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Inspector: Michael Uduebor



Summary

Client(s): **Sample Client**
Property address: **Sample Property Address**
Inspection date: **Tuesday, May 14, 2019**

This report published on Friday, June 14, 2019 1:47:09 PM ADT

This report is the exclusive property of this inspection company and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited.

Concerns are shown and sorted according to these types:

Safety	Poses a safety hazard
Major Defect	Correction likely involves a significant expense
Repair/Replace	Recommend repairing or replacing
Repair/Maintain	Recommend repair and/or maintenance
Minor Defect	Correction likely involves only a minor expense
Maintain	Recommend ongoing maintenance
Evaluate	Recommend evaluation by a specialist
Monitor	Recommend monitoring in the future
Comment	For your information

General Information

1) *Safety, Comment* - Structures built prior to the mid 1980s may contain lead and/or asbestos. Lead is commonly found in paint and in some plumbing components. The EPA does not recognize newer coats of paint as encapsulating older coats of lead-based paint. Asbestos is commonly found in various building materials such as insulation, siding, and/or floor and ceiling tiles. Laws were passed in 1978 to prohibit usage of lead and asbestos, but stocks of materials containing these substances remained in use for a number of years thereafter. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is beyond the scope of this inspection. Any mention of these materials in this report is made as a courtesy only, and meant to refer the client to a specialist. Consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement specialists for this type of evaluation. For information on lead, asbestos and other hazardous materials in homes, visit:

<http://www.reporthost.com/?EPA>

<http://www.reporthost.com/?CPSC>

<http://www.reporthost.com/?CDC>

Grounds

2) *Safety, Repair/Replace, Evaluate* - Fungal rot was found at one or more guardrail posts. Recommend that a qualified person evaluate and repair as necessary. All rotten wood should be replaced.

3) *Safety, Repair/Replace* - Risers for stairs at one or more locations were higher than 7 3/4 inches and posed a fall or trip hazard. Risers should be 7 3/4 inches or shorter. At a minimum, be aware of this hazard, especially when guests who are not familiar with the stairs are present. Recommend that a qualified contractor repair per standard building practices.

4) *Safety, Repair/Replace* - Handrails at one or more flights of stairs were missing. This is a potential fall hazard. Handrails should be installed at stairs with four or more risers or where stairs are greater than 30 inches high. Recommend that a qualified contractor install handrails where missing and per standard building practices.

5) *Safety, Repair/Replace* - Open risers should not allow the passage of a sphere 4 inches in diameter. Open risers in the deck was wider than 4 inches. This opening needs to be covered for safety.

6) *Repair/Replace* - Joist hangers were missing and damaged from one or more decks. This condition needs correction by a qualified installed.

7) *Repair/Maintain, Monitor* - Significant amounts of standing water or evidence of past accumulated water were found at one or more locations in the yard or landscaped areas, and no drain was visible. If evidence of past water was found (e.g. silt accumulation or staining), monitor these areas in the future during periods of heavy rain. If standing water exists, recommend that a qualified person repair as necessary. For example, installing one or more drains, or grading soil.

8) *Repair/Maintain* - Soil was in contact with one or more wooden deck, porch or balcony support posts. This is a conducive condition for wood destroying organisms. Even if posts are made of treated wood, the cut ends below soil may not have been field treated. Recommend grading soil or repairing as necessary to prevent wood-soil contact.

9) *Maintain* - Wooden deck or porch were overdue for normal maintenance. Recommend that a qualified person clean and preserve as necessary. Where decks have been coated with a finish such as opaque stains or paint, it may be too difficult to strip the finish and apply anything but paint or opaque stain. Where transparent stain or penetrating oil has been applied in the past, recommend that a penetrating oil be used. For more information, visit:

<http://www.reporthost.com/?PENOil>

<http://www.reporthost.com/?DKMAIN>

10) *Monitor* - The soil or grading sloped down towards building perimeters in one or more areas. This can result in water accumulating around building foundations or underneath buildings. At a minimum, monitor these areas, and areas under the structure in the future for accumulated water. If water does accumulate, recommend grading soil so it slopes down and away from buildings with a slope of at least 1 inch per horizontal foot for at least 6 feet out from buildings.

11) *Comment* - This property was accessed by a driveway or private road shared with nearby properties. Shared driveways or private roads are excluded from this inspection. Comments in this report related to them are made as a courtesy only and are not meant to be a substitute for a evaluation by a specialist if repairs are needed. Recommend that the client review the recorded agreements regarding the driveway, the deeds of the property owners involved, and easements permitting access to, use of, and maintenance of the driveway.

Exterior and Foundation

12) *Repair/Replace* - sections of siding and/or trim were warped. Recommend that a qualified person repair, replace or install siding or trim as necessary.

13) *Repair/Replace* - Flashing at one or more locations was missing and/or substandard. Leaks can occur as a result. Recommend that a qualified person repair, replace or install flashing as necessary, and per standard building practices.

