


INSPECTION REPORT

Dwelling address
City, Province Postal Code

Prepared for:
Name

Inspection date:
Date

Prepared by:
Inspector name

RESO HOME INSPECTIONS

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Phone: 825-439-2309

Helping people find reliable living spaces

Thank you very much for choosing RESO HOME INSPECTIONS to perform your Inspection. We hope the experience was very useful. The inspection itself and the attached Inspection Report comply with the requirements of the Standards of Practice of our National Association. This document defines the scope of a Home Inspection.

We encourage you to read the **Standards of Practice**, so that you clearly understand what things are included in the home Inspection and in your Inspection Report.

This Inspection Report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the Report, other than the party named herein.

An Inspection Report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. We will be available to you for any questions you may have about your Inspection Report.

Properties being inspected do not "Pass" or "Fail”. Depending upon the age of the property, some items may not be installed; this Inspection Report will focus on safety and function, not current code, due to building codes are constantly changing over the years.

Again, thank you very much for choosing us to perform your Home Inspection.

Sincerely,
Abe Reynosa-Soto
RESO HOME INSPECTIONS

- MAIN MENU -

REPORT SUMMARY

The summary below consists of potentially significant items found that may require repair sooner than later. These findings may be a safety hazard, a deficiency that requires a qualified contractor to quote to correct, or items that will need prompt attention.
All repairs should be done by a licensed & bonded tradesman or qualified professional. We recommend obtaining a copy of all receipts, warranties and permits for the work done.
The summary is not a complete listing of all the findings in your Inspection Report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not show the pictures and support images. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

Priority Maintenance Items

1 ROOFING

1.1.2 **Sloped roofing / Asphalt Shingles**

Condition / Implication(s):	Old, worn out / Worn-out roofs can no longer perform and are prone to leakage	
Important Note(s):	**There are vulnerable points to water penetration specially at the valleys**	
Location:	Throughout	
Task(s):	Replace	Contact a Roofing Contractor to evaluate and replace the roof as needed
Time:	As soon as possible	

1.1.18 **Sloped Roof Flashings / Drip edge flashings**

Condition / Implication(s):	Missing / Damage to the eave system, including fascia and soffit, and to the sheating in some cases	
Important Note(s):	**There is no eave protection neither metal drip edge. Sheating is short and there is a gap between the fascia and the gutter; water penetration at this point is noticed at the overhang.**	
Location:	Throughout	
Task:	Repair or Replace	Contact a Roofing Contractor to evaluate and replace the sheating as needed
Time:	When reroofing	

8 PLUMBING

8.1.18 **Water Heater | Temperature/pressure relief (TPR) valve**

Condition / Implication(s):	Discharge tube missing / Scalding
Important Note(s):	**TPR Valve is a Safety device. A valve within a pressurized system that is used to control pressure for the optimal functionality of the system. Relief valves are designed to help your facility avoid system failures, and protect equipment from overpressurized conditions**
Floor level:	Basement
Room:	Utility Room
Task:	Provide
Time:	As soon as possible

1 ROOFING

Description

The home is considered to face	West
Sloped roofing material	Fiberglass Shingles. Also know as Architecture Shingles. This type of shingle is heavier and more durable, capable of withstanding the elements better. These type of shingles have gained popularity and are generally installed in higher-value homes.
Sloped roof flashing material	Metal
Approximate age	10-15 years
Typical life expectancy	30-40 years

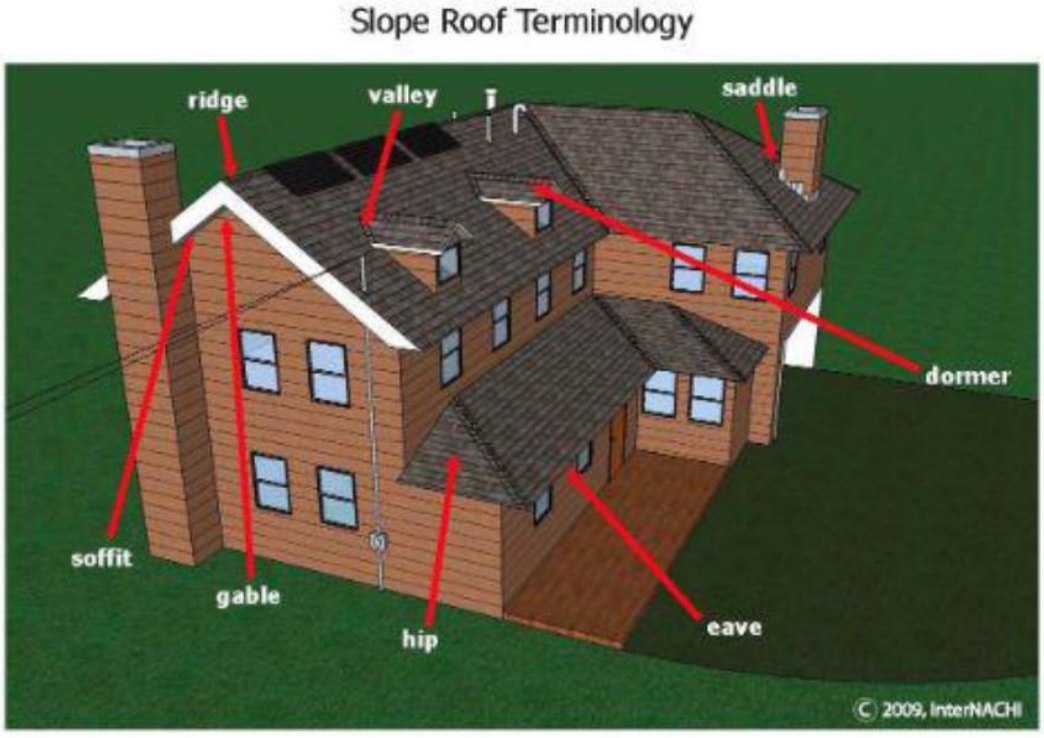
Methods of Inspect / Limitations

Roof Inspection limited/prevented by	Snow
Inspection performed	From roof edge

Not included as part of a building Inspection

Inspect:

