

Property Inspection Report



David Donnelly
GreenLight Home Inspection Services

123 Min Street
Inspection Prepared For: Sample Johnny
Agent:

Date of Inspection: 5/5/2023
Year Built: 3 Size: 1400
Weather: Sunny 12C

Report Introduction

We appreciate the opportunity to conduct this inspection for you! It's important to note that items listed on the summary page are not the entire report. Please carefully read your entire inspection report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed, and the report is delivered, we are still available for any questions you may have. Please feel free to contact us via phone or email.

Properties being inspected do not "Pass" or "Fail." The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the property's age, some items like GFCI outlets may not be installed. This report will focus on safety and function; it is not a code inspection. This report identifies specific non-cosmetic concerns that the inspector feels may need further investigation or repair.

We recommend that licensed contractors evaluate and repair any concerns and defects for your safety and liability purposes. Note that this report is a snapshot in time, on the day of the inspection. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the property's condition, using this report as a guide.

Video In Your Report: Your inspector may have included videos of issues within the report. If you are opening the PDF version of the report, make sure you view the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page, the videos will play in any browser, just click on any video within the report to start it playing.

Throughout the report, we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.



Satisfactory – Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear deterioration.



Marginal – Indicates the component will probably require repair or replacement anytime within five years.



Poor – Indicates the component will need repair or replacement now or in the very near future.



Safety - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue, it could be a very inexpensive fix. Please make sure to read the narrative to understand the issue thoroughly.



Not Applicable/None - Items with this rating could not be fully inspected because access was blocked off or covered. Or the item did not exist at the home.

Our report contains a unique pop-up glossary feature. When you see words highlighted in yellow, hover your mouse over the term. The definition or a tip about the item will appear!

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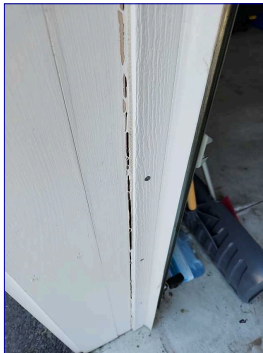
Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Exterior

Page 12 Item: 8

Caulking



Water Heater

Page 46 Item: 9

Comments

• The average life expectancy for a water heater is 8-12 years.
Recommend budgeting for replacement.

Overview

1. Scope of Inspection

• All components designated for inspection in the InterNACHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. The professional home inspection is a visible, non-invasive inspection of the home on the day of the inspection only.

2. Main Entrance Faces

• For the purpose of this inspection, this house faces north.

3. State of Occupancy

• Occupied

4. Weather Conditions

• Sunny

5. Recent Rain/Snow

• No

6. Ground Cover

• Dry

7. Approximate Age

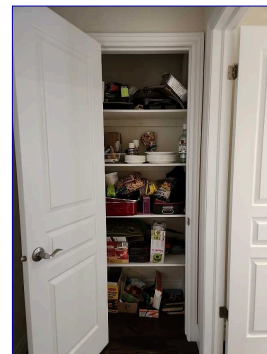
• 5-10 years

House Photos

1. House Photo's

Observations:

• The front of the house



Grounds

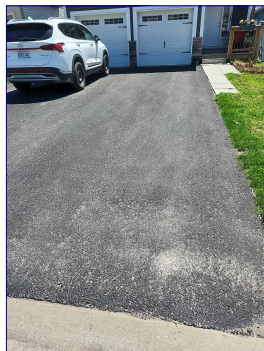
1. Service Walks

N/A

2. Driveway/Parking



- Materials:
- Asphalt
- Observations:
- The Driveway View



3. Porch

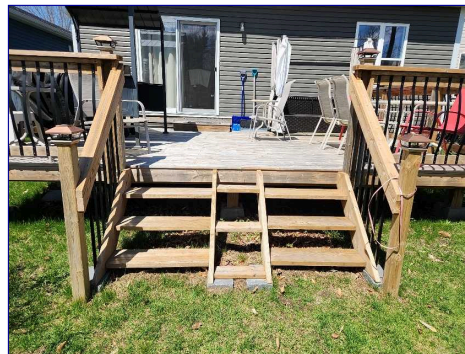
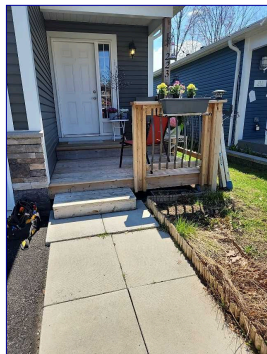


- Materials:
- Wood

4. Steps/Stoop



- Materials:
- Wood
- Observations:
- The Steps/Stoop View



5. Patio

N/A

Grounds (continued)

6. Deck/Balcony

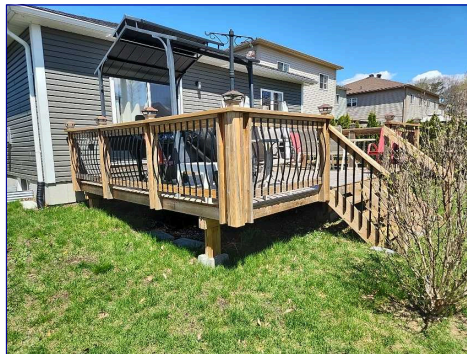
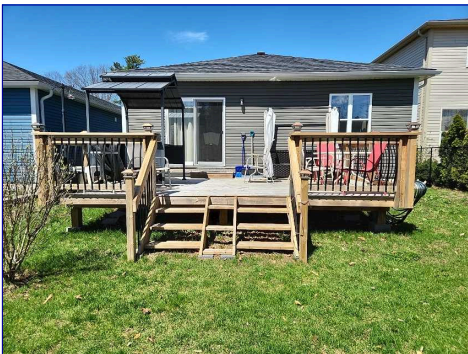


Materials:

- Wood
- Treated

Observations:

- The wood in the deck needs painting or treating. Recommend painting or treating wood on the deck to help protect it from damage.



7. Deck/Porch/Patio Covers



8. Fence/Wall



Grounds (continued)

9. Landscape Affecting Foundation

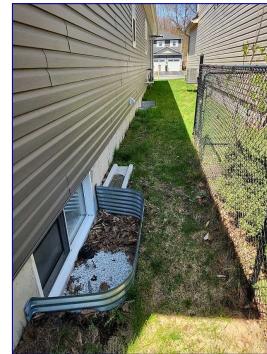
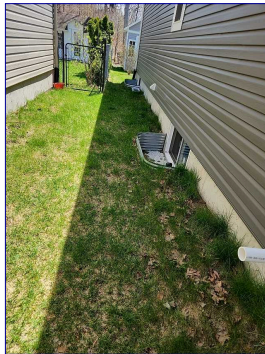
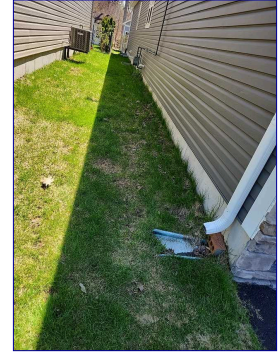
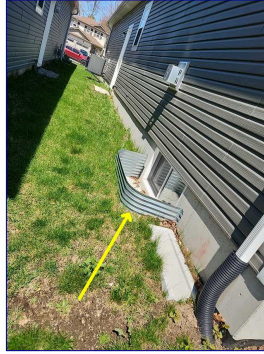
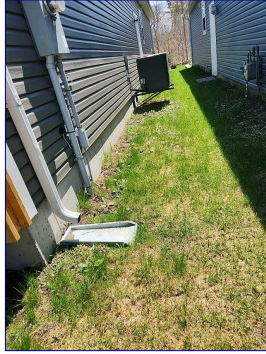


Condition:

- Recommend window well covers

Observations:

- Window well covers are missing in one or more locations. Adding window well covers will help prevent moisture and debris from entering the window wells. In addition, an open window well is a falling hazard. Recommend adding window well covers.



