



YOUR INSPECTION REPORT

Your Local Professional

PREPARED BY:

Daniel Fedosenko



FOR THE PROPERTY AT:

658 Clarke Rd
Coquitlam , BC

PREPARED FOR:

ROB HOPKINS

INSPECTION DATE:

Monday, April 20, 2015



Mr Home Inspector
PO BOX 8000 #139 33771 George Ferguson Way, Suite Abbotsford
V2S 6H1, BC Canada

604-837-3603
Fax: 604-853-7494

www.mrhomeinspectorltd.com
Daniel@MrHomeInspectorLtd.com





May 7, 2015

Dear Rob Hopkins,

RE: Report No. 2583
658 Clarke Rd
Coquitlam , BC

Thank you for choosing Mr Home Inspector to perform your Home Inspection. We trust the experience was both useful and enjoyable.

Please feel free to contact us with questions about the report or the home itself any time for as long as you own the home. Our consulting service via telephone/email is available at no cost to you for as long as you own the home.

Please visit our website at your convenience www.mrhomeinspectorltd.com and feel free to fill out and return our client questionnaire.

Thanks again for allowing us to work with you.

Sincerely,

Daniel Fedosenko
on behalf of
Mr Home Inspector

Mr Home Inspector
PO BOX 8000 #139 33771 George
Ferguson Way, Suite Abbotsford
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INVOICE

May 7, 2015

Client: Rob Hopkins

Report No. 2583

For inspection at:

658 Clarke Rd

Coquitlam , BC

on: Monday, April 20, 2015

	\$1,350.00
GST	\$67.50
Total	<u>\$1,417.50</u>

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AGREEMENT

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PARTIES TO THE AGREEMENT

Company

Mr Home Inspector
PO BOX 8000 #139 33771 George
Ferguson Way, Suite Abbotsford
V2S 6H1, BC Canada

Client

Rob Hopkins

Total Fee: \$1,417.50

This is an agreement between Rob Hopkins and Mr Home Inspector.

THIS CONTRACT LIMITS THE LIABILITY OF THE PROPERTY INSPECTION COMPANY.
PLEASE READ CAREFULLY BEFORE SIGNING.

In addition to the limitations in the Standards of Practice, the Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. The Inspection is performed in accordance with the ASTM Standards for property assessment.

LIMITATIONS AND CONDITIONS OF THE BUILDING INSPECTION

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One Building owner may decide that certain conditions require repair or replacement, while another will not.

1) THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE.

The Building Inspection provides you with a basic overview of the condition of the property. Because your Building Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive.

Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential problem that is beyond the scope of the Building Inspection.

If you are concerned about any conditions noted in the Building Inspection Report, we strongly recommend that you consult a qualified Licensed Contractor or Consulting Engineer. These professionals can provide a more detailed analysis of any conditions noted in the Report at an additional cost

2) THE INSPECTION IS AN OPINION OF THE PRESENT CONDITION OF THE VISIBLE COMPONENTS.

The Building Inspector's Report is an opinion of the present condition of the property. It is based on a visual examination of the readily accessible features of the building.

A Building Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, heating, cooling, structure, plumbing and insulation that are hidden or inaccessible.

Some intermittent problems may not be obvious on a Building Inspection because they only happen under certain circumstances. As an example, your Building Inspector may not discover leaks that occur only during certain weather

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conditions or when a specific tap or appliance is being used in everyday life.

Building Inspectors will not find conditions that may only be visible when storage or furniture is moved. They do not remove wall coverings (including wallpaper) or lift flooring (including carpet) or move storage to look underneath or behind.

3) THE INSPECTION DOES NOT INCLUDE HAZARDOUS MATERIALS.

This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based insulation, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fireproofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicides or pesticides. The Building Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

4) WE DO NOT COMMENT ON THE QUALITY OF AIR IN A BUILDING.

The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building.

The Inspection does not include spores, fungus, mold or mildew that may be present. You should note that whenever there is water damage noted in the report, there is a possibility that mold or mildew may be present, unseen behind a wall, floor or ceiling.

If anyone in your Building suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens at additional cost.

5) WE DON'T LOOK FOR BURIED TANKS.

Your Building Inspector does not look for and is not responsible for fuel oil, septic or gasoline tanks that may be buried on the property. If the building had its heating system converted from oil, there will always be the possibility that a tank may remain buried on the property.

If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

6) TIME TO INVESTIGATE

We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced or otherwise changed before we have had a reasonable period of time to investigate.

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7) REPORT IS FOR OUR CLIENT ONLY

The inspection report is for the exclusive use of the client named herein. No use of the information by any other party is intended.

8) CANCELLATION FEE

If the inspection is cancelled within 24 hours of the appointment time, a cancellation fee of 50% of the inspection fee will apply.

9) NOT A GUARANTEE, WARRANTY OR INSURANCE POLICY.

The inspection is not a guarantee, warranty or an insurance policy with regard to the fitness of the property.

10) LIMIT OF LIABILITY / LIQUIDATED DAMAGES

The liability of the Building Inspector and the Building Inspection Company arising out of this Inspection and Report, for any cause of action whatsoever, whether in contract or in negligence, is limited to a refund of the fees that you have been charged for this inspection.

I, Rob Hopkins (Signature) _____, **(Date)** _____, **have read, understood and accepted the terms of this agreement.**

MR HOME INSPECTOR MAJOR POINTS

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MR HOME INS	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR	INSULATION	STRUCTURE
EXTERIOR	REFERENCE								

ROOFING

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SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR	INSULATION	STRUCTURE
EXTERIOR	REFERENCE								

- General:** • Roof covering inspected
- General:** • Roof drainage systems inspected
- General:** • Flashings inspected
- General:** • Skylights, chimneys, and roof penetrations inspected
- Sloped roofing material:** • [Metal](#)
- Probability of leakage:** • Low

Limitations

General: • Sunny and dry on day of inspection.

Inspection performed:

- By walking on roof



1. By walking on roof



2. By walking on roof

ROOFING

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3. *By walking on roof*

EXTERIOR

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EXTERIOR	REFERENCE								

General: • Exterior doors all checked.

General: • Eaves, soffits, fascias checked.

General: • Walkways, patios, driveways checked.

General: • Exterior wall covering, flashing and trim checked.

General: • Attached decks, balconies, steps, porches, and their associated railings checked.

General: • Vegetation, grading, surface draining checked.

Gutter & downspout type: • [Eave mounted](#)

Gutter & downspout discharge: • [Below grade](#)

Lot slope: • [Away from building](#)

Wall surfaces: • [Vinyl siding](#) • [Stucco](#)

Soffit and fascia: • Aluminum/Wood

Driveway: • Asphalt • Concrete

Walkway: • Concrete • Crushed stone

Porch: • Concrete

Exterior steps: • Concrete

Balcony: • Concrete pavers



4. Concrete pavers

Balcony: • Vinyl • Aluminum railings

Patio: • Concrete

EXTERIOR

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EXTERIOR	REFERENCE								

General: • Outbuildings not included in the inspection

Inspection limited/prevented by: • Storage • New finishes/paint/trim • Car/storage in garage • Vines/shrubs/trees against wall

Exterior inspected from:

- Ground level



5. Ground level



6. Ground level



7. Ground level

EXTERIOR

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EXTERIOR	REFERENCE	ns							

General

1. • Area has been added on. Ask for building permit. Areas may not be up to city standards and extra costs can occur to correct.

Location: Left Side Exterior Wall

Task: Further evaluation

Time: Immediate



8. Area has been added on. Ask for building...

RECOMMENDATIONS \ Overview

2. **Condition:** • Service exterior sealants for exterior of home on regular basis. Common areas are windows, trim work, and doors. If left unkept water damage and or extra costs can occur.