Antennae and satellite dishes
Interiors of flues or chimneys
Others installed items attached to but not related to the roof systems



1 ROOFING

1.1 Recommendations/Task(s) to do

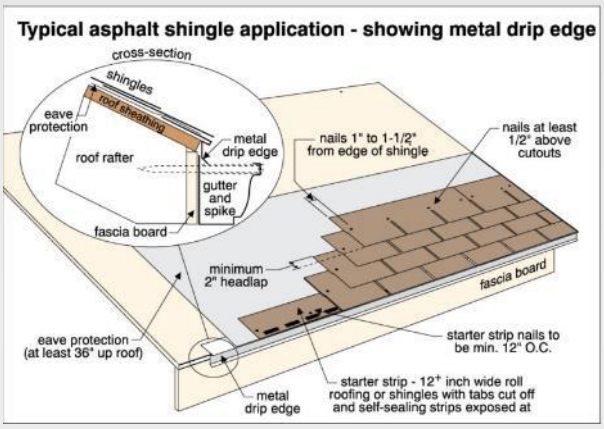
1.1.1 Recommendations / Overview

All roofs will require replacement at some point. Before this happens, seals at all roof penetrations and flashings, and the watertightness of rooftop elements, should be checked periodically and repaired or maintained as required. Gutters and downspouts require regular cleaning and maintenance. All vent pipe flashings should be checked periodically and should be repaired and/or sealed as needed. If any roof deficiencies are reported, a qualified roofer or the appropriate specialist should be contacted to determine what remedial action is required.

Ice/snow accumulation at the roof edge can cause leaks and consequential damage. The occurrence of ice dams is usually unpredictable and may only occur with certain roof designs or weather conditions.

1.1.18 Sloped Roof Flashings / Drip edge flashings

Condition / Implication(s):	Missing / Damage to the eave system, including fascia and soffit, and to the sheating in some cases	
Important Note(s):	**There is no eave protection neither metal drip edge. Sheating is short and there is a gap between the fascia and the gutter; water penetration at this point is noticed at the overhang.**	
Location:	Throughout	
Task:	Repair or Replace	Contact a Roofing Contractor to evaluate and replace the sheating as needed
Time:	When reroofing	



2 EXTERIOR

Description

Downspout discharge	Above grade
Lot slope	Away from building
Soffit and fascia	Aluminum
Wall surface and trim	Vinyl siding
	Stucco
Garage	Detached
Garage vehicle doors opener	Automatic Opener

Methods of Inspect / Limitations

General: The exterior inspection is a visual, non invasive inspection of visible and readily accessible components. Do not cover fences, boundary walls, soil conditions, and outbuildings other then garages unless other stated in this report.

Inspection limited/prevented by	Snow / ice / frost
Not or limited access to	

Not included as part of a building Inspection

Inspect:

Screening, shutters, awnings, and similar accessories
Geological, geothechnical or hydrological conditions
Recreation Facilities
Detached garages and outbuildings except as required by local authority with jurisdiction
Mechanical lifts
Seawalls, breakwaters, dikes, and docks
Erosion control and earth stabilization measures

2 EXTERIOR

2.1 Recommendations/Task(s) to do

2.1.1 Recommendations / Overview

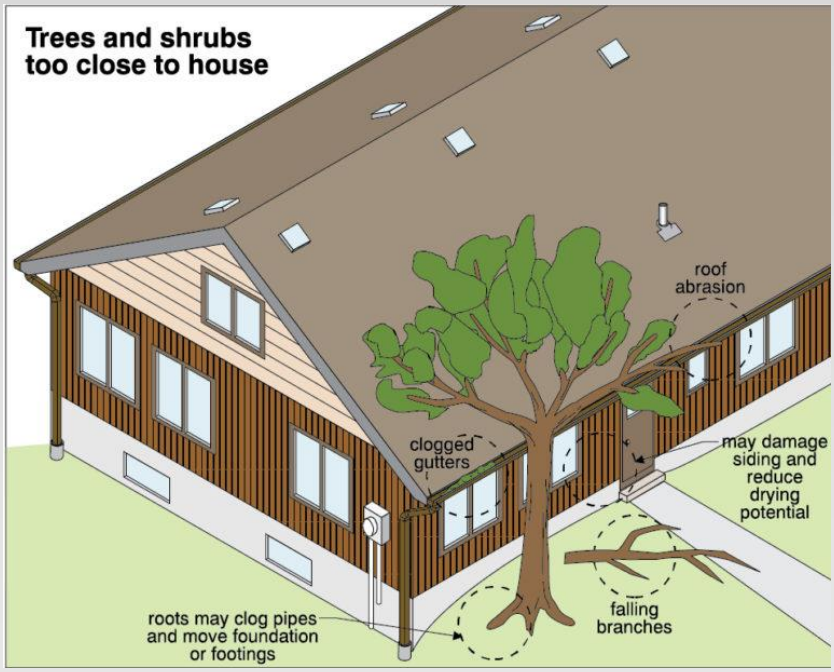
Water is one of the worst enemy of your house. Roof drainage systems and site/foundation grading and drainage must be maintained to provide adequate water control. Improper/inadequate grading or drainage and other soil/site factors can cause or contribute to foundation movement or failure, water infiltration into the house interior, and/or mould concerns. Houses built on expansive clays or uncompacted fill, on hillsides, along bodies of water, or in low-lying areas are especially prone to structural concerns.

All exterior envelope surfaces of the house should be inspected at least semi-annually, and maintained as needed, to prevent leakage and/or subsequent damage. While some areas of decay or damage may be reported, additional areas of concern may exist, subsequently develop, or be discovered during repair or maintenance work. Periodic caulking/resealing of all gaps and joints will be required. Insulated window/door units are subject to seal failure, which could ultimately affect the transparency and/or function of the window.

