



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



43 Garden Market Mews
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.

Air Conditioning

1. 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. Have the unit operational prior to closing is required.

Minor repair Summary

Roof

1. Main Roof Surface Material: Fiberglass shingle - Missing shingle is noted at the front area of the roof, repairs are needed.



Exterior

2. Wall Flashing Preformed Metal - Dryer vent cover is loose, repair the vent is recommended.



Heating System

3. Basement Heating System Humidifier: Cascading duct by pass
- - Motor inoperative, repairs or replacement is recommended.



Minor repair Summary (Continued)

Bathroom

4. Master Ensuite Bathroom Shower/Surround: Tile surround - High moisture was detected in the lower section of the shower stall, this appears to be related to poor grouting and caulking. Re grout & caulk the area is recommended to prolong the life of the shower stall, however underlining damage may exist.



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Inspection Agreement:

Toronto Inspection Agreement

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

Client Name: Athanasios Mantros & Jane Fates
Address: N/A
City, Postal Code: Toronto, Ontario
Property Address: 43 Garden Market Mews
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: February 22/2017

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: Athanasios Mantros & Jane Fates

Address: N/A

City, Prov. Postal code: Toronto, Ontario

Services Performed:	Amount Paid:
Home Inspection	\$ 423.75

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 43 Garden Market Mews
City Toronto Prov. Ontario Postal Code

Client Information

Client Name Athanasios Mantros & Jane Fates
Phone N/A Fax
Client Address N/A
City Toronto Prov. Ontario Postal code:
E-Mail N/A

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 0222-43

Conditions

Others Present Seller's Agent Property Occupied Occupied
Estimated Age 5-10 yrs. Entrance Faces North
Inspection Date 02/22/2017
Start Time 11:30 AM End Time 2:00 PM
Electric On ☒ Yes ☐ No ☐ Not Applicable
Gas/Oil On ☒ Yes ☐ No ☐ Not Applicable
Water On ☒ Yes ☐ No ☐ Not Applicable
Weather Overcast Soil Conditions Frozen
Space Below Grade Basement
Building Type Condo Townhouse Garage Built-in
Sewage Disposal City How Verified Visual Inspection
Water Source City How Verified Visual Inspection

Note: Winter weather conditions may limit the visual inspection of the exterior elements of the building. Please note that all exterior comments are based on the areas that are visible and accessible at the time of inspection.

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. ☐☐☒☐ Material: Fiberglass shingle - Missing shingle is noted at the front area of the roof, repairs are needed.



2. Type: Sloped
3. Approximate Age: 5-10 yrs old
4. ☒☐☐☐ Valleys: Preformed metal
5. ☒☐☐☐ Roof Flashing: Aluminum
6. ☒☐☐☐ Fascia: Aluminum
7. ☒☐☐☐ Soffits: Aluminum
8. ☒☐☐☐ Plumbing Vents: ABS
9. ☒☐☐☐ Electrical Mast: Underground utilities
10. ☒☐☐☐ Gutters: Aluminum
11. ☒☐☐☐ Downspouts: Aluminum
12. ☒☐☐☐ Downspout discharge Above grade

Exterior

F P M D

Main Structure Exterior Surface

1. ☒☐☐☐ Exterior Cladding: Brick veneer
2. ☒☐☐☐ Exterior Cladding EIF Stucco
3. ☒☐☐☐ Foundation: Poured Concrete

Exterior (Continued)

4. ☐☐☒☐ Wall Flashing Preformed Metal - Dryer vent cover is loose, repair the vent is recommended.