14) *Repair/Maintain, Monitor* - One or more windows or doors were installed with no "drip cap" or "Z" flashings installed above them. Better building practices call for such flashings, which greatly reduce the chance of leaks above windows and doors. Without this flashing, caulk and paint must be maintained or water can enter the wall structure and cause rot and possible structural damage. Depending on the exposure (e.g. roof overhang, height of exterior wall, direction of prevailing rain) this may or may not be an issue. The client should monitor these areas in the future and maintain caulk and paint as necessary. Consult with a qualified contractor about installing flashings where needed, and per standard building practices. Note that when trim or siding is removed to install flashing, damaged wood may be found and additional repairs may be needed.

15) *Repair/Maintain* - One or more holes or gaps were found in siding or trim. Vermin, insects or water may enter the structure. Recommend that a qualified person repair as necessary.

16) *Maintain* - Caulk was missing in some areas. For example, at siding-trim junctions. Recommend that a qualified person renew or install caulk as necessary. Where gaps are wider than 1/4 inch, an appropriate material other than caulk should be used. For more information, visit:
<http://www.reporthost.com/?CAULK>

Basement

17) *Evaluate, Monitor* - Evidence of active/Inactive water penetration observed in utility room foundation wall. Recommend monitoring and further evaluation.

Roof

18) *Major Defect, Evaluate* - The roof surface appeared to be near the end of its service life and will likely need replacing in the near future even if repairs are made now. Recommend discussing replacement options with a qualified contractor, and budgeting for a replacement roof surface in the near future. The client may also wish to consider having a qualified contractor attempt to issue a "5 year roof certificate."

19) *Repair/Maintain* - One or more roof flashings were missing. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary.

Attic and Roof Structure

20) *Safety, Repair/Replace, Maintain, Evaluate, Comment* - Lots of dirt, debris, foreign materials was observed in the attic space. There is evidence of improper activity in the attic.

21) *Safety, Repair/Replace* - Leaking chimney flue was observed in attic space. Exhaust gases leaking into attic space is a safety concern. This is in need of further evaluation and correction by a qualified individual.

22) *Safety, Repair/Maintain, Evaluate* - The firewall or limited fire resistance gypsum wall was damaged. This has compromised the fire barrier and any fires may spread quicker than expected from the limited fire barrier. This condition is in need of correction by a qualified contractor.

23) *Safety, Repair/Maintain* - Inadequate clearance from manufactured metal chimney was observed. Exhaust gases from furnaces of this category can typically exceed 200 degree celcuis. Insulation material was observed in contact or very close proximity to metal flue pipe. This is a potential fire and safety hazard. This condition is in need of further evaluation and correction by a qualified individual.

24) *Repair/Replace, Minor Defect, Evaluate* - Rusted roofing nails and somewhat deteriorated OSB roofing board was observed. This is an indication of moisture or water intrusion or condensation due to substandard ventilation or roof covering penetration. This condition is in need of further evaluation and correction. Adequate ridge, soffits(eaves baffles) ventilation also recommended by a qualified contractor.

25) *Repair/Replace, Evaluate* - One or more sections of the roof structure appeared to have substandard ventilation, vents were undersized. This can result in high attic and roof surface temperatures, reduce the life of the roof covering materials, and/or increase cooling costs. High levels of moisture are also likely to accumulate in the roof structure or attic, and can be a conducive condition for wood-destroying organisms. Standard building practices require one free square foot of ventilation for every 150 square feet of attic space, and that vents be evenly distributed between the lowest points of the roof structure and the highest points to promote air circulation. Often this means that both soffit vents and ridge or gable end vents are installed. Recommend that a qualified contractor evaluate and repair per standard building practices.

26) *Repair/Replace* - The ceiling insulation installed in the attic was substandard and appeared to have an R rating that's significantly less than current minimum standard (R-49). Insulation measured about 6 inches and estimated at R19. Heating and cooling costs will likely be higher due to poor energy efficiency. Recommend that a qualified contractor install insulation for better energy efficiency and per standard building practices.

27) *Repair/Maintain* - The ceiling insulation in one or more areas of the attic was compacted or uneven. Heating and cooling costs may be higher due to reduced energy efficiency. Recommend that a qualified person repair, replace or install insulation as necessary and per standard building practices (typically R-49).

28) *Repair/Maintain* - One or more exhaust ducts (e.g. bathroom fan, clothes dryer) in the attic have come apart, were loose or have fallen down. This can result in increased moisture levels inside the structure and is a conducive condition for wood-destroying organisms. Recommend that a qualified person make permanent repairs as necessary.

29) *Maintain* - One or more soffit vents were blocked by insulation. This can reduce air flow through the roof structure or attic and result in reduced service life for the roof surface materials because of high temperatures. Moisture from condensation is also likely to accumulate in the roof structure and/or attic and can be a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary so air flows freely through all vents. For example, by moving or removing insulation and installing cardboard baffles.

Electric

30) *Safety, Repair/Replace, Evaluate* - One or more electric receptacles at the kitchen and/or laundry area had no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

For more information, visit:

<http://www.reporthost.com/?GFCI>

31) *Safety, Repair/Replace, Evaluate* - One or more electric receptacles at the bedroom(s), kitchen, dining room, living room, parlor and/or laundry area had no visible arc fault circuit interrupter (AFCI) protection, or the

inspector was unable to determine if AFCI protection was present. This is a potential safety hazard. Recommend that a qualified electrician evaluate and install AFCI protection if necessary and per standard building practices. General guidelines for AFCI-protected receptacles include the following locations:

- Bedrooms (since 1999)
- Kitchens, laundry areas, family rooms, dining rooms, living rooms, parlors, libraries, dens and recreation rooms, sunrooms, closets and hallways (since 2014)

For more information, visit:

<http://www.reporthost.com/?AFCI>

32) *Safety, Repair/Replace, Evaluate* - Charred wiring was observed. This is an indication of some problems. Recommend further evaluation by a qualified electrician.