The integrity of the fire-separation wall/ceiling assemblies generally required between the house and garage, including any house-to-garage doors and attic hatches, must be maintained for proper protection. Review manufacturer use and safety instructions for garage doors and automatic door operators. All doors and door operators should be tested and serviced on a regular basis to prevent personal injury or equipment damage. Any malfunctioning doors or door operators should be repaired prior to using. Try not to storage combustibles in a garage. creating a potential hazard, including the possible ignition of vapors.

2.1.41 Landscaping / General notes

Condition / Implication(s):	Planters and gardens against walls / Damage to the siding and wall structure behind and below
Note(s):	Shrubs, trees, and planters may add to the appearance and value of a property, but can adversely affect the building. Shrubs and trees too close to a building can hold water against walls, prevent wood components from drying out and provide pests with good access into the house.
Condition / Implication(s):	Trees or shrubs too close to building / Damage to the siding and wall structure behind and below
Note(s):	This condition can cause siding to be scraped or mechanically damaged when the wind blows. They can also prevent air and sunlight from drying wet siding. Can overhang the roof and fill the gutters with leaves and needles. Large branches can scrape against the roof. Large, dead branches may fall, damaging the roof, gutters, siding or windows. Large trees close to the house may have roots that block or collapse sewers, or, in extreme cases, push in the foundation wall.
Location:	Throughout
Task:	It is advisable to schedule regular trimming of shrubs.
Time:	As soon as practical


Trees and shrubs
too close to house
roof
abrasion
clogged
gutters
may damage
siding and
reduce
drying
potential
falling
branches
roots may clog pipes
and move foundation
or footings

3 STRUCTURE

Description

Configuration	Basement
Foundation material	Poured concrete
Floor construction	Subfloor - plank
Exterior wall construction	Not visible
Roof/Attic framing	Rafters/Roof joists

Methods of Inspect / Limitations

General, Crawlspace, Other: Only visible and readily accessible structural components (beams, joists, foundations, slabs, etc.) can be commented and reported on. Components concealed by finishes and/or storage cannot be inspected and reported on. An opinion about the adequacy of structural components is not provided.

Inspection limited/prevented by	Ceiling, wall and floor coverings
Attic Inspection method	Inspected from access hatch
Percentage of foundation not visible for inspection	90%

Not included as part of a building Inspection

Provide any engineering service or architectural service
An opinion about the adequacy of any structural system or component
Visible mold evaluation
Attic load bearing components concealed by insulation cannot de traversed

3 STRUCTURE

3.1 Recommendations/Task(s) to do

3.1.1 Recommendations | Overview

The inspection of major structural elements is limited to an assessment of a representative portion of the readily accessible visual components. Inspection of structural components and other house elements may be restricted by the presence of finished surfaces and materials.

All foundations are subject to settlement and movement. Providing/maintaining adequate foundation grading is always critical to minimize detrimental conditions. Improper/inadequate grading or drainage can cause or contribute to foundation damage and/or failure and water penetration. If significant foundation movement or cracking is indicated, evaluation by an engineer or qualified foundation specialist is recommended.

All wood components are subject to decay and insect damage; a wood -destroying insect inspection is recommended.

While there may not be visible evidence of water intrusion at time of inspection. The inspector cannot offer any prediction against water entry. The presence of mold in concealed areas of the home does not fall within the scope of Home Inspection as it is not visibly accessible.

3.1.4 Foundations | General notes

Foundations transmit the weight of the house from the above-grade walls and floors down to the footings. Where there is a basement or crawlspace, foundations also resist the lateral pressure of the soil. The foundation acts as a retaining wall in this sense. In cold climates, foundations carry the weight of the house below the frost line to prevent frost heaving

Condition / Implication(s):	Typical minor cracks / Chance of water entering building
Note(s):	There were typical cracks throughout foundation near windows. These are normal
Location:	East
Task(s):	Monitor
Time:	Ongoing

4 ELECTRICAL

Description

Service Size	100 Amp (240 Volts)
System Grounding material and type	Copper - water pipe
Distribution Panel type and location	Breakers-Basement
Auxiliary Panel (sub-panel) type and location	Breakers-First Floor
Distribution wire (conductor) material and type	Copper-Non-metallic sheated
GFCI (Ground Fault Circuit Interrupter)	None noted
AFCI (Arc Fault Circuit Interrupter)	None noted
Smoke Alarms (detectors)	Present Basement Good until 2030
Carbon Monoxide (CO) Alarms (detectors)	Present

Limitations

General: Only visible and readily accessible electrical components can be inspected and reported on (plugs, switches, lights, panels, wiring, etc.) unless otherwise stated in this report. Components concealed or not readily accessible are not inspected and reported on.

Inspection limited/prevented by
Panel Covers
System Ground
Panel or disconnect cover

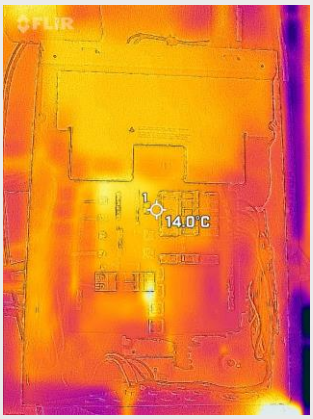
Not included as part of a building Inspection

Inspect:
Remote control devices unless the device is the only control device
Alarm systems and components
Low voltage wiring, systems and components
Ancillary wiring, systems and components not a part of the primary electrical power distribution system
Telecommunication equipment

Measure:
Amperage, voltage, or impedance

Operate or test:
Smoke alarms
Carbon monoxide alarms







4 ELECTRICAL

4.1 Recommendations/Task(s) to do

4.1.1 Recommendations / Overview

Service line clearance from trees and other objects must be maintained to minimize the chance of storm damage and service disruption.