10. Retaining Wall



11. Hose Bibs



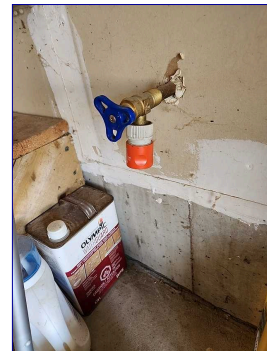
Hose Bibs:

- Not on

Observations:

- Hose faucet was shut-off and not tested. A licensed plumber should be contacted to turn on the water and verify the proper operation of the hose bib.

Could not locate the shut-off for the back corner hose bib in the basement.

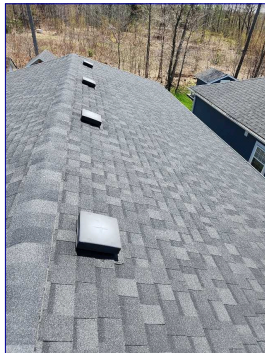
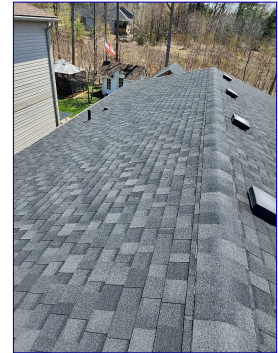
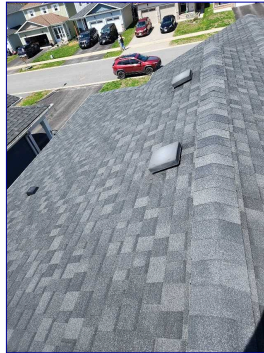
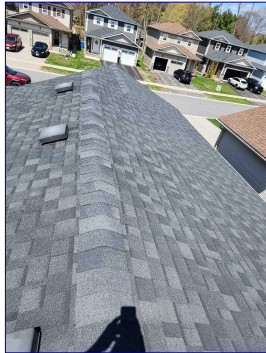


Roof

1. Roof View



Roof View:
• The Roof View



2. Roof General: Visibility

Visibility:
• All
Inspected From:
• Roof

3. Roof Style: Type/Style

Type/Style:
• Asphalt Shingle
• Hip
Layers/Age/Location:
• Layers 1+
• Age: 5-10+
• Location: House

4. Ventilation System



Type:
• Soffit
• Roof
Observations:
• The Soffit Vent
• The Roof Vent

Roof (continued)

5. Flashing



Materials:
• Galv/Alum

6. Valleys



Materials:
• Galvanized/Aluminum

7. Condition of Roof Covering



8. Skylights



9. Vents



Observations:
• The Roof Vent(s)

Exterior

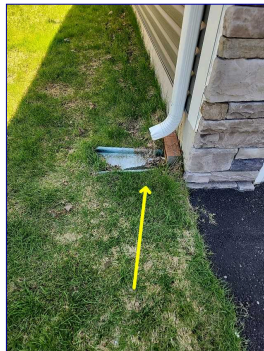
1. Chimney Chase



2. Gutters



Condition:
• Leveling of water diverter beside garage required.

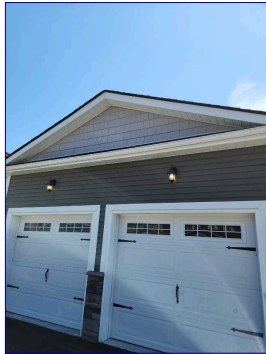


Exterior (continued)

3. Siding



Materials:
• Metal/Vinyl



4. Trim



Materials:
• Wood
• Vinyl

5. Soffit



Materials:
• Aluminum/Steel

6. Fascia



Materials:
• Aluminum/Steel

7. Flashing



Materials:
• Aluminum/Steel

8. Caulking



Condition:
• Caulking needed

Observations:

• The caulking is dried and cracked at trim around garage door. Recommend a professional contractor to repair the caulking.

Exterior (continued)



9. Windows/Screens

Materials:
• Aluminum/Vinyl clad



10. Storm Windows



11. Slab-On-Grade Foundation

Materials/Condition:
• Poured concrete



12. Service Entry

Location:
• Underground



13. Exterior Receptacles

Receptacles/Condition:
• Exterior receptacles: Yes
• **GFCI** present: Yes
• GFCI, operable: Yes



14. Building Exterior Wall Construction

Materials:
• Masonry



Exterior (continued)



15. Exterior Doors



Exterior A/C - Heat Pump 1

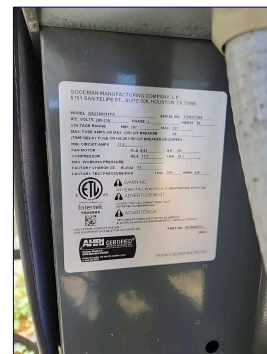
1. Exterior A/C - Heat Pump 1

N/A

- Location: West
- Approximate Age: 5-10+ years
- ---not tested due to exterior temperatures for the last 24hrs
- Insulation: Yes
- Improper clearance (air flow): No

Observations:

- The air conditioner was not operated due to the outside temperature. The unit should not be operated when the outside temperature is less than 60 degrees. Recommend a licensed HVAC contractor clean and check the **a/c** performance before using.



Garage/Carport

1. Type



Type:

- Attached
- 2-Car

Observations:

- The Garage



2. Automatic Opener



Operation:

- Operable

3. Safety Reverse



Operation:

- Operable
- Needs adjusting
- Photo eyes and pressure reverse tested

4. Roofing



Materials:

- Same as house

5. Gutters



Gutters:

- Same as house

6. Siding



Materials:

- Same as house

7. Trim



Materials:

- Same as house

Garage/Carport (continued)

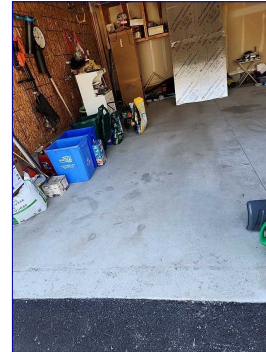
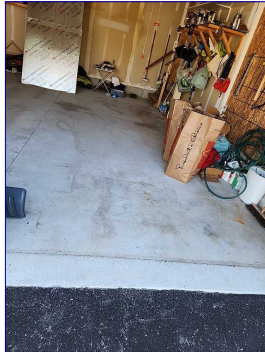
8. Window

N/A

9. Floor



Materials:
• Concrete



10. Sill Plates



Type:
• Floor level

11. Overhead Door(s)



Materials:
• Fiberglass

12. Exterior Service Door

N/A

13. Electrical Receptacles



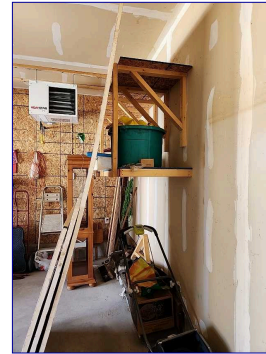
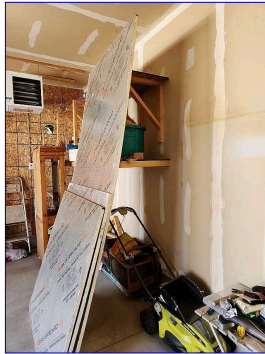
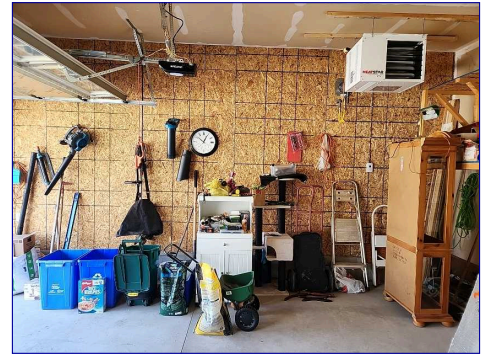
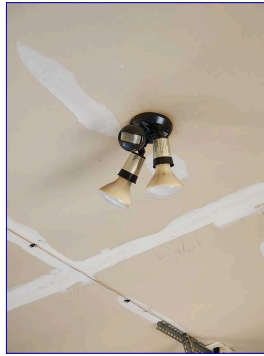
• Electrical receptacles: Yes
• GFCI present: No

