted upgrading of door will be needed in the future.



Acceptable Door Operation: Mechanized, Manual

Not Inspected Door Opener: Lift Master - -- Unit not tested at time of inspection not connected to power.



Acceptable Exterior Surface: Brick



Garage/Carport (Continued)

Exterior Surface: (continued)



Acceptable

Roof: Asphalt shingle



Not Inspected Roof Structure: Not able to see due to finished ceiling

Acceptable Service Doors: Wood

Marginal Ceiling: Drywall - -- Past water damage with mold present on walls and ceiling from roof leak in the past. Recommend replacing all damaged drywall to reduce further mold growth.



Acceptable

Walls: Block, Concrete



Acceptable

Floor/Foundation: Poured concrete



Garage/Carport (Continued)

Acceptable, Marginal Electrical: 110 VAC - -- Some lighting and wiring not operating at time inspection recommend having a qualified electrician inspect and evaluate.



Electrical

Always ensure this is just a visual inspection and to understand your components better recommend having a qualified licensed contractor educate.

Service Size Amps: 100 Volts: 110-240 VAC

Acceptable, Not Inspected Service: Access Blocked - -- No access to main feed noted, was unable to determine the type of wiring.



Acceptable 120 VAC Branch Circuits: Copper and aluminum
Acceptable 240 VAC Branch Circuits: Copper and aluminum





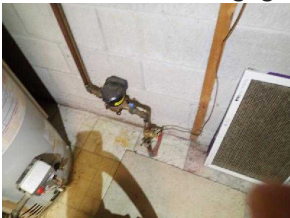
Electrical (Continued)

Acceptable, Marginal Aluminum Wiring: Present - -- Aluminum wiring is present, recommend inquiring with your insurance company to ensure an ESA is not required, if it is a qualified electrician is needed to evaluate and estimate repairs if needed.



Acceptable
Acceptable

Conductor Type: Non-metallic sheathed cable
Ground: Plumbing ground



Basement Electric Panel

Acceptable

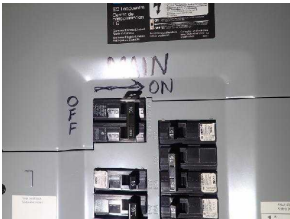
Manufacturer: Seimens



Maximum Capacity: 125 Amps

Acceptable

Main Breaker Size: 100 Amps



Acceptable

Breakers: Copper and Aluminum



Electrical (Continued)

Acceptable GFCI: At GFCI receptacles only
Is the panel bonded? Yes

Structure

Acceptable Structure Type: Wood frame, Concrete



Acceptable Foundation: Block - -- Recommend parging every few years to protect the foundation wall from the exterior elements.



Acceptable Differential Movement: No significant shifting or movement present - -- Recommend sealing all Cracks with ensuring correct grading from the exterior to reduce any water penetration into the interior in the future.

Not Inspected Beams: Not visible

Acceptable Bearing Walls: Block





Structure (Continued)

Acceptable

Joists/Trusses: 2x8



Acceptable

Piers/Posts: Block



Acceptable

Floor/Slab: Poured slab

Acceptable

Stairs/Handrails: Wood stairs with wood handrails



Attic

Closet Attic

Method of Inspection: In the attic

Acceptable Unable to Inspect: 20% - -- [Safety and footing, Roof line](#)

Acceptable, Marginal Roof Framing: 2x4 Rafter - -- **Open gap at front of home that is allowing light into attic and therefore will most likely allow animals and moisture as well. Recommend sealing this area to reduce future issues.**



Attic (Continued)

Roof Framing: (continued)



Acceptable, Marginal Sheathing: Plywood - -- Small amount of mold noted in some areas recommend spraying and sealing with a mold killer to reduce spreading in the future.



Acceptable, Marginal Ventilation: Roof only - -- Recommend soffit (Baffles) ventilation be installed to ensure proper breathing in attic at all times and reduce mold build up.