33) *Safety, Repair/Replace* - Smoke alarms were missing from one or more bedrooms. Smoke alarms should be installed as necessary so a functioning alarm exists in each hallway leading to bedrooms, in each bedroom and on each level. For more information, visit:

<http://www.reporthost.com/?SMKALRM>

34) *Safety, Comment* - The functionality of, power source for and placement of smoke alarms is not determined as part of this inspection. Smoke alarms should be installed in each bedroom, in hallways leading to bedrooms, on each level and in attached garages. They have a limited lifespan and should be replaced every 10 years. For home buyers, batteries in smoke alarms should be changed when taking occupancy. Batteries should be replaced annually in the future. Carbon monoxide alarms should be installed in the vicinity of sleeping areas and on each level. For more information, visit:

<http://www.reporthost.com/?SMKALRM>

<http://www.reporthost.com/?COALRM>

35) *Repair/Maintain, Evaluate* - The legend for circuit breakers or fuses in panel(s) #A was missing, incomplete, illegible or confusing. This is a potential shock or fire hazard in the event of an emergency when power needs to be turned off. Recommend correcting the legend so it's accurate, complete and legible. Evaluation by a qualified electrician may be necessary.

Plumbing / Fuel Systems

36) *Repair/Replace, Evaluate* - The inspector heard gurgling sounds when plumbing fixtures (e.g. faucets, tubs, showers) were operated. Venting may be substandard or missing. Adequate venting is required to allow waste materials and water to drain freely, and to allow sewer gases to escape from the system. Recommend that a qualified plumber evaluate and repair if necessary.

37) *Repair/Replace* - Damaged pipe to backyard hose bib was observed. This condition is in need of correction.

Heating, Ventilation and Air Condition (HVAC)

38) *Safety, Repair/Replace, Evaluate* - Furnace emergency shut-off was not seen or observed. This is in need of further evaluation and corrections. Emergency shut off switch should be readily and easily identified for operation should the need arise. This is a safety concern.

39) *Safety, Evaluate* - Because of the age and/or condition of the forced air furnace, recommend that a qualified HVAC contractor inspect the heat exchanger and perform a carbon monoxide test when it's serviced. Note that these tests are beyond the scope of a standard home inspection.

40) *Major Defect, Comment* - The estimated useful life for most forced air furnaces is 15-20 years. This furnace appeared to be beyond this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.

41) *Repair/Replace, Evaluate* - The furnace did not respond to normal controls (thermostat). It appeared to be inoperable. The inspector was only able to perform a limited evaluation. If possible, consult with the property owner and/or review documentation on this system. Recommend that a qualified HVAC contractor evaluate and repair as necessary.

42) *Repair/Replace* - Oil tank was manufactured in 2002. Typical lifespan is 10 - 15 years. This oil tank is beyond end of life and needs replacement.

43) *Comment* - Inspection restrictions. Personal items were observed all around the furnace restricting inspection of this system.

Bathrooms, Laundry and Sinks

44) *Repair/Replace, Evaluate* - The toilet at location(s) #A was loose where it attached to the floor. Leaks can occur. Flooring, the sub-floor or areas below may get damaged. Sewer gases can enter living spaces. Recommend that a qualified contractor remove the toilet(s) for further evaluation and repair if necessary. A new wax ring should be installed and toilet(s) should be securely anchored to the floor to prevent movement and leaking.

45) *Repair/Replace* - One or more bathtub faucet handles at location(s) #B were loose. Recommend that a qualified person repair or replace handles as necessary.

46) *Repair/Maintain* - The sink at location(s) #B drained slowly. Recommend clearing drain and/or having a qualified plumber repair if necessary.

47) *Repair/Maintain* - Gaps, no caulk, or substandard caulking were found between the bathtub and the walls at location(s) #A. Water may penetrate these areas and cause damage. Recommend that a qualified person re-caulk or install caulking as necessary.

Interior, Doors and Windows

48) *Safety, Evaluate* - Floor joints observed in kitchen area for floor above was observed with significant cracks. These may or may not be structural. However since cracks and repair activities were observed; it is recommended that a structural engineer evaluate this condition further and certify as appropriate. This is a potential safety concern.

49) *Repair/Replace, Evaluate* - Squeaking or creaking noises occur when walking on one or more sections of flooring. This is usually caused by substandard construction practices where the sub-floor decking is not adequately fastened to the framing below. For example, not enough glue was used and/or nails were used rather than screws. In most cases, this is only an annoyance rather than a structural problem. Various solutions such as [Squeeeeeek No More and Counter Snap fasteners](#) exist to correct this. Repairs to eliminate the squeaks or creaks may be more or less difficult depending on the floor covering and the access to the underside of the sub-floor. Recommend that a qualified contractor evaluate and repair as necessary. For more information, visit: <http://www.reporthost.com/?SQUEAK>

50) *Repair/Replace* - One or more windows that were designed to open and close were difficult to open and close. Recommend that a qualified person repair windows as necessary so they open and close easily.

