AMERISPEC HOME INSPECTION SERVICE
Canada's Leading Home Inspection Company

AmeriSpec Inspection Services of Peterborough

1318 Cartier Boulevard
Peterborough ON, K9H 6S1
Phone #: 705-761-5439

Inspection Number:

Inspector:

Inspection Date:

Inspection Address:

Clients:

Clients Agent:

Real Estate Company:

The process of buying and selling a home can be quite overwhelming. An AmeriSpec Home Inspection can help a homeowner better understand the condition of the home they are buying or selling. AmeriSpec home inspectors visually examine over 400+ items within a home and then detail the findings in the AmeriSpec Report™. The purpose of this report is to inform you of the condition of the property's major systems and components, including exterior, structural, heating, cooling, plumbing and electrical.

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TABLE OF CONTENTS

SECTION **PAGE**

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DEFINITION OF TERMS

Please take the time to analyze the following pages contained herein. This is your complete inspection report and should be reviewed carefully. Below is an index of the ratings used in this report:

SERVICEABLE: The items inspected appeared to function normally at the time of the inspection.
REVIEW: The item was inspected and found to have deficiencies, was operating or installed incorrectly, is a possible health, fire, safety concern or in the inspector's opinion, at or near the end of its useful life. Items with the heading 'Review' will appear in the 'Summary Report'.
SAFETY: A system or component which is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation or a change in accepted residential building standards. Items with the heading 'Safety' will appear in the 'Summary Report'.
NOT PRESENT: The item was not present at the time of inspection.
NOT INSPECTED: The item was not inspected due to inaccessibility, personal items, temperature, weather conditions or the item is not within the scope of the inspection. Items with the heading 'Not Inspected' will not appear in the 'Summary Report'.
NOT OPERATED: The system or component was not operated due inaccessibility, temperature, weather conditions or the item is not within the scope of the inspection. Items with the heading 'Not Operated' will not appear in the 'Summary Report'.

GENERAL INFORMATION

The following section provides general information pertaining to the property and provides information regarding weather conditions and occupancy status at the time of the inspection.

GENERAL CONDITIONS

1001.	Structure Type	Single family dwelling.
1005.	Levels	Raised Bungalow.
1009.	Lot Type	Home is built on a flat lot.
1010.	Estimated Age	Estimated age of the home is approximately 7 years old. It should be noted that the inspection is not a code compliance inspection and will predominantly focus on health, safety and fire related issues. If concerned about code compliance issues, we recommend consulting with the local municipal building department for additional information.
1011.	Weather Conditions	Warm and clear.
1012.	Occupant Status	Home was occupied at the time of the inspection. Clients were present during the inspection. Prior to the inspection, the Inspection Agreement was provided to the Clients after which the Clients acknowledged understanding and acceptance of the terms and conditions presented within the agreement.
1013.	Start Time	8:45 AM.
1014.	Finish Time	10:45 AM.
1015.	In Attendance	Buyers. Buyers Agent.

Exterior

The exterior components of a home work together to provide a weather tight skin and protect the home against intruders. Our exterior evaluation is based on visual observations made at the time of the inspection and our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. For example, hairline cracks in stucco, concrete and asphalt are common and are not considered a significant defect unless otherwise stated.

Step #	Component	Comment
1101.	Driveway	Serviceable. Asphalt. At the time of the inspection the driveway generally appeared to be in good condition with no evidence of any obvious or significant deterioration, settling or cracking.

1110.	Walkways	Serviceable. Landscaping bricks/pavers. At the time of the inspection the walkways generally appeared to be in good condition with no evidence of any obvious significant deterioration, settling or cracking.
1112.	Fences/Gates	Not Present.
1116.	Siding	Serviceable. Brick. Vinyl. At the time of the inspection the exterior siding appeared to be in generally good condition with no evidence of any obvious or significant deterioration, breeches or openings.
1118.	Trim	Serviceable. Metal. At the time of the inspection the exterior trim generally appeared to be in good condition with no evidence of any obvious or significant deterioration, breeches or openings.
1120.	Siding/Trim Comments	None.
1121.	Windows & Frames	Serviceable. Vinyl frame. At the time of the inspection, the exterior components of the windows generally appeared to be in good condition with no evidence of any obvious or significant deterioration, breeches or openings.
1122.	Double Glazing	Double glazed windows are present in this home. No obvious or visible condensation or breeched double glazing was observed at the time of the inspection.
1123.	Windows & Frames Maintenance	Reviewing the condition of the caulking and sealing around all windows as part of routine maintenance is recommended to reduce the potential for water infiltration into and minimize air leakage from the home.
1124.	Electrical Fixtures	Serviceable. The electrical meter is located at the right side of the home. Ground Fault Circuit Interrupter(s) provided at the exterior outlet(s) for enhanced safety. See Electrical - GFI/GFCI section for additional information.
1125.	Gutters & Downspouts	Serviceable. Metal. At the time of the inspection the gutters and downspouts generally appeared to be in good condition with no evidence of any obvious or significant deterioration, breeches or damages.