WALLS \ Soffits and fascia

3. **Condition:** • [Loose or missing pieces](#)

Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure | Chance of pests entering building

Location: Rear Exterior

Task: Repair

Time: Immediate

EXTERIOR

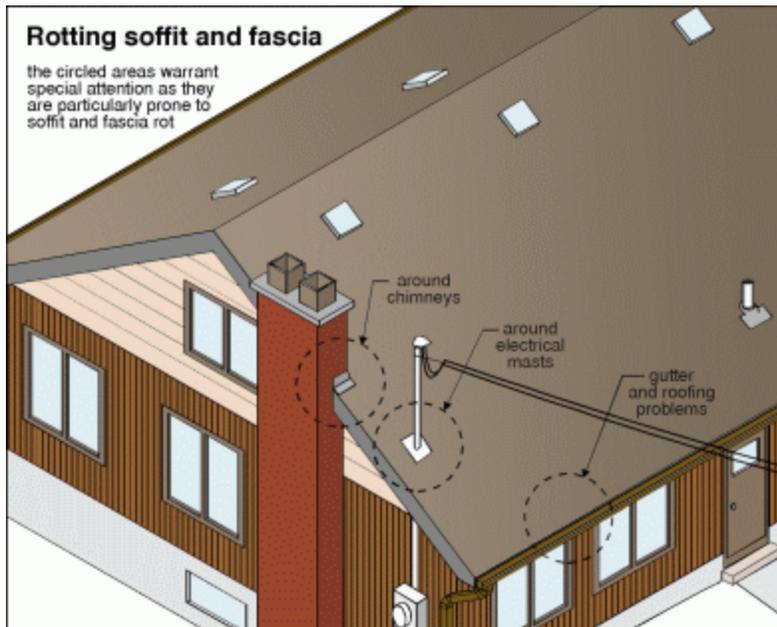
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SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR	INSULATION	STRUCTURE

EXTERIOR	REFERENCE
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[Click on image to enlarge.](#)



9. Loose or missing pieces

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Roof structure

4. Condition: • Missing sealants at deck areas

Location: Various Exterior

Task: Service

Time: Immediate

EXTERIOR

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10. Missing sealants at deck areas

STRUCTURE

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EXTERIOR	REFERENCE								

- General:** • Foundation inspected
- General:** • Framing inspected
- Configuration:** • [Slab-on-grade](#)
- Foundation material:** • [Poured concrete](#)
- Floor construction:** • [Joists](#) • [Concrete](#)
- Exterior wall construction:** • [Wood frame](#)
- Roof and ceiling framing:** • [Trusses](#) • [Plywood sheathing](#)
- Party walls:** • [Not visible](#)

Limitations

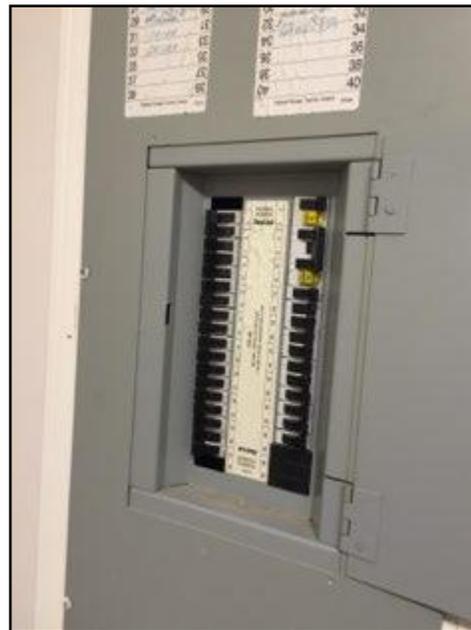
- Inspection limited/prevented by:** • Wall, floor and ceiling coverings • Carpet/furnishings • Storage • New finishes/paint • Insulation
- Attic/roof space:** • Inspected from access hatch
- Percent of foundation not visible:** • 99 %
- Not included as part of a building inspection:** • Visible mold evaluation is not included in the building inspection report

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EXTERIOR	REFERENCE								

- General:** • Service entrance conductors, cables, and raceways inspected
- General:** • Service equipment and main disconnects inspected
- General:** • Service grounding checked
- General:** • Interior components of both service and sub panels checked
- General:** • Conductors checked
- General:** • Overcurrent devices checked
- General:** • Lighting fixtures, switches, and receptacles checked
- General:** • GFCI checked
- Service entrance cable and location:** • [Underground copper](#)
- Service size:** • Not available



11. Not available



12. Not available

- Main disconnect/service box rating:** • Not available/accessible
- Main disconnect/service box type and location:** • Located in the laundry
- System grounding material and type:** • [Copper - other](#)
- Auxiliary panel (subpanel) rating:**
 - [125 Amps](#)

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EXTERIOR	REFERENCE								



13. 125 Amps

Distribution wire material and type: • [Copper - non-metallic sheathed](#)

Type and number of outlets (receptacles): • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom](#) • [GFCI - outside](#)

Smoke detectors: • [Present](#)

Carbon monoxide (CO) detectors: • None noted

Limitations

Inspection limited/prevented by: • Please note main service panel covers are not taken off according to the Safety Authority as it is too dangerous to do when the power is on for home. As home inspectors we are not permitted to turn power off to inspect this item.

Inspection limited/prevented by: • Storage • Insulation

Panel covers: • Disconnect covers are not removed by the building inspector

System ground: • Continuity not verified • Quality of ground not determined

Circuit labels: • The accuracy of the circuit index (labels) was not verified.

Panel or disconnect cover: • Not safe to remove

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EXTERIOR	REFERENCE	ns							

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

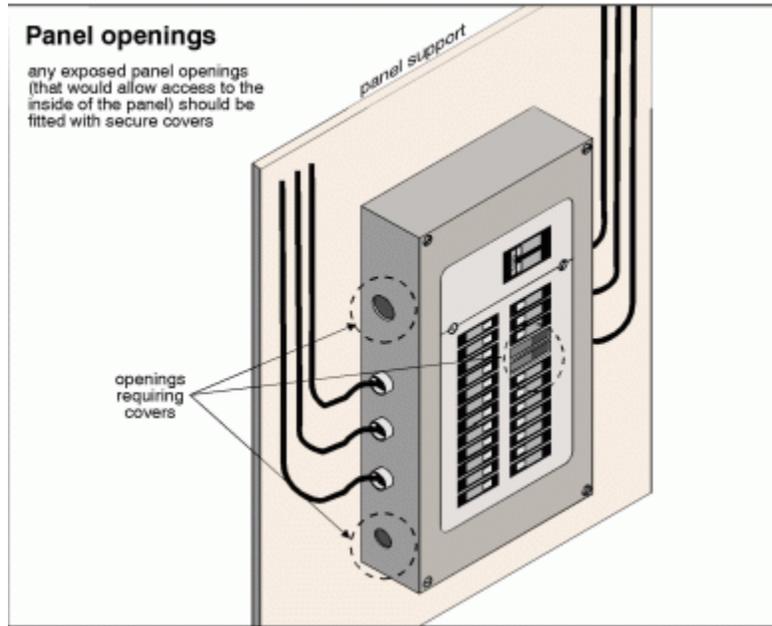
5. Condition: • [Openings in panel](#)

Implication(s): Electric shock | Fire hazard

Location: Second Floor Laundry Area

Task: Repair

Time: Immediate



[Click on image to enlarge.](#)



14. Openings in panel

MR HOME INS	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR	INSULATION	STRUCTURE

EXTERIOR	REFERENCE	EM \ Junction boxes
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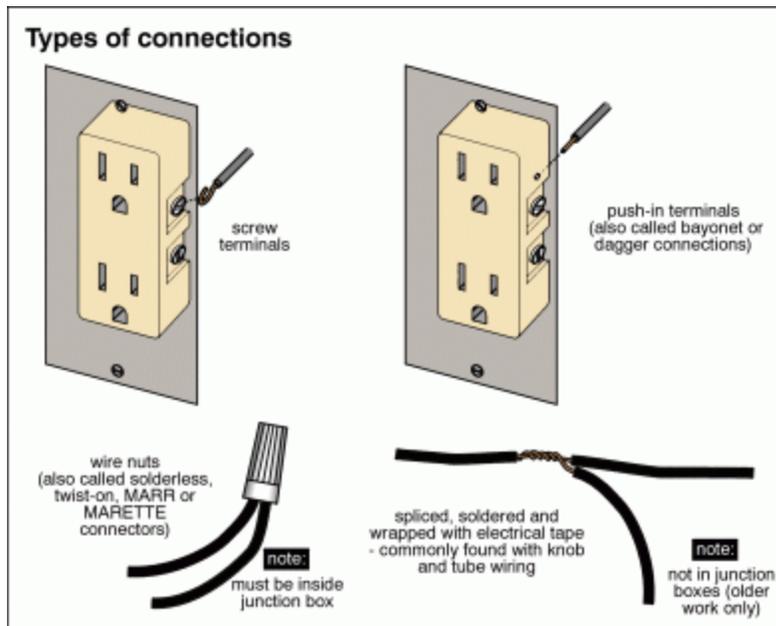
6. Condition: • [Missing, loose](#)

Implication(s): Electric shock | Fire hazard

Location: First Floor Furnace Room

Task: Repair

Time: Immediate



Click on image to enlarge.