51) *Repair/Replace* - Storm doors in the back and front were missing or removed. Storm doors help protect exterior doors from weather elements and are recommended. Recommend installing storm doors where they were removed.



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Sample Property Inspection Report

Client(s): Sample Client

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How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

Safety	Poses a safety hazard
Major Defect	Correction likely involves a significant expense
Repair/Replace	Recommend repairing or replacing
Repair/Maintain	Recommend repair and/or maintenance
Minor Defect	Correction likely involves only a minor expense
Maintain	Recommend ongoing maintenance
Evaluate	Recommend evaluation by a specialist
Monitor	Recommend monitoring in the future
Comment	For your information

Contact your inspector If there are terms that you do not understand, or visit the glossary of construction terms at <https://www.reporthost.com/glossary.asp>

General Information

Report number: 0000000

Time started: 10am

Time finished: 1pm

Present during inspection: Client, Realtor

Client present for discussion at end of inspection: Yes

Weather conditions during inspection: Sunny

Temperature during inspection: Warm

Inspection fee:

Payment method: Electronic

Type of building: Townhouse

Buildings inspected: One house

Number of residential units inspected: 1

Age of main building: 40

Source for main building age: Municipal records or property listing

Front of building faces: West

Main entrance faces: West

Occupied: Yes

1) *Safety, Comment* - Structures built prior to the mid 1980s may contain lead and/or asbestos. Lead is commonly found in paint and in some plumbing components. The EPA does not recognize newer coats of paint as encapsulating older coats of lead-based paint. Asbestos is commonly found in various building materials such as insulation, siding, and/or floor and ceiling tiles. Laws were passed in 1978 to prohibit usage of lead and asbestos, but stocks of materials containing these substances remained in use for a number of years thereafter. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is beyond the scope of this inspection. Any mention of these materials in this report is made as a courtesy only, and meant to refer the client to a specialist. Consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement specialists for this type of evaluation. For information on lead, asbestos and other hazardous materials in homes, visit:

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<http://www.reporthost.com/?CPSC>

<http://www.reporthost.com/?CDC>

Grounds

Limitations: Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

Site profile: Minor slope

Condition of driveway: Appeared serviceable

Driveway material: Asphalt

Condition of decks, porches and/or balconies: Appeared serviceable

Deck, porch and/or balcony material: Wood

Condition of stairs, handrails and guardrails: Appeared serviceable

Exterior stair material: Wood

2) *Safety, Repair/Replace, Evaluate* - Fungal rot was found at one or more guardrail posts. Recommend that a qualified person evaluate and repair as necessary. All rotten wood should be replaced.



Photo 2-1

3) *Safety, Repair/Replace* - Risers for stairs at one or more locations were higher than 7 3/4 inches and posed a fall or trip hazard. Risers should be 7 3/4 inches or shorter. At a minimum, be aware of this hazard, especially when guests who are not familiar with the stairs are present. Recommend that a qualified contractor repair per standard building practices.



Photo 3-1

4) *Safety, Repair/Replace* - Handrails at one or more flights of stairs were missing. This is a potential fall hazard. Handrails should be installed at stairs with four or more risers or where stairs are greater than 30 inches high. Recommend that a qualified contractor install handrails where missing and per standard building practices.



Photo 4-1

5) *Safety, Repair/Replace* - Open risers should not allow the passage of a sphere 4 inches in diameter. Open risers in the deck was wider than 4 inches. This opening needs to be covered for safety.



Photo 5-1

6) *Repair/Replace* - Joist hangers were missing and damaged from one or more decks. This condition needs correction by a qualified installed.



Photo 6-1

7) *Repair/Maintain, Monitor* - Significant amounts of standing water or evidence of past accumulated water were found at one or more locations in the yard or landscaped areas, and no drain was visible. If evidence of past water was found (e.g. silt accumulation or staining), monitor these areas in the future during periods of heavy rain. If standing water exists, recommend that a qualified person repair as necessary. For example, installing one or more drains, or grading soil.



Photo 7-1

8) *Repair/Maintain* - Soil was in contact with one or more wooden deck, porch or balcony support posts. This is a conducive condition for wood destroying organisms. Even if posts are made of treated wood, the cut ends below soil may not have been field treated. Recommend grading soil or repairing as necessary to prevent wood-soil contact.



Photo 8-1

9) *Maintain* - Wooden deck or porch were overdue for normal maintenance. Recommend that a qualified person clean and preserve as necessary. Where decks have been coated with a finish such as opaque stains or paint, it may be too difficult to strip the finish and apply anything but paint or opaque stain. Where transparent stain or penetrating oil has been applied in the past, recommend that a penetrating oil be used. For more information, visit:

<http://www.reporthost.com/?PENOil>

<http://www.reporthost.com/?DKMAIN>



Photo 9-1

10) *Monitor* - The soil or grading sloped down towards building perimeters in one or more areas. This can result in water accumulating around building foundations or underneath buildings. At a minimum, monitor these areas, and areas under the structure in the future for accumulated water. If water does accumulate, recommend grading soil so it slopes down and away from buildings with a slope of at least 1 inch per horizontal foot for at least 6 feet out from buildings.