14. Fire Separation Walls & Ceiling



Fire Wall:
• Fire separation wall & ceiling: Present

Garage/Carport (continued)



Living Room

1. Location

N/A

2. Walls & Ceiling

N/A

3. Floor

N/A

4. Ceiling Fan

N/A

5. Electrical

N/A

Living Room (continued)

6. Heating Source

N/A

7. Doors

N/A

8. Windows

N/A

9. Other

N/A

Family Room

1. Location



Location:
• First floor



2. Walls & Ceiling



3. Floor



Family Room (continued)

4. Ceiling Fan



5. Electrical



Condition:

- Switches: Yes
- Switches, operable: Yes
- **Whole house fan (bathroom fan) was not wired correctly between the 2 switches. Recommend a qualified electrician repair.
- Open ground: No
- Reverse polarity: No

6. Heating Source



- Heating source present: Yes

7. Doors



8. Windows



9. Other



Office

1. Location



2. Walls & Ceiling



3. Floor



Office (continued)

4. Ceiling Fan

N/A

5. Electrical

N/A

6. Heating Source

N/A

7. Doors

N/A

8. Windows

N/A

9. Other

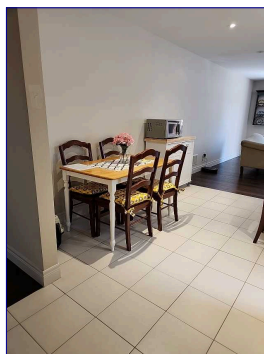
N/A

Dining Room

1. Location



Location:
• First floor



Dining Room (continued)

2. Walls & Ceiling



3. Floor



4. Ceiling Fan



5. Electrical



Condition:

- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: Yes
- Open ground: No
- Reverse polarity: No

6. Heating Source



7. Doors



8. Windows



Condition:

- None

9. Other



Kitchen

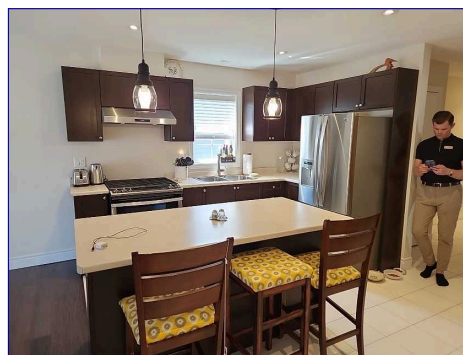
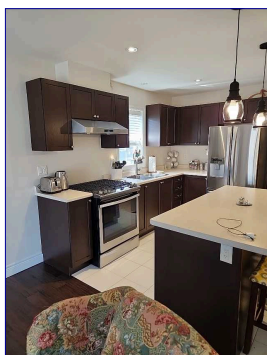
1. Kitchen Photo



Photos

- The Kitchen View

Kitchen (continued)



2. Countertops



3. Cabinets



4. Plumbing



- Faucet leaks: No
 - Pipes leak/corroded: No
 - Sink/Faucet: Satisfactory
But was loose.
 - Functional drainage: Satisfactory
 - Functional flow: Satisfactory
- Observations:
- Kitchen plumbing view



5. Walls & Ceiling



6. Windows



Kitchen (continued)

7. Heating/Cooling Source

- Heating source: No



8. Floor



9. Appliances



Appliances:

- Disposal, operable: Yes
- Oven, operable: Yes
- Dishwasher, operable: Yes
- Exhaust fan, operable: Yes
- Refrigerator, operable: Yes
- Microwave, operable: Yes
- Dishwasher airgap: Yes
- Dishwasher drain line looped: No
- GFCI Installed: Yes
- GFCI Operable: Yes
- Recommend GFCI receptacles: No
- Open ground/Reverse polarity: No



Laundry Room

1. Doors/Walls/Ceiling



2. Window

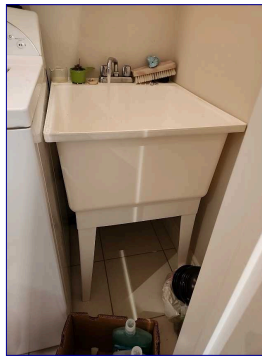
Installed:
• No



3. Laundry Sink



• Faucet leaks: No
• Faucet leaks: Not visible
• Cross connections: No



4. Heat Source Present

Heat Source Present:
• No



5. Room Vented

Room Vented:
• Yes



6. Dryer Vented

Dryer Vented:
• Wall



7. Electrical

Electrical:
• GFCI present: No
• Open ground/reverse polarity: No

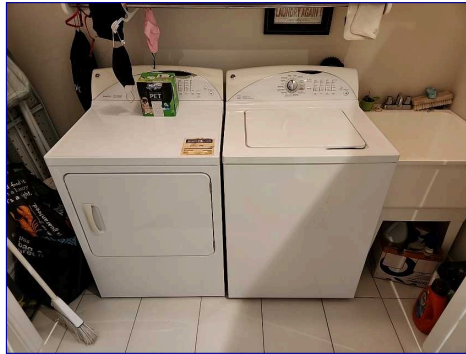


8. Appliances

Appliances:
• Washing machine
• Dryer



Laundry Room (continued)



9. Washer Hook-up Lines

Washer Hook-up Lines:

- Satisfactory



10. Gas Shut-off Valve

Gas Shut-off:

- N/A

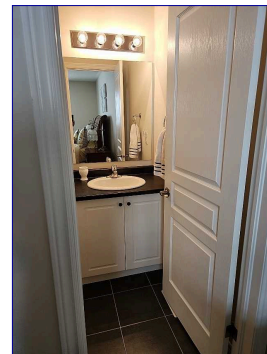


Bathroom 1

1. Location

Location:

- First floor bath

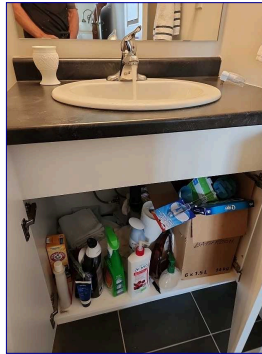


2. Sinks

- Faucet leaks: No
- Pipes leak: No



Bathroom 1 (continued)



3. Bathtubs



- Faucet leak: Yes
- Faucet leak: No
- Pipes leak: No

4. Showers



- Showers:
- Faucet leaks: No
 - Pipes leak: No

5. Toilet



- Bowl loose: No
- Operable: Yes

6. Whirlpool



- Whirlpool: No

7. Shower/Bathtub Area



- Shower/Bathtub Area:
- Other
 - Caulk/Grout needed: No

8. Drainage



9. Water Flow



10. Moisture Stains Present



- Moisture Stains:
- No

Bathroom 1 (continued)

11. Doors



12. Window



13. Receptacles



- Present: Yes
- Operable: Yes
- GFCI present: Yes
- GFCI operable: NNo

Observations:

- Ground-fault outlet was not operating properly in bathroom 1. Recommend a licensed electrician to replace.