15. Missing, loose

DISTRIBUTION SYSTEM \ Smoke detectors

7. Condition: • Replace smoke detectors every 10 years

HEATING

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EXTERIOR	REFERENCE								

General: • Vent systems, flues, and chimneys checked.

General: • Heating system inspected

Fuel/energy source: • [Gas](#)

System type: • [Boiler](#)

Heat distribution: • [Hot water radiant piping](#)

Approximate capacity: • [75,000 BTU/hr](#)

Efficiency: • [Mid-efficiency](#) • [High-efficiency](#)

Exhaust venting method: • [Natural draft](#)

Approximate age: • Unknown

Typical life expectancy: • Indefinite

Typical life expectancy: • Boiler (copper tube) 15 to 25 years

Main fuel shut off at: • Electrical panel

Main fuel shut off at: • Utility room

Failure probability: • [Low](#)

Exhaust pipe (vent connector): • Single wall

Auxiliary heat:

- [Electric baseboard heater](#)
- [Electric baseboard heater](#)



16. Electric baseboard heater

Fireplace:

- [Gas fireplace](#)

HEATING

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EXTERIOR	REFERENCE								



17. Gas fireplace

Chimney/vent: • [Metal](#)

Combustion air source: • Not determined

Limitations

General: • A home inspection does not cover inspecting underground for buried oil storage tanks.

Inspection prevented/limited by: • Chimney clean-out not opened • Chimney interiors and flues are not inspected

Safety devices: • Not tested as part of a building inspection

Heat loss calculations: • Not done as part of a building inspection

Heat exchanger: • Only a small portion visible

Recommendations

General

8. • Ensure to clean and service heating system on a yearly basis.

Implication(s): Extra costs can arise/increased heating and cooling costs/premature failure of equipment/health and safety issues can arise

Task: Service

Time: Regular maintenance

FIREPLACE \ General

9. **Condition:** • Not functional

Implication(s): System inoperative

Location: Second Floor Living Room

HEATING

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EXTERIOR	REFERENCE								

Time: Immediate

SPACE HEATER \ Electric radiant

10. Condition: • Upper Right side suite

Implication(s): No heat

Location: Foyer

Task: Repair or replace

Time: Immediate

COOLING & HEAT PUMP

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Air conditioning type: • None present

INSULATION AND VENTILATION

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EXTERIOR	REFERENCE								

- General:** • Insulation and vapor retarders in unfinished spaces checked
- General:** • Ventilation of attics and foundation areas checked
- General:** • Mechanical ventilation systems checked
- General:** • Clean debris from attic and crawl space areas
- Attic/roof insulation material:** • [Glass fiber](#)
- Attic/roof insulation amount/value:** • [R-32](#)
- Attic/roof ventilation:** • [Roof and soffit vents](#)
- Attic/roof air/vapor barrier:** • [Not visible](#)
- Wall insulation material:** • [Glass fiber](#)
- Wall insulation amount/value:** • [R-20](#) • Spot checked only
- Wall air/vapor barrier:** • Not visible
- Foundation wall insulation material:** • None
- Foundation wall air/vapor barrier:** • Not Visible
- Floor above porch/garage insulation material:** • Not visible
- Floor above porch/garage insulation amount/value:** • Not visible
- Floor above porch/garage air/vapor barrier:** • Not visible

Limitations

- Inspection prevented by no access to:** • Insulation in home limits the visual inspection of house.
- Inspection prevented by no access to:** • Walls, which were spot checked only
- Attic inspection performed:**
 - From access hatch



18. From access hatch



19. From access hatch

INSULATION AND VENTILATION

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20. From access hatch



21. From access hatch



22. From access hatch

Roof space inspection performed: • From access hatch

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

Mechanical ventilation effectiveness: • Not verified

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General: • Jets tested



23.



24.

General: • Vent systems, flues and chimneys checked.

General: • Interior water supply, and distribution systems, including all fixtures and faucets inspected

General: • Drain, waste and vent systems including all fixtures inspected

General: • Water heating equipment inspected

Water supply source: • Not determined

Service piping into building: • [Galvanized steel](#)

Supply piping in building: • The plumbing of vacant homes when not used on a regular basis can often leak after moving in. These leaks are typically minor in nature and are easily remedied. Fix upon recognizing as water damage can occur if left and not fixed.

Main water shut off valve at the: • Utility room

Water flow and pressure: • [Functional](#)

Water heater fuel/energy source: • [Gas](#)

Water heater type: • [Conventional](#)

Water heater exhaust venting method: • Natural draft

Tank capacity: • 151 liters

Water heater approximate age:

- 7 years
- 14 years

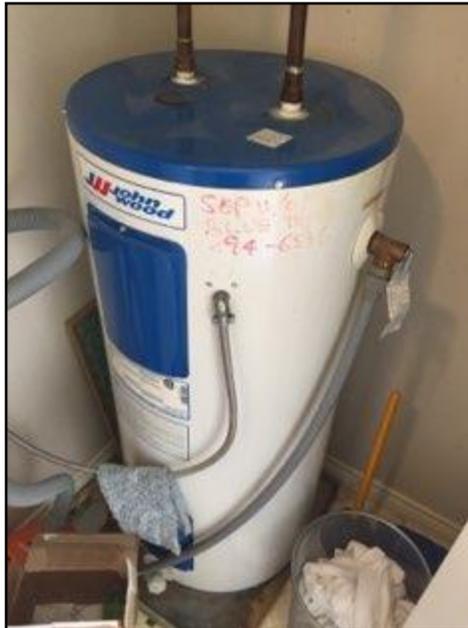
PLUMBING

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25. 14 years

Typical life expectancy: • 8 to 12 years

Water heater failure probability: • [Low](#)

Waste disposal system: • Not determined

Waste and vent piping in building: • [Plastic](#)

Floor drain location:

- Near water heater



26. Near water heater

MR HOME INS	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR	INSULATION	STRUCTURE
EXTERIOR	REFERENCE								

Inspection limited/prevented by: • Outside hose bibs not tested in freezing temperatures • Please note we run hose bibs and taps in home only for a several seconds to check for water functionality. We are unable to run all taps in the home for long periods of time to see if leaks occur in or outside the home at the time of the inspection.

Items excluded from a building inspection: • Jacuzzi tub • Hot tub • Sauna

Items excluded from a building inspection: • Well • Water quality • Septic system • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Water heater relief valves are not tested • Pool • Spa

Recommendations

General

11. • Ensure to regularly service sealants around tub and shower areas as required. Also service grout regularly to protect bathing areas from water damage.

Implication(s): Water damage can occur/Extra costs can arise

Location: Bathrooms

Task: Service

Time: Regular maintenance



27.



28.

12. • Install steel braided supply lines to washer. Rubber hoses can burst at any time as they age. Water damage and or extra costs can occur.

Task: Improve

Time: Immediate

MR HOME INS	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR	INSULATION	STRUCTURE
EXTERIOR	REFERENCE								



29. Install steel braided supply lines to...



30. Install steel braided supply lines to...

WATER HEATER \ Life expectancy

13. Condition: • [Old](#)

Implication(s): No hot water

Location: Second Floor Hall

Task: Monitor

Time: Ongoing



31. Old

MR HOME INS	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR	INSULATION	STRUCTURE

EXTERIOR	REFERENCE	SETS \ Faucet
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14. Condition: • [Drip, leak](#)

Sprayer not working

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Second Floor Kitchen

Task: Repair

Time: Regular maintenance



32. Drip, leak



33. Drip, leak

INTERIOR

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SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR	INSULATION	STRUCTURE
EXTERIOR	REFERENCE								

- General:** • Steps, stairways, balconies and railings inspected.
- General:** • Representative number of countertops and cupboards inspected.
- General:** • Representative number of doors and windows checked.
- General:** • Garage passage doors and vehicle door safety mechanisms checked.
- General:** • Walls, ceilings, and floors inspected
- Major floor finishes:** • [Carpet](#) • [Hardwood](#) • [Resilient](#) • [Laminate](#) • [Ceramic](#)
- Major wall and ceiling finishes:** • [Plaster/drywall](#)
- Windows:** • [Fixed](#) • [Sliders](#) • Vinyl
- Glazing:** • [Double](#)
- Exterior doors - type/material:** • Metal-clad • Garage door - metal
- Doors:** • Inspected • Inspected
- Party walls:** • [Not visible](#)
- Oven fuel:** • Electricity • Gas
- Range fuel:** • Electricity • Gas
- Appliances:** • Installed • Range
- Appliances:** • Refrigerator • Range hood • Dishwasher • Door bell
- Laundry facilities:** • Installed



34. Installed



35. Installed

MR HOME INS	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR	INSULATION	STRUCTURE
EXTERIOR	REFERENCE								



36. Installed

Laundry facilities: • Washer • Hot/cold water supply • Dryer • Vented to outside • 120-Volt outlet • 240-Volt outlet

Kitchen ventilation: • Range hood • Discharges to exterior

Bathroom ventilation: • Exhaust fan

Laundry room ventilation: • Clothes dryer vented to exterior

Counters and cabinets: • Inspected

Stairs and railings: • Inspected

Limitations

General: • Home inspection does not include air quality testing/vermiculite diagnoses for asbestos/whether home contains asbestos or not.