Photo 10-1

11) *Comment* - This property was accessed by a driveway or private road shared with nearby properties. Shared driveways or private roads are excluded from this inspection. Comments in this report related to them are made as a courtesy only and are not meant to be a substitute for a evaluation by a specialist if repairs are needed. Recommend that the client review the recorded agreements regarding the driveway, the deeds of the property owners involved, and easements permitting access to, use of, and maintenance of the driveway.



Photo 11-1

Exterior and Foundation

Limitations: The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Wall inspection method: Viewed from ground, from a ladder

Condition of wall exterior covering: Appeared serviceable

Apparent wall structure: Wood frame

Wall covering: Vinyl, Brick veneer

Condition of foundation and footings: Appeared serviceable

Apparent foundation type: Finished basement

Foundation/stem wall material: Poured in place concrete

12) *Repair/Replace* - sections of siding and/or trim were warped. Recommend that a qualified person repair, replace or install siding or trim as necessary.



Photo 12-1

13) *Repair/Replace* - Flashing at one or more locations was missing and/or substandard. Leaks can occur as a result. Recommend that a qualified person repair, replace or install flashing as necessary, and per standard building practices.



Photo 13-1 Missing caulk and sub-standard flashing.



Photo 13-2 Missing drip edge flashing in fascia area

14) *Repair/Maintain, Monitor* - One or more windows or doors were installed with no "drip cap" or "Z" flashings installed above them. Better building practices call for such flashings, which greatly reduce the chance of leaks above windows and doors. Without this flashing, caulk and paint must be maintained or water can enter the wall structure and cause rot and possible structural damage. Depending on the exposure (e.g. roof overhang, height of exterior wall, direction of prevailing rain) this may or may not be an issue. The client should monitor these areas in the future and maintain caulk and paint as necessary. Consult with a qualified contractor about installing flashings where needed, and per standard building practices. Note that when trim or siding is removed to install flashing, damaged wood may be found and additional repairs may be needed.



Photo 14-1

15) *Repair/Maintain* - One or more holes or gaps were found in siding or trim. Vermin, insects or water may enter the structure. Recommend that a qualified person repair as necessary.



Photo 15-1

16) *Maintain* - Caulk was missing in some areas. For example, at siding-trim junctions. Recommend that a qualified person renew or install caulk as necessary. Where gaps are wider than 1/4 inch, an appropriate material other than caulk should be used. For more information, visit:

<http://www.reporhost.com/?CAULK>



Photo 16-1 Missing caulk and sub-standard flashing.

Basement

Limitations: Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are also excluded from this inspection. Note that the inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

The inspector does not guarantee or warrant that water will not accumulate in the basement in the future. Access to the basement during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so. The inspector does not determine the adequacy of basement floor or stairwell drains, or determine if such drains are clear or clogged.

Note that all basement areas should be checked periodically for water intrusion, plumbing leaks and pest activity.

Condition of exterior entry doors: Appeared serviceable

Exterior door material: Metal, Fiberglass or vinyl

17) *Evaluate, Monitor* - Evidence of active/Inactive water penetration observed in utility room foundation wall. Recommend monitoring and further evaluation.



Photo 17-1 Water marks indicating previous leaks



Photo 17-2

Roof

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Occupants should monitor the condition of roofing materials in the future. For older roofs, recommend that a professional inspect the roof surface, flashings, appurtenances, etc. annually and maintain/repair as might be required. If needed, the roofer should enter attic space(s). Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions perform adequately or are leak-free.

Roof inspection method: Viewed from eaves on ladder, Viewed from ground

Condition of roof surface material: Appeared serviceable

Roof surface material: Asphalt or fiberglass composition shingles

Roof type: Gable

Apparent number of layers of roof surface material: One

Condition of exposed flashings: Required repair, replacement and/or evaluation (see comments below)

Condition of gutters, downspouts and extensions: Appeared serviceable

18) *Major Defect, Evaluate* - The roof surface appeared to be near the end of its service life and will likely need replacing in the near future even if repairs are made now. Recommend discussing replacement options with a qualified contractor, and budgeting for a replacement roof surface in the near future. The client may also wish to consider having a qualified contractor attempt to issue a "5 year roof certificate."



Photo 18-1 Deteriorated roofing shingles due to inadequate ridge and soffit ventilation



Photo 18-2 Deteriorated roofing shingles due to inadequate ridge and soffit ventilation

19) *Repair/Maintain* - One or more roof flashings were missing. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary.



Photo 19-1 Missing drip edge flashing in fascia area

Attic and Roof Structure

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Attic inspection method: Viewed from hatch(es), Partially traversed

Condition of roof structure: Appeared serviceable

Roof structure type: Trusses

Ceiling structure: Trusses

Condition of insulation in attic (ceiling, skylight chase, etc.): Required repair, replacement and/or evaluation (see comments below)

Ceiling insulation material: Fiberglass roll or batt

Approximate attic insulation R value (may vary in areas): R-19

Vermiculite insulation present: None visible

Condition of roof ventilation: Required repair, replacement and/or evaluation (see comments below)

Roof ventilation type: Ridge vent(s), Enclosed soffit vents

20) *Safety, Repair/Replace, Maintain, Evaluate, Comment* - Lots of dirt, debris, foreign materials was observed in the attic space. There is evidence of improper activity in the attic.