1130.	Gutter & Downspout Maintenance	Gutters and downspouts are an integral part of a home's storm water management system and should be monitored on a regular basis for proper operation. See pages 126 and 127 of the AmeriSpec Home Repair Manual and the Seasonal Maintenance Checklist for additional information regarding this system. Gutters and downspouts be cleaned and flushed as part of routine maintenance to reduce the potential for water backup and resultant damage to roofing materials and concealed portions of the home.
1135.	Hosebibs	Serviceable. Located at the rear of the home and in the attached garage. Hosebibs tested operable at the time of the inspection. The interior shut off valve(s) are located at the open beam utility room ceiling (above the domestic water heater).
1145.	Bell/Chime	Serviceable.
1150.	Exterior Door(s)	Serviceable. Metal Clad.
1170.	Lot/Grade Drainage	Serviceable. Home is built on a flat lot. We recommend maintaining a positive grade away from the foundation walls around the entire house wherever possible to further channel water away from the foundation walls and reduce the potential for possible water infiltration into the home.
1175.	Gas Meter	Located at the right side of the home.
1180.	Exposed Foundation	Serviceable. Poured Concrete.
1190.	Exterior Comments	None.

Roof

The primary purpose of a roof is to keep the building and its occupants protected from weather and pests. Our evaluation of the roof focuses on determining if portions are missing and/or deteriorated and, therefore, subject to potential leakage. Given that portions of the roofs underlayment and decking are hidden from view, these components are not evaluated during our visual inspection. Given the above information, no certification, warranty, or guarantee can be given as to the water tight integrity of the roof. We cannot determine water tight integrity of the roof solely by a visual inspection. If such an inspection or certification of the roof is desired, we recommend consulting with a qualified roofing contractor.

Step #	**Component**	**Comment**
1205.	Material/Type	Sloped roof, asphalt composite shingle, single layer.

1210.	Limitations	Roof was visually inspected from the ground and eaves areas only. If a roof is wet, too high, too steep or is composed of materials which may be damaged if walked upon, the roof is not mounted. On that basis, Clients are advised that this is a limited review and a qualified roofing contractor should be contacted prior to closing if a more detailed report is desired.
1215.	Conditions	Serviceable. At the time of the inspection the shingles generally appeared to be in good condition with no evidence of any obvious or significant gravel loss, deterioration, breeches or openings.
1220.	Flashings	Serviceable.
1225.	Maintenance	We recommend sealing all flashings and areas where roof direction and materials change direction as part of routine maintenance to reduce the potential for water infiltration into the home. In order to reduce the potential for water infiltration into the home, we also recommend ensuring that all roof vents/protrusions are properly sealed as part of routine maintenance.
1230.	Other Conditions	Based on the conditions observed at the time of the inspection and/or from information provided by the current owner, the shingles are approximately 7 years old. The average life expectancy of shingles of this type in this geographic area is typically 15 - 20 years. The shingles shows normal wear for their age and type.
1235.	Skylights	Not Present.
1240.	Roof Comments	None.

Deck

Step #	Component	Comment
1310.	Type/Location	Raised Deck. Located at the rear of the home.
1320.	Deck/Slab	Serviceable. Wood. Suggest repainting/restaining as part of routine maintenance.
1330.	Deck Supports	Serviceable. Poured concrete. 6" treated posts. 2" x 8" joists, 16" OC.

1340.	Stairs	**Safety. Treads/risers are not uniformly spaced which can cause a possible trip hazard (bottom step could be removed due to contact with soil/earth). We recommend professionally modifying the affected step(s) to ensure safety.**

1350.	Guards and Railings	Serviceable.
1360.	Electrical	Serviceable. Ground Fault Circuit Interrupter(s) provided for safety. See Electrical - GFI/GFCI section for additional information.
1390.	Comments	None.

Garage

Step #	Component	Comment
1401.	Location	Attached.
1405.	Exterior	Serviceable. See Exterior - Siding section for additional information.
1411.	Roof	Serviceable. Sloped roof, asphalt composite shingle, single layer. See Roof section for additional information.
1420.	Floor/Slab	Serviceable. Concrete. Our inspection of the garage floor/slab was limited due to the storage of personal or household effects.
1423.	Garage Door	Serviceable. Metal.
1424.	Garage Door Hardware	Serviceable. Safety springs installed as a safety feature.
1425.	Door Opener	Not Present.
1426.	Windows	Not Present.

1427.	Interior Door	Serviceable. Metal/Metal Clad. Self-closer installed as a safety feature.
1428.	Service Door	Not Present.
1429.	Fire & Gas Barrier Wall	Serviceable. No obvious or significant breeches were noted, where visible. Drywall/plaster, unpainted.
1430.	Walls	Serviceable. Partially finished.
1435.	Ceiling	Serviceable. Finished. Drywall/plaster, unpainted. Attic access noted.
1440.	Electrical	Serviceable.
1450.	Garage Comments	Due to the presence of a significant quantity of personal storage and belongings at the time of the inspection, our inspection of the garage was very limited and limited to visibly accessible areas only.