Inspection limited/prevented by: • Microwaves are not tested as they are not supposed to be operated empty, as they can be damaged or cause damage to surrounding areas or occupants.

Inspection limited/prevented by:

- Carpet
- Storage/furnishings

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SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR	INSULATION	STRUCTURE

EXTERIOR REFERENCE



37. Storage/furnishings



38. Storage/furnishings



39. Storage/furnishings



40. Storage/furnishings

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SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR	INSULATION	STRUCTURE
EXTERIOR	REFERENCE								



41. Storage/furnishings

42. Storage/furnishings



43. Storage/furnishings

- New finishes/paint
- Storage in closets/cupboards

Not included as part of a building inspection:

- Carbon monoxide detectors, security systems, central vacuum
- Cosmetic issues

Please note while going through home we focus our attention on major problems that carry significant cost to you, while going through the home we may come across cosmetic items and document them for you. Keep in mind minor cosmetic issues are not the focus of a home inspection.

- Perimeter drainage tile around foundation, if any

Cosmetics: • No comment offered on cosmetic finishes

Appliances: • Appliances are not inspected as part of a building inspection • Self-cleaning features on ovens not tested •

MR HOME INS	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR	INSULATION	STRUCTURE

EXTERIOR REFERENCE washer drying cycle not tested • Appliances are not moved during an inspection

Percent of foundation not visible: • 99 %

Basement leakage: • Cannot predict how often or how badly basement will leak

Recommendations

General

15. • Service sealants

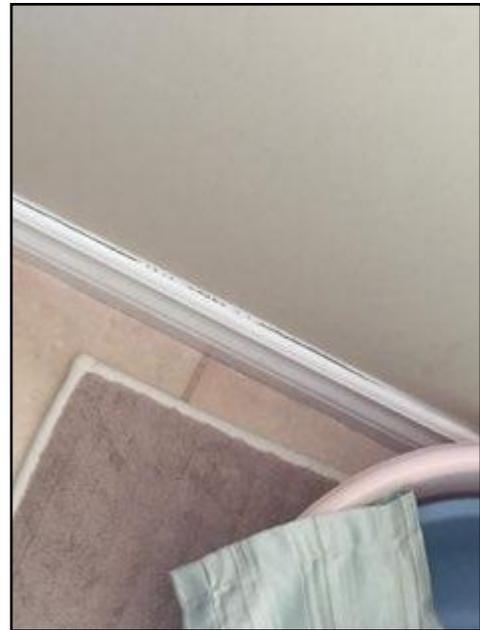
Location: Various

Task: Service

Time: Regular maintenance



44. Service sealants



45. Service sealants

16. • Full infrared thermal camera scan of home. No active leaks detected for accessible/viewable areas.

INTERIOR

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SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR	INSULATION	STRUCTURE
EXTERIOR	REFERENCE								



46. Full infrared thermal camera scan of home....



47. Full infrared thermal camera scan of home....



48. Full infrared thermal camera scan of home....

FLOORS \ General

17. Condition: • Floors not level, wavy in areas.

Location: Various Second Floor

Task: Improve

Time: When remodelling

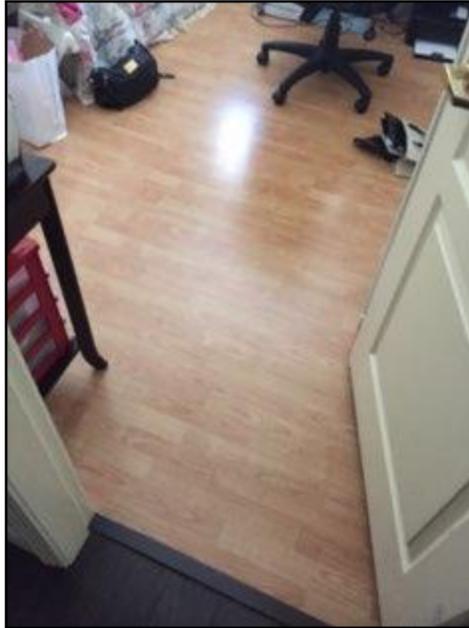
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SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR	INSULATION	STRUCTURE
EXTERIOR	REFERENCE								



49. Floors not level, wavy in areas.

WALLS \ Plaster or drywall

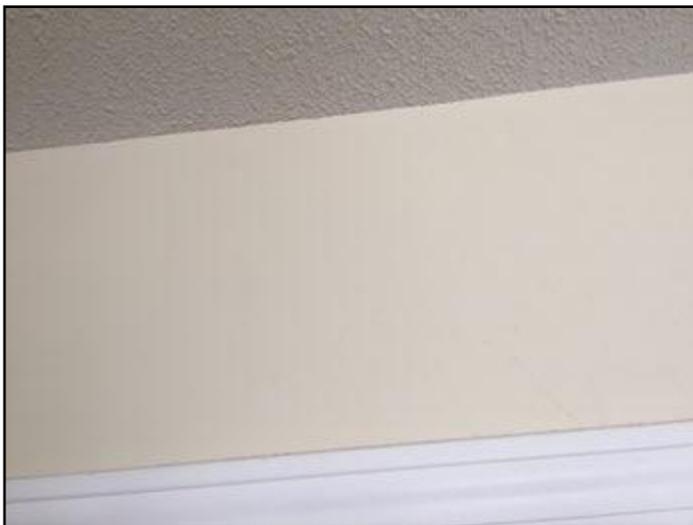
18. Condition: • [Cracked](#)

Implication(s): Cosmetic defects

Location: Second Floor

Task: Service

Time: Regular maintenance



50. Cracked



51. Cracked

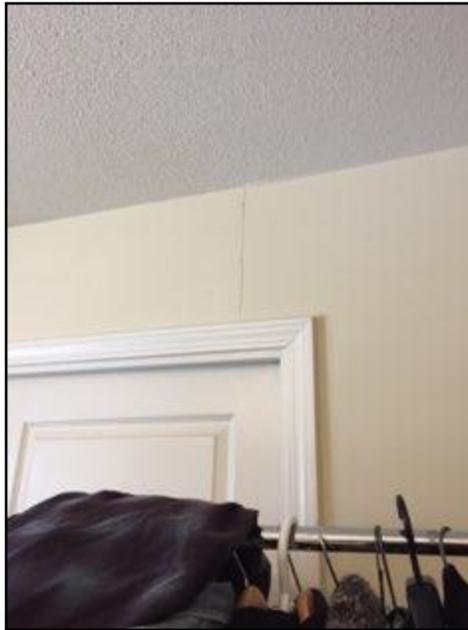
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SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR	INSULATION	STRUCTURE
EXTERIOR	REFERENCE								



52. Cracked

CEILINGS \ General

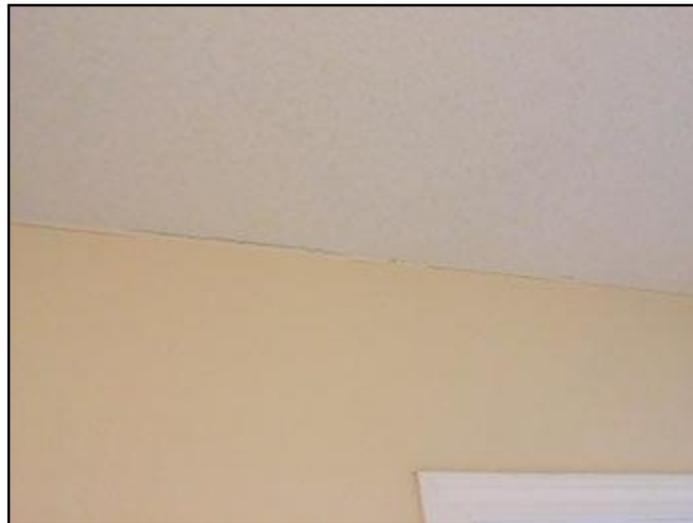
19. Condition: • [Cracked](#)