Acceptable
Marginal

Insulation: Batts, Fiberglass

Insulation Depth: Low - -- Recommend additional insulation in the future to reduce heat loss and keep heating costs down.



Acceptable

Vapor Barrier: Paper



Attic (Continued)

Acceptable

Moisture Penetration: Not present at time of inspection



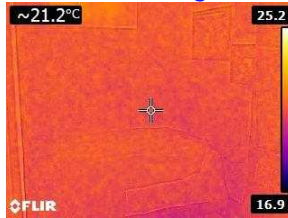
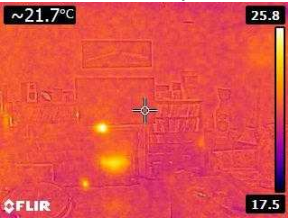
Acceptable, Marginal Bathroom Fan Venting: Electric fan - -- Bathroom improperly vents into attic and may cause moisture damage to the insulation and structure over the years, recommend to vent to exterior to reduce this issue.



Basement


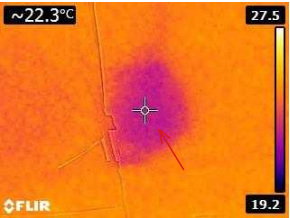




Main Basement

Not Inspected Unable to Inspect: 20% - -- Finished Basement, Storage shelves





Basement (Continued)

Marginal	<p>Ceiling: Paint, Suspended ceiling - -- Active water damage and mold present below upstairs two piece bathroom, a qualified plumber is needed to evaluate and repair. Also removal of affected drywall should be done to reduce health concerns.</p> <div></div>
Acceptable	<p>Walls: Paint and paneling</p> <div></div>
Acceptable	<p>Floor: Poured, Laminate, Tile</p>
Acceptable	<p>Floor Drain: Main floor drain</p>
Acceptable	<p>Doors: Metal, Hollow wood</p>
Acceptable	<p>Windows: Vinyl</p> <div></div>
Acceptable	<p>Electrical: 110 VAC</p>
Acceptable	<p>HVAC Source: Forced Air</p>
Acceptable	<p>Vapor Barrier: Plastic</p>



Basement (Continued)

Acceptable

Insulation: Fiberglass



Acceptable

Ventilation: Windows, Vents, Door

Not Inspected

Sump Pump: Submerged (Sealed) - -- Not inspected unit was buried in the ground and not plugged in. Recommend having a qualified plumber evaluate to ensure unit is in good working order.



Acceptable, Marginal

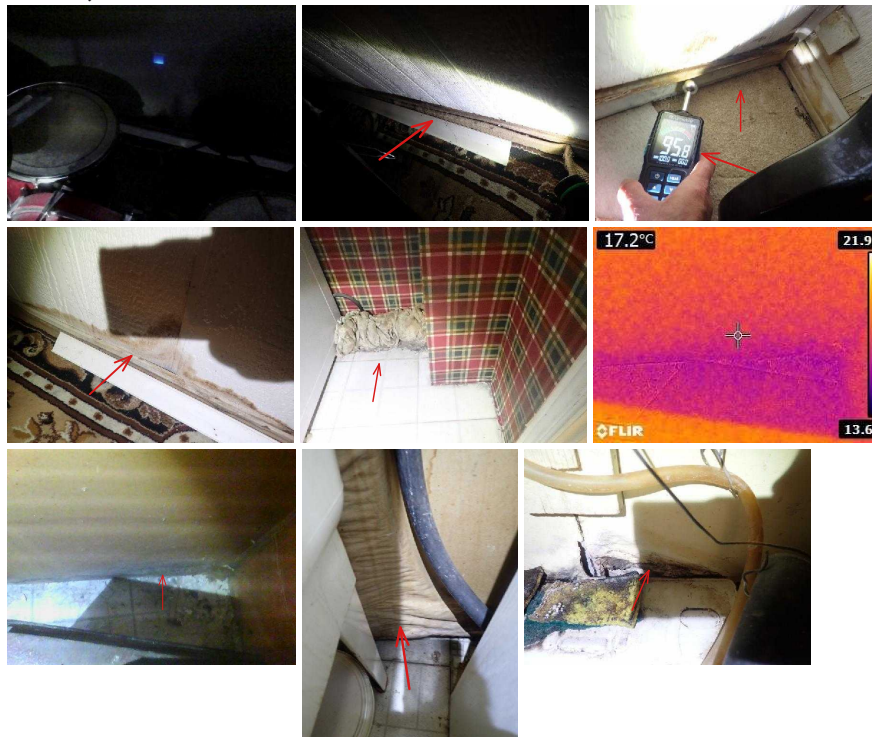
Moisture Location: Some low areas - -- Active water intrusion noted on West Wall bedroom area and East wall laundry room area. Water intrusion was noted at time of inspection recommend a further investigation by a qualified waterproof company. Cinder block can be very pores and tends to allow moisture in over the years if negative grading is present, recommend ensuring proper grading with parging on block to reduce this issue.