Attic

Inspection of the attic is performed to complete the inspection of the roof (i.e. underside). In addition, conditions including evidence of past and current leaks, insulation type/thickness, ventilation and other components are reviewed as part of the attic inspection.

Step #	Component	Comment
1901.	Access Location/ Inspection Method	Attic access located at the attached garage ceiling. The attic was partially accessed and viewed from the hatch area only. Entering attics that are heavily insulated can potentially cause damage to the insulation and attic framing. In addition, attics with deep insulation cannot be safely inspected due to the limited visibility of the framing members. Based on this, our review of the attic space is limited to visually accessible areas as observed from the hatch only.

1902.	Framing	Serviceable. Truss construction.

1910.	Sheathing	Serviceable. Waferboard/OSB.
1915.	Evidence of Leaking:	At the time of the inspection no evidence of any obvious or active moisture, active leaks or moisture staining/damage was observed from the vantage point(s) from which the attic was observed.

1920.	Insulation	Serviceable. Blown-In, Fibreglass. Insulation thickness varies from 12 to 14 inches. Approximate thermal resistance value is R-50. Plastic air/vapour barrier noted under the insulation. Due to insulation covered conditions, we were unable to determine the continuity of the barrier.

1925.	Ventilation	Serviceable. Soffit vents. Standard roof vents.
1930.	Electrical	Serviceable. Due to insulation covered conditions, our inspection of the electrical components in the attic was very limited.
1970.	Attic Comments	None.

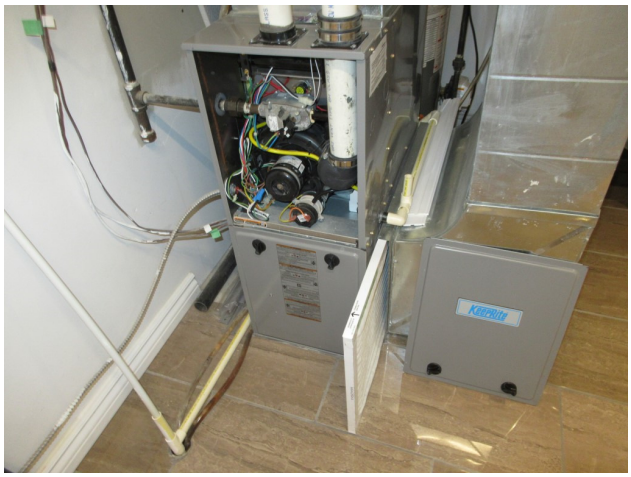
Major Systems

Step #	Component	Comment

2010.	Major Systems	Our evaluation of the major systems in the home is both visual and functional, provided power and/or fuel is supplied to the component. For example, judging the sufficiency of water flow in plumbing or the cooling effect of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems to be less than normal. Assessment of the major mechanical, plumbing and electrical systems as part of a home inspection does not involve design or capacity calculations to evaluate the sufficiency/efficiency of these systems. As with any mechanical system, failure of major and minor components can occur at any time. The intent of the inspection of the major systems is to assist in evaluating the risk of failure based on the age and conditions of the systems as observed at the time of the inspection. DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS IS BEYOND THE SCOPE OF THIS INSPECTION. THE LOCAL UTILITY COMPANY OR A QUALIFIED CONTRACTOR WILL CONDUCT SUCH AN INSPECTION UPON REQUEST.

Heating

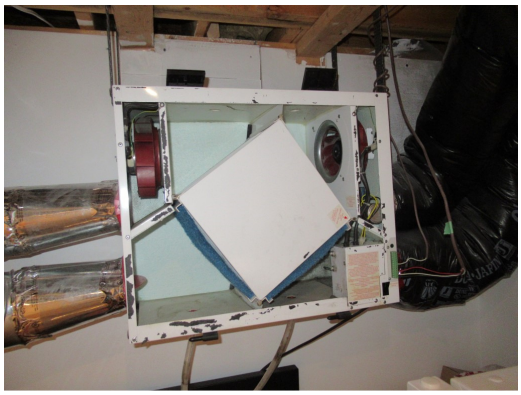
Step #	Component	Comment
2110.	System Location/ Design/Type/ Brand	Furnace. Forced air system. Gas fired unit. Located at the rear right of the basement. Manufacturer: KEEP-RITE. Serial #: A1245 44315. Model #: N9MSE0601410A. Gas shutoff valve and electrical disconnect(s) provided for safety. The furnace is approximately 7 years old.



