



COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE



Listing Information Package

20 Parkview Avenue, Meaford



KAREN E. WILLISON Sales Representative
705-888-0075 | kwillison@royalpage.ca



LOCATIONS NORTH





CollaborativeRealEstate.ca



2173 sq. ft.



3 Bed



2 Bath



KAREN E. WILLISON
 WORKING TOGETHER & HELPING YOU IS WHAT WE DO
 kwillison@royallepage.ca
 Cell: (705) 888-0075
 www.CollaborativeRealEstate.ca

20 PARKVIEW Avenue, Meaford, Ontario N4L 1E5

Client Full
Active / Residential

20 PARKVIEW Av Meaford

MLS® #: 40179534
 Price: **\$775,000**



Grey/Meaford/Meaford

Backsplit/House

	Beds	Baths	Kitch
Lower	2	1	
Main	1	1	1

Beds: **3 (1 + 2)**
 Baths: **2 (2 + 0)**
 SF Fin Total: **2,173/Other**
 SF Fin Range: **1501 to 2000**
 AG Fin SF: **1,731.00/Other**
 BG Fin SF: **442.00/Other**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,811/2021**

Remarks/Directions

Public Rmks: **Amazing opportunity to own this beautiful back-split mid-century modern home in Meaford. So much street appeal with a granite stone front, large portico entrance with a side door to the garage, and fabulous full height windows. The front door leads to a grand open area with vaulted ceiling and timber beams. So welcoming. Large open concept floor plan allows lots of options for furnishings and easy flow of traffic. The great room features a 10-ft wide fireplace clad in the same granite as the front of the house. Many upgrades, including fresh new paint, Restoration Hardware finishings in bathrooms, in-floor heating on lower level and new kitchen counters & gas cooktop. Enjoy the character in the L-shaped kitchen with a cook range in its own alcove, as well as a wall oven and warming drawer. The kitchen has a walkout to the large deck, and a set of stairs will take you from there to the lower level brick patio with firepit. The lower level is just as bright and sunny as the upper level, with French doors to the patio from the oversized master, plus an additional room ideal for a bedroom, rec room or den. Another bedroom and 3-pce bathroom is on the main floor. All this on a completely fenced private ravine lot with seasonal views of Georgian Bay. This house is situated on quiet cul-de-sac, within walking distance to downtown, Meaford hospital and a new comprehensive school.**

Directions: **Hwy 26 to Paul Street to Union Street, right on Parkview Avenue to sign on right side.**
 Cross St: **Paul St/Union St**

Common Elements

Exterior

Exterior Feat: **Backs on Greenbelt, Deck(s), Landscaped, Patio(s), Privacy**
 Construct. Material: **Brick, Stone**
 Shingles Replaced: **2018**
 Year/Desc/Source: **1975//Owner**
 Property Access: **Municipal Road, Paved Road**
 Pool Features: **None**
 Garage & Parking: **Attached Garage//Private Drive Double Wide//Gravel Driveway**
 Parking Spaces: **5**
 Parking Level/Unit: **Driveway Spaces: 4.0**
 Services: **Cable TV Available, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Street Lights, Telephone Available**
 Water Source: **Municipal-Metered**
 Lot Size Area/Units: **/**
 Lot Front (Ft): **67.36**
 Location: **Urban**
 Area Influences: **Cul de Sac/Dead End, Golf, Greenbelt/Conservation, Hospital, Landscaped, Library, Marina, Park, Place of Worship, Quiet Area, Ravine, School Bus Route, Schools, Shopping Nearby**
 View: **Bay, Park/Greenbelt**
 Topography: **Sloping, Wooded/Treed**
 Restrictions: **Conserv. Control**
 School District: **Bluewater District School Board, Bruce-Grey Catholic District School Board**
 High School: **Georgian Bay Community, St. Mary's High, Pretty River Academ**
 Elementary School: **Georgian Bay Community, Notre Dame Catholic, Pretty River Academy**