Photo 20-1

21) *Safety, Repair/Replace* - Leaking chimney flue was observed in attic space. Exhaust gases leaking into attic space is a safety concern. This is in need of further evaluation and correction by a qualified individual.



Photo 21-1

22) *Safety, Repair/Maintain, Evaluate* - The firewall or limited fire resistance gypsum wall was damaged. This has compromised the fire barrier and any fires may spread quicker than expected from the limited fire barrier. This condition is in need of correction by a qualified contractor.



Photo 22-1

23) *Safety, Repair/Maintain* - Inadequate clearance from manufactured metal chimney was observed. Exhaust gases from furnaces of this category can typically exceed 200 degree celcuis. Insulation material was observed in contact or very close proximity to metal flue pipe. This is a potential fire and safety hazard. This condition is in need of further evaluation and correction by a qualified individual.



Photo 23-1

24) *Repair/Replace, Minor Defect, Evaluate* - Rusted roofing nails and somewhat deteriorated OSB roofing board was observed. This is an indication of moisture or water intrusion or condensation due to substandard ventilation or roof covering penetration. This condition is in need of further evaluation and correction. Adequate ridge, soffits(eaves baffles) ventilation also recommended by a qualified contractor.



Photo 24-1

25) *Repair/Replace, Evaluate* - One or more sections of the roof structure appeared to have substandard

ventilation, vents were undersized. This can result in high attic and roof surface temperatures, reduce the life of the roof covering materials, and/or increase cooling costs. High levels of moisture are also likely to accumulate in the roof structure or attic, and can be a conducive condition for wood-destroying organisms. Standard building practices require one free square foot of ventilation for every 150 square feet of attic space, and that vents be evenly distributed between the lowest points of the roof structure and the highest points to promote air circulation. Often this means that both soffit vents and ridge or gable end vents are installed. Recommend that a qualified contractor evaluate and repair per standard building practices.



Photo 25-1 Inadequate ridge ventilation. Very minimal air gap was observed



Photo 25-2

26) *Repair/Replace* - The ceiling insulation installed in the attic was substandard and appeared to have an R rating that's significantly less than current minimum standard (R-49). Insulation measured about 6 inches and estimated at R19. Heating and cooling costs will likely be higher due to poor energy efficiency. Recommend that a qualified contractor install insulation for better energy efficiency and per standard building practices.



Photo 26-1

27) *Repair/Maintain* - The ceiling insulation in one or more areas of the attic was compacted or uneven. Heating and cooling costs may be higher due to reduced energy efficiency. Recommend that a qualified person repair, replace or install insulation as necessary and per standard building practices (typically R-49).



Photo
27-1 Indication of
various activities,
moved and/or
compressed
insulation, debris
and foreign
materials and
insufficient
insulation

28) *Repair/Maintain* - One or more exhaust ducts (e.g. bathroom fan, clothes dryer) in the attic have come apart, were loose or have fallen down. This can result in increased moisture levels inside the structure and is a conducive condition for wood-destroying organisms. Recommend that a qualified person make permanent repairs as necessary.

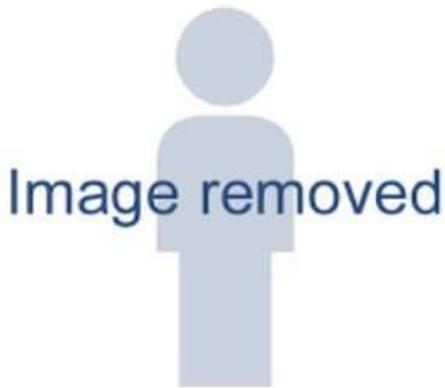


Photo 28-1

29) *Maintain* - One or more soffit vents were blocked by insulation. This can reduce air flow through the roof structure or attic and result in reduced service life for the roof surface materials because of high temperatures. Moisture from condensation is also likely to accumulate in the roof structure and/or attic and can be a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary so air flows freely through all vents. For example, by moving or removing insulation and installing cardboard baffles.



Photo 29-1

Electric

Limitations: The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Electric service condition: Appeared serviceable

Primary service type: Underground

Service voltage (volts): 120-240

Estimated service amperage: 100

Primary service overload protection type: Circuit breakers

Main disconnect rating (amps): 100

System ground: Cold water supply pipes

Condition of main service panel: Appeared serviceable

Location of main disconnect: Breaker at top of main service panel

Condition of branch circuit wiring: Serviceable

Branch circuit wiring type: non-metallic sheathed

Solid strand aluminum branch circuit wiring present: None visible

Ground fault circuit interrupter (GFCI) protection present: No

Arc fault circuit interrupter (AFCI) protection present: No

Smoke alarms installed: Yes, but not tested

30) *Safety, Repair/Replace, Evaluate* - One or more electric receptacles at the kitchen and/or laundry area had no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI

protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

For more information, visit:

<http://www.reporhost.com/?GFCI>



Photo 30-1

31) *Safety, Repair/Replace, Evaluate* - One or more electric receptacles at the bedroom(s), kitchen, dining room, living room, parlor and/or laundry area had no visible arc fault circuit interrupter (AFCI) protection, or the inspector was unable to determine if AFCI protection was present. This is a potential safety hazard. Recommend that a qualified electrician evaluate and install AFCI protection if necessary and per standard building practices. General guidelines for AFCI-protected receptacles include the following locations:

- Bedrooms (since 1999)
- Kitchens, laundry areas, family rooms, dining rooms, living rooms, parlors, libraries, dens and recreation rooms, sunrooms, closets and hallways (since 2014)

For more information, visit:

<http://www.reporhost.com/?AFCI>



Photo 31-1

32) *Safety, Repair/Replace, Evaluate* - Charred wiring was observed. This is an indication of some problems. Recommend further evaluation by a qualified electrician.



Photo
32-1 charred
wiring.

33) *Safety, Repair/Replace* - Smoke alarms were missing from one or more bedrooms. Smoke alarms should be installed as necessary so a functioning alarm exists in each hallway leading to bedrooms, in each bedroom and on each level. For more information, visit:

<http://www.reporhost.com/?SMKALRM>



Photo 33-1

34) *Safety, Comment* - The functionality of, power source for and placement of smoke alarms is not determined as part of this inspection. Smoke alarms should be installed in each bedroom, in hallways leading to bedrooms, on each level and in attached garages. They have a limited lifespan and should be replaced every 10 years. For home buyers, batteries in smoke alarms should be changed when taking occupancy. Batteries should be replaced annually in the future. Carbon monoxide alarms should be installed in the vicinity of sleeping areas and on each level. For more information, visit:

<http://www.reporthost.com/?SMKALRM>

<http://www.reporthost.com/?COALRM>

35) *Repair/Maintain, Evaluate* - The legend for circuit breakers or fuses in panel(s) #A was missing, incomplete, illegible or confusing. This is a potential shock or fire hazard in the event of an emergency when power needs to be turned off. Recommend correcting the legend so it's accurate, complete and legible. Evaluation by a qualified electrician may be necessary.



Photo 35-1

Plumbing / Fuel Systems

Limitations: The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note

that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

Condition of service and main line: Appeared serviceable

Water service: Public

Location of main water shut-off: In utility room

Condition of supply lines: Appeared serviceable

Supply pipe material: Copper

Condition of drain pipes: Appeared serviceable

Drain pipe material: Plastic

Condition of waste lines: Appeared serviceable

Waste pipe material: Plastic

Vent pipe material: Plastic

Condition of fuel system: Appeared serviceable

Visible fuel storage systems: Above ground

Location of main fuel shut-off valve: By furnace

36) *Repair/Replace, Evaluate* - The inspector heard gurgling sounds when plumbing fixtures (e.g. faucets, tubs, showers) were operated. Venting may be substandard or missing. Adequate venting is required to allow waste materials and water to drain freely, and to allow sewer gases to escape from the system. Recommend that a qualified plumber evaluate and repair if necessary.



Photo 36-1

37) *Repair/Replace* - Damaged pipe to backyard hose bib was observed. This condition is in need of correction.

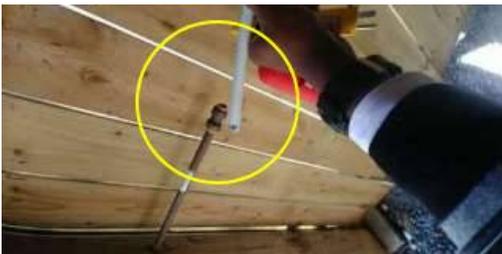


Photo 37-1 Damage plumbing pipe to backyard hose bib

Water Heater

Limitations: Evaluation of and determining the adequacy or completeness of the following items are not included

in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

Condition of water heater: Appeared serviceable

Type: Tank

Energy source: Electricity

Estimated age: 4

Capacity (in gallons): 178L

Temperature-pressure relief valve installed: Yes

Location of water heater: Utility room

Hot water temperature tested: Yes

Water temperature (degrees Fahrenheit): 58.4

Heating, Ventilation and Air Condition (HVAC)

Limitations: The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

General heating system type(s): Forced air, Furnace

General heating distribution type(s): Ducts and registers

Last service date of primary heat source: 1996

Source for last service date of primary heat source: Label

Condition of forced air heating/(cooling) system: Near, at or beyond service life, Not determined (inaccessible, obscured, or power, gas or oil service off)

Forced air heating system fuel type: Oil

Estimated age of forced air furnace: 39

Location of forced air furnace: Utility room

Forced air system capacity in BTUs or kilowatts: 112000

Condition of furnace filters: Not determined (inaccessible, obscured or not found)

Location for forced air filter(s): At end of air handler

Condition of forced air ducts and registers: Appeared serviceable

Condition of venting system: Required repair, replacement and/or evaluation (see comments below)

38) *Safety, Repair/Replace, Evaluate* - Furnace emergency shut-off was not seen or observed. This is in need of further evaluation and corrections. Emergency shut off switch should be readily and easily identified for operation should the need arise. This is a safety concern.