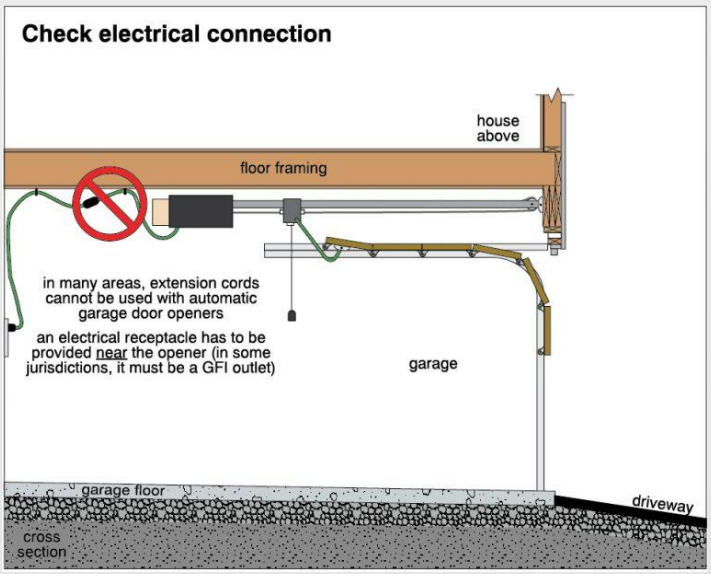
It is recommended that GFCIs be installed in all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors) of most newer houses; they are a recommended safety improvement for older houses. While a defective GFCI receptacle may still allow electricity to flow to the receptacle (and appliance), if the field test indicated any actual or suspected malfunction of a GFCI it should be corrected.

Many areas required the installation of a safety device, known as an Arc-Fault Circuit-Interrupter (AFCI's), in new construction. The purpose of an AFCI is to reduce fire hazards associated with frayed wires and electric arcing, particularly in areas such as living rooms and bedrooms were corded fixtures are used. The regular testing of GFCIs and AFCIs using the built-in test function is recommended. Any electric defects or capacity or distribution concerns should be evaluated and/or corrected by a licensed electrician.

4.1.14 Distribution system / Wiring - Installation

The wire carrying electricity from the panel to the fixtures and appliances is typically copper, although aluminum was commonly used from the mid-1960s to the late 1970s. Each post- 1960 cable is made up of two conductors and one ground wire. Pre-1960 installations did not include a ground wire in each branch circuit. (Notes: Dates are approximate. We use the terms wire and conductor interchangeably.)

Condition / Implication(s):	Extension cord for garage door opener / Electric shock
Note(s):	Extension cords cannot be used with automatic garage door openers, an electrical receptacle has to be provided near the opener
Room:	Garage
Task:	Correct
Time:	As soon as practical



4.1.23 **Distribution system / Smoke Alarms (detectors)**

Smoke detectors protect people by notifying them of fire in the home, especially when people are spleeping. They usually provide an audible alarm, and some have a visual alarm cinsisting of a flashing light.

Condition / Implication(s):	Missing / Safety issue
Note(s):	Smoke alarm not noted on first floor
Floor level:	First floor
Task:	Provide
Time:	As soon as possible

Smoke Alarms at Home

SMOKE ALARMS ARE A KEY PART of a home fire escape plan. When there is a fire, smoke spreads fast. Working smoke alarms give you early warning so you can get outside quickly.

SAFETY TIPS

- Install smoke alarms in every bedroom. They should also be outside each sleeping area and on every level of the home. Install alarms in the basement.
- Large homes may need extra smoke alarms.
- It is best to use interconnected smoke alarms. When one smoke alarm sounds, they all sound.
- Test all smoke alarms at least once a month. Press the test button to be sure the alarm is working.
- Current alarms on the market employ different types of technology including multi-sensing, which could include smoke and carbon monoxide combined.
- Today's smoke alarms will be more technologically advanced to respond to a multitude of fire conditions, yet mitigate false alarms.
- A smoke alarm should be on the ceiling or high on a wall. Keep smoke alarms away from the kitchen to reduce false alarms. They should be at least 10 feet (3 meters) from the stove.
- People who are hard-of-hearing or deaf can use special alarms. These alarms have strobe lights and bed shakers.
- Replace all smoke alarms when they are 10 years old.

FACTS

- A closed door may slow the spread of smoke, heat, and fire.
- Smoke alarms should be installed inside every sleeping room, outside each separate sleeping area, and on every level. Smoke alarms should be connected so when one sounds, they all sound. Most homes do not have this level of protection.
- Roughly 3 out of 5 fire deaths happen in homes with no smoke alarms or no working smoke alarms.

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The leading information and knowledge resource on fire, electrical and related hazards

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Carbon Monoxide Safety

Often called the invisible killer, carbon monoxide is an invisible, odorless, colorless gas created when fuels (such as gasoline, wood, coal, natural gas, propane, oil, and methane) burn incompletely. In the home, heating and cooking equipment that burn fuel can be sources of carbon monoxide.

- CO alarms should be installed in a central location outside each sleeping area and on every level of the home and in other locations where required by applicable laws, codes or standards. For the best protection, interconnect all CO alarms throughout the home. When one sounds, they all sound.
- Follow the manufacturer's instructions for placement and mounting height.
- Choose a CO alarm that is listed by a qualified testing laboratory.
- Call your local fire department's non-emergency number to find out what number to call if the CO alarm sounds.
- Test CO alarms at least once a month; replace them according to the manufacturer's instructions.
- If the audible trouble signal sounds, check for low batteries. If the battery is low, replace it. If it still sounds, call the fire department.
- If the CO alarm sounds, immediately move to a fresh air location outdoors or by an open window or door. Make sure everyone inside the home is accounted for. Call for help from a fresh air location and stay there until emergency personnel declare that it is safe to re-enter the home.
- If you need to warm a vehicle, remove it from the garage immediately after starting it. Do not run a vehicle or other fueled engine or motor indoors, even if garage doors are open. Make sure the exhaust pipe of a running vehicle is not covered with snow.
- During and after a snowstorm, make sure vents for the dryer, furnace, stove, and fireplace are clear of snow build-up.
- A generator should be used in a well-ventilated location outdoors away from windows, doors and vent openings.
- Gas or charcoal grills can produce CO — only use outside.