Basement (Continued)

Moisture Location: (continued)



Air Conditioning

Main AC System

Acceptable

A/C System Operation: Functional - -- The unit is currently in service beyond the manufactures stated design life. Recommend servicing once a year to keep up with maintenance and help pro long life.





Air Conditioning (Continued)

Marginal

Condensate Removal: Plastic tubing - -- Leaking line in to the interior of unit, repairs are needed as soon as possible to reduce major damage to unit.



Acceptable

Exterior Unit: Pad mounted

Manufacturer: Keeprite

Model Number: I901120415 Serial Number: nca1024qka1

Area Served: Whole building Approximate Age: Over 30

Type: Central A/C Capacity: 2 Ton

Acceptable

Visible Coil: Copper core with aluminum fins

Acceptable

Refrigerant Lines: Serviceable condition

Acceptable

Exposed Ductwork: Metal

Acceptable

Blower Fan/Filters: Direct drive with disposable filter



Acceptable

Thermostats: Programmable



Heating System

Always ensure this is just a visual inspection and to understand your components better recommend having a qualified licensed contractor educate.

Main Heating System

Acceptable, Marginal Heating System Operation: Functional at time of inspection - -- Recommend servicing once a year to keep up with maintenance and help pro long life. Condensation pump is not operating repairs are needed to avoid leaking in and around the unit over the years.



Manufacturer: Keeprite
Model Number: n8mpn075b12b1 Serial Number: a070943791
Type: Forced air Capacity: 60,000 BTUHR
Area Served: Whole building Approximate Age: 15-20 Years
Fuel Type: Natural gas
Acceptable Heat Exchanger: 3 Burner
Unable to Inspect: 50%

Acceptable Blower Fan/Filter: Direct drive with disposable filter - -- Replace/clean filter once a month if any one in the house has allergies or there is any animal living in the house, every 3 months if none of the above



Acceptable Distribution: Metal duct
Acceptable Circulator: Gravity
Acceptable Draft Control: Manual



Heating System (Continued)

Acceptable

Flue Pipe: Metal

Acceptable

Devices: Heat exchanger

Acceptable

Humidifier: Honeywell - -- Recommend cleaning lines with changing filter once a year.



Acceptable

Thermostats: Programmable

Tank Location: N/A

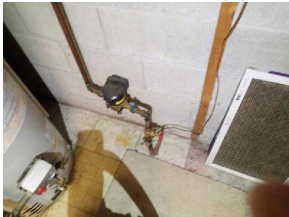
Suspected Asbestos: No

Plumbing

Always ensure this is just a visual inspection and to understand your components better recommend having a qualified licensed contractor educate.