Interior


Interior Feat: **Auto Garage Door Remote(s), Built-In Appliances, Central Vacuum, Countertop Range, On Demand Water Heater, Oven Built-in, Water Heater Owned**
 Security Feat: **Carbon Monoxide Detector(s), Smoke Detector(s)**
 Basement: **Full Basement**
 Basement Fin: **Fully Finished**

Basement Feat: **Walk-Out**
 Laundry Feat: **Lower Level, Sink**
 Cooling: **None**
 Heating: **Baseboard, Electric, Fireplace-Gas, Gas, Hot Water-Other, In-Floor, Radiant, Water**
 Fireplace: **1/Family Room, Natural Gas** FP Stove Op: **Yes**
 Inclusions: **Carbon Monoxide Detector, Central Vac, Dishwasher, Dryer, Garage Door Opener, Gas Oven/Range, Gas Stove, Refrigerator, Smoke Detector, Washer, Window Coverings**
 Add Inclusions: **None**
 Exclusions: **None**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **LT 17 PL 912; MEAFORD**
 Zoning: **Residential R1** Survey: **Available/**
 Assess Val/Year: **\$285,000/2021** Hold Over Days: **120**
 PIN: **371120081** Occupant Type: **Owner**
 ROLL: **421049200206216**
 Possession/Date: **30 - 59 Days/2022-01-05** Deposit: **Minimum 5%**
 Possession Rmks: **Preferred Closing**

Brokerage Information

List Date: **11/25/2021**
 List Brokerage: [Royal LePage Locations North \(Collingwood Unit B\) Brokerage](#) 
 Source Board: **The Lakelands**

Prepared By: KAREN E. WILLISON, Salesperson

Date Prepared: 11/30/2021

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***Information deemed reliable but not guaranteed.* CoreLogic Matrix**

MLS® #: 40179534

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Kitchen	Main	12' 0" X 19' 7"	3.66 X 5.97	Beamed ceiling, Double sink, Hardwood floor, Open Concept
Living Room	Main	16' 5" X 24' 8"	5.00 X 7.52	Beamed ceiling, Cathedral Ceiling, French doors, Hardwood floor
Dining Room	Main	19' 2" X 8' 8"	5.84 X 2.64	Balcony/Deck, Beamed ceiling, Cathedral Ceiling, Hardwood floor, Open Concept, Sliding doors
Family Room	Main	19' 2" X 16' 0"	5.84 X 4.88	Beamed ceiling, Fireplace, Hardwood floor, Open Concept
Bedroom	Main	11' 11" X 11' 11"	3.63 X 3.63	Hardwood floor, Semi-Ensuite (walk thru)
Bathroom	Main	7' 9" X 9' 0"	2.36 X 2.74	3-Piece, Heated Floor, Semi-Ensuite (walk thru), Tile Floors
Desc: Heated towel rack & on-demand hot water				
Bedroom Primary Lower		16' 2" X 23' 9"	4.93 X 7.24	French doors, Heated Floor, Tile Floors
Desc: Walk out to patio with firepit				
Bedroom Lower		19' 11" X 11' 6"	6.07 X 3.51	Tile Floors
Desc: Bedroom/Den/Office				
Bathroom Lower		9' 9" X 11' 6"	2.97 X 3.51	5+ Piece, Double sink, Heated Floor, Jetted Bathtub, Tile Floors, Wainscoting
Desc: Heated towel rack & on-demand hot water, marble countertop, Toto bidet/washlet toilet.				
Laundry Lower		7' 9" X 14' 9"	2.36 X 4.50	Tile Floors
Desc: Access to steps to rear of garage and access to outdoor under deck storage				
Storage Lower		15' 10" X 12' 2"	4.83 X 3.71	
Desc: Unfinished. Leads to a cold room.				