39) *Safety, Evaluate* - Because of the age and/or condition of the forced air furnace, recommend that a qualified HVAC contractor inspect the heat exchanger and perform a carbon monoxide test when it's serviced. Note that these tests are beyond the scope of a standard home inspection.



Photo 39-1

40) *Major Defect, Comment* - The estimated useful life for most forced air furnaces is 15-20 years. This furnace appeared to be beyond this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.

41) *Repair/Replace, Evaluate* - The furnace did not respond to normal controls (thermostat). It appeared to be inoperable. The inspector was only able to perform a limited evaluation. If possible, consult with the property owner and/or review documentation on this system. Recommend that a qualified HVAC contractor evaluate and repair as necessary.

42) *Repair/Replace* - Oil tank was manufactured in 2002. Typical lifespan is 10 - 15 years. This oil tank is beyond end of life and needs replacement.



Photo 42-1

43) *Comment* - Inspection restrictions. Personal items were observed all around the furnace restricting inspection of this system.



Photo 43-1

Kitchen

Limitations: The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of dishwasher: Appeared serviceable

Condition of ranges, cooktops and/or ovens: Appeared serviceable

Range, cooktop, oven type: Electric

Type of ventilation: Hood or built into microwave over range or cooktop

Condition of refrigerator: Appeared serviceable

Condition of built-in microwave oven: Appeared serviceable

Bathrooms, Laundry and Sinks

Limitations: The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

Location #A: Full bath, first floor

Location #B: Full bath, basement

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of flooring: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of toilets: Appeared serviceable

Condition of bathtubs and related plumbing: Appeared serviceable

Condition of shower(s) and related plumbing: Appeared serviceable

Condition of ventilation systems: Appeared serviceable

Bathroom and laundry ventilation type: Spot exhaust fans

44) *Repair/Replace, Evaluate* - The toilet at location(s) #A was loose where it attached to the floor. Leaks can occur. Flooring, the sub-floor or areas below may get damaged. Sewer gases can enter living spaces. Recommend that a qualified contractor remove the toilet(s) for further evaluation and repair if necessary. A new wax ring should be installed and toilet(s) should be securely anchored to the floor to prevent movement and leaking.



Photo 44-1

45) *Repair/Replace* - One or more bathtub faucet handles at location(s) #B were loose. Recommend that a qualified person repair or replace handles as necessary.



Photo
45-1 Disconnected
bathroom/ shower
handle

46) *Repair/Maintain* - The sink at location(s) #B drained slowly. Recommend clearing drain and/or having a qualified plumber repair if necessary.



Photo 46-1

47) *Repair/Maintain* - Gaps, no caulk, or substandard caulking were found between the bathtub and the walls at location(s) #A. Water may penetrate these areas and cause damage. Recommend that a qualified person re-caulk or install caulking as necessary.



Photo 47-1

Interior, Doors and Windows

Limitations: The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Carpeting and flooring, when installed over concrete slabs, may conceal moisture. If dampness wicks through a slab and is hidden by floor coverings that moisture can result in unhygienic conditions, odors or problems that will only be discovered when/if the flooring is removed. Determining the cause and/or source of odors is not within the scope of this inspection.

Condition of exterior entry doors: Appeared serviceable
Exterior door material: Metal, Fiberglass or vinyl
Condition of interior doors: Appeared serviceable
Condition of windows and skylights: Appeared serviceable
Condition of walls and ceilings: Appeared serviceable
Wall type or covering: Drywall
Ceiling type or covering: Drywall
Condition of flooring: Appeared serviceable
Flooring type or covering: Wood or wood products, Laminate, Tile
Condition of stairs, handrails and guardrails: Appeared serviceable

48) *Safety, Evaluate* - Floor joints observed in kitchen area for floor above was observed with significant cracks. These may or may not be structural. However since cracks and repair activities were observed; it is recommended that a structural engineer evaluate this condition further and certify as appropriate. This is a potential safety concern.



Photo 48-1

49) *Repair/Replace, Evaluate* - Squeaking or creaking noises occur when walking on one or more sections of flooring. This is usually caused by substandard construction practices where the sub-floor decking is not adequately fastened to the framing below. For example, not enough glue was used and/or nails were used rather than screws. In most cases, this is only an annoyance rather than a structural problem. Various solutions such as [Squeeeeeek No More and Counter Snap fasteners](#) exist to correct this. Repairs to eliminate the squeaks or creaks may be more or less difficult depending on the floor covering and the access to the underside of the sub-floor. Recommend that a qualified contractor evaluate and repair as necessary. For more information, visit: <http://www.reporthost.com/?SQUEAK>

50) *Repair/Replace* - One or more windows that were designed to open and close were difficult to open and close. Recommend that a qualified person repair windows as necessary so they open and close easily.



Photo 50-1

51) *Repair/Replace* - Storm doors in the back and front were missing or removed. Storm doors help protect exterior doors from weather elements and are recommended. Recommend installing storm doors where they were removed.



Photo
51-1 Evidence of
storm doors
previously installed

Sample property address
Acetech Home Inspections Inc. 2019