14. Heat Source Present



Heat Source:

- Yes

15. Exhaust Fan



Exhaust Fan:

- Yes

Bathroom 2

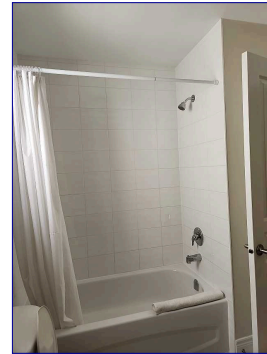
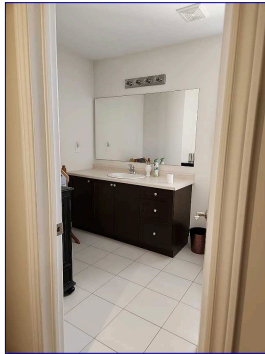
1. Location



Location:

- Master bath

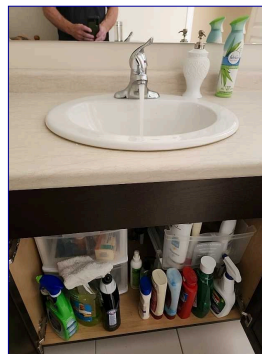
Bathroom 2 (continued)



2. Sinks



- Faucet leaks: No
- Pipes leak: No



3. Bathtubs



- Faucet leak: No
- Pipes leak: No

4. Showers



- Showers:
- Faucet leaks: No
 - Pipes leak: No

5. Toilet



- Bowl loose: No
- Operable: Yes

6. Whirlpool

- Whirlpool: No



7. Shower/Bathtub Area



- Showers/Bathtub Area:
- Other

Bathroom 2 (continued)

8. Drainage



9. Water Flow



10. Moisture Stains Present

Moisture Stains:

- No



11. Doors



12. Window



13. Receptacles



- Present: Yes
- Operable: Yes
- GFCI present: Yes
- GFCI operable: NNo
- Recommend GFCI

Observations:

- Ground-fault outlet was not operating properly in bathroom 2. Recommend a licensed electrician to replace.



14. Heat Source Present



Heat Source:

- Yes

Bathroom 2 (continued)

15. Exhaust Fan



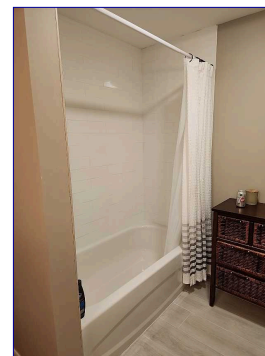
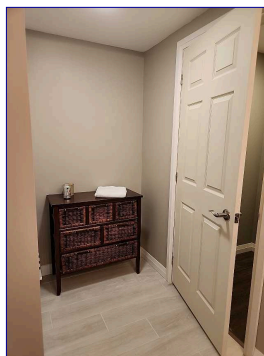
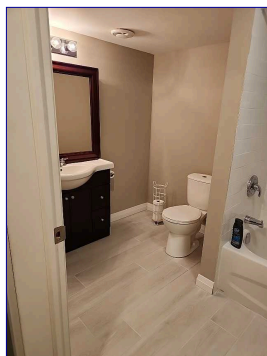
Exhaust Fan:
• Yes

Bathroom 3

1. Location



Location:
• Basement bath



2. Sinks



- Faucet leaks: No
 - Pipes leak: No
- Observations:
• The sink drain plug requires adjustment in bathroom 3. Recommend a licensed plumber repair or replace.



Drain stopper not functioning properly

3. Bathtubs



- Faucet leak: No
- Pipes leak: No

4. Showers



Bathroom 3 (continued)

5. Toilet



- Bowl loose: No
- Operable: Yes

6. Whirlpool



- Whirlpool: No

7. Shower/Bathtub Area



- Shower/Bathtub Area:
- Other

8. Drainage



9. Water Flow



10. Moisture Stains Present



- Moisture Stains:
- No

11. Doors



12. Window



13. Receptacles



- Present: Yes
- Operable: Yes
- GFCI present: Yes
- GFCI operable: Yes

14. Heat Source Present



- Heat Source:
- Yes

Bathroom 3 (continued)

15. Exhaust Fan



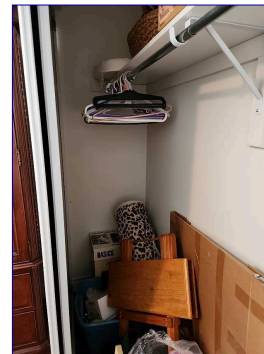
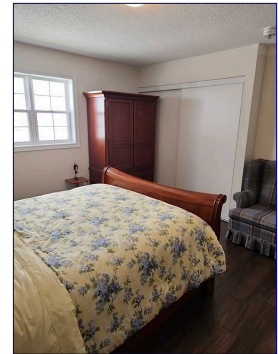
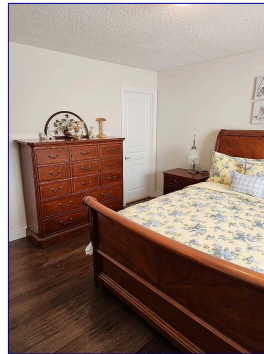
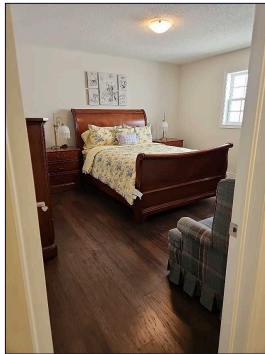
Exhaust Fan:
• Yes

Bedroom 1

1. Location



Location:
• First floor



2. Walls & Ceiling



3. Floor



4. Ceiling Fan



Bedroom 1 (continued)

5. Electrical



Electrical:

- Switches operable: Yes
- Receptacles operable: Yes
- Open ground/Reverse polarity: No

6. Heating Source Present



Heating Source:

- Yes

7. Bedroom Egress



Egress:

- Egress restricted: No

8. Door



9. Window(s)



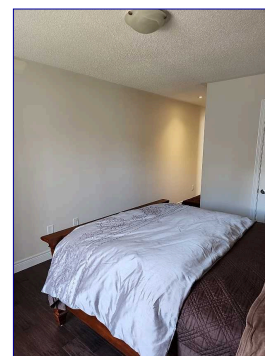
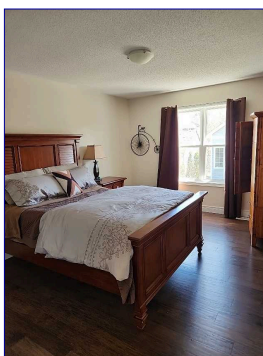
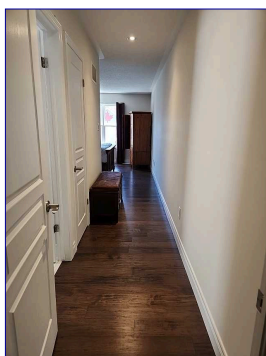
Bedroom 2

1. Location

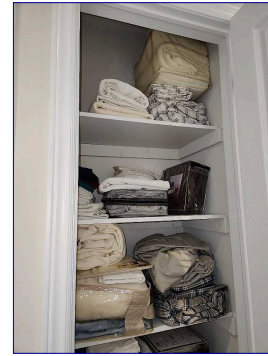
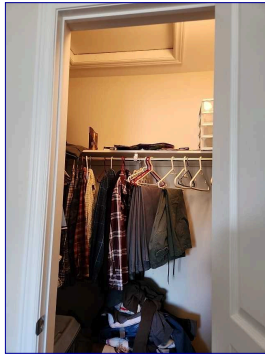