2120.	Limitations	The process of combustion occurs within a metal compartment (or compartments) called a heat exchanger located within the shell of the furnace/boiler. The heat from the combustion process is transferred to the home by air (or water) that passes over the hot exterior of the metal heat exchanger. The products of combustion are expelled from the interior of the heat exchanger to the exterior of the home, usually through a metal or plastic vent pipe or chimney. Due to the presence of harmful gases in the exhaust gases, it is important that the heat exchanger is completely sealed to prevent exhaust gases from entering the home, mixing with indoor air and creating an indoor air quality concern. The visibly accessible portions of furnace/boiler heat exchangers are limited to approximately 0-10 percent without dismantling the unit. In order to properly evaluate a heat exchanger, the furnace/boiler therefore requires dismantling. Dismantling of a furnace/boiler can only be safety done by a qualified heating contractor. On this basis, we are not qualified nor equipped to inspect furnace/boiler heat exchangers for evidence of cracks or holes. Therefore, a detailed review of the heat exchanger is not within the scope of this inspection. If review of the heat exchanger is desired, we recommend contacting your local gas utility company or a qualified heating contractor for additional information.
2125.	General Conditions	**Review.** At the time of the inspection the furnace tested operable under normal operating controls. No evidence of any obvious or significant corrosion or deterioration was observed at the time of the inspection. The average life expectancy of a furnace of this type when properly serviced and maintained is typically 15 - 20 years. **Safety switch at the lower furnace cabinet not functioning (furnace should shut off when the cover is removed). Recommend review for repairs, as required, by a qualified HVAC contractor.**

2130.	Exhaust Venting	Serviceable. Unit is side vented through plastic PVC piping. Exhaust venting appears intact.
2135.	Thermostat	Serviceable. Programmable thermostat located at the main floor hallway.

2140.	Distribution/ Ducting	Serviceable. We recommend all ventilation ducts be cleaned as part of routine maintenance in order to maintain optimum operating conditions and enhanced indoor air quality.
2150.	Maintenance	Annual service is recommended. No record of recent service observed. Filter: CLEAN. We recommend replacing the furnace filter on a regular basis to optimize operating efficiency and life expectancy. Filter size: 16" x 25" x 1".
2170.	Heating Comments	The thermostat was activated at the time of the inspection. Based on our observations, the heating system appeared to be functional. Home is equipped with a Heat Recovery Ventilation (HRV) system. These are mechanical ventilation systems that provide controlled ventilation to homes. This type of system delivers a continuous supply of fresh air into the home, while venting stale, humid indoor, along with household pollutants, to the exterior of the home. While in operation, HRV systems extract heat from the outgoing stale air (cool air in the summer) and use it to preheat (or cool) the incoming fresh air. The stale air then gets exhausted to the exterior of the home. As a result of this process, significantly less energy is required to heat (or cool) the incoming air. Unit tested operable at the time of the inspection.



Air Conditioning

Step #	Component	Comment
2305.	System Location/ Design/Type/ Brand	The air conditioner compressor is located at the right side of the home. Manufacturer: AMANA/GOODMAN. Serial #: 1304 084067. Model #: GSX130241DA. An electric disconnect was noted for this equipment. We recommend maintaining the disconnect in a secured (i.e. cable tied or locked) state to prevent tampering.
2310.	Age/Life Expectancy	Estimated age of the air conditioner is 7 years. The average life expectancy of a unit of this type in this geographic area is typically 15 - 20 years.

2315.	Test Status	The air conditioner was tested under normal operating controls at the time of the inspection to check for functionality of the system. At the time of the inspection the air conditioner appeared to be operable under normal operating controls.