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COLLABORATIVE
REAL ESTATE

10 Favourite Things About This Home
20 Parkview Avenue, Meaford

1	Privacy of the lot. Front and rear yard has a park-like setting with seasonal views of the Georgian Bay.
2	The house is located on a cul de sac with low traffic flow.
3	Open concept layout provides easy flow of traffic.
4	Family room with fireplace adjoins kitchen.
5	Master bedroom walkout to patio via French doors.
6	Bathrooms feature top quality upgrades.
7	Vaulted ceilings with exposed timber beams.
8	Large windows provide maximum light.
9	Smart energy home; gas fired, on demand wall mounted boiler for domestic heating and hot water. No hot water tank necessary. Very energy efficient & reduces emissions.
10	Close walking proximity to downtown, hospital and new comprehensive school.



Expense/Utility/House Details

Property Address: 20 Parkview Avenue, Meaford

House Details

Item	Year	Notes
Year Home was Built	1975	
Windows	1975	
Roof	2018	
Heating	2008	Gas fired On Demand wall mounted combi-boiler for baseboard heating & hot water

Fees and Utility Costs

Utility	Yearly Cost	Provider
Current Property Taxes	\$3,811.26	Municipality of Meaford
Gas	\$1,315.00	Enbridge
Hydro	\$1,632.00	Hydro-One
Water/Sewer	\$1,500.00	Municipality of Meaford
Internet/Cable Provider	\$4,800.00	Rogers Ignite
Snow Removal	\$270.00	Private Provider

Appliances

Appliance	Make/Model	Year/Notes
Refrigerator	GE Profile	2008
Dishwasher	GE Profile	2008
Cooktop	Frigidaire Professional 30" Gas Cooktop	2021
Oven	GE Cafe 30" Electric Convection Single Wall Oven Stainless Steel	2008
Warming Drawer	GE Profile 30" Warming Drawer	2008
Microwave	Panasonic	2021
Washer	LG Electric Top Loading	2008
Dryer	LG Gas	2008

Additions/Upgrades

Item	Year	Details/Notes
Deck/Landscaping	2009	
Fence	2019	
Exterior painting	2019	
Gutters and Eavestroughs	2021	
Interior painting	2021	

Additional Notes:

The foundation for the deck can be built upon. Not just a deck foundation but can be used as a
foundation for an addition.



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Home Heating Information 20 Parkview Avenue, Meaford

With one exception, the entire house is heated with thermostat controlled hot water baseboards and two towel racks. The hot water is produced by a single, on-demand, wall-mounted, gas fired boiler that provides both baseboard hot water and domestic (tap) hot water when requested to do so. There is also a thermostatically controlled, gas-fired fireplace installed in the rear living area.

The exception is the front (entrance/living) room which is still on electric baseboard heat. The provisions (pipe) to convert to water are installed and terminate in the utilities room.

The heating in the lower level (bedroom, bathroom and hall) is electric and augments the baseboard water heating. We use it seasonally.

MAIN FLOOR:

- Entrance/Living room: BB electric (water rough-in as described above)
- Great Room (Kitchen, Family & Dining): gas F/P, hot water BB, 2 thermostats: top for BB, lower for gas F/P
- Bedroom: hot water BB
- 3 Piece Bath: electric in-floor heat, hot water heated towel rack

LOWER LEVEL:

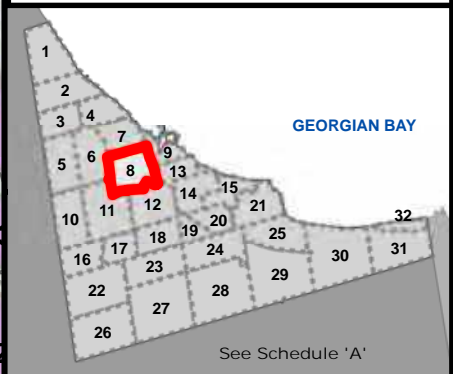
- Office/Den/Bedroom: hot water BB
- Primary Bedroom: hot water BB & electric in-floor heat (set at 67), thermostats: left is in-floor heating, right is hot water BB
- 4 Piece Bath: electric in-floor heat, hot water heated towel rack (NOTE: bathtub has heated coils under it that go to the towel rack)
- Hallway: electric in-floor heat, thermostat to control is in bed/office/den
- Laundry Room: no in-floor heat
- Storage Room: none
- Cold Storage: none
- Storage Under the Stairs: contains the Boiler itself (drying room)