Acceptable

Service Line: Copper



Acceptable

Main Water Shutoff: Basement

Acceptable

Water Lines: Copper





Plumbing (Continued)

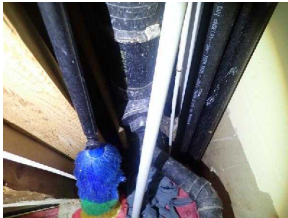
Acceptable

Drain Pipes: ABS



Acceptable

Service Caps: Accessible



Acceptable

Vent Pipes: ABS



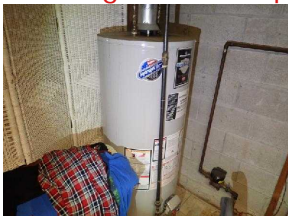
Acceptable

Gas Service Lines: Cast iron

Basement Water Heater

Marginal

Water Heater Operation: Functional at time of inspection - -- Older water tank with minimal heating present a time of inspection recommend calling rental company to investigate and replace or repair to ensure proper heating of water.



Manufacturer: Bradford-White

Model Number: mi60t6fbn Serial Number: jb16298441



Plumbing (Continued)

Type: Natural gas Capacity: 50 Gal.
Approximate Age: 10-15 Years Area Served: Whole building
Acceptable Flue Pipe: Metal
Acceptable TPRV and Drain Tube: PVC

Kitchen

1st Floor Kitchen
Acceptable Cooking Appliances: General Electric



Acceptable Ventilator: Allure



Acceptable Dishwasher: Viking - -- Old unit recommend updating.



Air Gap Present? Yes



Kitchen (Continued)

Marginal

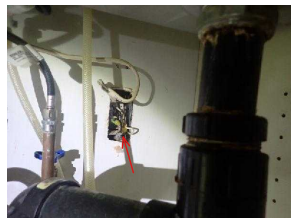
Refrigerator: General Electric - -- Refrigerator was not operable at time of inspection recommend replacing.



Acceptable

Sink: Stainless Steel

Acceptable, Marginal Electrical: 110 VAC, 110 VAC GFCI - -- Loose wiring present below sink recommend securing wiring in a box with a cover plate to reduce contact to live electrical.



Marginal

Plumbing/Fixtures: ABS - -- Faucet head is leaking a time of inspection replacing a faucet head is needed.



Acceptable, Marginal Counter Tops: Laminate and wood - -- Water damage present under the counter recommend installing new shelving below sink with cleaning of mold that is present.



Kitchen (Continued)

Counter Tops: (continued)



Acceptable
Acceptable
Acceptable

Cabinets: Wood
Ceiling: Paint
Walls: Paint



Acceptable
Acceptable

Floor: Linoleum
Doors: Vinyl sliding



Acceptable
Acceptable
Basement Kitchen

Windows: Vinyl
HVAC Source: Forced Air

Acceptable

Cooking Appliances: Moffat





Kitchen (Continued)

Acceptable

Ventilator: Electrohome



Acceptable

Dishwasher: Frigidaire - -- Old unit recommend updating.



Air Gap Present? Yes

Acceptable

Refrigerator: Kenmore



Acceptable

Sink: Stainless Steel



Acceptable

Electrical: 110 VAC, 110 VAC GFCI

Acceptable

Plumbing/Fixtures: ABS

Acceptable

Counter Tops: Laminate and wood

Acceptable

Cabinets: Wood



Kitchen (Continued)

Acceptable, Marginal Ceiling: Paint, Suspended ceiling - -- Old past water staining recommend replacing damaged tiles.



Acceptable
Acceptable

Walls: Paint, Wallpaper
Floor: Linoleum



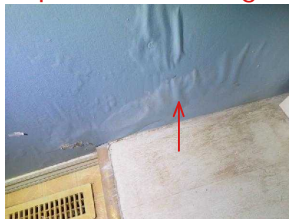
Acceptable
Acceptable
Acceptable

Doors: Hollow wood
Windows: Vinyl
HVAC Source: Forced Air

Bathroom

1st floor main Bathroom

Acceptable, Marginal Closet: Single - -- Past water damage present from old roof I recommend repairs to damage material to reduce mold growth.