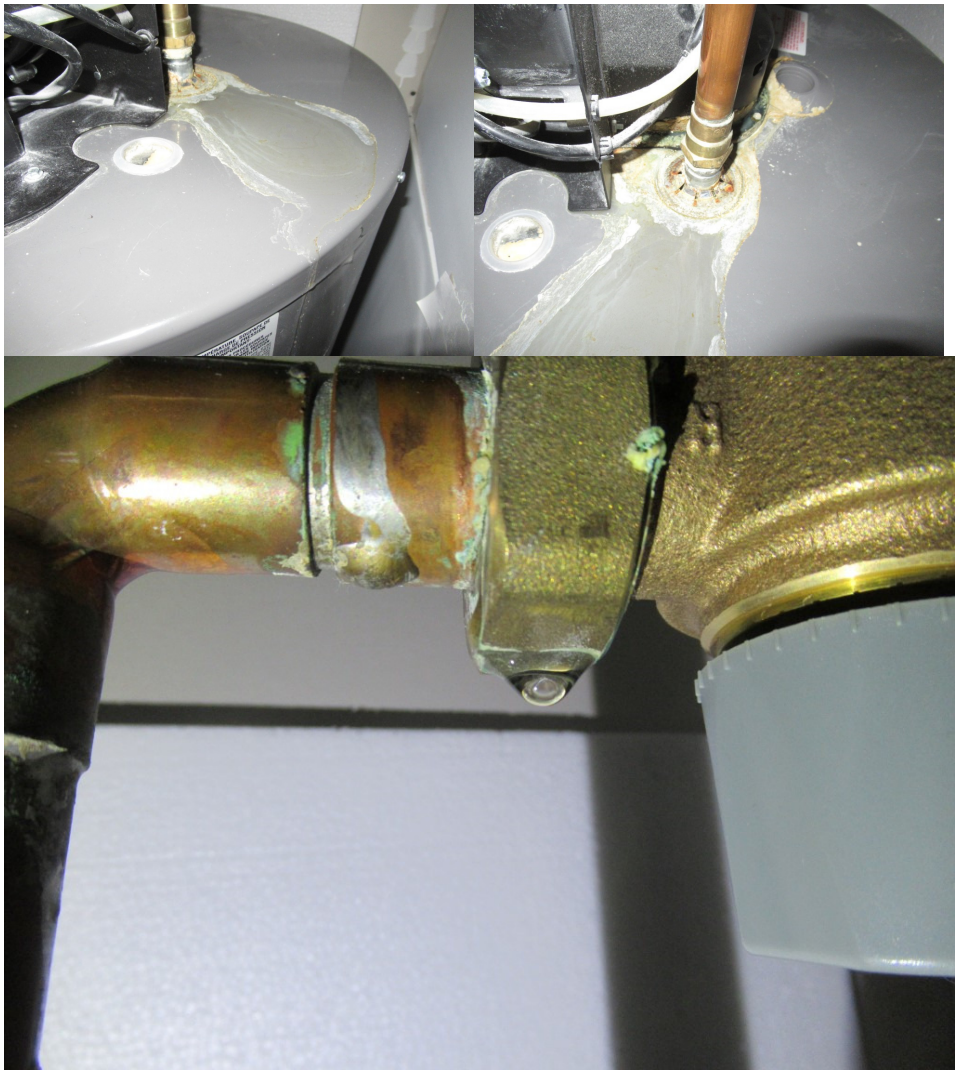
2320.	Maintenance	Routine maintenance and cleaning should be undertaken when dealing with air conditioners for optimum performance. If the Clients are not knowledgeable with maintenance and cleaning requirements, refer to pages 168 to 169 of the AmeriSpec Home Repair Manual for additional information or consult with a qualified HVAC contractor.

Plumbing

Step #	Component	Comment
2400.	Water Supply System	Serviceable. Water supply to the home is public/municipal. The main water shut off valve and water meter are located at the laundry area at the rear right of the basement.
2405.	Waste Disposal System	Serviceable. The property is connected to a public/municipal sewer system.
2410.	Supply Piping	Serviceable. Where visible, the supply piping entering the home is copper.
2412.	Distribution Piping	Serviceable. Where visible, the distribution plumbing in the home is comprised of PEX plastic tubing.
2415.	Drain/Waste/ Venting	Serviceable. Where visible, the waste piping in the home is ABS (plastic).

2420. Domestic Water Heater

Review. Gas fired unit. Located at the rear right of the basement. Unit has a 189-litre/50-gallon capacity. The unit has a cold water shut off valve. Gas shut off valve provided. Temperature/Pressure relief valve installed as a safety feature. Unit appears to be on the order of 7 years old. Unit appears to be on the order of 7 years old. The average life expectancy of a unit of this type in this geographic area is typically 14 - 16 years. The water heater appears to be rented. **Evidence of active leaking noted at the time of the inspection (this appears to be associated with the mixing valve). We recommend immediate review by a qualified plumber and/or the rental company responsible for the water heater for repairs, as required.**



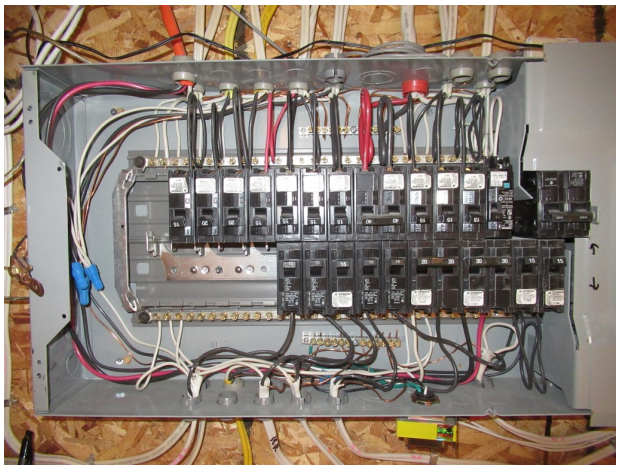
2421. Domestic Water Heater Venting

Serviceable. Unit is side vented through plastic PVC piping. See Heating - Exhaust Venting section for additional information.

2425.	Plumb Venting	Functional drainage noted throughout the home at the time of the inspection.
2460.	Plumbing Comments	Serviceable. Backwater valve noted at the front of the basement (under the front entry/landing). A backwater valve is a device that stops raw sewage from re-entering the home. These are mechanical devices that require periodic inspection and cleaning by a qualified plumber.

Electrical

Step #	Component	Comment
2505.	System Configuration	The capacity of the main electrical service provided to the home is approximately 100 amps. 120/240-volt system noted. The main service wires enter the home underground.
2510.	Main Electrical Panel	Serviceable. Located at the rear right of the basement. Manufacturer: SIEMANS. Main disconnect noted. Overload protection of the main electrical service wires is provided by breakers. The main conductor is copper. The system appears to be properly grounded. Circuit(s) available for future expansion/additional circuitry requirements.



