



Key Home Inspections
RESIDENTIAL • COMMERCIAL

Key Home Inspections, Inc.
5000 Yonge Street Suite 1901
North York, Ontario M2N 7E9
Inspector: Enio Ferri RHI

Property Condition Report



25 Dunkirk Road
Toronto, Ontario

Preventive Summary

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

Roof

1. Gutters: Aluminum - - Gutters need cleaning, gutters should be cleared seasonally. Installation of gutters screens is recommended.

Back gutters have been cleaned

Exterior

2. Main Structure Exterior Surface Exterior Cladding Insul-brick - Re siding of the insul-brick is recommended and maybe required with your insurance brokers.



Garage/Carport

3. Rear Garage Walls: Framing & Plywood - Wood and soil contact is noted to the bottom plate of the framing members. This method may cause wood rot as well as possible past issues.

Termite tracks are noted at the framing member's located at the entry door area. Further evaluation by a pest control contractor is needed.



Aetna Pest Control has treated both the interior and exterior of the home on June 17, 2017. Upon closing buyer will receive warranty and certification.

4. Rear Garage Electrical: Installed - provide a junction box to the electrical connection is required.



Preventive Summary (Continued)

Structure

5. Foundation: Poured Concrete - - Efflorescence is noted on the foundation walls of the furnace room area, this is common with older buildings and know as rising dampness.

- Maintenance from the outside will help alleviate this issue. As previously mentioned extend downspouts away from foundation walls, ensuring grading and walkways slope away from the foundation to prevent pooling around foundation walls. However, waterproofing if necessary would more completely resolve to the dampness issues.
6. Floor/Slab: Poured concrete - Fill in any minor floor holes is recommended.

Basement

7. - Apartment has been added to the home, inspection does not warrant the retro fit status of the apartments.

Electrical

8. Service: Overhead - The service is undersized if you continue to keep all appliances, consult with a electrical contractor to upgrade the service if needed. Hot Tub has been removed.
9. C.O. Detectors: None Installed - - Installation of CO detectors in all sleeping areas is required.
10. Basement Electric Panel GFCI: Upper & lower Bathrooms Only - Install GFCI outlet to main floor Bathroom.

Air Conditioning

11. Exterior AC System A/C System Operation: Not Tested - - Outdoor temperature was too low to safety activate the air conditioning system, To avoid possible compressor damage due to outside temperature below 60 degrees, the unit was not tested.

Plumbing

12. Hose bib shutoff: None Found - - Unable to locate the shut valves for the exterior hose bibs, recommend to consult with the vendor as to the location of these valves. If valves are not provided then installation of such vales should be installed to avoid possible freezing during the winter season.

Valves are available

Bathroom

13. 1st floor main Bathroom HVAC Source: None - -No heat present, supplying heat is recommended.
14. 3 Rd floor Bathroom Ventilation: Window & electric ventilation fan. - Unable to determine where exhaust vent is terminating, further evaluation is required. Bathroom vents must exhaust to the exterior of the building.

Minor repair Summary

Plumbing

1. Floor Drain: Surface drain - - Floor drain has been covered over, locate the drain and provide access is recommended. consult with the vendor as to the location is recommended. further evaluation maybe required.

Living Space

2. Living/Dinning Room/Family room Living Space Stairs & Handrails Wood - Install handrails to all stairs is required to avoid a fall.

Defective Summary

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

Structure

1. Joists/Trusses: 2x8 - Home is located in a high termite area of the city, visual evidence of termites were found. It is recommended to inspect the property currently and annually to ensure that no new development of infestation has occurred.

- Some floor joists have been notched to allow duct work, re support the notched floor joists is recommended (if necessary) Further evaluation may be required.



Aetna Pest Control has treated both the interior and exterior of the home on June 17, 2017. Upon closing buyer will receive warranty and certification.

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Inspection Agreement:

Toronto Inspection Agreement

Inspector Name Enio Ferri
Company Name Key Home Inspections, Inc.

Client Name: Kelly Entwistle
Address: Same as above
City, Postal Code: Toronto, Ontario
Property Address: 25 Dunkirk Road
City Postal Code: Toronto, Ontario

1. The report, issued by the inspector, is prepared with reasonable skill and care. The report is limited to the physical evidence that was visually accessible at the time of the inspection.
2. The required repairs to the building include, but are not limited to, what is reported herein due to the limitations and restrictive nature of a visual inspection. The client is hereby warned that not all deficiencies will be uncovered.
3. The inspector's roll is principally educational; to provide you with a better understanding of the building.
4. The inspection is partially designed to reduce your risk of buying an older home, however we cannot eliminate this risk. The inspector will not absorb any of your risk in buying an older property.
5. The client is advised to annually budget at least 1% of the building's value for maintenance and unforeseen repairs.
6. The client is warned that resultant damages may occur to the building systems or components if the recommended repairs in this report are not carried out in a timely manner.
7. Cost estimates, if provided in this report, are minimums and are intended to be a rough guideline only. Estimates are based on the most cost effective solution to address the problem and will not include betterment.
8. The inspection does not cover code compliance issues set by governments or other regulatory authorities.
9. The inspection does not take into account eligibility for mortgage insurance, building or home owners insurance.
10. The inspection process is conducted in a fair and impartial manner. Accordingly, this report is not provided as an aid for negotiation in a real estate transaction.
11. Limit of Liability - If we, or our employees, inspectors, or any other person you claim to be our agent, are careless or negligent in performing the inspection and/or preparing of the Report, our liability to you is limited to the fee paid for the inspection services, and you release us from any additional liability. There will be no recovery for secondary or consequential damages by any person. By sign this agreement, you agree to this limitation on our liability.
12. Third Party Liability - The report is being prepared for you for your own information and may not be used or relied upon by any other person unless that person is specifically named by us this Agreement as a beneficiary of the report, in which case the Report may also be used by additional beneficiary we have named. You agree to maintain the confidentiality of the Report and reasonably protect the report from distribution to any other person. If you directly or indirectly cause the Report to be distributed to any other person, you agree to indemnify, defend, and hold us harmless if any third party brings a claim against us relating to our inspection or Report.
13. The purchaser is advised to ask the property owner if they are aware of any defects that would not normally be detected by as visual inspection.

I the "Client" have read this contact and report and is aware of the limitations of the inspection process. The Client accepts this report and supplements according to the conditions as stated herein. The "Client"

Inspection Agreement: (Continued)

agrees that no legal action will be allowed for this inspection results. The Client is aware that the fee paid for this inspection is for professional time and is not a guarantee of present or future conditions and is not an insurance policy of any kind.

Signature

Inspection Date: June 6/2017

Inspection Agreement: (Continued)

Definitions

F	Functional	System was performing it's intended purpose at the time of inspection
P	Preventive	(1) Item is marginal, will require future repair, owner is advised to monitor. (2) Preventive maintenance repairs are required beyond the first year of ownership.
M	Minor repair	(1) Item is not fully functional and requires repair or servicing. (2) Costs should not exceed \$3000.00 and/or the repair is not urgent
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function. The costs will exceed \$3000.00

General Information

Client Name: Kelly Entwistle
Address: Same as above
City, Prov. Postal code: Toronto, Ontario

Services Performed:	Amount Paid:
Pre-listing home inspection	\$508.50

THANK YOU!

We value the opportunity to provide you with a comprehensive inspection report essential to your purchasing decision. If you have any questions about your home inspection, please call us at 905-851-0824.

General Information (Continued)

Property Information

Property Address 25 Dunkirk Road
City Toronto Prov. Ontario Postal Code

Client Information

Client Name Kelly Entwistle
Phone 416-300-8734 Fax
Client Address Same as above
City Toronto Prov. Ontario Postal code:
E-Mail entwistick@sympatico.ca

Inspection Company

Inspector Name Enio Ferri
Company Name Key Home Inspections, Inc.
Inspection Company Address: 5000 Yonge Street Suite 1901
City North York Prov. Ontario Postal Code: M2N 7E9
Phone 905-851-0824 Fax N/A
E-Mail enio@keyhomeinspect.ca
File Number 060617

Conditions

Others Present Home Owner Property Occupied Occupied

Estimated Age 80-90 yrs. Entrance Faces North

Inspection Date 06/06/2017

Start Time 11:00 AM End Time 1:00 PM

Electric On ☒ Yes ☐ No ☐ Not Applicable

Gas/Oil On ☒ Yes ☐ No ☐ Not Applicable

Water On ☒ Yes ☐ No ☐ Not Applicable

Weather Overcast Soil Conditions Damp

Space Below Grade Basement

Building Type Detached/Single family Garage

Sewage Disposal City How Verified Visual Inspection

Water Source City How Verified Visual Inspection

Note: - Older homes were built prior to today's building code standards, this may require that handrail heights and guard spacing along with possible upgrades of outlets to the washroom, exterior and kitchen counters be upgraded to prevent harm within the home.

Note: -NOTE: Buildings built prior to 1986 may contain asbestos materials through out the home such as, Insulation, floor tiles, plaster walls & ceilings etc. It is recommended that if any asbestos is found DO NOT DISTURB THE PRODUCT. sample testing is recommended and if renovations are to take place consulting with an environmental contractor prior to is recommended.

Roof

LIMITATIONS: The inspection process cannot predict the ability of the roof structure to support heavy snow loads.

F P M D

Main Roof Surface

1. ☒☐☐☐ Method of inspection: Walked on the roof
2. ☒☐☐☐ Material: Asphalt shingle
3. Type: Sloped
4. Approximate Age: 1-5 yrs old

Rear Roof Surface

5. Method of Inspection: Walked on the roof
6. ☒☐☐☐ Material: Bitumen membrane
7. Type: Sloped
8. Approximate Age: 1-5 yrs old
9. ☒☐☐☐ Valleys: Closed
10. ☒☐☐☐ Roof Flashing: Aluminum
11. ☒☐☐☐ Fascia: Aluminum
12. ☒☐☐☐ Soffits: Aluminum
13. ☒☐☐☐ Plumbing Vents: Cast Iron
14. ☒☐☐☐ Electrical Mast: Surface mount
15. ☐☒☐☐ Gutters: Aluminum - - Gutters need cleaning, gutters should be cleared seasonally. Installation of gutters screens is recommended. Back gutters have been cleared
16. ☒☐☐☐ Downspouts: Aluminum
17. ☒☐☐☐ Downspout discharge Above grade - Ensure all downspouts at corners and/or sides of the home, 4-6 feet away from the foundation walls is recommended.

Exterior

F P M D

Main Structure Exterior Surface

1. ☒☐☐☐ Exterior Cladding: Brick
2. ☐☒☐☐ Exterior Cladding Insul-brick - Re siding of the insul-brick is recommended and maybe required with your insurance brokers.



3. ☒☐☐☐ Foundation: Concrete/Parged over

Sides & Rear Exterior Surface

4. ☒☐☐☐ Type: Wood Shakes , Aluminum siding

Exterior (Continued)

Upper section-Front Exterior Surface

5. ☒ ☐ ☐ ☐ Type: Vinyl siding
6. ☒ ☐ ☐ ☐ Wall Flashing Preformed Metal
7. ☒ ☐ ☐ ☐ Door Bell: None
8. ☒ ☐ ☐ ☐ Entry Doors: Metal cladded
9. ☒ ☐ ☐ ☐ Patio Door: Metal/glass
10. ☒ ☐ ☐ ☐ Windows: Vinyl casement & Hung
11. ☒ ☐ ☐ ☐ Window Screens: Present
12. ☒ ☐ ☐ ☐ Basement Windows: Vinyl slider
13. ☒ ☐ ☐ ☐ Exterior Lighting: Surface mount
14. ☒ ☐ ☐ ☐ Exterior Electric Outlets: 110 VAC
15. ☒ ☐ ☐ ☐ Hose Bibs: Side
16. ☒ ☐ ☐ ☐ Gas Meter: Front of building
17. ☒ ☐ ☐ ☐ Main Gas Valve: Located at gas meter

Lots and Grounds

F P M D

1. ☒ ☐ ☐ ☐ Driveway: Asphalt
2. ☒ ☐ ☐ ☐ Walks: Flag stone & Concrete
3. ☒ ☐ ☐ ☐ Steps/Stoops: Good Condition
4. ☒ ☐ ☐ ☐ Grading: Minor slope - Older homes have no form of protection around the foundation.
Ensuring that all grading around the perimeter of the home are sloped away from the foundation walls will prevent water from accumulating around the foundation which will assist in preventing dampness and water penetration into the home.
5. ☒ ☐ ☐ ☐ Vegetation: Trees & Shrubs
6. ☒ ☐ ☐ ☐ Fences: Wood & chain link
7. ☒ ☐ ☐ ☐ Porch: Wood
8. ☒ ☐ ☐ ☐ Patio: Patio slabs
9. ☒ ☐ ☐ ☐ Deck: Treated wood

Garage/Carport

F P M D

Rear Garage

1. Type of Structure: Detached Car Spaces: 1
2. ☒ ☐ ☐ ☐ Garage Doors: Insulated aluminum
3. ☒ ☐ ☐ ☐ Door Operation: Mechanized
4. ☒ ☐ ☐ ☐ Door Opener: Operational
5. ☒ ☐ ☐ ☐ Exterior Surface: Wood siding
6. ☒ ☐ ☐ ☐ Roof: Asphalt shingle
7. ☒ ☐ ☐ ☐ Service Doors: Metal
8. ☐ ☒ ☐ ☐ Walls: Framing & Plywood - Wood and soil contact is noted to the bottom plate of the framing members. This method may cause wood rot as well as possible past issues.

Termite tracks are noted at the framing member's located at the entry door area. Further evaluation by a pest control contractor is needed.



9. ☒ ☐ ☐ ☐ Ceiling: Framing
10. ☒ ☐ ☐ ☐ Floor/Foundation: Poured slab
11. ☐ ☒ ☐ ☐ Electrical: Installed - provide a junction box to the electrical connection is required.



Structure

LIMITATIONS: Substantially/partially finished basement/crawlspace observations.

Due to the unpredictable and latent nature of basement leaks, no assurances or warranty can be provided that your basement will not leak in the future. We caution you that it is common for basement leaks to develop at time in future where no such leaks existed in the past. We are unable to detect existence or type of mold at interior spaces. Further investigation may be required.

F P M D

1. ☒ ☐ ☐ ☐ Structure Type: Continuous Foundation
2. ☐ ☒ ☐ ☐ Foundation: Poured Concrete - - Efflorescence is noted on the foundation walls of the furnace room area, this is common with older buildings and know as rising dampness.

- Maintenance from the outside will help alleviate this issue. As previously mentioned extend downspouts away from foundation walls, ensuring grading and walkways slope away from the foundation to prevent pooling around foundation walls. However, waterproofing if necessary would more completely resolve to the dampness issues.

3. ☒ ☐ ☐ ☐ Beams: Bonded wood
4. ☒ ☐ ☐ ☐ Bearing Walls: Poured Concrete
5. ☐ ☐ ☐ ☒ Joists/Trusses: 2x8 - Home is located in a high termite area of the city, visual evidence of termites were found. It is recommended to inspect the property currently and annually to ensure that no new development of infestation has occurred.

- Some floor joists have been notched to allow duct work, re support the notched floor joists is recommended (if necessary) Further evaluation may be required.



6. ☒ ☐ ☐ ☐ Piers/Posts: Steel posts
7. ☐ ☒ ☐ ☐ Floor/Slab: Poured concrete - Fill in any minor floor holes is recommended.
8. ☒ ☐ ☐ ☐ Subfloor: Dimensional Planks
9. ☒ ☐ ☐ ☐ Differential Movement: No movement or displacement noted

Aetna Pest Control has treated both the interior and exterior of the home on June 17, 2017. Upon closing, buyer will receive warranty and certification.

Basement

LIMITATIONS: Substantially/partially finished basement/crawlspace observations.