5. ☒☐☐☐ Door Bell: Hard wired
6. ☒☐☐☐ Entry Doors: Metal clad
7. ☒☐☐☐ Patio Door: Vinyl sliding
8. ☒☐☐☐ Windows: Vinyl casement - Ensure to maintain a effective seal around the windows in order to prevent water entry from the windows into the building envelop.
9. ☒☐☐☐ Window Screens: Present
10. ☒☐☐☐ Basement Windows: Vinyl slider
11. ☒☐☐☐ Exterior Lighting: Surface mount
12. ☒☐☐☐ Exterior Electric Outlets: 110 VAC GFCI
13. ☒☐☐☐ Hose Bibs: Rear
14. ☒☐☐☐ Gas Meter: Exterior surface mount at side of building
15. ☒☐☐☐ Main Gas Valve: Located at gas meter

Lots and Grounds

F P M D

1. ☒☐☐☐ Driveway: Asphalt
2. ☒☐☐☐ Walks: Patio slabs
3. ☒☐☐☐ Steps/Stoops: Good Condition
4. ☒☐☐☐ Grading: Minor slope
5. ☒☐☐☐ Vegetation: Shrubs & Grass
6. ☒☐☐☐ Fences: Wood
7. ☒☐☐☐ Porch: Concrete
8. ☒☐☐☐ Patio: Pavers
9. ☒☐☐☐ Deck: Treated wood

Garage/Carport

F P M D

Front Garage

1. Type of Structure: Built In Car Spaces: 1
2. ☒ ☐ ☐ ☐ Garage Doors: Metal
3. ☒ ☐ ☐ ☐ Door Operation: Mechanized
4. ☒ ☐ ☐ ☐ Door Opener: Operational
5. ☒ ☐ ☐ ☐ Exterior Surface: Brick Veneer
6. ☒ ☐ ☐ ☐ Service Doors: Metal
7. ☒ ☐ ☐ ☐ Walls: Drywall
8. ☒ ☐ ☐ ☐ Ceiling: Drywall
9. ☒ ☐ ☐ ☐ Floor/Foundation: Poured slab
10. ☒ ☐ ☐ ☐ Electrical: Installed
11. ☒ ☐ ☐ ☐ Hose Bibs: 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: Poured Concrete - - LIMITATIONS: Foundation wall interiors were not accessible for inspection due to finishing.
3. ☒ ☐ ☐ ☐ Beams: Not visible
4. ☒ ☐ ☐ ☐ Bearing Walls: Poured Concrete
5. ☒ ☐ ☐ ☐ Joists/Trusses: Engineered Wood
6. ☒ ☐ ☐ ☐ Piers/Posts: N/A
7. ☒ ☐ ☐ ☐ Floor/Slab: Poured slab
8. ☒ ☐ ☐ ☐ Subfloor: OSB (Oriented Strand boards)
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: None
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. ☒ ☐ ☐ ☐ Cold Room: Poured Concrete

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: Under ground not visible
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

Basement Electric Panel

9. ☒ ☐ ☐ ☐ Manufacturer: Seimens - Labeling of the circuits is recommended.
10. Maximum Capacity: 100 Amps
11. ☒ ☐ ☐ ☐ Main Breaker Size: 100 Amps
12. ☒ ☐ ☐ ☐ Breakers: Copper

Electrical (Continued)

13. ☒ ☐ ☐ ☐ GFCI: Kitchen, bathrooms & Exterior
14. ☒ ☐ ☐ ☐ AFCI: Bedrooms
15. 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 - - Recommend to obtain an insurance/maintenance package from your gas supplier in case of break down.
2. Manufacturer: Lennox
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: 10 yrs
6. Fuel Type: Natural gas
7. Probability of failure Medium
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: ABS
16. ☒ ☐ ☐ ☐ Controls: Electronic
17. ☒ ☐ ☐ ☐ Thermostats: Programmable

Heating System (Continued)

18. ☐☐☒☐ Humidifier: Cascading duct by pass - - Motor
inoperative, repairs or replacement is recommended.