Implication(s): Cosmetic defects | Damage or physical injury due to falling materials

Location: Second Floor

Task: Service

Time: Regular maintenance



53. Cracked

WINDOWS \ Hardware

20. Condition: • [Inoperable](#)

Implication(s): System inoperative or difficult to operate

Location: Various Exterior

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SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR	INSULATION	STRUCTURE
EXTERIOR	REFERENCE								

Time: Immediate



54. Inoperable

WINDOWS \ Storms and screens

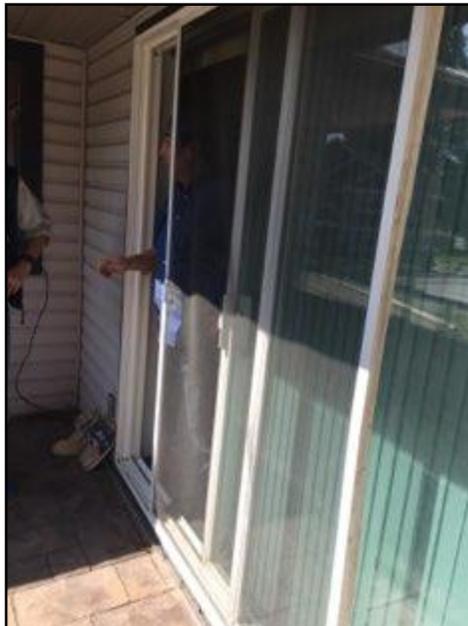
21. **Condition:** • [Rust](#)

Implication(s): Chance of pests entering building

Location: Rear Exterior

Task: Repair or replace

Time: Immediate



55. Rust

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SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR	INSULATION	STRUCTURE

EXTERIOR	REFERENCE
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frames

22. Condition: • [Stiff](#)

Implication(s): Reduced operability

Location: Second Floor Laundry Area

Task: Repair

Time: Immediate



56. Stiff

23. Condition: • [Weatherstripping missing or ineffective](#)

Implication(s): Chance of water entering building | Increased heating and cooling costs | Reduced comfort

Location: Rear Exterior

Task: Improve

Time: Regular maintenance

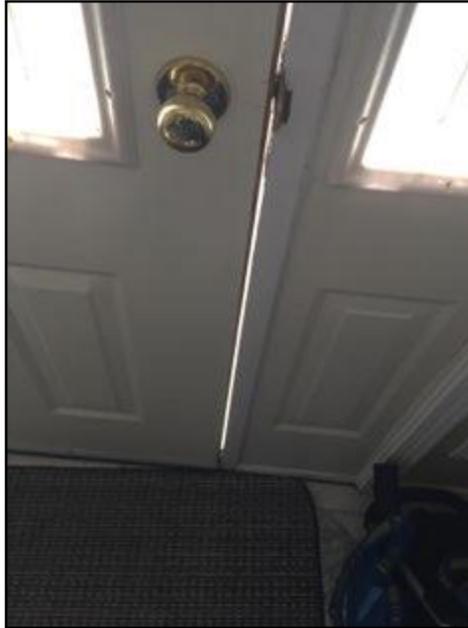
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SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR	INSULATION	STRUCTURE
EXTERIOR	REFERENCE								



57. Weatherstripping missing or ineffective

DOORS \ Hardware

24. Condition: • [Inoperable](#)

Implication(s): System inoperative or difficult to operate

Location: Front Exterior

Task: Service

Time: Regular maintenance



58. Inoperable

STAIRS \ Handrails

25. Condition: • [Missing](#)

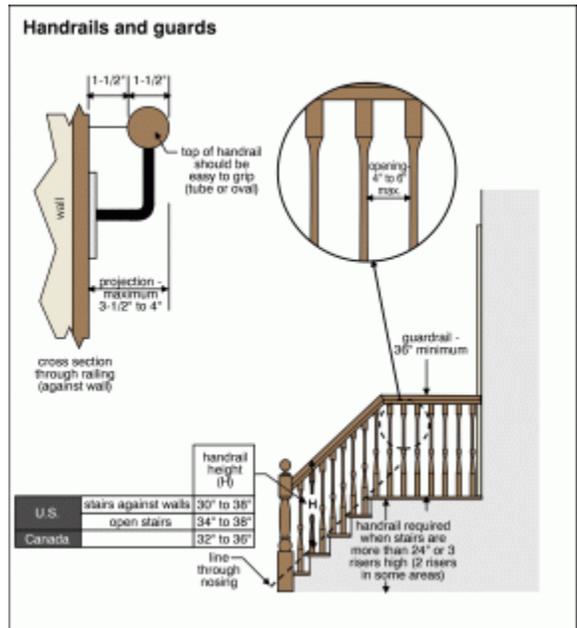
- MR HOME INS
- ROOFING
- EXTERIOR
- STRUCTURE
- ELECTRICAL
- HEATING
- COOLING
- INSULATION
- PLUMBING
- INTERIOR
- SUMMARY B
- ELECTRICAL
- HEATING
- AIR CONDITI
- VENTILATION
- PLUMBING
- ROOFING
- INTERIOR
- INSULATION
- STRUCTURE

EXTERIOR REFERENCE Hazard

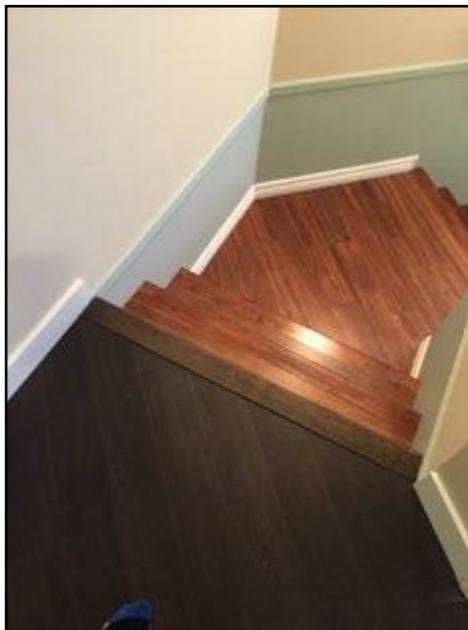
Location: Second Floor Staircase

Task: Improve

Time: Immediate



[Click on image to enlarge.](#)



59. Missing

APPLIANCES \ Dryer

26. Condition: • Dryer vent material not smooth wall

Location: Rear Second Floor

Task: Improve

INTERIOR

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SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR	INSULATION	STRUCTURE
EXTERIOR	REFERENCE								



60. Dryer vent material not smooth wall

SUMMARY B

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SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR	INSULATION	STRUCTURE
EXTERIOR	REFERENCE								

Purpose of the report: • Property Condition Assessment

Attendees: • Buyer • Seller

Overall condition: • The building is in satisfactory condition overall.

Overall level of maintenance: • Some deferred maintenance was noted.

This report meets ASTM Standard E2018-08, with these exceptions: • Opinions of probable cost are not included. • A Building Code and Fire Code violation inquiry was not undertaken. • Fire and life safety systems were not reviewed.