HOME HEATING EQUIPMENT

Have fuel-burning heating equipment and chimneys inspected by a professional every year before cold weather sets in. When using a fireplace, open the flue for adequate ventilation. Never use your oven to heat your home.

FACTS

- A person can be poisoned by a small amount of CO over a longer period of time or by a large amount of CO over a shorter amount of time.
- In 2010, U.S. fire departments responded to an estimated 80,100 non-fire CO incidents in which carbon monoxide was found, or an average of nine calls per hour.

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5 HEATING

Description

Heating System Type	Furnace
Fuel/Energy Source	Gas
Heat Distribution	Ducts and registers
Aproximate Capacity	66,000 BTU/hr
Efficiency	High-Efficiency
Exhaust Venting Method	Direct Vent
Combustion Air Source	Outside
Approximate Age	5 years
Typical Life Expectancy	Furnace (high-efficiency) 15 to 20 years
Main Fuel Shut Off At	Basement
Air Filter	16" X 25"
Fire Place / Stove	Gas Fireplace
Humidifier	Water Pan
Mechanical Ventilation System for Building	None
Location of the Thermostat for the Heating System	Hallway

Limitations

General: No warranty or guarantee is provided regarding the reliability and lifespan of the HVAC equipment following the inspection. Maintenance and regular inspections is critical to ensuring safe & proper operation of HVAC equipment.

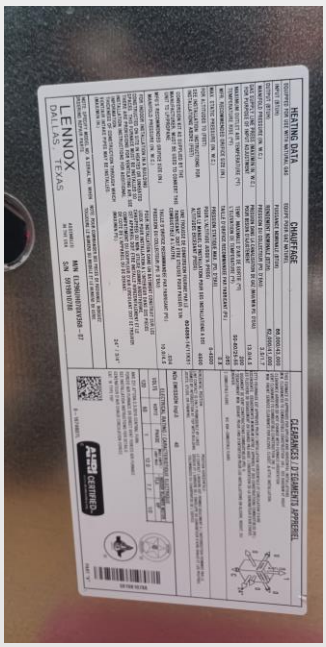
Inspection limited/prevented by
Data Plate on Equipment
Fire Place/Wood Stove

Not included as part of a building Inspection

Inspect:
Interior of flues or chimneys
Heat exchangers
Auxiliar Equipment
Solar heating systems
Screens, doors and dampers
Seals and gaskets
Automatic fuel feed devices
Heat distribution systems wheter fan-assisted or convection

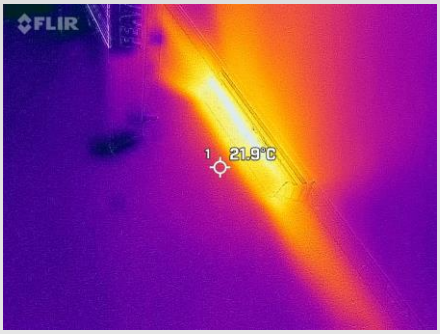
Determine:
System adequacy or distribution balance

Ignite or extinguish fire or pilot lights
Determine draft characteristics
Move fireplace inserts, stoves, or firebox contents

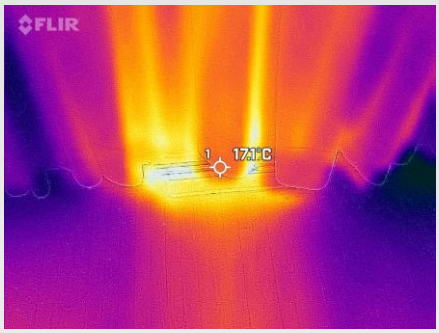


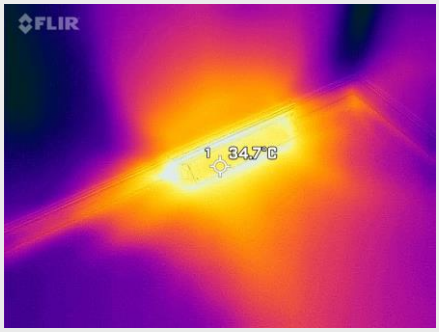

16 X 25 X 1


FURNACE Switch
ON ↔ OFF


FLIR
1 21.9°C


DRUMATIC HUMIDIFIER
90S


FLIR
1 17.1°C


FLIR
1 34.7°C


FLIR
1 50.3°C

5 HEATING

5.1 Recommendations/Task(s) to do

5.1.1 Recommendations / Overview

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum

Regular heating system maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Recommend Service and Cleaning of the Heating System and Vents avery 1-3 years depending on cleanliness and animals living the home.

Heating comfort will vary throughout most houses due to house or system design or other factors. Filters need to be replaced/cleaned on a regular basis; periodic duct cleaning may be required.

Humidifiers are high maintenance items and require regular cleaning and servicing. They are beneficial for maintaining indoor humidity at a comfortable level; however, presence of a humidifier may adversely affect the life of a furnace.

Insulation on older heating systems may contain asbestos. Independent evaluation is required to address any possible asbestos or buried fuel tank concerns. Servicing or repair of heating systems should be made by a qualified specialist.

Chimney and fireplace flue inspections should performed by a qualified chimney inspector or WETT technician. Regular cleaning is recommended.

HUMIDITY RECOMMENDATIONS	
Outside Temperature	**Recommended House Humidity**
-20°F (-29°C)	15%
-20°F (-29°C) to -10°F (-23°C)	20%
-10°F (-23°C) to 0°F (-18°C)	25%
0°F (-18°C) to +10°F (-12°C)	35%
+10°F (-12°C) and above	40%
Summer months	Off

6 COOLING

Description

Air Conditioning Type
Manufacturer
Cooling Capacity
Compressor Approximate Age
Typical Life Expectancy
Air Filter
Refrigerant Type
Location of the Thermostat for the Heating System
Condensate System
Ancillary Components

There is currently no air conditioning equipment installed in the building.