Acceptable

Ceiling: Paint



Bathroom (Continued)

Acceptable

Walls: Paint



Acceptable

Floor: Linoleum

Acceptable

Doors: Hollow wood

Acceptable

Windows: Vinyl - -- Old window recommend upgrading.



Acceptable

Electrical: 110 VAC GFCI

Acceptable

Sink/Basin: One piece sink/counter top



Acceptable, Marginal Faucets/Traps: Delta fixtures with a ABS trap - -- Slow draining present a time of inspection recommend cleaning line to avoid leaking in the future.



Acceptable

Tub/Surround: Metal



Bathroom (Continued)

Acceptable	Shower/Surround: Fiberglass - -- Recommend caulking around walls and any gaps to reduce water penetration behind walls in the future.
	
Marginal	Toilets: American Standard - -- Toilet was not operating a time inspection recommend repairs or replacing.
	
Acceptable	HVAC Source: Forced Air
Acceptable	Ventilation: Electric ventilation fan and window
Basement Bathroom	
Acceptable	Ceiling: Paint
Acceptable	Walls: Paint
	
Acceptable	Floor: Linoleum
Acceptable	Doors: Hollow wood
Acceptable	Windows: Vinyl - -- Older window recommend upgrading in the future.



Bathroom (Continued)

Acceptable, Marginal Electrical: 110 VAC GFCI - -- Improper lighting for shower stall, recommend installing a pot light with a proper moisture rated cover to reduce moisture damage to electrical in the future.



Marginal

Sink/Basin: One piece sink/counter top - -- Old sink with hairline cracks and rotted out faucet present recommend upgrading to reduce leaking in the future.



Acceptable

Faucets/Traps: Delta fixtures with a ABS trap - -- Past leaking was present on main drain for sink. Recommend monitoring and repairing if leaking continues.



Marginal

Tub/Surround: Metal - -- Corrosion and leaking on faucet head. Replacing of the faucet and spout are recommended.





Bathroom (Continued)

Acceptable Shower/Surround: Tile Surround - -- Recommend caulking around walls and any gaps to reduce water penetration behind walls in the future.



Acceptable, Marginal Toilets: American Standard - -- Older toilet continues to run after flushed, recommend replacing or repairing of toilet.



Acceptable HVAC Source: Forced Air

Acceptable Ventilation: Window - -- Recommend installing a fan for better ventilation.

1st floor main Half Bathroom

Acceptable Ceiling: Paint

Acceptable Walls: Wallpaper



Acceptable Floor: Tile

Acceptable Doors: Hollow wood



Bathroom (Continued)

Acceptable

Sink/Basin: One piece sink/counter top



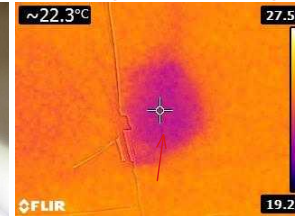
Acceptable

Faucets/Traps: Delta fixtures with a ABS trap



Marginal

Toilets: American Standard - -- Toilet was not operating a time inspection with leaking noted at the water line recommend repairs or replacing.



Acceptable

HVAC Source: Forced Air

Acceptable

Ventilation: Electric ventilation fan



Living Space

Living area main floor Living Space

Acceptable

Closet: Single



Acceptable, Marginal Ceiling: Paint - -- Past water leaking from old roof recommend repairs. No active water damage is present a time of inspection.