2520.	Distribution Wiring	Serviceable. Overload protection of the distribution wires provided by breakers. Where visible, the electrical distribution wiring in the home is copper.
2530.	GFI/GFCI	Ground Fault Circuit Interrupters (GFCIs) are special electrical devices that shut the power off to a circuit when as little as 0.005 amps of electricity is leaking from the electrical system. GFCIs/GFIs may be incorporated into circuit breakers or outlets. In order to enhance safety, GFCIs/GFIs should ideally be installed on all outdoor outlets and interior outlets where electricity may be in close proximity to water.

Interior Comments

Our review of interior rooms is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items if concerned.

Step #	Component	Comment
3110.	Limitations	At the time of the inspection, the present home owner's personal belongings and furnishings were present throughout the home. The inspector is not permitted to move or disassemble the personal belongings of the present homeowner. Therefore, the inspector cannot comment on any conditions which may not have been visually accessible as a result. Seepage stains, patches or moisture damage that are observed on ceilings, walls, below windows, etc. during the inspection are tested for the presence of active moisture using visual inspection, touch or moisture meter. The source of potential moisture is briefly assessed (i.e. plumbing sources are operated and exterior sources of leakage are reviewed), however, concealed conditions or finished conditions/surfaces often make it difficult to conclusively determine the moisture source. In addition, moisture sources may appear to have been repaired (i.e. a former roof leak was repaired, a plumbing leak repaired, or a leaking window replaced), but the resultant interior damage has not. Moisture stains/damage that are inactive at the time of the inspection should be monitored for moisture persistence, particularly during heavy rainfall events and following the operation of plumbing fixtures, and if required, investigated further and repaired. Clients are also advised that moisture persistence over time may lead to mould growth in obvious or concealed areas. Due to the non-destructive nature of the home inspection, we are unable to comment on the presence or absence of mould behind finished conditions. If mould growth is suspected, we recommend consulting with a qualified mould abatement contractor to determine remedial options and associated costs. In addition, Clients may consider consulting with the current owner for further information regarding the cause of any moisture damage noted and the remedial efforts taken, if any.

3120.	Fire Protection	We recommend testing all smoke alarms on a regular basis to ensure safety. If battery operated, we recommend changing the smoke alarm batteries bi-annually to ensure safety and proper operation. Most smoke alarms have a 7-to-10-year life expectancy and should be replaced/upgraded accordingly to ensure safety.
3130.	Carbon Monoxide	We recommend installing carbon monoxide alarms on each floor of the home to ensure safety. Visit www.thesilentkiller.ca for additional information regarding carbon monoxide (CO) poisoning and how to make your home safe.

Basement

Water seepage and moisture penetration are a common occurrence in basements and crawlspaces, usually resulting from inadequate water management around the exterior of the home. Most causes can be corrected by improving drainage and grading around the home. However, many components influencing water infiltration into basements and crawlspaces are concealed, and therefore, inaccessible during the home inspection (i.e. weeping tile around the base of the footing, subsurface water flow patterns, basement/crawlspace wall seal conditions, moisture under finished flooring materials and subflooring systems, etc.) Our review of the basement/crawlspace cannot always detect past or future possibility of water in this area, and as such, we cannot guarantee a dry basement/crawlspace. If concerned, we suggest inquiring with the current owner prior to closing for information regarding past water infiltration into the basement/crawlspace, if any.

Step #	Component	Comment
3501.	Type/Condition	Finished Basement.
3515.	Stairs	Serviceable.
3520.	Floors	Serviceable. Laminate. Dry at time of inspection.
3525.	Walls	Serviceable. Poured Concrete. The basement walls were inspected for the presence of moisture at visibly accessible areas through non-intrusive means using a moisture meter, touch, visual inspection or a combination of. No evidence of active moisture was noted in the visibly accessible areas of the basement walls at the time of the inspection. See Exterior section for additional information regarding water management around the exterior of the home to reduce the potential for water infiltration into the basement. Limited review due to finished conditions.
3530.	Ceilings	Serviceable. Finished. Drywall/plaster, painted.

3545.	Joists	Serviceable. 2" x 8" joists noted. Where visible, the joists appear to be in good condition with no evidence of any obvious distress or damage. Due to partially finished conditions/materials, our inspection of the joists was limited to visibly accessible areas only (laundry/utility room).
3546.	Support Posts/Columns	Serviceable. No evidence of any obvious distress was observed at the time of the inspection. Due to finished materials/conditions, we were unable to determine the conditions of the support post/walls and their associated connections.
3547.	Beams	Serviceable. No evidence of any obvious distress was observed at the time of the inspection. Due to finished conditions, we were unable to determine the conditions of the beams.
3548.	Windows	Serviceable. Vinyl Frame. Sliding frame. Casement.
3549.	Electrical	Serviceable.
3552.	Ventilation	Serviceable. By means of windows.
3580.	Sump Pit/Pump	Not Present.
3589.	Basement Comments	Forced air register(s) noted. Due to the presence of personal or household effects, our inspection of the basement was limited to visibly accessible areas only.