For the purpose of this report the front of the building faces: • North • West

Weather: • Sunny

Limitations

Areas Inspected: • Office • Apartments • Parking areas

MR HOME INS	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR	INSULATION	STRUCTURE
EXTERIOR	REFERENCE								

General: • Smoke detector present



61. Smoke detector present

Electrical service to the building: • Underground

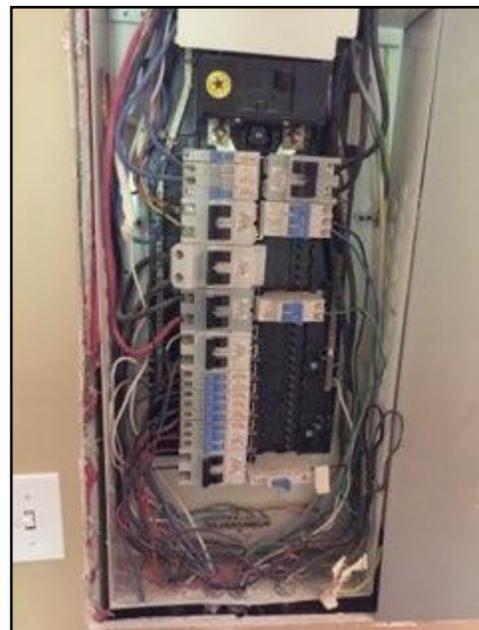
Electrical service size:

• 200-amps

225 amp Service panel



62. 200-amps



63. 200-amps

ELECTRICAL

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- HEATING
- COOLING
- INSULATION
- PLUMBING
- INTERIOR
- SUMMARY B
- ELECTRICAL**
- HEATING
- AIR CONDITI
- VENTILATION
- PLUMBING
- ROOFING
- INTERIOR
- INSULATION
- STRUCTURE

- EXTERIOR
- REFERENCE



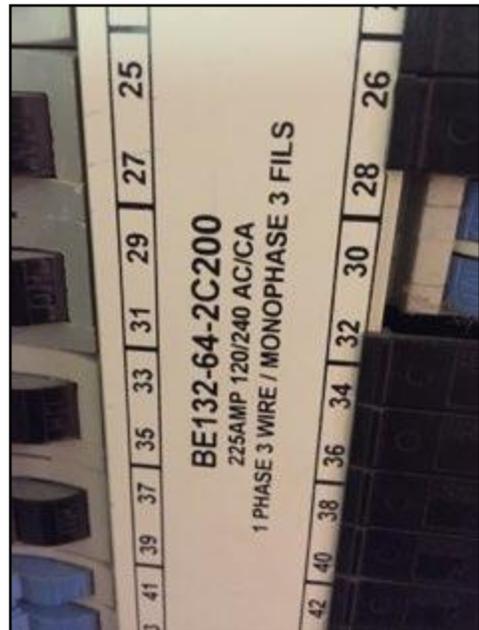
64. 200-amps



65. 200-amps



66. 200-amps



67. 200-amps

MR HOME INS	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR	INSULATION	STRUCTURE
EXTERIOR	REFERENCE								

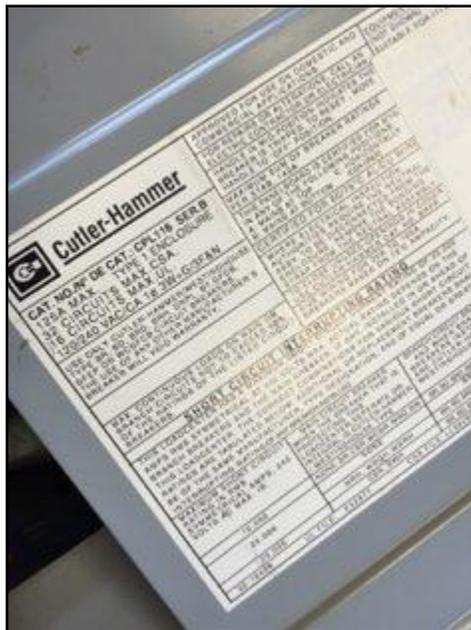


68. 200-amps

Service distribution and metering: • The main service is divided to service several areas

Distribution panels:

- Circuit breakers
- 125 Amp



69. Circuit breakers



70. Circuit breakers

Predominant wire types: • Copper

MR HOME INS	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR	INSULATION	STRUCTURE

EXTERIOR REFERENCE : • Flourescent • Incandescent
Electrical supplier: • Not determined

Recommendations

General

27. • Panel covers don't fit on properly. Improve as required.

Implication(s): Safety hazard

Location: First Floor

Task: Improve

Time: Immediate



71.

GENERAL \ Overall condition

28. **Condition:** • The overall condition of the electrical system is considered to be satisfactory.

GENERAL \ Level of Maintenance

29. **Condition:** • Some deferred maintenance was noted.

BRANCH CIRCUIT \ Branch wiring conditions

30. **Condition:** • Unprotected wire run right out of panel

Implication(s): Electrical hazard

Location: Flower shop

Task: Repair

Time: Immediate

MR HOME INS	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR	INSULATION	STRUCTURE
EXTERIOR	REFERENCE								



72.

31. Condition: • Exposed wire at wall area. Missing outlet cap.

Implication(s): Safety hazard

Location: Photo shop back room

Task: Repair

Time: Immediate



73.

MR HOME INS	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR	INSULATION	STRUCTURE

EXTERIOR	REFERENCE
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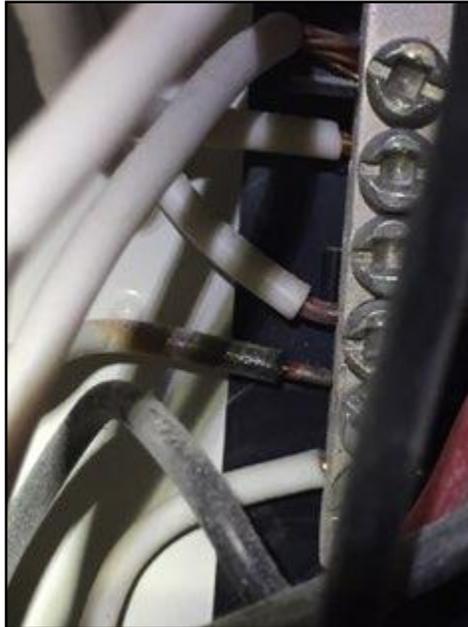
t wire

Implication(s): Fire hazard

Location: First Floor photo shop

Task: Repair

Time: Immediate



74.

BRANCH CIRCUIT \ Outlet conditions

33. Condition: • Missing cover plate. Outlet does not work.

Implication(s): Safety issue

Location: Bathroom at photo shop

Task: Repair

Time: Immediate

ELECTRICAL

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SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR	INSULATION	STRUCTURE
EXTERIOR	REFERENCE								



75.



76.

34. Condition: • Damaged plug

Implication(s): Fire hazard

Location: First Floor hair salon

Task: Repair

Time: Immediate



77.

ELECTRICAL

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SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR	INSULATION	STRUCTURE

EXTERIOR REFERENCE test faulty

Implication(s): Safety hazard

Location: Rear Exterior

Task: Repair

Time: Immediate



78.

HEATING

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SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR	INSULATION	STRUCTURE
EXTERIOR	REFERENCE								

Heat distribution: • Fan/coil units
Rooftop Units - general: • Gas-fired heating (& electric cooling)
Rooftop Unit #1 - Age and type: • Over 20 years old
Typical Rooftop Unit life expectancy: • 20 years
Forced air heat distribution: • Overhead supply air registers
Maintenance contract: • None

Limitations

Operating status: • Heating and cooling mode tested

Recommendations

GENERAL \ Overall condition

36. Condition: • Satisfactory

Location: Rear Exterior

Task: Service

Time: Immediate

GENERAL \ Level of Maintenance

37. Condition: • Some deferred maintenance was noted.

Location: Rear Exterior

Task: Service

Time: Regular maintenance

ROOFTOP UNITS \ Unit #1

38. Condition: • Beyond typical life expectancy

Plan for replacement

Location: Rear Exterior

Task: Monitor

Time: Ongoing

AIR CONDITIONING

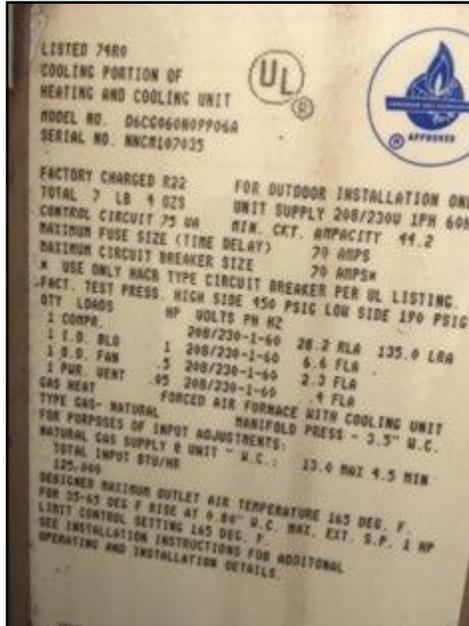
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SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR	INSULATION	STRUCTURE
EXTERIOR	REFERENCE								

General: • blank note



79.