Location:

- First floor



Bedroom 2 (continued)



2. Walls & Ceiling



3. Floor



4. Ceiling Fan



5. Electrical



Electrical:

- Switches operable: Yes
- Receptacles operable: Yes
- Open ground/Reverse polarity: No

6. Heating Source Present



Heating Source:

- Yes

7. Bedroom Egress



Egress:

- Egress restricted: No

8. Door



9. Window(s)

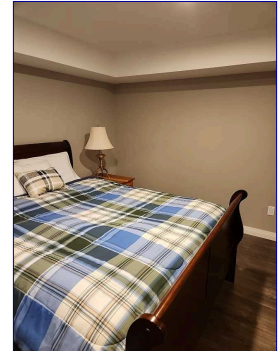
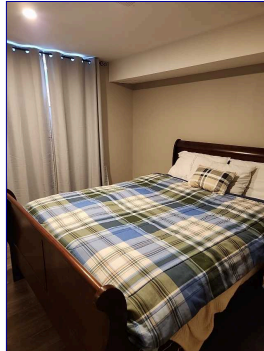


Bedroom 3

1. Location



Location:
• Basement



2. Walls & Ceiling



3. Floor



4. Ceiling Fan



5. Electrical



Electrical:
• Switches operable: Yes
• Receptacles operable: Yes
• Open ground/Reverse polarity: No

Bedroom 3 (continued)

6. Heating Source Present



Heating Source:
• Yes

7. Bedroom Egress



Egress:
• Egress restricted: No

8. Door



9. Window(s)

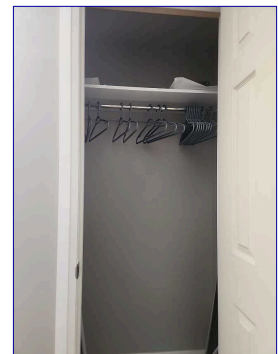
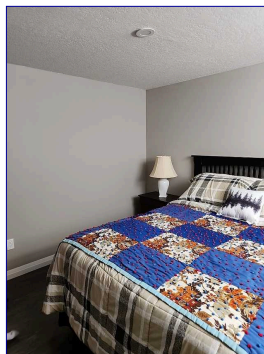


Bedroom 4

1. Location



Location:
• Basement



2. Walls & Ceiling



3. Floor



Bedroom 4 (continued)

4. Ceiling Fan



5. Electrical



Electrical:

- Switches operable: Yes
- Receptacles operable: Yes
- Open ground/Reverse polarity: No

6. Heating Source Present



Heating Source:

- Yes

7. Bedroom Egress



Egress:

- Egress restricted: No

8. Door



9. Window(s)



Fireplace

1. Location



Location:

- Family room



Fireplace (continued)

2. Type



Type:
• Gas

3. Material



Material:
• Metal (prefabricated)

4. Miscellaneous



5. Mantel



Materials:
• Secure

6. Fireplace

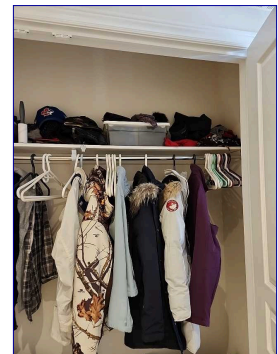
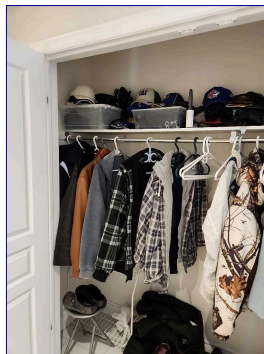
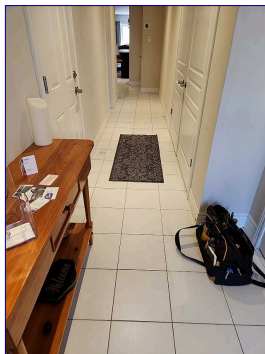


Stairs, Steps, Hallways

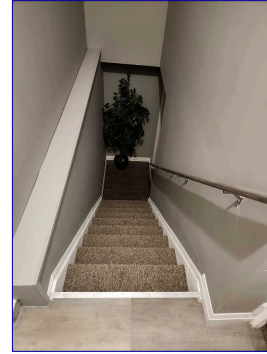
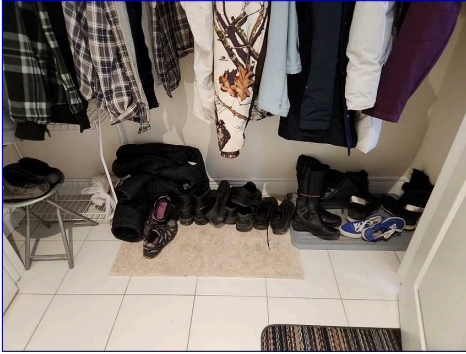
1. Stairs, Steps, Hallways



Stairs, Steps, Hallways:
• Stairs condition: Satisfactory



Stairs, Steps, Hallways (continued)



Smoke/Carbon Monoxide Detectors

1. Smoke/Carbon Monoxide Detectors



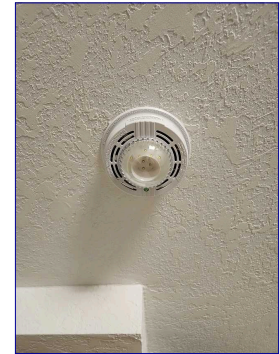
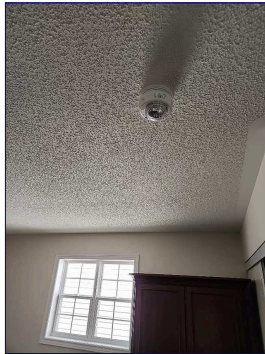
Materials:

- Smoke detectors are present
- Smoke detectors are operable
- Smoke detectors are not operable
- Smoke detector: Safety Hazard
- Carbon monoxide detectors are present

Observations:

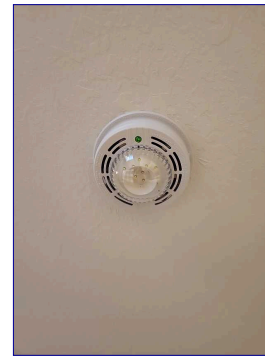
- At least one smoke alarm was inoperable, which is a safety concern. Recommend repairing or replacing the alarm(s) as needed.

Recommend service and repair to Main floor (hallway not strobing) and basement systems not responding to tests.



Hallway detector not flashing during test - recommend evaluation and repair.

Smoke/Carbon Monoxide Detectors (continued)



Basement smoke detectors did not respond during a test. - Evaluation and repair required.