Limitations

Inspection limited/prevented by

Cooling systems are not operated when the outdoor temperature is below 18°C (65°F)

System Data Plate on Equipment

Not included as part of a building Inspection

Inspect:
Portable air conditioners

Determine:
System adequacy or distribution balance

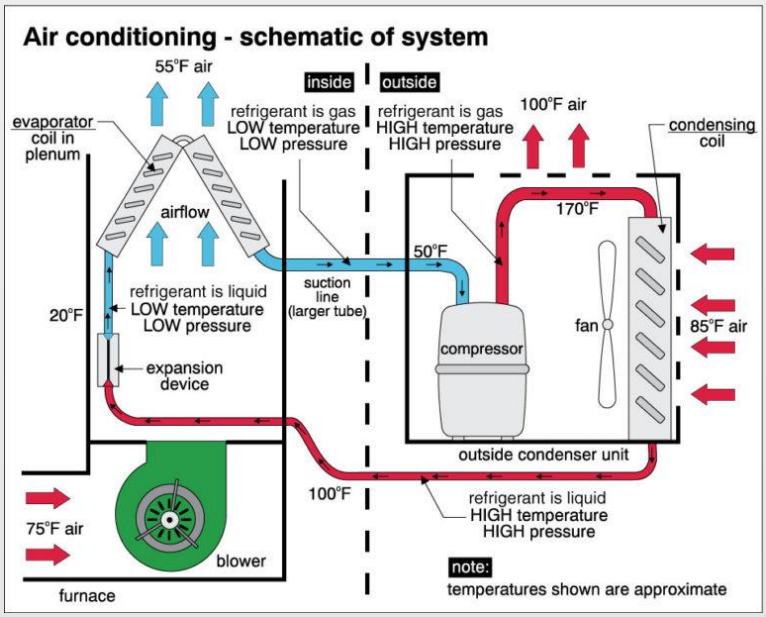
6.1 Recommendations/Task(s) to do

6.1.1 Recommendations / Overview

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum

Cooling System should be checked by a professional once a year. Inspections are essential for improving the longevity of your air conditioning system as well as monitoring its energy efficiency. A thorough inspection also reduces the likelihood of having no heat when you need it most or encountering expensive emergency repairs.

Generally, most air filter manufacturers and HVAC companies recommend changing your air filter every 90 days, or 3 months. That can change based on where your home is located (ex. dusty, dry climates), if you have any pets, and the age of your system and equipment. A dirty filter reduces the airflow to your HVAC system and causes it to work harder. It uses more energy, which costs you more money. It also might not be able to keep your home at the proper temperature. This means it may have to run for longer periods, which strains the system.



7 INSULATION & VENTILATION

Description

Attic/Roof Insulation material	Cellulose Fiber (R-Value 3.4-3.6 per inch) Cellulose fiber is essentially paper, finely shredded and chemically treated to resist moisture, fire, rot and vermin. It is usually blown in or poured. It is prone to settling. Due to its relatively low cost, this material is very popular. Usually gray in color, it has a similar texture to lint. Cellulose fiber absorbs water, which reduces its effectiveness.
Attic/Roof Insulation amount/R-Value	R-24
Attic/Roof Air/Vapor Retarders	Not visible
Attic/Roof Ventilation	Roof & Soffits vents
Wall Insulation material	Not visible
Wall Insulation amount/value	Not determined
Foundation wall insulation material	Not visible
Foundation wall insulation amount/value	Not determined
Mechanical Ventilation System for Building	None

Methods of Inspect / Limitations

General: Insulation inspection limitations: Only visible and readly accessible insulation materials can be inspected and reported on. Wall, floor and ceiling insulation materials that are covered with finishes cannot be inspected and reported on.

Inspection limited/prevented by lack or access to

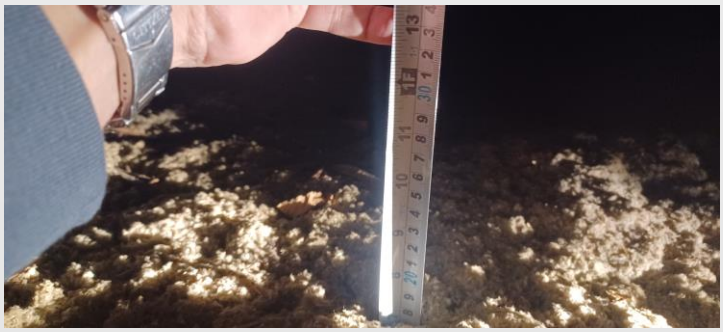
Attic inspection performed	From access hatch

Not included as part of a building Inspection

Disturb:
Insulation
Vapour retarders

Determine:
Indoor air quality
System adequacy or distribution balance

Obtain sample(s) for analysis
Insulation material(s)



7 INSULATION & VENTILATION

7.1 Recommendations/Task(s) to do

7.1.1 Recommendations / Overview

it is not possible to determine the wall insulation, type or condition of surfaces or hidden structural concerns that may exist under floor cover, carpeting, paneling, drop ceilings, etc

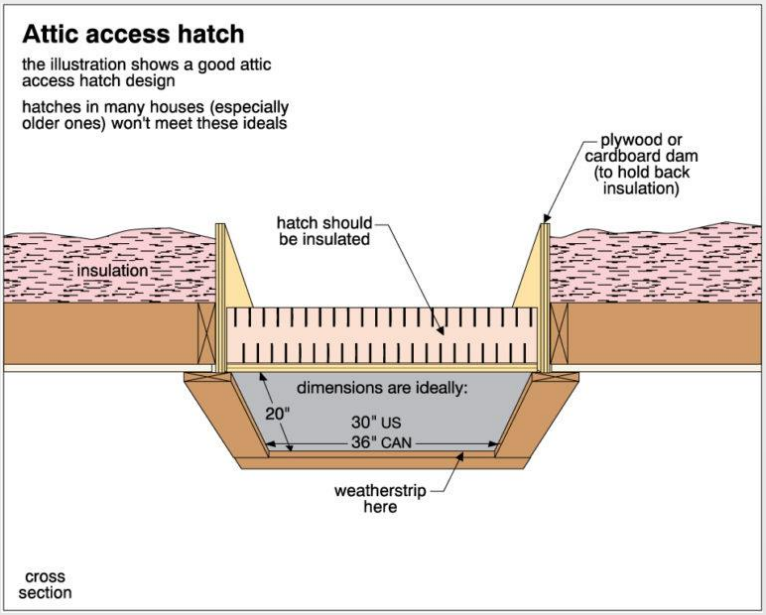
Assessment of the presence of a vapor retarder (barrier) is often restricted by insulation or finish materials. In colder climates, a retarder is critical and should be provided between the house and unconditioned areas such as the attic.