Schedule 'B' Map 8 Municipality of Meaford

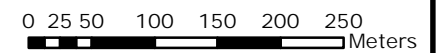


BY-LAW 60-2009
AS AMENDED

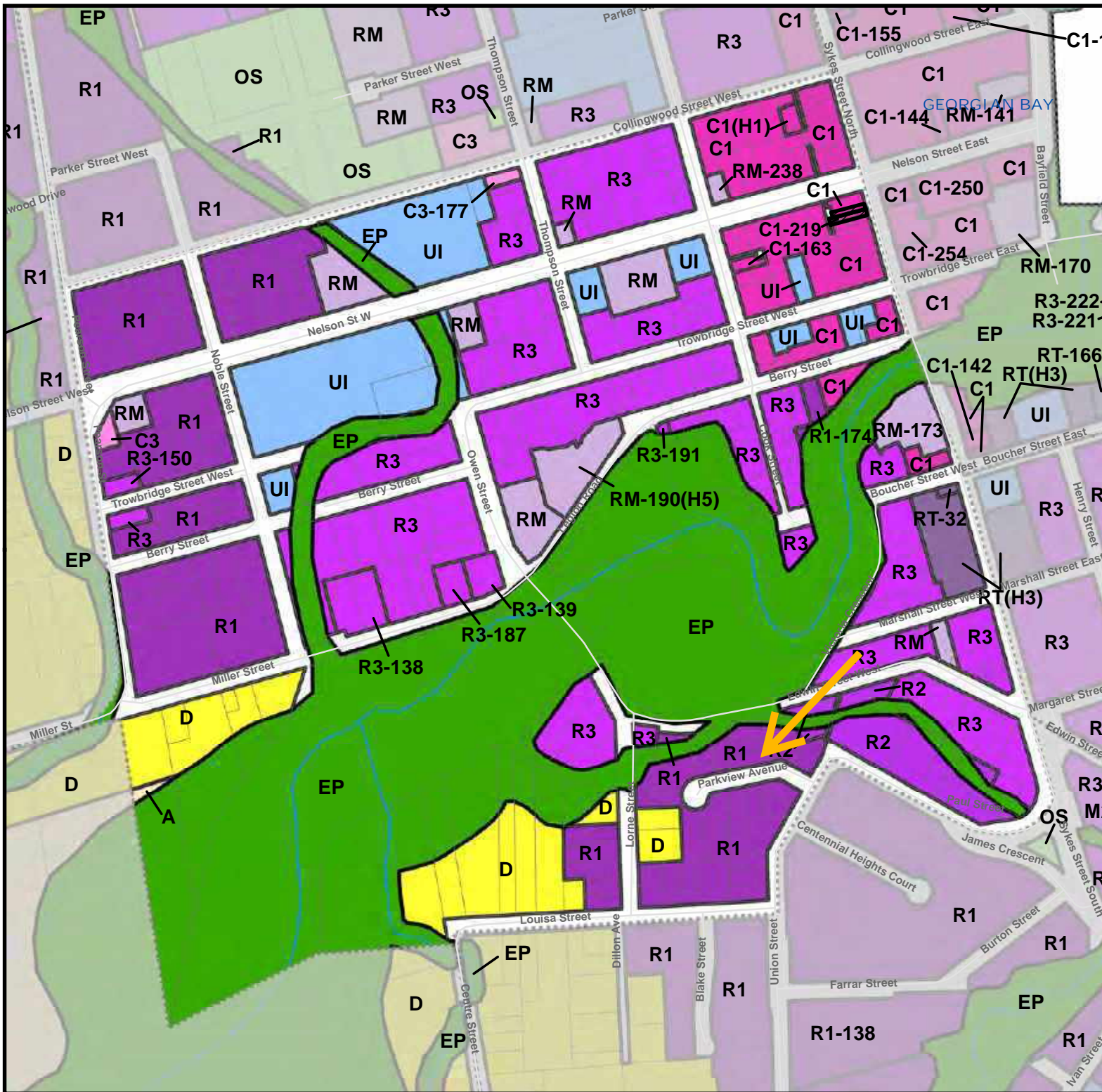
Updated: April 2019



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1:6,000



Roll Number	Address	Assessed Value	Acerage
421049200206216	20 PARKVIEW AVE	\$285000	.22