Laundry Area

Step #	Component	Comment
3605.	Location	Basement, rear right.
3610.	Floor	Serviceable. Ceramic Tile. Dry at time of inspection. Floor drain noted.
3615.	Walls	Serviceable. Drywall/plaster, painted.
3620.	Ceiling	Serviceable. Drywall/plaster, painted.
3625.	Doors	Serviceable.
3630.	Windows	Not Present.
3640.	Laundry Tub/Sink	Serviceable. Plastic. Single tub. No leaks present at time of inspection.
3645.	Electrical	Serviceable.

3650.	Washer Hookup	In order to prevent possible damage, we do not disconnect the supply hoses to the washer, nor do we operate the valves. Valves are unpredictable and can leak at any time. Repairs to these areas should be considered a part of normal maintenance.
3655.	Dryer Hookup	Electric (220). We recommend cleaning the interior of the dryer vent of accumulated lint as part of routine maintenance to improve dryer efficiency and for increased fire safety.
3660.	Laundry Area Comments	Location of the furnace, domestic water heater, main water shut off valve and main electrical panel. Due to the presence of personal or household effects, our inspection of the laundry area was limited to visibly accessible areas only.

Kitchen Comments

Step #	Component	Comment
3710.	Kitchen Comments	The kitchen inspection is a combination of visual and functional. Appliances are operated if power is supplied. Calibrations to cooking systems are not evaluated nor are life expectancies given to dishwashers. NOTE: Dishwashers can fail at any time due to their complexity. Our review is to determine if the system is free of leaks and excessive corrosion at the time of the inspection.

Kitchen

Step #	Component	Comment
3810.	Floor	Serviceable. Woodstrip.
3815.	Walls	Serviceable. Drywall/plaster, painted. Glass/mosaic tile backsplash.
3820.	Ceiling	Serviceable. Stucco.
3830.	Windows	Not Present.
3835.	Cabinets	Serviceable.
3840.	Counter Tops	Serviceable. Laminate.
3845.	Electrical	Serviceable. Ground Fault Circuit Interrupter(s) provided for safety. See Electrical - GFI/GFCI section for additional information.
3850.	Sinks	Serviceable. Stainless steel. Double tub.
3855.	Faucets	Serviceable.

3860.	Traps/Drains/ Waste	Serviceable. No leaks present at time of inspection.
3865.	Dishwasher	Serviceable. Dishwasher was operated under normal operating conditions and tested operable at the time of the inspection. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. Our inspection is limited to operating the unit on the "normal wash" cycle only. No leaks present at time of inspection.
3870.	Range/Cooktop	Serviceable. Electric. Unit tested operable under normal operating controls at the time of the inspection.
3875.	Refrigerator	Serviceable. Unit tested operable under normal operating controls at the time of the inspection.
3880.	Hood/Fan	Serviceable. Unit tested operable under normal operating controls at the time of the inspection.
3890.	Kitchen Comments	None.

Bathroom Comments

Step #	Component	Comment
3910.	Bathroom Comments	Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck/inoperable stoppers or dripping faucets. If considered important, you should check these items independently.

Bathroom - Ensuite

Step #	Component	Comment
4202.	Floor	Serviceable. Ceramic Tile.
4203.	Walls	Serviceable. Drywall/plaster, painted.
4204.	Ceiling	Serviceable. Drywall/plaster, painted.
4205.	Doors	Serviceable.
4206.	Windows	Serviceable. Vinyl Frame, Sliding Frame.
4207.	Exhaust Fan	Serviceable. We recommend installing a 60-minute timer for enhanced ventilation.

4208.	Electrical	Serviceable. Ground Fault Circuit Interrupter(s) provided for safety. See Electrical - GFI/GFCI section for additional information.
4209.	Heating	Serviceable. Forced air register(s) noted.
4210.	Tub	Serviceable.
4211.	Tub Surround	Serviceable. Ceramic Tile.
4212.	Tub Enclosure	Serviceable. Curtain.
4213.	Tub Faucet	Serviceable.
4218.	Sink	Serviceable. Ceramic/Porcelain.
4219.	Sink Faucet	Serviceable.
4220.	Traps/Drains/ Waste	Serviceable. No leaks present at time of inspection.
4221.	Toilet	Serviceable. Low flow/dual flush unit.
4223.	Counter/ Cabinets	Serviceable. Laminate.
4226.	Bathroom Comments	None.

Bathroom - Main Floor Hallway

Step #	Component	Comment
4202.2.	Floor	Serviceable. Ceramic Tile.
4203.2.	Walls	Serviceable. Drywall/plaster, painted.
4204.2.	Ceiling	Serviceable. Drywall/plaster, painted.
4205.2.	Doors	Serviceable.
4206.2.	Windows	Not Present.
4207.2.	Exhaust Fan	Serviceable. We recommend installing a 60-minute timer for enhanced ventilation.