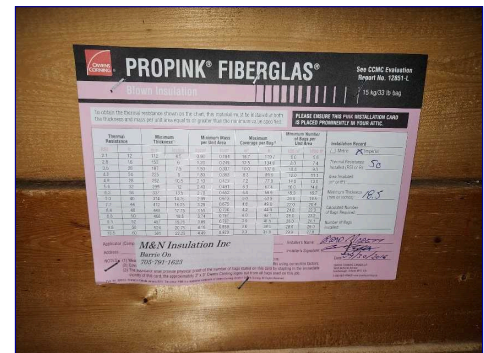
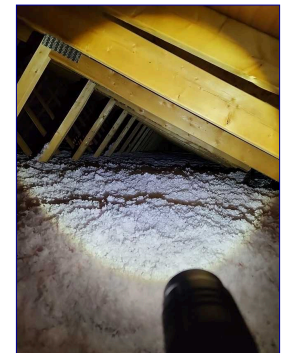
Attic/Structure/Framing/Insulation

1. Access to Attic/Inspected From/Location



Access Inspected From:

- Access: Scuttle hole/Hatch
- Location: Closet



2. Flooring

Flooring:

- None

Attic/Structure/Framing/Insulation (continued)

3. Insulation



Insulation:

- Cellulose
- Loose

4. Insulation Installed In



Insulation Installed In:

- Between ceiling joists

5. Vapor Barriers



Vapor Barrier:

- Plastic sheeting

6. Ventilation



Ventilation:

- Ventilation appears adequate

7. Fans exhaust to



Fans Exhaust To:

- Fans exhaust to the attic: No
- Fans exhaust outside: Yes

8. HVAC Duct



9. Chimney Chase



10. Structural problems observed



Structural Problems:

- No

11. Roof Structure



Roof Structure:

- Rafters
- Trusses
- Wood

12. Ceiling joists

Ceiling Joists:

- Wood

Attic/Structure/Framing/Insulation (continued)

13. Sheathing



Sheathing:
• Plywood

14. Evidence of condensation/moisture/leaking



Condensation/Moisture/Leaking:
• Evidence of condensation: No
• Evidence of moisture: No
• Evidence of leaking: No

15. Firewall between units



16. Electrical



Electrical:
• No apparent defects

17. Attic/Structure/Framing/Insulation: Other



Basement

1. Foundation



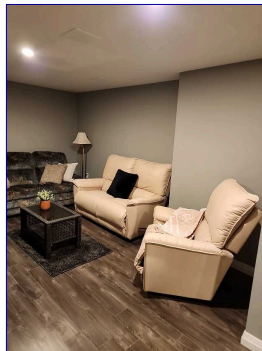
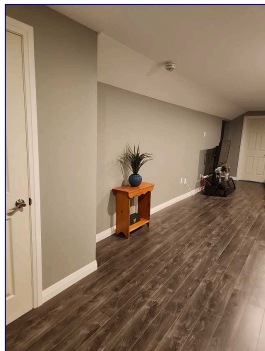
Materials:
• Poured concrete

Condition:

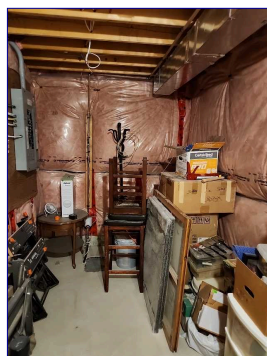
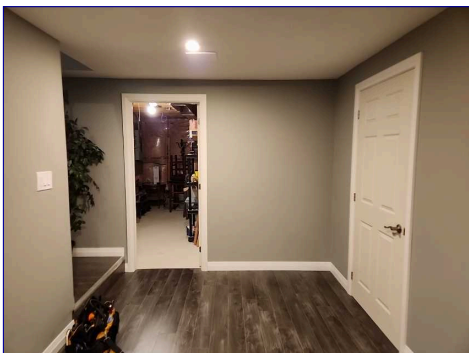
- Covered walls:
- Indication of moisture: No

Observations:

- The Basement View limited visibility due to finished construction
- Foundation walls were covered with paneling/drywall/insulation/storage and were not visible. It is always possible that hidden damage may exist in non-visible areas. Consult a licensed contractor as needed.
- Foundation walls were covered with storage material and were not visible. It is always possible that hidden damage may exist in non-visible areas. Consult a licensed contractor as needed.



Basement (continued)



2. Basement Floor



Materials:

- Concrete
- Not visible

Observations:

- Basement floor was covered in one or more areas and was not visible. It is always possible that hidden damage may exist in non-visible areas. Consult a licensed contractor as needed.

3. Window(s)



4. Drainage



Sump pump, Floor drains:

- Sump Pump: Yes
- Sump Pump: Pump not tested due to being sealed up.
- Floor drains: Yes
- Floor drains: Drains not tested

Observations:

- The sump pump, as seen in the basement, could not be tested. Recommend monitoring and consulting a licensed plumber as needed.

5. Girders/Beams



Materials:

- Steel
- Not visible

Basement (continued)

6. Columns



Materials:

- Steel
- Not visible

Observations:

- One or more areas of the columns were not visible. Recommend monitoring. Consult a licensed contractor as needed.

7. Joists



Materials:

- Wood
- 2x8

8. Subfloor



Materials:

- Not visible

9. Electrical



Observations:

- At least one cover plate is missing at a receptacle in the basement, which is a safety concern. Recommend installing cover plates.
- There is a live wire not correctly terminated in the basement., which is a safety hazard. Recommend a licensed electrician repair.



Plumbing

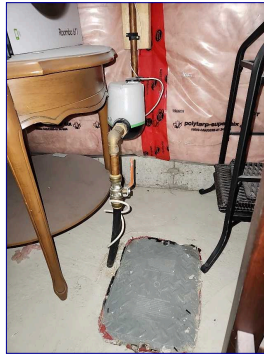
1. Main Shut-off Location



Location:

- In the basement
- In the utility room

Plumbing (continued)



2. Water Entry Piping



Type:
• CPVC Plastic

3. Lead Other Than Solder Joints



Condition:
• No
• Unknown

4. Visible Water Distribution Piping



Materials:
• Copper
• PEX Plastic

5. Flow



6. Pipes Supply/Drain



Supply/Drain:
• Cross connection: No

7. Drain/Waste/Vent Pipe



Materials:
• **ABS**
Support/Insulationn
• Plastic supports

8. Traps - Proper P-Type/Drainage



Conndition:
• Yes

9. Fuel Line



Materials:
• Interior fuel storage system: N/A
• Fuel line: Black iron

Plumbing (continued)

10. Main Fuel Shut-off Location



Materials:

- On the side exterior wall

11. Well Pump



12. Sanitary/Grinder Pump



13. Sump Pump

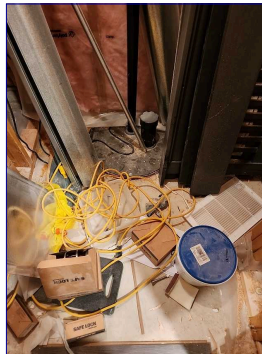


Sump Pump:

- Sealed crock: Yes

Observations:

- The sump pump as seen in the basement or crawlspace could not be fully evaluated. The motor run test is for informational purposes, on the day of the inspection only, and does not guarantee that the sump pump is adequately sized or operating as designed. A qualified licensed contractor should be consulted for maintenance or operational concerns.