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: International
2. Typical Life Expectancy Typical life span is 15-18 yrs
3. Area Served: Whole building Approximate Age: 9 yrs
4. Fuel Type: Electrical Probability of Failure Medium
5. Type: Split system Capacity: 30,000 BTU
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. Have the unit operational prior to closing is required.
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 -
- Shut off main water valve is recommended when going on holidays.
 3. ☒ ☐ ☐ ☐ Hose bib shutoff: Furnace area
 4. ☒ ☐ ☐ ☐ Water Lines: Pex
 5. ☒ ☐ ☐ ☐ Water pressure Typical for the neighbouring area
 6. ☒ ☐ ☐ ☐ Drain Pipes: ABS
 7. ☒ ☐ ☐ ☐ Floor Drain: Surface drain
 8. ☒ ☐ ☐ ☐ Floor Drain Location Near furnace
 9. ☒ ☐ ☐ ☐ Sump Pump: Submersible pump
 10. ☒ ☐ ☐ ☐ Service Caps: Accessible
 11. ☒ ☐ ☐ ☐ Vent Pipes: ABS
 12. ☒ ☐ ☐ ☐ Gas Service Lines: Steel
- Basement Water Heater _____
13. ☒ ☐ ☐ ☐ Water Heater Operation: Adequate
 14. Type: Natural gas Capacity: 189 lt
 15. Approximate Age: 5-10 yrs Area Served: Whole building
 16. ☒ ☐ ☐ ☐ Flue Pipe: ABS venting
 17. ☒ ☐ ☐ ☐ 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: 2x4 Truss
4. ☒ ☐ ☐ ☐ Sheathing: Plywood
5. ☒ ☐ ☐ ☐ Ventilation: Roof and soffit vents
6. ☒ ☐ ☐ ☐ Insulation: Fiberglass
7. ☒ ☐ ☐ ☐ Insulation Depth: 8"- 10"/ R32
8. ☒ ☐ ☐ ☐ Vapor Barrier: Plastic
9. ☒ ☐ ☐ ☐ Bathroom Fan Venting: Venting to exterior

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

2nd floor main 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: Good Condition
10. ☒ ☐ ☐ ☐ Tub/Surround: Porcelain tub and tile surround
11. ☒ ☐ ☐ ☐ Toilets: Good Condition
12. ☒ ☐ ☐ ☐ HVAC Source: Heating system register
13. ☒ ☐ ☐ ☐ Ventilation: Electric ventilation fan

Master Ensuite Bathroom

14. ☒ ☐ ☐ ☐ Ceiling: Drywall/Plaster
15. ☒ ☐ ☐ ☐ Walls: Drywall/Plaster
16. ☒ ☐ ☐ ☐ Floor: Tile
17. ☒ ☐ ☐ ☐ Doors: Hollow wood
18. ☒ ☐ ☐ ☐ Windows: Good condition
19. ☒ ☐ ☐ ☐ Electrical: 110 VAC GFCI
20. ☒ ☐ ☐ ☐ Counter/Cabinet: Good Condition
21. ☒ ☐ ☐ ☐ Sink/Basin: Good Condition
22. ☒ ☐ ☐ ☐ Faucets/Traps: Fair Condition
23. ☐ ☐ ☒ ☐ Shower/Surround: Tile surround - High moisture was detected in the lower section of the shower stall, this appears to be related to poor grouting and caulking. Re grout & caulk the area is recommended to prolong the life of the shower stall, however underlining damage may exist.



24. ☒ ☐ ☐ ☐ Toilets: Good Condition
25. ☒ ☐ ☐ ☐ HVAC Source: Heating duct or register
26. ☒ ☐ ☐ ☐ Ventilation: Electric ventilation fan

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

1. ☒ ☐ ☐ ☐ Ventilator: Microwave & exhaust system
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: Tile
9. ☒ ☐ ☐ ☐ 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

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

Laundry Room/Area

F P M D

2nd Floor Laundry Room/Area

1. ☒ ☐ ☐ ☐ Ceiling: Drywall/Plaster
2. ☒ ☐ ☐ ☐ Walls: Drywall/Plaster
3. ☒ ☐ ☐ ☐ Floor: Tile
4. ☒ ☐ ☐ ☐ Doors: Hollow wood
5. ☒ ☐ ☐ ☐ Windows: None
6. ☒ ☐ ☐ ☐ Electrical: 110 VAC/220 VAC
7. ☒ ☐ ☐ ☐ HVAC Source: None
8. ☒ ☐ ☐ ☐ Laundry Tub: None
9. ☒ ☐ ☐ ☐ Washer Hose Bib: Rotary
10. ☒ ☐ ☐ ☐ Washer and Dryer Electrical: 110-240 VAC
11. ☒ ☐ ☐ ☐ 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

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