Attic heat, moisture levels, and ventilation conditions are subject to change. All attics should be monitored for any leakage, moisture buildup or other concerns. Some insulation products may contain or release potentially hazardous or irritating materials - avoid disturbing.

7.1.4 Attic/Roof | Hatch/Door

Tha attic access hatch should be insulated, ideally to the same level as the rest of the attic. Rigid os batt insulation can be glued to the top of the hatch. Air leakage around the access hatch can be controlled if the hatch cover is weather-stripped.

Condition / Implication(s):	Not weather-stripped / Increased heating and cooling costs
Note(s):	No weather stripping was observed on the access hatch cover. The air leakage from the house into the attic presents both a heat loss and potential moisture damage concern. It is recommended to install weather stripping to prevent warm, moist air from entering the attic during the winter months, which could lead to the formation of ice dams and condensation on structural components, potentially resulting in damage.
Floor level:	First floor
Room:	Hall
Task:	Provide
Time:	As soon as practical



8 PLUMBING

Description

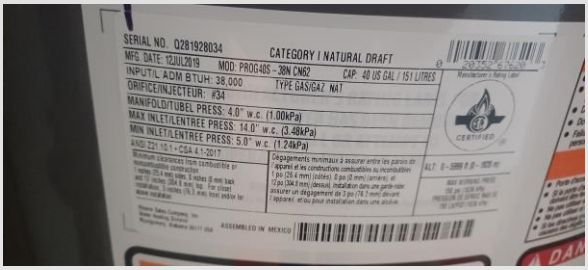
Water supply source (based on observed evidence)	Public
Service piping into building	Copper
Supply piping in building	Copper Copper piping is typically 1/2 or 3/4 inch diameter. Copper piping will last indefinitely, unless there are corrosive water conditions or manufacturing defects. Copper piping has soldered connections and the walls of the pipe are thinner than galvanized steel.
Main water shut off valve at the	Basement
Water Heater Type	Tank
Water Heater Location	Basement
Water Heater fuel/energy source	Gas
Water Heater Manufacturer	Rheem
Water Heater Tank Capacity	40 gallons
Water Heater Approximate Age	5 years
Water Heater Typical Life Expectancy	Conventional domestic Water Heaters have life expectancies that vary across North America. In some areas, life estimates are as low as 8 to 12 years. In other areas can be 15 to 25 years
Waste Disposal System	Public
Waste and Vent Piping in Building	Cast Iron
Sewer cleanout location	Basement
Pumps	Heating system condensate pump
Floor drain location	Near laundry area
Water treatment system	None
Gas meter location	Exterior right side
Gas Piping	Steel
Main fuel shut off valve at the	Basement
Backwater Valve (Backflow Valve)	None found. These valves help prevent sewer backup. Many insurance companies insist these be installed before they will offer a sewer backup endorsement, which we strongly recommend you obtain
Exterior Hose Bibb (outdoor faucet)	Present
Sump-Pump & Discharge	None

Limitations

General: Only visible and readily accessible plumbing components can be inspected and reported on. Shut off/isolation valves are generally not tested/operated to prevent risk of leaks and damages. This inspection does not cover water quality, water treatment equipment. Tub & sink overflows are generally not tested as this requires the tubs/sinks to be filled to capacity.

Inspection limited/prevented by
Fixtures not tested/not in service


Rheem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CATEGORY I NATURAL DRAFT
MFG. DATE: 12JUL2019
MOD: PROG40S - 38N CN62
CAP: 40 US GAL / 151 LITRES
INPUT/L ADM BTUH: 38,000
TYPE GAS/GAZ: NAT
ORIFICE/INJECTEUR: #34
MANIFOLD/TUBEL PRESS: 4.0" w.c. (1.00kPa)
MAX. INLET/ENTREE PRESS: 14.0" w.c. (3.48kPa)
MIN. INLET/ENTREE PRESS: 5.0" w.c. (1.24kPa)
ANSI Z21.10.1 • CSA 4.1-2017
ASSEMBLED IN MEXICO