Notice: Assessed value may not reflect current market value [MPAC](#)

NEC Designation	Legal Description	Property Use
Outside the Niagara Escarpment Plan Area	PLAN 912 LOT 17	Single family detached (not on water)

Zoning
Residential One,Environmental Protection





Visible layers

20 parkview ave

Enter an address to search your property.
Note: For best results include Ontario at the end of address.

20 parkview avenue,
meaford, ON

The regulated areas (151/06) shown on these maps are for demonstration purposes only and may vary from the description provided within the text of the regulation document. In the event of a conflict between the lines on these maps and the text of the regulation, the text in the regulation will prevail. Information made available is not intended to constitute advice nor is it to be used as a substitute for specific advice from a licensed professional. You should not act, or refrain from acting, based upon information in this site without obtaining professional advice regarding your circumstances. The information made available on this site is not intended to be used and should not be used for navigational purposes.

To verify the location of the regulated area on a specific property and for permit application information, PLEASE CONTACT ENVIRONMENTAL PLANNING STAFF at Grey Sauble Conservation (GSC), (519-376-3076)

- G.S.C. REGULATED AREA (ON REG. 161/06)
- GREY SAUBLE BOUNDARY
- MUNICIPAL BOUNDARY

Wright Way Renovations Ltd.

209832 Hwy #26 West, Blue Mountains, ON, L9Y 0L8

phone: (705) 444-7700 fax: (705) 444-6735

email: wrightway@rogers.com

QUOTE

November 17, 2021

Karen Willison
Royal LePage Locations North Realty, Brokerage
27 Arthur Street
The Blue Mountains
Thornbury, ON.
N0H 2P0

Phone: 519-599-2136

E-mail: kwillison@royallepage.ca

Re: 20 Parkview Ave.
Meaford, ON

Supply and apply labour and materials necessary to complete the following:

- Remove all existing windows in house and dispose of.
- Supply and install Dashwood all vinyl, white in, white out, windows to match existing.

OUR FEE

\$29,500.00

HST not included

Not: Above pricing subject to change without notice.



John Hutchison



237897 Inglis Falls Road, R.R.#4, Owen Sound, ON N4K 5N6
Telephone: 519.376.3076 Fax: 519.371.0437
www.greysauble.on.ca

October 6, 2016

20 Parkview Avenue
Meaford, ON
N4L 1E5

Dear

**RE: Issuance of Grey Sauble Conservation Authority Permit GS16-290
Construction of a Deck and Placement and Grading of Fill Materials Associated with Site
Landscaping
20 Parkview Avenue; Roll Number: 42-10-492-002-062-16-0000
Municipality of Meaford, formerly Town of Meaford**

Please find enclosed a permit for your "Construction of a Deck and Placement and Grading of Fill Materials Associated with Site Landscaping" project. Also enclosed is a green and white sign that must be posted on the property near the point of access to the project location while construction is taking place.

Please read the conditions carefully and ensure that you and your contractors understand the conditions of this permit prior to commencing with any development. You must inform our office when you plan to start the project and upon completion of the project.

If any questions should arise, please feel free to contact me.