Recommendations

GENERAL \ Level of Maintenance

39. Condition: • The Air-conditioning system has not been well maintained.

Deterioration in connections between ductwork

Location: Rear Exterior

Task: Repair

Time: Immediate

AIR CONDITIONING

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SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR	INSULATION	STRUCTURE

EXTERIOR	REFERENCE
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80. The Air-conditioning system has not been...



81. The Air-conditioning system has not been...

VENTILATION

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SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR	INSULATION	STRUCTURE
EXTERIOR	REFERENCE								

Individual exhaust fans - areas serviced: • Washroom(s)

Operable doors: • Storefront

MR HOME INS	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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EXTERIOR	REFERENCE								

General: • Fire sprinkler system



82.

Domestic water supply - shutoff: • In the mechanical room

Supply plumbing pipe material examined:

- Copper
- Galvanized steel



83. Galvanized steel

PLUMBING

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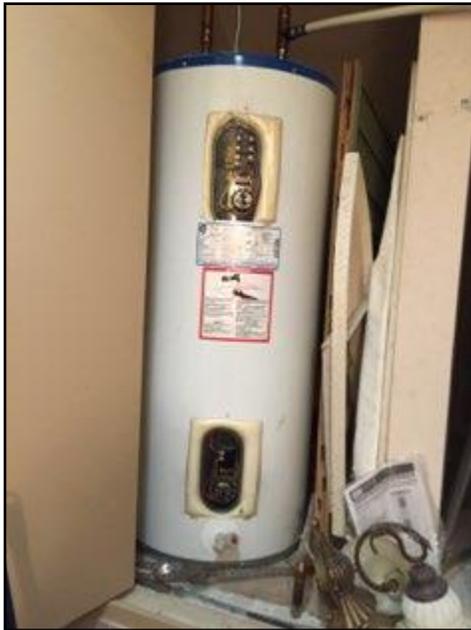
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EXTERIOR	REFERENCE								

Drain, waste and vent piping material examined: • ABS plastic

Washroom locations: • Standard two piece bathrooms

Domestic water heaters:

• Electric



84. Electric



85. Electric



86. Electric



87. Electric

PLUMBING

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MR HOME INS	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR	INSULATION	STRUCTURE

EXTERIOR REFERENCE

Water/boiler - approximate age: • 2002

2009



88.



89.

Recommendations

GENERAL \ Overall condition

40. Condition: • Serviceable

GENERAL \ Level of Maintenance

41. Condition: • The Plumbing system has been well maintained for the most part.

SUPPLY \ Pressure and flow

42. Condition: • No major deficiencies noted

SUPPLY \ Piping

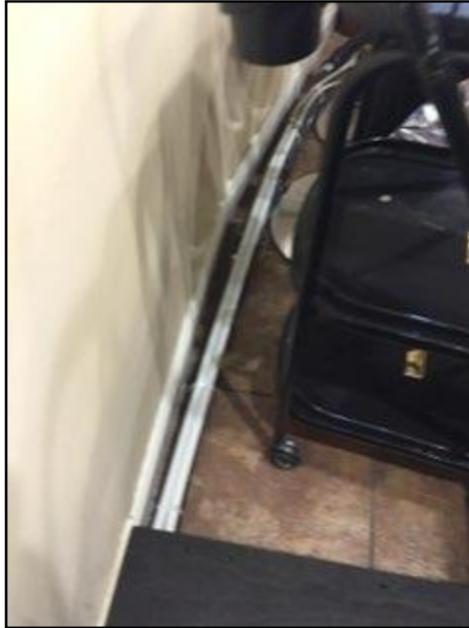
43. Condition: • Supply plumbing susceptible to damage

Implication(s): Water damage and or extra costs can occur

Task: Repair

Time: Immediate

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EXTERIOR	REFERENCE								



90.

DOMESTIC WATER HEATING \ Operating status and condition

44. Condition: • Approaching the end of its expected useful life



91. Approaching the end of its expected useful...



92. Approaching the end of its expected useful...

ROOFING

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SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR	INSULATION	STRUCTURE
EXTERIOR	REFERENCE								

General: • Glass patio cover installed.



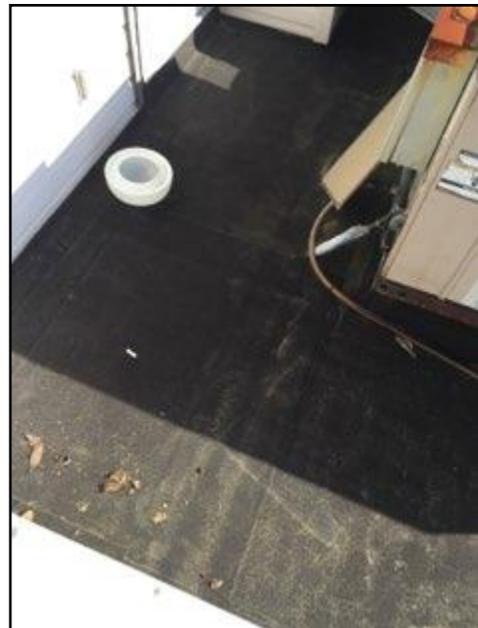
93.

Modified bitumen (two-ply):

• Flat roof(s)



94. Flat roof(s)



95. Flat roof(s)

Typical modified bitumen roof life expectancy: • 15 to 20 years - Two-ply

Steel (folded seams): • Various roof areas

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EXTERIOR	REFERENCE
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96.



97.



98.



99.

ROOFING

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SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR	INSULATION	STRUCTURE
EXTERIOR	REFERENCE								



100.

Recommendations

General

45. • Ask for building permit for patio cover

Implication(s): Damage to building can occur or occupants. Extra costs can occur

Location: Left Side Exterior

Task: Further evaluation

Time: Immediate



101.

ROOFING

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SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR	INSULATION	STRUCTURE

EXTERIOR	REFERENCE	Condition
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46. Condition: • The overall condition of the roofing system is considered to be satisfactory.

GENERAL \ Level of Maintenance

47. Condition: • The Roofing system has been well maintained for the most part.

FLAT ROOF(S) \ General condition

48. Condition: • No major deficiencies noted

SLOPED ROOF(S) \ General condition

49. Condition: • No major deficiencies noted

METAL \ Overall condition

50. Condition: • Good

METAL \ Maintenance level

51. Condition: • Satisfactory

DRAINAGE \ Gutters and Downspouts

52. Condition: • No major deficiencies were noted

CHIMNEYS \ Metal

53. Condition: • No major deficiencies were noted

INTERIOR COMPONENTS

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SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR	INSULATION	STRUCTURE
EXTERIOR	REFERENCE								

- General:** • Bathroom fan
- Finished area floor coverings:** • Laminate
- Finished area floor coverings:** • Ceramic tile
- Wall finishes:** • Drywall
- Ceiling finishes:** • Suspended tile • Drywall
- Staircases:** • Concrete

Limitations

- General:** • Interior photos
- Note:* Storage



102. Interior photos



103. Interior photos

INTERIOR COMPONENTS

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SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR	INSULATION	STRUCTURE
EXTERIOR	REFERENCE								



104. Interior photos



105. Interior photos



106. Interior photos



107. Interior photos

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SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR	INSULATION	STRUCTURE

EXTERIOR	REFERENCE
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108. Interior photos



109. Interior photos



110. Interior photos



111. Interior photos

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EXTERIOR	REFERENCE
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112. Interior photos



113. Interior photos



114. Interior photos



115. Interior photos

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EXTERIOR	REFERENCE								



116. Interior photos



117. Interior photos



118. Interior photos



119. Interior photos

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EXTERIOR REFERENCE



120. Interior photos



121. Interior photos



122. Interior photos



123. Interior photos

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EXTERIOR	REFERENCE								



124. Interior photos



125. Interior photos



126. Interior photos



127. Interior photos

Recommendations

General

54. • Self closer deactivated

Implication(s): Fire hazard

Location: Right Side

Task: Repair

Time: Immediate

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EXTERIOR	REFERENCE								



128.

55. • No deadbolt for exterior door

Implication(s): Security issue

Location: Garage

Task: Improve

Time: Immediate



129.

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SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR	INSULATION	STRUCTURE
EXTERIOR	REFERENCE								

Implication(s): Nuisance issue

Location: Foyer

Task: Repair

Time: Immediate



130.

GENERAL \ Overall condition

57. **Condition:** • The overall condition of the interior components system is considered to be satisfactory.