Sump pump in basemeny was sealed shut - not evaluated

14. Water Softener



Water Heater

1. Brand Name



Observations:

- The Water Heater Area

Water Heater (continued)



2. Approximate Age

Materials:
• 5-10+



3. Capacity



4. Fuel

Fuel:
• Gas



5. Combustion Air Venting Present

Combustion Venting:
• Yes



6. Seismic Restraints Needed

Seismic Restraints Needed:
• No



7. Relief Valve

Relief Valve:
• Extension proper: Yes



8. Vent Pipe

Vent Pipe:
• Satisfactory



9. Comments

Observations:
• **The average life expectancy for a water heater is 8-12 years. Recommend budgeting for replacement.**

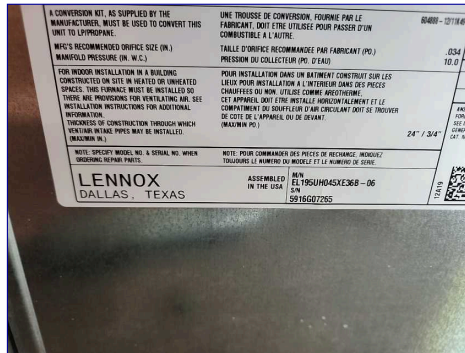
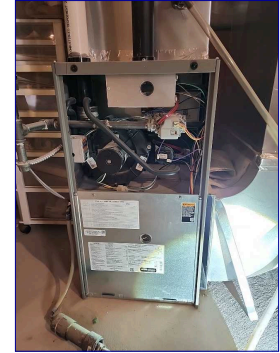


Heating System

1. Brand



- Brand:
- Brand: Lennox
- Observations:
- The furnace area



2. Energy Source/Warm Air System

- Gas



3. Heat Exchanger

- Heat Exchanger:
- Sealed



4. Carbon Monoxide

- Carbon Monoxide:
- Not tested



5. Combustion Air Venting Present

- Combustion Air Venting:
- Yes



Heating System (continued)

6. Safety Controls



Safety Controls:

- Disconnect: No
- Normal operating and safety controls observed
- Gas shut off valve: Yes

7. Distribution



Distribution:

- Metal duct
- Cold air returns

Recommend removal of cloth material from cold air return in furnace room.

8. Flue Piping



9. Filter



Filter:

- Standard
- Needs cleaning/replacement

Observations:

- The furnace filter is dirty. Recommend changing the filter per the manufacturer's recommendations.

10. When Turned On By Thermostat



When Turned On:

- Fired
- Proper operation: Yes

11. Other



12. Operation



Other Heating System

1. System: Operation



Type:

- Gas space heater

Other Heating System (continued)



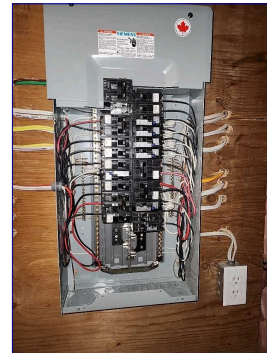
Electric - Main Panel

1. Main Panel General



Observations:

- The main electrical service panel



2. Location



Location:

- Basement

3. Adequate Clearance To Panel



- Adequate Clearance to Panel: Yes

4. Amperage/Voltage



Amperage/Voltage:

- 100a

5. Breakers/Fuses



- Breakers/Fuses: Breakers

Electric - Main Panel (continued)

6. Appears Grounded

- Appears Grounded: Yes



7. GFCI/AFCI Breaker

- AFCI breaker installed: Yes
- AFCI breaker operable: Yes



8. Main Wire

- Main Wire:
- Copper



9. Branch Wire

- Type:
- Copper
 - Romex
 - BX cable



Cooling System - Interior

1. Cooling System: General

- General:
- Central System
 - ---exterior wall



2. Age



3. Evaporator Coil

- Evaporator Coil:
- Not visible



4. Condensate Line



5. Secondary Condensate Line



Cooling System - Interior (continued)

6. Differential

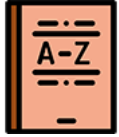
N/A

7. Condition

Condition:

- Not operated due to exterior temperature

N/A



Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.

GENERAL LIMITATIONS AND EXCLUSIONS

13.1 General limitations:

A. Inspections performed in accordance with these Standards of Practice:

1. are not technically exhaustive.
2. will not identify concealed conditions or latent defects.

B. These Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports.

13.2 General exclusions:

A. The inspector is not required to perform any action or make any determination unless specifically stated in these Standards of Practice, except as may be required by lawful authority.

B. Inspectors are NOT required to determine:

1. the condition of systems or components which are not readily accessible.
2. the remaining life of any system or component.
3. the strength, adequacy, effectiveness, or efficiency of any system or component.
4. the causes of any condition or deficiency.
5. the methods, materials, or costs of corrections.
6. future conditions including, but not limited to, failure of systems and components.
7. the suitability of the property for any specialized use.
8. compliance with regulatory requirements (codes, regulations, laws, ordinances, etc.).
9. the market value of the property or its marketability.
10. the advisability of the purchase of the property.
11. the presence of potentially hazardous plants or animals including, but not limited to wood destroying organisms or diseases harmful to humans.
12. the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water, and air.
13. the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances.
14. the operating costs of systems or components.
15. the acoustical properties of any system or component.

C. Inspectors are NOT required to offer:

1. or perform any act or service contrary to law.
2. or perform engineering services.
3. or perform work in any trade or any professional service other than home inspection.
4. warranties or guarantees of any kind.

D. Inspectors are NOT required to operate:

1. any system or component which is shut down or otherwise inoperable.
2. any system or component which does not respond to normal operating controls.
3. shut-off valves.

E. Inspectors are NOT required to enter:

1. any area which will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or
2. its systems or components.
3. the under-floor crawl spaces or attics which are not readily accessible.

F. Inspectors are NOT required to inspect:

1. underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active.
2. systems or components which are not installed.
3. decorative items.
4. systems or components located in areas that are not entered in accordance with these Standards of Practice.
5. detached structures other than garages and carports.
6. common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

G. Inspectors are NOT required to:

1. perform any procedure or operation which will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or it's systems or components.
2. move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice, or debris.
3. dismantle any system or component, except as explicitly required by these Standards of Practice.

OAHI Standards of Practice

1. INTRODUCTION

1.1 The Ontario Association of Home Inspectors (OAHI) is a not-for-profit professional society established in 1987. Membership in OAHI is voluntary and its members include private, fee-paid home inspectors. OAHI's objectives include promotion of excellence within the profession and continual improvement of its members' inspection services to the public.

2. PURPOSE AND SCOPE

2.1 The purpose of these Standards of Practice is to establish a minimum and uniform standard for private, fee-paid home inspectors who are members of the Ontario Association of Home Inspectors. Home Inspections performed to these Standards of Practice are intended to provide the client with information regarding the condition of the systems and components of the home as inspected at the time of the Home Inspection.

2.2 Inspectors shall:

A. inspect :

1. readily accessible systems and components of homes listed in these Standards of Practice.
2. installed systems and components of homes listed in these Standards of Practice.

B. report :

1. on those systems and components inspected which, in the professional opinion of the inspector, are significantly deficient or are near the end of their service lives.
2. a reason why, if not self-evident, the system or component is significantly deficient or near the end of its service life.
3. the inspector's recommendations to correct or monitor the reported deficiency.
4. on any systems and components designated for inspection in these Standards of Practice which were present at the time of the Home Inspection but were not inspected and a reason they were not inspected.

2.3 These Standards of Practice are not intended to limit inspectors from:

- A. including other inspection services, systems or components in addition to those required by these Standards of Practice.
- B. specifying repairs, provided the inspector is appropriately qualified and willing to do so.
- C. excluding systems and components from the inspection if requested by the client.

3. STRUCTURAL SYSTEM

3.1 The inspector shall

A. inspect

1. the structural components including foundation and framing.
2. by probing a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is NOT required when probing would damage any finished surface or where no deterioration is visible.

B. describe

1. the foundation and report the methods used to inspect the under-floor crawl space
2. the floor structure
3. the wall structure
4. the ceiling structure
5. the roof structure and report the methods used to inspect the attic.

3.2 The inspector is NOT required to

- A. provide any engineering service or architectural service
- B. offer an opinion as to the adequacy of any structural system or component

4. EXTERIOR**4.1 The inspector shall:****A. inspect :**

1. the exterior wall covering, flashing and trim.
2. all exterior doors.
3. attached decks, balconies, stoops, steps, porches, and their associated railings.
4. the eaves, soffits, and fascias where accessible from the ground level.
5. the vegetation, grading, surface drainage, and retaining walls on the property when any of these are likely to adversely affect the building.
6. walkways, patios, and driveways leading to dwelling entrances.
describe the exterior wall covering.

4.2 The inspector is NOT required to:**A. inspect :**

1. screening, shutters, awnings, and similar seasonal accessories.
fences.
2. geological, geotechnical or hydrological conditions.
3. recreational facilities.
4. outbuildings.
5. seawalls, break-walls, and docks.
6. erosion control and earth stabilization measures.

5. ROOF SYSTEM**5.1 The inspector shall:****A. inspect :**

1. the roof covering.
2. the roof drainage systems.
3. the flashings.
4. the skylights, chimneys, and roof penetrations.
5. describe the roof covering and report the methods used to inspect the roof.

5.2 The inspector is NOT required to:**A. inspect :**

1. antennae.

2. interiors of flues or chimneys which are not readily accessible.
3. other installed accessories.

6. PLUMBING SYSTEM

6.1 The inspector shall:

A. inspect :

1. the interior water supply and distribution systems including all fixtures and faucets.
2. the drain, waste and vent systems including all fixtures.
3. the water heating equipment.
4. the vent systems , flues, and chimneys.
5. the fuel storage and fuel distribution systems.
6. the drainage sumps, sump pumps, and related piping.

B. describe :

1. the water supply, drain, waste, and vent piping materials.
2. the water heating equipment including the energy source.
3. the location of main water and main fuel shut-off valves.

6.2 The inspector is NOT required to:

A. inspect :

1. the clothes washing machine connections.
2. the interiors of flues or chimneys which are not readily accessible.
3. wells, well pumps, or water storage related equipment.
4. water conditioning systems.
5. solar water heating systems.
6. fire and lawn sprinklersystems.
7. private waste disposal systems.

B. determine:

1. whether water supply and waste disposal systems are public or private.
2. the quantity or quality of the water supply.

- C.** operate safety valves or shut-off valves.

7. ELECTRICAL SYSTEM

7.1 The inspector shall:

A. inspect :

1. the service drop.
2. the service entrance conductors, cables, and raceways.
3. the service equipment and main disconnects.
4. the service grounding.
5. the interior components of service panels and sub panels.
6. the conductors.
7. the overcurrent protection devices.
8. a representative number of installed lighting fixtures, switches, and receptacles.
9. the ground fault circuit interrupters.

B. describe:

1. the amperage and voltage rating of the service.
2. the location of main disconnect(s) and sub panels.
3. the wiring methods.

C. report:

1. on the presence of solid conductor aluminum branch circuit wiring.
2. on the absence of smoke detectors.

7.2 The inspector is NOT required to:

A. inspect :

1. the remote control devices unless the device is the only control device.
2. the alarm systems and components.
3. the low voltage wiring, systems and components.
4. the ancillary wiring, systems and components not a part of the primary electrical power distribution system.
5. measure amperage, voltage, or impedance

8. HEATING SYSTEM

8.1 The inspector shall:

A. inspect :

1. the installed heating equipment.
2. the vent systems, flues, and chimneys.

B. describe:

1. the energy source.
2. the heating method by its distinguishing characteristics.

8.2 The inspector is NOT required to:

A. inspect :

1. the interiors of flues or chimneys which are not readily accessible.
2. the heat exchanger.
3. the humidifier or dehumidifier.
4. the electronic air filter.
5. the solar space heating system.
6. determine heat supply adequacy or distribution balance.

9. AIR CONDITIONING SYSTEMS

9.1 The inspector shall:

A. inspect the installed central and through-wall cooling equipment.

B. describe:

1. the energy source
2. the cooling method by its distinguishing characteristics.

9.2 The inspector is NOT required to:

A. inspect electronic air filters.

B. determine cooling supply adequacy or distribution balance.

10. INTERIOR

10.1 The inspector shall:

A. inspect:

1. the walls, ceilings, and floors.
2. the steps, stairways, and railings.
3. the countertops and a representative number of installed cabinets.
4. a representative number of doors and windows.
5. garage doors and garage door operators.

10.2 The inspector is NOT required to:

A. inspect:

1. the paint, wallpaper, and other finish treatments.
2. the carpeting.
3. the window treatments.
4. the central vacuum systems.
5. the household appliances.
6. recreational facilities.

11. INSULATION & VENTILATION

11.1 The inspector shall:

A. inspect:

1. the insulation and vapor retarders in unfinished spaces.
2. the ventilation of attics and foundation areas.
3. the mechanical ventilation systems.

B. describe:

1. the insulation and vapor retarders in unfinished spaces.
2. the absence of insulation in unfinished spaces at conditioned surfaces.

11.2 The inspector is NOT required to:

A. disturb insulation or vapor retarders.

B. determine indoor air quality.

12. FIREPLACES AND SOLID FUEL BURNING APPLIANCES

12.1 The inspector shall:

A. inspect:

1. the system components.
2. the vent systems, flues, and chimneys.

B. describe:

1. the fireplaces and solid fuel burning appliances.
2. the chimneys.

12.2 The Inspector is NOT required to:

A. inspect:

1. the interiors of flues or chimneys.
2. the firescreens and doors.
3. the seals and gaskets.
4. the automatic fuel feed devices.
5. the mantles and fireplace surrounds.
6. the combustion make-up air devices.
7. the heat distribution assists whether gravity controlled or fan assisted.

B. ignite or extinguish fires.

C. determine draft characteristics.

D. move fireplace inserts or stoves or firebox contents.

13. GENERAL LIMITATIONS AND EXCLUSIONS

13.1 General limitations:

A. Inspections performed in accordance with these Standards of Practice:

1. are not technically exhaustive.
2. will not identify concealed conditions or latent defects.

B. These Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports.

13.2 General exclusions:

A. The inspector is not required to perform any action or make any determination unless specifically stated in these Standards of Practice, except as may be required by lawful authority.

B. Inspectors are NOT required to determine:

1. the condition of systems or components which are not readily accessible.
2. the remaining life of any system or component.
3. the strength, adequacy, effectiveness, or efficiency of any system or component.
4. the causes of any condition or deficiency.
5. the methods, materials, or costs of corrections.
6. future conditions including, but not limited to, failure of systems and components.
7. the suitability of the property for any specialized use.
8. compliance with regulatory requirements (codes, regulations, laws, ordinances, etc.).
9. the market value of the property or its marketability.
10. the advisability of the purchase of the property.
11. the presence of potentially hazardous plants or animals including, but not limited to wood destroying organisms or diseases harmful to humans.
12. the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water, and air.

12. the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances.
13. the operating costs of systems or components.
14. the acoustical properties of any system or component.

C. Inspectors are NOT required to offer:

1. or perform any act or service contrary to law.
2. or perform engineering services.
3. or perform work in any trade or any professional service other than home inspection.
4. warranties or guarantees of any kind.

D. Inspectors are NOT required to operate:

1. any system or component which is shut down or otherwise inoperable.
2. any system or component which does not respond to normal operating controls.
3. shut-off valves.

E. Inspectors are NOT required to enter:

1. any area which will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or 2. its systems or components.
3. the under-floor crawl spaces or attics which are not readily accessible.

F. Inspectors are NOT required to inspect:

1. underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active.
2. systems or components which are not installed.
3. decorative items.
4. systems or components located in areas that are not entered in accordance with these Standards of Practice.
5. detached structures other than garages and carports.
6. common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

G. Inspectors are NOT required to:

1. perform any procedure or operation which will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or it's systems or components.
2. move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice, or debris.
3. dismantle any system or component, except as explicitly required by these Standards of Practice.