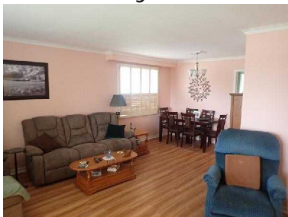
Acceptable

Walls: Paint



Acceptable

Floor: Vinyl, Hardwood





Living Space (Continued)

Acceptable Doors: Hollow wood, Metal



Acceptable Windows: Vinyl



Acceptable Electrical: 110 VAC
Acceptable HVAC Source: Forced Air
Acceptable Smoke Detector: Present

Bedroom

Master Bedroom

Acceptable Closet: Single



Acceptable Ceiling: Paint
Acceptable Walls: Paint



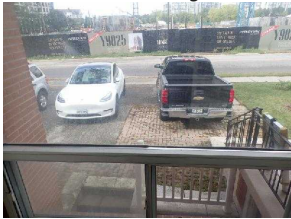
Bedroom (Continued)

Walls: (continued)



Acceptable
Acceptable
Acceptable

Floor: Hardwood
Doors: Hollow wood
Windows: Vinyl



Acceptable
Acceptable
Not Present

Electrical: 110 VAC
HVAC Source: Forced Air
Smoke Detector: Missing - -- Missing, recommend installing new detectors on every level to ensure safety.

2nd Bedroom Bedroom

Acceptable

Closet: Single



Acceptable

Ceiling: Paint



Bedroom (Continued)

Acceptable

Walls: Paint

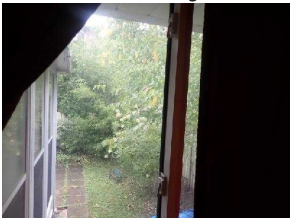


Acceptable, Marginal Floor: Hardwood - -- Old past water damage on ceiling and floors no active moisture present at time inspection recommend repairing damaged hardwood.



Acceptable
Acceptable

Doors: Hollow wood
Windows: Vinyl



Acceptable
Acceptable
3rd Bedroom Bedroom

Electrical: 110 VAC
HVAC Source: Forced Air

Acceptable
Acceptable

Ceiling: Tile
Walls: Paint

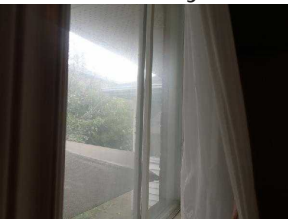




Bedroom (Continued)

Acceptable
Acceptable
Acceptable

Floor: Vinyl
Doors: Hollow wood
Windows: Vinyl



Acceptable
Acceptable

Electrical: 110 VAC
HVAC Source: Forced Air

Laundry Room/Area

Basement Laundry Room/Area

Acceptable
Acceptable

Ceiling: Suspended ceiling
Walls: Drywall



Acceptable
Acceptable
Acceptable
Acceptable
Acceptable
Marginal

Floor: Linoleum
Doors: Hollow wood
Windows: Vinyl
Electrical: 110 VAC
HVAC Source: Forced Air
Laundry Tub: PVC - -- Leaking from controls noted, recommend replacing to reduce future plumbing issues.



Laundry Room/Area (Continued)

Laundry Tub: (continued)



Acceptable Laundry Tub Drain: ABS

Acceptable, Marginal Washer Hose Bib: Rubber Hoses - -- Rotary with rubber hoses--- Rubber hoses can rupture over the time causing flood, as this laundry facility is on a second floor and or in finish basement recommend upgrade to braided lines



Acceptable Washer and Dryer Electrical: 110-120 VAC

Acceptable Dryer Vent: Metal - -- Recommend cleaning lint every few months, to reduce build up and possible fire hazards.



Acceptable Washer Drain: Drains to laundry tub





Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Steps/Stoops: Concrete, Paver, Wood - -- Deterioration on bottom concrete step present with erosion of material. Recommend repairs to reduce cracking and breaking issues over the years.



2. Deck: Wood, Enclosed - -- Deck wood is in poor shape with rotted areas. Recommend upgrading deck to help with stability of structure over the years.



3. Grading: Moderate slope, Negative slope - -- Grading is negative in areas around property, grading is very important, recommend always ensuring a proper slop away from homes foundation, to reduce water penetration in to the interior in the future.



Lots and Grounds (Continued)

Grading: (continued)



4. Vegetation: Trees, Plants - -- Tree limbs over hang the roof and should be cut back to reduce excelled deterioration over the years.



5. Basement Stairwell: Stone - -- Railings missing recommend installing railings to reduce fall hazard over the years.



6. Fences: Wood - -- Old wood fencing with leaning posts and damaged areas, upgrading the damaged areas is recommended.



Lots and Grounds (Continued)

Fences: (continued)

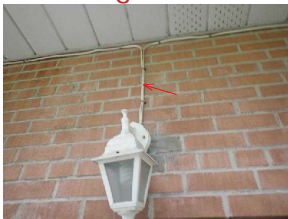


Exterior

7. Windows: Vinyl - -- Caulking around the windows is a must to avoid any water penetration and should be done and review yearly to ensure no gaps are present. Windows are getting older upgrading when you have the money is recommended for better R value over the years.



8. Exterior Electric Outlets: 110 VAC GFCI - -- Interior electrical wire was ran on the exterior of the home. Recommend using UV rated wiring or installing existing wiring in a conduit to reduce cracking and breaking of existing electrical.



9. Hose Bibs: Rotary - -- Always recommend to shut off exterior hoses in garage and yard from the interior and bleeding the lines to reduce freezing damage in the winter months. Hose bib at back of home is leaking recommend replacing shut off.



Exterior (Continued)

Hose Bibs: (continued)



Roof

10. Gutters/Downspouts Aluminum - -- Missing and damaged areas around the property noted recommend upgrading gutters and downspouts to ensure proper drainage at all times.



11. Leader/Extension: Missing - -- Always ensure to extend runoff drains to move water away from foundation.





Marginal Summary (Continued)

Garage/Carport

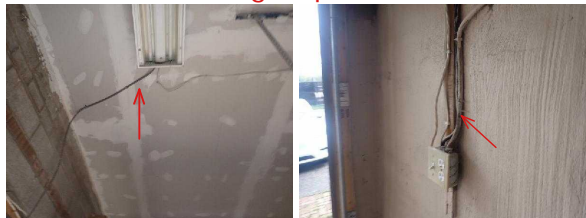
12. Attached Garage Garage Doors: Metal - -- Rusting at bottom of door noted upgrading of door will be needed in the future.



13. Attached Garage Ceiling: Drywall - -- Past water damage with mold present on walls and ceiling from roof leak in the past. Recommend replacing all damaged drywall to reduce further mold growth.



14. Attached Garage Electrical: 110 VAC - -- Some lighting and wiring not operating at time inspection recommend having a qualified electrician inspect and evaluate.



Electrical

15. Aluminum Wiring: Present - -- Aluminum wiring is present, recommend inquiring with your insurance company to ensure an ESA is not required, if it is a qualified electrician is needed to evaluate and estimate repairs if needed.



Electrical (Continued)

Aluminum Wiring: (continued)



Attic

16. Closet Attic Roof Framing: 2x4 Rafter - -- Open gap at front of home that is allowing light into attic and therefore will most likely allow animals and moisture as well. Recommend sealing this area to reduce future issues.



17. Closet Attic Sheathing: Plywood - -- Small amount of mold noted in some areas recommend spraying and sealing with a mold killer to reduce spreading in the future.



18. Closet Attic Ventilation: Roof only - -- Recommend soffit (Baffles) ventilation be installed to ensure proper breathing in attic at all times and reduce mold build up.





Marginal Summary (Continued)

19. Closet Attic Insulation Depth: Low - -- Recommend additional insulation in the future to reduce heat loss and keep heating costs down.



20. Closet Attic Bathroom Fan Venting: Electric fan - -- Bathroom improperly vents into attic and may cause moisture damage to the insulation and structure over the years, recommend to vent to exterior to reduce this issue.



Basement

21. Main Basement Ceiling: Paint, Suspended ceiling - -- Active water damage and mold present below upstairs two piece bathroom, a qualified plumber is needed to evaluate and repair. Also removal of affected drywall should be done to reduce health concerns.