GENERAL \ Level of Maintenance

58. **Condition:** • Some deferred maintenance was noted.

GENERAL \ Interior Surfaces

59. **Condition:** • Fire separation and combustion gases not complete

Implication(s): Fire hazard and life safety issue

Location: Garage

Task: Repair

Time: Immediate

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EXTERIOR	REFERENCE								



131.

INTERIOR SURFACES - CEILINGS \ General

60. Condition: • Water stain

Location: Rear garage off of photo shop/photo shop bathroom

Task: Monitor

Time: Ongoing



132. Water stain



133. Water stain

INTERIOR COMPONENTS

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EXTERIOR	REFERENCE								



134. Water stain

135. Water stain

INTERIOR SURFACES - FLOORS \ General

61. **Condition:** • Water damaged

Location: First Floor flower shop

Task: Repair or replace

Time: When remodelling

STAIRWELLS \ General

62. **Condition:** • No major deficiencies were noted

STAIRWELLS \ Handrails / Railings

63. **Condition:** • Loose

Location: First Floor photo shop

Task: Repair

Time: Immediate

INTERIOR COMPONENTS

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EXTERIOR	REFERENCE
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136. Loose

INSULATION

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General: • Since access could not be gained, no comment can be offered on the insulation here

STRUCTURE

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EXTERIOR	REFERENCE								

Configuration: • Slab-on-grade
Foundation wall material: • Poured-concrete • Concrete-block
Exterior walls: • Not visible
Internal framing: • Not viewed

Limitations

General: • Interior and exterior finishes restricted the evaluation of the structure • The examination of the structural components was visual only; a design review was not undertaken

EXTERIOR COMPONENTS

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EXTERIOR	REFERENCE								

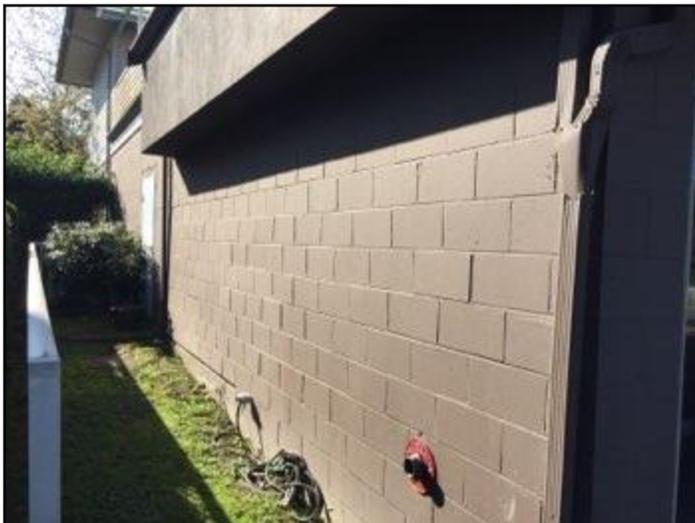
General: • blank note



137.



138.



139.



140.

EXTERIOR COMPONENTS

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EXTERIOR	REFERENCE								



141.



142.



143.



144.

EXTERIOR COMPONENTS

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EXTERIOR	REFERENCE								



145.

General: • Garage doors metal insulated

Exterior walls: • Vinyl siding • Exterior insulated synthetic stucco (EIFS) system

Main entrance doors: • Steel-framed

Building windows: • Aluminum-framed

Pavement: • Concrete pavement: At drive-in ramp

Sidewalks and walkways: • Poured-concrete

Signs: • Lighted sign boxes on front façade • Lighted sign boxes on side façade

Fire escapes: • Steel

Limitations

General: • Unable to see deck membrane under balcony.

Sidewalks and walkways: • The sidewalk is city poured, and thus was not closely examined

Recommendations

General

64. • blank note

65. • Down pipe ends above grade

Implication(s): Safety hazard

Location: Various Exterior

Task: Improve

Time: Immediate

EXTERIOR COMPONENTS

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EXTERIOR	REFERENCE								



146.

66. • Missing door threshold

Implication(s): Damage can occur from water or animal access

Location: Rear Exterior

Task: Improve

Time: Immediate



147.

EXTERIOR COMPONENTS

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EXTERIOR REFERENCE **Maintenance**

67. Condition: • Some deferred maintenance was noted.



148. Some deferred maintenance was noted.



149. Some deferred maintenance was noted.



150. Some deferred maintenance was noted.

WALLS \ Stucco - EIFS

68. Condition: • Damaged

Soffit sag

Location: Right Side Exterior/Left Side

Task: Repair

EXTERIOR COMPONENTS

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EXTERIOR	REFERENCE								



151. Damaged



152. Damaged



153. Damaged



154. Damaged

EXTERIOR COMPONENTS

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EXTERIOR	REFERENCE								



155. Damaged

WALLS \ Siding - vinyl

69. Condition: • Siding too close to grade

Implication(s): Water damage can occur

Location: Various Exterior

Task: Monitor

Time: Ongoing

70. Condition: • No major deficiencies noted

Location: Various Exterior

Task: Repair or replace

Time: Discretionary

EXTERIOR COMPONENTS

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EXTERIOR	REFERENCE								



156. No major deficiencies noted

WINDOWS \ Caulking and weather stripping

71. Condition: • Deteriorated caulking

Missing door flashing

Location: Various Exterior

Task: Improve

Time: Regular maintenance



157. Deteriorated caulking



158. Deteriorated caulking

EXTERIOR COMPONENTS

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EXTERIOR	REFERENCE								



159. *Deteriorated caulking*

WOODWORK AND TRIM \ General

72. Condition: • Painting needed

Implication(s): Extra costs can occur/ water damage

Location: Various Exterior

Task: Service

Time: Regular maintenance



160.

73. Condition: • Rotted

Location: Right Side Exterior

Task: Repair or replace

Time: Regular maintenance

EXTERIOR COMPONENTS

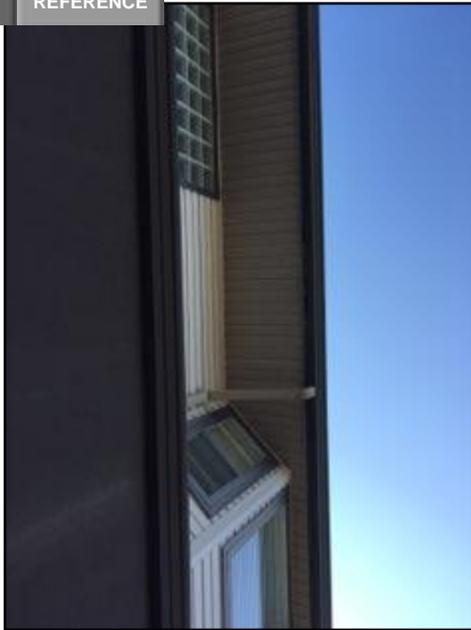
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EXTERIOR	REFERENCE
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161. Rotted



162. Rotted

SITE WORK \ Sidewalks and Walkways

74. Condition: • Missing railing

Implication(s): Safety hazard

Location: Right Side Exterior

Task: Repair

Time: Immediate



163.

EXTERIOR COMPONENTS

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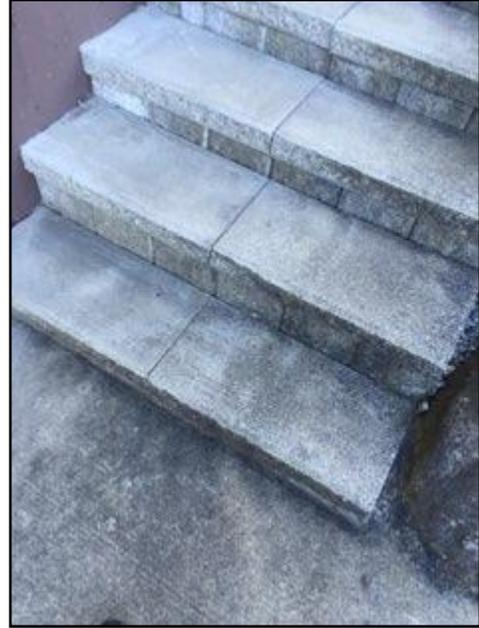
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SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR	INSULATION	STRUCTURE

EXTERIOR REFERENCE hazard

Implication(s): Safety issue
Location: Right Side Exterior
Task: Improve
Time: Immediate



164.



165.

END OF REPORT

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EXTERIOR REFERENCE

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

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS

