



Key Home Inspections, Inc.  
5000 Yonge Street Suite 1901  
North York, Ontario M2N 7E9  
Enio Ferri R.H.I.

# PROPERTY CONDITION REPORT



10 Frater Avenue  
East York, Ontario M4C 2H4

## 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

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1. Downspout discharge Below grade - Downspouts that discharge below grade are more likely to cause basement leakage or foundation damage due to clogged or deteriorated pipes. Having your drains scoped with a snake camera, and/or disconnecting downspouts to redirect discharge above grade is a preventative measure to reduce the risk of foundation leakage and structural damage.  
Please note that depending on the age and installation, concealed water damage may have already occurred

### Lots and Grounds

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2. Driveway: Asphalt - Recommend to maintain seal along the driveway and foundation wall to assist in prevent water to pool between the driveway and foundation walls.

### Garage/Carport

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3. Front Garage Floor/Foundation: Earth - - Wood and soil contact is noted, This may attract wood distorting insects. Monitor the area would be recommended.

### Basement

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4. Main Basement Basement Stairs/Railings: Wood stairs with handrails - - Handrails are required to be installed to all stairwell areas to avert possible harm.

### Plumbing

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5. Water Lines: Galvanized and copper - - All galvanized piping must be removed, The line is for the exterior water line.

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## Inspection Agreement:

### East York Inspection Agreement

Inspector Name Enio Ferri  
Company Name Key Home Inspections, Inc.  
Client Name: John and Joan Hunter  
Address: Same  
City, Postal Code: East York, Ontario  
Property Address: 10 Frater Avenue  
City Postal Code: East York, Ontario M4C 2H4

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" 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

## Inspection Agreement: (Continued)

an insurance policy of any kind.

Signature

Inspection Date: July 6/2018

## 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.<br>(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.<br>(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: John and Joan Hunter

Address: Same

City, Prov. Postal code: East York, Ontario

|                             |              |
|-----------------------------|--------------|
| Services Performed:         | Amount Paid: |
| Pre-listing home inspection | \$ 480.25    |

**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 10 Frater Avenue  
City East York Prov. Ontario Postal Code M4C 2H4

### Client Information

Client Name John and Joan Hunter  
Phone 416-467-7569 Fax  
Client Address Same  
City East York Prov. Ontario Postal code:  
E-Mail johnhunter@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  
E-Mail keyhomeinspect@gmail.com  
File Number 070618

### Conditions

Others Present Home Owner, Vendor's Agent Property Occupied Occupied

Estimated Age 60-70 yrs Entrance Faces South

Inspection Date July 6/2018

Start Time 10:00 AM End Time 12:00 PM

Electric On ☒ Yes ☐ No ☐ Not Applicable

Gas/Oil On ☒ Yes ☐ No ☐ Not Applicable

Water On ☒ Yes ☐ No ☐ Not Applicable

Weather Clear Soil Conditions Dry

Space Below Grade Basement

Building Type Detached/Single family Garage Detached

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: Ladder at eaves
2. ☒ ☐ ☐ ☐ Material: Fiberglass shingle
3. Type: Sloped
4. Approximate Age: 1 Year
5. ☒ ☐ ☐ ☐ Valleys: Closed
6. ☒ ☐ ☐ ☐ Roof Flashing: Aluminum
7. ☒ ☐ ☐ ☐ Fascia: Wood / Aluminum
8. ☒ ☐ ☐ ☐ Soffits: Wood/ Aluminum
9. ☒ ☐ ☐ ☐ Plumbing Vents: ABS
10. ☒ ☐ ☐ ☐ Electrical Mast: Surface mount
11. ☒ ☐ ☐ ☐ Gutters: Aluminum
12. ☒ ☐ ☐ ☐ Downspouts: Aluminum
13. ☐ ☒ ☐ ☐ Downspout discharge Below grade - Downspouts that discharge below grade are more likely to cause basement leakage or foundation damage due to clogged or deteriorated pipes. Having your drains scoped with a snake camera, and/or disconnecting downspouts to redirect discharge above grade is a preventative measure to reduce the risk of foundation leakage and structural damage.  
Please note that depending on the age and installation, concealed water damage may have already occurred

### West Chimney

14. ☒ ☐ ☐ ☐ Chimney: Brick - **Chimney is no longer in use.**
15. ☒ ☐ ☐ ☐ Flue/Flue Cap: Clay & concrete cap
16. ☒ ☐ ☐ ☐ Chimney Flashing: Aluminum



## Exterior

F P M D

### Main Structure Exterior Surface

1. ☒ ☐ ☐ ☐ Exterior Cladding: Brick
2. ☒ ☐ ☐ ☐ Foundation: Block - Gaps in various area of the foundation walls, it is recommended to parge the foundation walls in order to protect the foundation walls from possible water penetration.

### Rear Addition Exterior Surface

3. ☒ ☐ ☐ ☐ Type: Wood Framed/Aluminum siding
4. ☒ ☐ ☐ ☐ Type: Foundation-Block (Parged over)
5. ☒ ☐ ☐ ☐ Wall Flashing Preformed Metal
6. ☒ ☐ ☐ ☐ Door Bell: Battery operated
7. ☒ ☐ ☐ ☐ Entry Doors: Metal clad
8. ☒ ☐ ☐ ☐ Patio Door: Vinyl sliding
9. ☒ ☐ ☐ ☐ Windows: Vinyl Casement & hung
10. ☒ ☐ ☐ ☐ Window Screens: Present
11. ☒ ☐ ☐ ☐ Basement Windows: Vinyl slider
12. ☒ ☐ ☐ ☐ Exterior Lighting: Surface mount
13. ☒ ☐ ☐ ☐ Exterior Electric Outlets: 110 VAC GFCI
14. ☒ ☐ ☐ ☐ Hose Bibs: Side
15. ☒ ☐ ☐ ☐ Gas Meter: Exterior surface mount at side of building
16. ☒ ☐ ☐ ☐ Main Gas Valve: Located at gas meter

## Lots and Grounds

F P M D

1. ☐ ☒ ☐ ☐ Driveway: Asphalt - Recommend to maintain seal along the driveway and foundation wall to assist in prevent water to pool between the driveway and foundation walls.
2. ☒ ☐ ☐ ☐ Walks: Inter locking stone
3. ☒ ☐ ☐ ☐ Steps/Stoops: Stone
4. ☒ ☐ ☐ ☐ Grading: Minor slope
5. ☒ ☐ ☐ ☐ Vegetation: Trees & Shrubs
6. ☒ ☐ ☐ ☐ Fences: Wood
7. ☒ ☐ ☐ ☐ Porch: Concrete/Flag stone
8. ☒ ☐ ☐ ☐ Deck: Stained wood

## Garage/Carport

F P M D

### Front Garage

1. Type of Structure: Detached Car Spaces: 1
2. ☒ ☐ ☐ ☐ Garage Doors: Wood
3. ☒ ☐ ☐ ☐ Door Operation: Manual
4. ☒ ☐ ☐ ☐ Exterior Surface: Wood siding
5. ☒ ☐ ☐ ☐ Roof: Asphalt shingle
6. ☒ ☐ ☐ ☐ Walls: Framing
7. ☒ ☐ ☐ ☐ Ceiling: Framing
8. ☐ ☒ ☐ ☐ Floor/Foundation: Earth - - Wood and soil contact is noted, This may attract wood distorting insects. Monitor the area would be recommended.
9. ☒ ☐ ☐ ☐ Electrical: Installed

## 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: Block - - LIMITATIONS: Foundation wall interiors were not accessible for inspection due to finishing.

Efflorescence was noted at the stairwell area of the basement walls, Efflorescence is a sign of moisture being trapped in the area.

- 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: Not visible
5. ☒ ☐ ☐ ☐ Joists/Trusses: 2x8
6. ☒ ☐ ☐ ☐ Piers/Posts: Not visible
7. ☒ ☐ ☐ ☐ Floor/Slab: Poured slab
8. ☒ ☐ ☐ ☐ Subfloor: Dimensional Planks
9. ☒ ☐ ☐ ☐ Differential Movement: No movement or displacement noted

## 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: Good Condition
4. ☒ ☐ ☐ ☐ Floor: Poured Concrete
5. ☒ ☐ ☐ ☐ Electrical: 110 VAC
6. ☒ ☐ ☐ ☐ Smoke Detector: Present
7. ☒ ☐ ☐ ☐ HVAC Source: Heating duct or register
8. ☒ ☐ ☐ ☐ Vapor Barrier: 6 mm Plastic
9. ☒ ☐ ☐ ☐ Insulation: Fiberglass
10. ☐ ☒ ☐ ☐ Basement Stairs/Railings: Wood stairs with handrails - - Handrails are required to be installed to all stairwell areas to avert possible harm.

## 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
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 - All smoke alarms along with Carbon monoxide detectors should be tested every 90 days. Upgraded these devices should be done every 5-7 yrs or according to manufactures specifications.
8. ☒ ☐ ☐ ☐ C.O. Detectors: Present - Note; Ensure that CO detectors installed near sleeping areas. Test and replace them regularly according to manufacture's specifications.

### Basement Electric Panel

9. ☒ ☐ ☐ ☐ Manufacturer: Cutler-Hammer
10. Maximum Capacity: 100 Amps
11. ☒ ☐ ☐ ☐ Main Breaker Size: 100 Amps

## Electrical (Continued)

12. ☒ ☐ ☐ ☐ Breakers: Copper  
13. ☒ ☐ ☐ ☐ GFCI: Bathrooms and exterior  
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 - The outdoor temperature was too high to sufficiently review the heating system/air duct flow/comfort,  
- Recommend to obtain an insurance - maintenance package in order to prevent costly repairs bills.
2. Manufacturer: Amana  
3. Type: High-efficiency forced air Capacity: 60,000 BTU  
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  
13. ☒ ☐ ☐ ☐ Circulator: Electrical motor  
14. ☒ ☐ ☐ ☐ Condensate Removal: Plastic tubing  
15. ☒ ☐ ☐ ☐ Flue Pipe: PVC 636  
16. ☒ ☐ ☐ ☐ Controls: Electronic  
17. ☒ ☐ ☐ ☐ Thermostats: Programmable  
18. ☒ ☐ ☐ ☐ Humidifier: None  
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: Amana
2. Typical Life Expectancy Typical expected lifespan, 12-15 years
3. Area Served: Whole building Approximate Age: 3 yrs.
4. Fuel Type: Electrical Probability of Failure Low
5. Type: Split system Capacity: 18,000 BTU
6. ☒ ☐ ☐ ☐ A/C System Operation: Functional
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: Galvanized - **Galvanized supply piping corrodes from inside causing decreased flow rates and will eventually require updating**
2. ☒ ☐ ☐ ☐ Main Water Shutoff: Basement -  
- Shut off main water valve is recommended when going on holidays.
3. ☒ ☐ ☐ ☐ Hose bib shutoff: Basement area
4. ☐ ☒ ☐ ☐ Water Lines: Galvanized and copper - **- All galvanized piping must be removed, The line is for the exterior water line.**
5. ☒ ☐ ☐ ☐ Water pressure Typical for the neighbouring area
6. ☒ ☐ ☐ ☐ Drain Pipes: Cast Iron & ABS
7. ☒ ☐ ☐ ☐ Floor Drain: Surface drain
8. ☒ ☐ ☐ ☐ Floor Drain Location Near furnace
9. ☒ ☐ ☐ ☐ Service Caps: Accessible
10. ☒ ☐ ☐ ☐ Vent Pipes: ABS
11. ☒ ☐ ☐ ☐ Gas Service Lines: Steel

## Plumbing (Continued)

### Basement Water Heater

- 12. ☒☐☐☐ Water Heater Operation: Adequate
- 13. Type: Natural gas Capacity: 189 lt
- 14. Approximate Age: 1-5 yrs Area Served: Whole building
- 15. ☒☐☐☐ Flue Pipe: PVC 636
- 16. ☒☐☐☐ 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

### Bedroom Closet Attic

- 1. Method of Inspection: From the attic access
- 2. ☒☐☐☐ Attic Hatch: Wood
- 3. ☒☐☐☐ Roof Framing: 2x6 Rafter
- 4. ☒☐☐☐ Sheathing: Dimensional wood
- 5. ☒☐☐☐ Ventilation: Roof and soffit vents
- 6. ☒☐☐☐ Insulation: Fiberglass, Rockwool
- 7. ☒☐☐☐ Insulation Depth: 10"-12"
- 8. ☒☐☐☐ Vapor Barrier: None
- 9. ☒☐☐☐ Bathroom Fan Venting: None

## 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

### 1st floor main Bathroom

- 1. ☒☐☐☐ Ceiling: Drywall/Plaster
- 2. ☒☐☐☐ Walls: Drywall/Plaster
- 3. ☒☐☐☐ Floor: Tile
- 4. ☒☐☐☐ Doors: Hollow wood
- 5. ☒☐☐☐ Windows: Good condition
- 6. ☒☐☐☐ Electrical: 110 VAC GFCI
- 7. ☒☐☐☐ Counter/Cabinet: Good Condition
- 8. ☒☐☐☐ Sink/Basin: Good Condition
- 9. ☒☐☐☐ Faucets/Traps: Fair Condition
- 10. ☒☐☐☐ Tub/Surround: Porcelain tub and tile surround

## Bathroom (Continued)

- 11. ☒ ☐ ☐ ☐ Toilets: Good Condition
- 12. ☒ ☐ ☐ ☐ HVAC Source: Heating system register
- 13. ☒ ☐ ☐ ☐ Ventilation: Window

## 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

### Main floor Kitchen

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- 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: Ceramic tile
- 9. ☒ ☐ ☐ ☐ Windows: Good condition
- 10. ☒ ☐ ☐ ☐ HVAC Source: Heating system register

## 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

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- 1. ☒ ☐ ☐ ☐ Ceiling: Drywall/Plaster
- 2. ☒ ☐ ☐ ☐ Walls: Drywall/Plaster
- 3. ☒ ☐ ☐ ☐ Floor: Laminate
- 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, Laminate
4. ☒ ☐ ☐ ☐ Stairs & Handrails Wood
5. ☒ ☐ ☐ ☐ Windows: Good condition
6. ☒ ☐ ☐ ☐ Electrical: 110 VAC
7. ☒ ☐ ☐ ☐ HVAC Source: Heating system register

## Laundry Room/Area

F P M D

### Basement Laundry Room/Area

1. ☒ ☐ ☐ ☐ Ceiling: Exposed framing
2. ☒ ☐ ☐ ☐ Walls: Block
3. ☒ ☐ ☐ ☐ Floor: Poured Concrete
4. ☒ ☐ ☐ ☐ Doors: Hollow wood
5. ☒ ☐ ☐ ☐ Windows: Vinyl slider
6. ☒ ☐ ☐ ☐ Electrical: 110 VAC/220 VAC
7. ☒ ☐ ☐ ☐ HVAC Source: Heating system register
8. ☒ ☐ ☐ ☐ Laundry Tub: PVC
9. ☒ ☐ ☐ ☐ Laundry Tub Drain: Drains into main drain
10. ☒ ☐ ☐ ☐ Washer Hose Bib: Rotary
11. ☒ ☐ ☐ ☐ Washer and Dryer Electrical: 110-240 VAC
12. ☒ ☐ ☐ ☐ 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

13. ☒ ☐ ☐ ☐ Washer Drain: Drains to laundry tub