8 PLUMBING

8.1 Recommendations/Task(s) to do

8.1.1 Recommendations / Overview

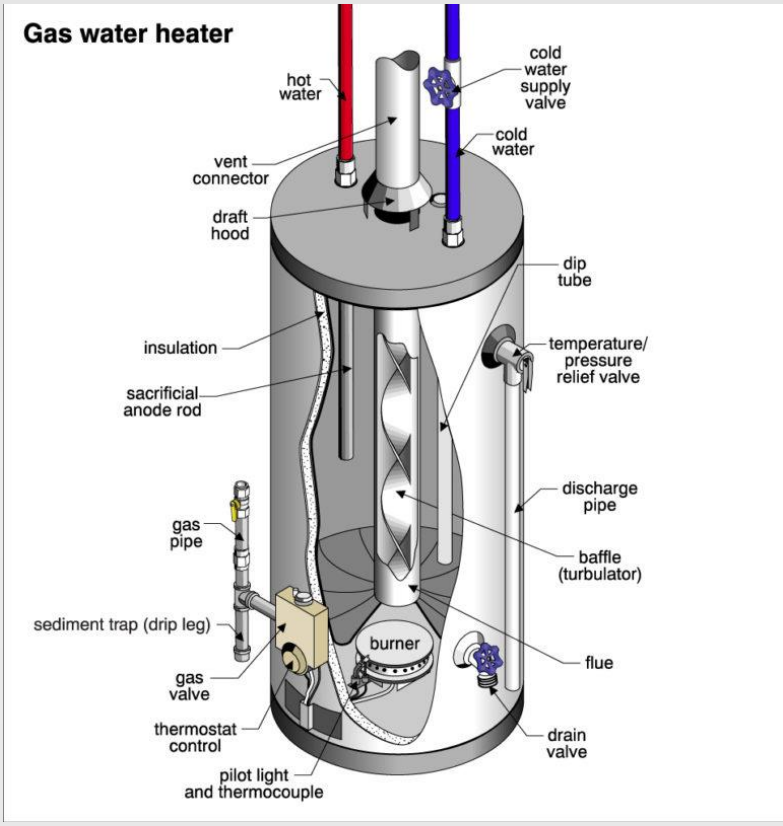
Plumbing systems are subject to unpredictable change, particularly as they age (e.g., leaks may develop, water flow may drop, or drains may become blocked). Some piping may be subject to premature failure due to inherent material deficiencies or water quality problems, (e.g., polybutylene pipe may leak at joints, copper water pipe may corrode due to acidic water, or old galvanized pipe may clog due to water mineral content).

Evaluation of the plumbing system is limited to permanently connected fixtures and readily visible pipe conditions. The function and effectiveness of laundry standpipes, vent pipes, floor drains, fixture overflows, anti-siphon devices and similar items generally cannot be evaluated

All plumbing faucets and valves, including those at sinks, toilets, bathtubs, showers and laundry areas, will require periodic maintenance as washers, gaskets and other components dry out or become worn over time.

Hot water supply temperatures should be maintained at a suitable level for personal comfort and safety. Newer tanks should be drained periodically, but many old tanks are best left alone.

Since main shutoff valves are operated infrequently it is not unusual for them to become frozen over time. They often leak or break when operated after a period of inactivity. For this reason main shutoff valves are not tested during a inspection. Caution is urged when operating shut offs that have not been turned for a long period of time. All shutoff valves and angle stops should be turned regularly to ensure free movement in case of emergency.



9 INTERIOR

Description

Mayor Floor Finishes	Hardwood Carpet Vinyl
Mayor wall and ceiling finishes	Plaster/Drywall
Windows	Vinyl Wood
Glazing	Triple
Evidence of basement leakage	
Inventory Garage Door Opener	Cnamberlain/LiftMaster
Bathroom ventilation	Window
Counter & Cabinets	Inspected
Stairs & Railings	Inspected

Limitations

General: This inspection covers the general condition of the building's interior doors, flooring, walls, ceilings, windows. Only visible and readily accessible components are inspected and reported on. Minor flaws such as wear & tear, non moisture staining and finishing flaws may not be reported on.

Inspection limited/prevented by	Storage/furnishing Storage in closets
Restricted access to	

Not included as part of a building Inspection

Inspect:

Decorative finishes	Household appliances
Window treatments	Recreational facilities
Central vacuum systems	

9 INTERIOR

9.1 Recommendations/Task(s) to do

9.1.1 Recommendations / Overview

All homes are subject to indoor air quality concerns due to factors such as venting system defects, out gassing from construction materials, smoking, and the use of house and personal care products. Air quality can also be adversely affected by the growth of moulds, fungi and other micro-organisms as a result of leakage or high humidity conditions. For air quality evaluations, a qualified testing firm should be contacted.

Many kitchen appliances need maintenance and have limited service life. Periodically check all units for leakage or other malfunctions. Utility provisions and connections, including water, waste, gas, and/or electric may require upgrading with new appliances, especially when a larger or upper-end appliance is installed. Due to the presence of cooking and washing equipment that can generate excess moisture, and in the case of gas cooking appliances which can discharge possible contaminants into the air, adequate kitchen area venting is required (window and/or mechanical vent).

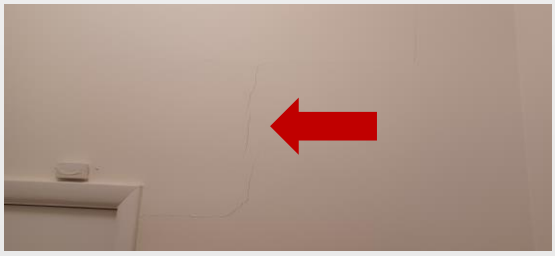
All surfaces exposed to water accumulation (kitchen, bathrooms, laundry room) must be maintained on a regular basis by caulking, grouting, or other sealing materials.

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

All smoke and carbon monoxide detectors should be tested on a regular basis. Unless documentation is available on the age of detectors recommend replacing all detectors prior to occupancy. It is generally recommended that at least one smoke/carbon monoxide detector be placed on each floor level and in each sleeping area. Carbon monoxide detectors are recommended as well for any home within 5m (16 ft.) of bedrooms and in the same room as a wood burning fireplace or appliance.

9.1.7 Walls | General Notes

Condition / Implication(s):	Cracks / Damage or physical injury due to falling materials
Note(s):	Most cracks on interior surfaces are cosmetic. They usually suggest incidental movement of the structure. In a few cases they suggest ongoing significant structural movement. If there is concern about structural movement, it is a good idea to take photographs of cracks with a reference point such as a ruler indicating crack size.
Floor level:	First floor
Room:	Hall
Task:	Repair
Time:	As soon as practical



10 SITE INFO

Description

Weather	Snow
Approximate temperature	-8°C
Attendees	Buyer's agent Buyer's representative
Access home provided by	Buyer's agent
Occupancy	The home was furnished during the inspection
Utilities	All utilities were on during the inspection
Inspection Services Provided	Standard property inspection
Approximate date of construction	1954
Approximate size of home	1100 ft.2
Building type	Bungalow
Number of stories	1
Garage, carport and outbuildings	Detached garage

END OF REPORT

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.