22. Main Basement Moisture Location: Some low areas - -- Active water intrusion noted on West Wall bedroom area and East wall laundry room area. Water intrusion was noted at time of inspection recommend a further investigation by a qualified waterproof company. Cinder block can be very porous and tends to allow moisture in over the years if negative grading is present, recommend ensuring proper grading with parging on block to reduce this issue.



Basement (Continued)

Moisture Location: (continued)



Air Conditioning

23. Main AC System Condensate Removal: Plastic tubing - -- Leaking line in to the interior of unit, repairs are needed as soon as possible to reduce major damage to unit.





Marginal Summary (Continued)

Heating System

24. Main Heating System Heating System Operation: Functional at time of inspection - -- **Recommend servicing once a year to keep up with maintenance and help pro long life.** Condensation pump is not operating repairs are needed to avoid leaking in and around the unit over the years.



Plumbing

25. Basement Water Heater Water Heater Operation: Functional at time of inspection - -- **Older water tank with minimal heating present a time of inspection recommend calling rental company to investigate and replace or repair to ensure proper heating of water.**



Kitchen

26. 1st Floor Kitchen Refrigerator: General Electric - -- **Refrigerator was not operable at time of inspection recommend replacing.**





Marginal Summary (Continued)

27. 1st Floor Kitchen Electrical: 110 VAC, 110 VAC GFCI - -- Loose wiring present below sink recommend securing wiring in a box with a cover plate to reduce contact to live electrical.



28. 1st Floor Kitchen Plumbing/Fixtures: ABS - -- Faucet head is leaking a time of inspection replacing a faucet head is needed.



29. 1st Floor Kitchen Counter Tops: Laminate and wood - -- Water damage present under the counter recommend installing new shelving below sink with cleaning of mold that is present.



30. Basement Kitchen Ceiling: Paint, Suspended ceiling - -- Old past water staining recommend replacing damaged tiles.





Marginal Summary (Continued)

Bathroom

31. 1st floor main Bathroom Closet: Single - -- Past water damage present from old roof I recommend repairs to damage material to reduce mold growth.



32. 1st floor main Bathroom Faucets/Traps: Delta fixtures with a ABS trap - -- Slow draining present a time of inspection recommend cleaning line to avoid leaking in the future.



33. 1st floor main Bathroom Toilets: American Standard - -- Toilet was not operating a time inspection recommend repairs or replacing.



34. Basement Bathroom Electrical: 110 VAC GFCI - -- Improper lighting for shower stall, recommend installing a pot light with a proper moisture rated cover to reduce moisture damage to electrical in the future.





Marginal Summary (Continued)

35. Basement Bathroom Sink/Basin: One piece sink/counter top - -- Old sink with hairline cracks and rotted out faucet present recommend upgrading to reduce leaking in the future.



36. Basement Bathroom Tub/Surround: Metal - -- Corrosion and leaking on faucet head. Replacing of the faucet and spout are recommended.



37. Basement Bathroom Toilets: American Standard - -- Older toilet continues to run after flushed, recommend replacing or repairing of toilet.



38. 1st floor main Half Bathroom Toilets: American Standard - -- Toilet was not operating a time inspection with leaking noted at the water line recommend repairs or replacing.





Marginal Summary (Continued)

Living Space

39. Living area main floor Living Space Ceiling: Paint - -- Past water leaking from old roof recommend repairs. No active water damage is present at time of inspection.



Bedroom

40. 2nd Bedroom Bedroom Floor: Hardwood - -- Old past water damage on ceiling and floors no active moisture present at time inspection recommend repairing damaged hardwood.



Laundry Room/Area

41. Basement Laundry Room/Area Laundry Tub: PVC - -- Leaking from controls noted, recommend replacing to reduce future plumbing issues.



42. Basement Laundry Room/Area Washer Hose Bib: Rubber Hoses - -- Rotary with rubber hoses--- Rubber hoses can rupture over the time causing flood, as this laundry facility is on a second floor and or in finish basement recommend upgrade to braided lines



Laundry Room/Area (Continued)

Washer Hose Bib: (continued)