4208.2.	Electrical	Serviceable. Ground Fault Circuit Interrupter(s) provided for safety. See Electrical - GFI/GFCI section for additional information.
4209.2.	Heating	Serviceable. Forced air register(s) noted.
4210.2.	Tub	Serviceable.
4211.2.	Tub Surround	Serviceable. Ceramic Tile.
4212.2.	Tub Enclosure	Serviceable. Curtain.
4213.2.	Tub Faucet	Serviceable.
4218.2.	Sink	Serviceable. Ceramic/Porcelain.
4219.2.	Sink Faucet	Serviceable.
4220.2.	Traps/Drains/ Waste	Serviceable. No leaks present at time of inspection.
4221.2.	Toilet	Serviceable. Low flow/dual flush unit.
4223.2.	Counter/ Cabinets	Serviceable. Laminate.
4226.2.	Bathroom Comments	None.

Bathroom - Lower Level

Step #	Component	Comment
4202.3.	Floor	Serviceable. Ceramic Tile. Dry at time of inspection.
4203.3.	Walls	Serviceable. Drywall/plaster, painted.
4204.3.	Ceiling	Serviceable. Drywall/plaster, painted.
4205.3.	Doors	Serviceable.
4206.3.	Windows	Not Present.
4207.3.	Exhaust Fan	Serviceable. We recommend installing a 60-minute timer for enhanced ventilation.

4208.3.	Electrical	Serviceable. Ground Fault Circuit Interrupter(s) provided for safety. See Electrical - GFI/GFCI section for additional information.
4214.3.	Shower Base/Surround	Serviceable. Fiberglass.
4216.3.	Shower Door	Serviceable. Curtain.
4217.3.	Shower Faucet	Serviceable.
4218.3.	Sink	Serviceable. Solid Surface.
4219.3.	Sink Faucet	Serviceable.
4220.3.	Traps/Drains/ Waste	Serviceable. No leaks present at time of inspection.
4221.3.	Toilet	Serviceable. Low flow/dual flush unit.
4226.3.	Bathroom Comments	None.

Bathroom Maintenance

Step #	Component	Comment
4310.2.	Caulking & Sealing	The tile edges of the tub/shower walls should be caulked to prevent water moisture penetration as part of routine maintenance. Failure to keep the walls sealed can cause deterioration and extensive moisture damage to the interior walls, which is not always visible to the inspector at the time of inspection. We recommend that all escutcheon plates be properly caulked and sealed to eliminate potential moisture incursion within the surround walls.

Other Interior Areas

Step #	Component	Comment
4510.2.	Floors	Serviceable. Ceramic Tile. Carpet. Woodstrip.
4520.2.	Walls	Serviceable. Drywall/plaster, painted.
4530.2.	Ceilings	Serviceable. Stucco.
4540.2.	Doors	Serviceable.
4550.2.	Windows	Serviceable. Vinyl frame. Sliding frame. Fixed. Casement.

4560.2.	Electrical	Serviceable. Home is equipped with Arc Fault Circuit Interrupter(s) in the sleeping areas in the home. Arc Fault Circuit Interruption (AFCI) is a type of duplex receptacle or circuit breaker that breaks the circuit when it detects a dangerous electrical arc, in order to prevent electrical fires. An AFCI distinguishes between a harmless arc that occurs incidental to normal operation of switches, plugs and brushed motors, and an undesirable arc that can occur, for example, in a lamp cord that has a broken conductor in the cord. See page 172 of the AmeriSpec Home Repair Manual for additional information. It is recommended that the AFCI breaker(s) be tested on a regular basis to ensure safety and proper operation.
4570.2.	Stairs	Serviceable.
4590.2.	Comments	Forced air register(s) noted. Due to the presence of personal or household effects, our inspection of the interior areas of the home was limited to visibly accessible areas only.

AmeriSpec Inspection Services of Peterborough
1318 Cartier Boulevard
Peterborough ON, K9H 6S1
Phone #: 705-761-5439

SUMMARY ITEMS

Inspection Number:
Inspection Address:

Clients:
Inspector:

This Summary is provided as a convenience to assist in verifying that certain items noted in the main report were not in safe or proper working order at the time of the inspection. This Summary is only part of the inspection report. The entire inspection report should be reviewed prior to release of conditions.

Deck

1340.	Stairs	**Safety. Treads/risers are not uniformly spaced which can cause a possible trip hazard (bottom step could be removed due to contact with soil/earth). We recommend professionally modifying the affected step(s) to ensure safety.**

Heating

2125.	General Conditions	**Review. Safety switch at the lower furnace cabinet not functioning (furnace should shut off when the cover is removed). Recommend review for repairs, as required, by a qualified HVAC contractor.**

Plumbing

2420.	Domestic Water Heater	**Review. Evidence of active leaking noted at the time of the inspection (this appears to be associated with the mixing valve). We recommend immediate review by a qualified plumber and/or the rental company responsible for the water heater for repairs, as required.**