Due to the unpredictable and latent nature of basement leaks, no assurances or warranty can be provided that your basement will not leak in the future. We caution you that it is common for basement leaks to develop at time in future where no such leaks existed in the past. We are unable to detect existence or type of mold at interior spaces. Further investigation may be required.

F P M D

Main Basement

1. ☒ ☐ ☐ ☐ Ceiling: Drywall
2. ☒ ☐ ☐ ☐ Walls: Drywall
3. ☒ ☐ ☐ ☐ Windows: Fair Condition
4. ☒ ☐ ☐ ☐ Floor: Laminate
5. ☒ ☐ ☐ ☐ Electrical: 110 VAC
6. ☒ ☐ ☐ ☐ Smoke Detector: Present
7. ☒ ☐ ☐ ☐ HVAC Source: Heating duct or register
8. ☒ ☐ ☐ ☐ Vapor Barrier: Plastic
9. ☒ ☐ ☐ ☐ Insulation: Fiberglass
10. ☒ ☐ ☐ ☐ Basement Stairs/Railings: Wood stairs with handrails
11. - Apartment has been added to the home, inspection does not warrant the retro fit status of the apartments.

Electrical

Limitations:

Ratio/percentage of different wiring types, if provided, are minimums. Further review by a licensed electrician is required.

F P M D

1. Service Size Amps: 100 Amps. Volts: 115/230 volts
 2. ☐ ☒ ☐ ☐ Service: Overhead - The service is undersized if you continue to keep all appliances, consult with a electrical contractor to upgrade the service if needed. Hot Tub has been removed
 3. ☒ ☐ ☐ ☐ 120 VAC Branch Circuits: Copper
 4. ☒ ☐ ☐ ☐ 240 VAC Branch Circuits: Copper
 5. ☒ ☐ ☐ ☐ Conductor Type: Romex
 6. ☒ ☐ ☐ ☐ Ground: At the water meter
 7. ☒ ☐ ☐ ☐ Smoke Detectors: Present
 8. ☐ ☒ ☐ ☐ C.O. Detectors: None Installed - - Installation of CO detectors in all sleeping areas is required.
- ### Basement Electric Panel
9. ☒ ☐ ☐ ☐ Manufacturer: Seimens
 10. Maximum Capacity: 100 Amps
 11. ☒ ☐ ☐ ☐ Main Breaker Size: 100 Amps
 12. ☒ ☐ ☐ ☐ Breakers: Copper
 13. ☐ ☒ ☐ ☐ GFCI: Upper & lower Bathrooms Only - Install GFCI outlet to main floor Bathroom.

Electrical (Continued)

14. Is the panel bonded? ☒ Yes ☐ No

Heating System

Limitations:

Determining winter comfort with specific areas is beyond the scope of a visual inspection

Limitations:

The heat exchanger is concealed within the furnace and cannot be reviewed.

F P M D

Basement Heating System

1. ☒☐☐☐ Heating System Operation: Functional
2. Manufacturer: Goodman
3. Type: High-efficiency forced air Capacity: 70,000 btus
4. Typical Life Expectancy Typical life expectancy 15-20 yrs.
5. Area Served: Whole building Approximate Age: 3 yrs.
6. Fuel Type: Natural gas
7. Probability of failure Low
8. Unable to Inspect: Heat exchangers
9. ☒☐☐☐ Blower Fan/Filter: Direct drive with disposable filter
10. ☒☐☐☐ Distribution: Metal duct
11. ☒☐☐☐ Function of return air vents Functional
12. ☒☐☐☐ Air Flow at supply vents Functional - limited amount of air vents to the upper level is noted, this may effect the comfort level of the space.
13. ☒☐☐☐ Circulator: Electrical motor
14. ☒☐☐☐ Condensate Removal: Plastic tubing
15. ☒☐☐☐ Flue Pipe: PVC 636
16. ☒☐☐☐ Controls: Electronic
17. ☒☐☐☐ Thermostats: Programmable
18. ☒☐☐☐ Humidifier: Cascading duct by pass
19. ☒☐☐☐ Draft Control: Power vented
20. ☒☐☐☐ Combustion Air Supply Sealed combustion air

Air Conditioning

Limitations:

Due to the unpredictable nature of air conditioner failures no opinion can be given to system life expectancy or future non-performance

F P M D

Exterior AC System

1. Manufacturer: Goodman
2. Typical Life Expectancy Typical life span is 15-18 yrs
3. Area Served: Whole building Approximate Age: 1 Yr
4. Fuel Type: Electrical Probability of Failure Low
5. Type: Split system Capacity: 24,000 Btu's
6. ☐☒☐☐ A/C System Operation: Not Tested - - Outdoor temperature was too low to safely activate the air conditioning system, To avoid possible compressor damage due to outside temperature below 60 degrees, the unit was not tested.
7. ☒☐☐☐ Clear of shrubs & Plants Clear
8. ☒☐☐☐ Unit properly mounted Patio Slab
9. ☒☐☐☐ Visible Coil: Copper core with aluminum fins
10. ☒☐☐☐ Refrigerant Lines: Suction line and liquid line
11. ☒☐☐☐ Electrical Disconnect: Breaker disconnect
12. ☒☐☐☐ Distribution System Using existing heating ducts
13. ☒☐☐☐ Condensate Removal: Plastic tubing

Plumbing

LIMITATIONS: The visual access to main drain lines and drains underneath basement floors is restricted. No assurances or warranty can be provided regarding proper drainage conditions or performance. Sewer back-up is beyond our ability to detect or predict.

F P M D

1. ☒☐☐☐ Service Line: Copper
2. ☒☐☐☐ Main Water Shutoff: Basement/Front of house -
- Shut off main water valve is recommended when going on holidays.
3. ☐☒☐☐ Hose bib shutoff: None Found - - Unable to locate the shut valves for the exterior hose bibs, recommend to consult with the vendor as to the location of these valves. If valves are not provided then installation of such vales should be installed to avoid possible freezing during the winter season. Valves are available.
4. ☒☐☐☐ Water Lines: Copper
5. ☒☐☐☐ Water pressure Typical for the neighbouring area
6. ☒☐☐☐ Drain Pipes: Cast Iron & ABS - Limitations are in effect to concealed plumbing.
7. ☐☐☒☐ Floor Drain: Surface drain - - Floor drain has been covered over, locate the drain and provide access is recommended. consult with the vendor as to the location is recommended. further evaluation maybe required.

Plumbing (Continued)

8. ☒ ☐ ☐ ☐ Service Caps: Accessible
9. ☒ ☐ ☐ ☐ Vent Pipes: ABS
10. ☒ ☐ ☐ ☐ Gas Service Lines: Insulflex & steel
Basement Water Heater _____
11. ☒ ☐ ☐ ☐ Water Heater Operation: Adequate
12. Type: Natural gas Capacity: 189 lt
13. Approximate Age: 10 yrs Area Served: Whole building
14. ☒ ☐ ☐ ☐ Flue Pipe: ABS venting
15. ☒ ☐ ☐ ☐ TPRV and Drain Tube: PVC

Attic

LIMITATIONS: The inspection process cannot predict the ability of the roof structure to support heavy snow loads.

F P M D

No Access provided Attic _____

1. ☒ ☐ ☐ ☐ Attic Hatch: Wood - The area is seal off with a vapor barrier.

Bathroom

LIMITATIONS: Due to the unpredictable and latent nature of plumbing, shower and bathtub enclosure leaks, no assurances or warranty can be provided that leaks will not develop at any time after the inspection date.

F P M D

Basement Bathroom _____

1. ☒ ☐ ☐ ☐ Ceiling: Drywall/Plaster
2. ☒ ☐ ☐ ☐ Walls: Drywall/Plaster
3. ☒ ☐ ☐ ☐ Floor: Tile
4. ☒ ☐ ☐ ☐ Doors: Hollow wood
5. ☒ ☐ ☐ ☐ Windows: None
6. ☒ ☐ ☐ ☐ Electrical: 110 VAC GFCI
7. ☒ ☐ ☐ ☐ Counter/Cabinet: Good Condition
8. ☒ ☐ ☐ ☐ Sink/Basin: Good Condition
9. ☒ ☐ ☐ ☐ Faucets/Traps: Fair Condition
10. ☒ ☐ ☐ ☐ Shower/Surround: Fiberglass pan and fiberglass surround
11. ☒ ☐ ☐ ☐ Toilets: Good Condition
12. ☒ ☐ ☐ ☐ HVAC Source: Heating system register
13. ☒ ☐ ☐ ☐ Ventilation: Electric ventilation fan

Bathroom (Continued)

1st floor main Bathroom

- 14. ☒ ☐ ☐ ☐ Ceiling: Drywall/Plaster
- 15. ☒ ☐ ☐ ☐ Walls: Drywall/Plaster
- 16. ☒ ☐ ☐ ☐ Floor: Tile
- 17. ☒ ☐ ☐ ☐ Doors: Hollow wood
- 18. ☒ ☐ ☐ ☐ Windows: Good condition
- 19. ☒ ☐ ☐ ☐ Electrical: 110 VAC
- 20. ☒ ☐ ☐ ☐ Counter/Cabinet: Good Condition
- 21. ☒ ☐ ☐ ☐ Sink/Basin: Good Condition
- 22. ☒ ☐ ☐ ☐ Faucets/Traps: Fair Condition
- 23. ☒ ☐ ☐ ☐ Tub/Surround: Fiberglass tub and tile surround
- 24. ☒ ☐ ☐ ☐ Toilets: Good Condition
- 25. ☐ ☒ ☐ ☐ HVAC Source: None - **-No heat present, supplying heat is recommended.**
- 26. ☒ ☐ ☐ ☐ Ventilation: Electric ventilation fan and window

3 Rd floor Bathroom

- 27. ☒ ☐ ☐ ☐ Ceiling: Drywall/Plaster
- 28. ☒ ☐ ☐ ☐ Walls: Drywall/Plaster
- 29. ☒ ☐ ☐ ☐ Floor: Tile
- 30. ☒ ☐ ☐ ☐ Doors: Hollow wood
- 31. ☒ ☐ ☐ ☐ Windows: Good condition
- 32. ☒ ☐ ☐ ☐ Electrical: 110 VAC GFCI
- 33. ☒ ☐ ☐ ☐ Sink/Basin: Good Condition
- 34. ☒ ☐ ☐ ☐ Faucets/Traps: Good Condition
- 35. ☒ ☐ ☐ ☐ Tub/Surround: Fiberglass tub and tile surround
- 36. ☒ ☐ ☐ ☐ Toilets: Good Condition
- 37. ☒ ☐ ☐ ☐ HVAC Source: Heating duct or register
- 38. ☐ ☒ ☐ ☐ Ventilation: Window & electric ventilation fan. - **Unable to determine where exhaust vent is terminating, further evaluation is required. Bathroom vents must exhaust to the exterior of the building.**

Kitchen

LIMITATIONS:

We are unable to detect or predict damage to interior finishes as a result of slow or intermittent water leaks. Mold detection, identification and/or analysis is beyond the scope of a visual inspection.

F P M D

Basement Kitchen

1. ☒ ☐ ☐ ☐ Ventilator: Range Hood exhaust
2. ☒ ☐ ☐ ☐ Sink: Stainless Steel
3. ☒ ☐ ☐ ☐ Electrical: 110 VAC
4. ☒ ☐ ☐ ☐ Plumbing/Fixtures: ABS
5. ☒ ☐ ☐ ☐ Cabinets/Counters Good Condition
6. ☒ ☐ ☐ ☐ Ceiling: Drywall/Plaster
7. ☒ ☐ ☐ ☐ Walls: Drywall/Plaster
8. ☒ ☐ ☐ ☐ Floor: Laminate
9. ☒ ☐ ☐ ☐ Windows: Good condition
10. ☒ ☐ ☐ ☐ HVAC Source: Heating system register

1st Floor Kitchen

11. ☒ ☐ ☐ ☐ Ventilator: Range Hood exhaust
12. ☒ ☐ ☐ ☐ Sink: Stainless Steel
13. ☒ ☐ ☐ ☐ Electrical: 110 VAC
14. ☒ ☐ ☐ ☐ Plumbing/Fixtures: Good condition
15. ☒ ☐ ☐ ☐ Counter Tops: Good condition
16. ☒ ☐ ☐ ☐ Cabinets: Good Condition
17. ☒ ☐ ☐ ☐ Ceiling: Drywall/Plaster
18. ☒ ☐ ☐ ☐ Walls: Drywall/Plaster
19. ☒ ☐ ☐ ☐ Floor: Hardwood
20. ☒ ☐ ☐ ☐ Windows: Good condition
21. ☒ ☐ ☐ ☐ HVAC Source: Heating duct or register

3rd Floor Kitchen

22. ☒ ☐ ☐ ☐ Sink: Stainless Steel
23. ☒ ☐ ☐ ☐ Electrical: 110 VAC
24. ☒ ☐ ☐ ☐ Plumbing/Fixtures: Good condition
25. ☒ ☐ ☐ ☐ Counter Tops: Good condition
26. ☒ ☐ ☐ ☐ Cabinets: Good Condition
27. ☒ ☐ ☐ ☐ Ceiling: Ceiling tiles
28. ☒ ☐ ☐ ☐ Walls: Drywall/Plaster
29. ☒ ☐ ☐ ☐ Floor: Tile
30. ☒ ☐ ☐ ☐ Windows: Good condition

Bedroom

LIMITATIONS;

We are unable to detect or predict damage to interior finishes as a result of slow or intermittent water leaks. Mold detection, identification and/or analysis is beyond the scope of a visual inspection.

F P M D

All Bedrooms Bedroom

1. ☒ ☐ ☐ ☐ Ceiling: Drywall/Plaster
2. ☒ ☐ ☐ ☐ Walls: Drywall/Plaster
3. ☒ ☐ ☐ ☐ Floor: Good condition
4. ☒ ☐ ☐ ☐ Doors: Hollow wood
5. ☒ ☐ ☐ ☐ Windows: Good condition
6. ☒ ☐ ☐ ☐ Electrical: 110 VAC
7. ☒ ☐ ☐ ☐ HVAC Source: Heating system register

Living Space

LIMITATIONS;

We are unable to detect or predict damage to interior finishes as a result of slow or intermittent water leaks. Mold detection, identification and/or analysis is beyond the scope of a visual inspection.

F P M D

Living/Dinning Room/Family room Living Space

1. ☒ ☐ ☐ ☐ Ceiling: Drywall/Plaster
2. ☒ ☐ ☐ ☐ Walls: Drywall/Plaster
3. ☒ ☐ ☐ ☐ Floor: Hardwood
4. ☐ ☐ ☒ ☐ Stairs & Handrails Wood - [Install handrails to all stairs is required to avoid a fall.](#)
5. ☒ ☐ ☐ ☐ Windows: Good condition
6. ☒ ☐ ☐ ☐ Electrical: 110 VAC
7. ☒ ☐ ☐ ☐ HVAC Source: Heating system register

Laundry Room/Area

F P M D

1st Floor Laundry Room/Area

1. ☒ ☐ ☐ ☐ Ceiling: Drywall/Plaster
2. ☒ ☐ ☐ ☐ Walls: Drywall/Plaster
3. ☒ ☐ ☐ ☐ Floor: Tile
4. ☒ ☐ ☐ ☐ Doors: Hollow wood
5. ☒ ☐ ☐ ☐ Electrical: 110 VAC/220 VAC
6. ☒ ☐ ☐ ☐ HVAC Source: Heating system register
7. ☒ ☐ ☐ ☐ Washer Hose Bib: Rotary
8. ☒ ☐ ☐ ☐ Washer and Dryer Electrical: 110-240 VAC
9. ☒ ☐ ☐ ☐ Dryer Vent: Metal flex -

- Dryer vents are required to be cleaned annually from interior and exterior to prevent lint build up. Reducing / blocking air flow from dryer vents not only increases energy costs but increases the risk of dryer fires. Ensuring there is adequate air flow will reduce the possibility of a dryer fire

10. ☒ ☐ ☐ ☐ Washer Drain: Wall mounted drain