Regards,

Tim Lanthier
Watershed Planner

Encl.

cc via email: Mr. Harley Greenfield, Authority Director, Municipality of Meaford
Mr. Jaden Calvert, Authority Director, Municipality of Meaford
Building Department, Municipality of Meaford
Mr. Luke Williams, Williams Landscape Contracting



GREY SAUBLE CONSERVATION AUTHORITY

PERMIT NUMBER	GS16-290
DATE ISSUED	06-Oct-16

R.R.#4, Inglis Falls Road, Owen Sound, Ontario, N4K 5N6 (519)376-3076 Fax (519)371-0437

DEVELOPMENT, INTERFERENCE with WETLANDS, ALTERATIONS to SHORELINES and WATERCOURSES PERMIT

In accordance with Ontario Regulation 151/06, permission is hereby granted to:

Owner _____ **Agent** Luke Williams

20 Parkview Avenue
Meaford, ON
N4L 1E5

Williams Landscaping Contracting
PO Box 91
Clarksburg, ON
N0H 1J0

- to PLACE/REMOVE FILL ALTER A WETLAND
 CONSTRUCT/RECONSTRUCT A BUILDING or STRUCTURE ALTER, ADD TO, RENOVATE A BUILDING
 ALTER A WATERCOURSE ALTER A LAKE SHORELINE

at the following location: 20 Parkview Avenue

Lot _____ **Conc** _____ **Municipality of Meaford**, formerly Town of Meaford

Lot Number 17 **Registered Plan Number** 912

Existing Landuse: Residential **Roll#:** 42-10-492-002-062-16-0000

For the following works: Construction of a Deck and Placement and Grading of Fill Materials Associated with Site Landscaping

on the above described property, during the period of 06-Oct-16 to 06-Oct-18

The applicant, by acceptance of and in consideration of the issuance of this Permit, agrees to the "Specific and General" conditions as listed below. If the applicant wishes to appeal these conditions to the Authority's board of directors, the Authority must be notified in writing prior to commencement of the project. Once the appeal process has been initiated, this permit becomes null and void and no work shall commence.

SPECIFIC CONDITIONS

- 1) The proposed works must be completed in accordance with the attached approved plans;
- 2) Appropriate sediment controls must be utilized to minimize sediment transport to off site areas;
- 3) All disturbed areas must be re-vegetated and/or stabilized immediately following construction.
- 4) Temporary and/or permanent placement of fill materials is not permitted except as explicitly identified on the attached, approved plans;
- 5) Any changes to project design within our regulated area must be approved by this office;
- 6) The enclosed green and white sign must be posted at a visible point of access to the project location.

GENERAL CONDITIONS

1. Approvals, permits, etc. may be required from other agencies prior to undertaking the work proposed. Authority permission, if granted for the proposed work, does not exempt the owner/agent from complying with any or all other approvals, laws, statutes, ordinances, directives, regulations, etc. that may affect the property or the use of same.

on the above described property, during the period of

06-Oct-16

to

06-Oct-18


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GENERAL CONDITIONS

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2. Authorized representatives of the Grey Sauble Conservation Authority may, at any time, enter onto the lands which are described herein to make surveys, examinations or inspections which are required for the purpose of ensuring that the work(s) authorized by this Permit are being carried out according to the terms of this Permit.
3. **The applicant agrees:**
 - (a) to indemnify and save harmless on a solicitor and client basis, the Grey Sauble Conservation Authority and its officers, employees or agents, from or against all damage, loss, claims, demands, actions and proceedings, arising out of or resulting from any act or omission of the owner and/or applicant or any of his agents, employees or contractors relating to any particulars, terms or conditions of this Permit;
 - (b) that this Permit shall not release the applicant from any legal liability or obligation and remains in force subject to all limitations, requirements and liabilities imposed by law;
 - (c) that all complaints arising from the execution of the works authorized under this Permit shall be reported prior to the expiration of this Permit.


(Officer of the Authority)

PLEASE CONTACT **Tim Lanthier**
BEFORE AND AFTER THE WORK IS COMPLETED

MUNICIPALITY OF MEAFORD

21 TROWBRIDGE ST W
MEAFORD, ONTARIO
N4L 1A1

TAX BILL

2021 FINAL

BILLING DATE

July 23, 2021

PHONE (519) 538-1060 FAX (519) 538-5240

PLEASE QUOTE ROLL NUMBER WHEN MAKING INQUIRIES 42-10-492-002-06216-0000		
MORTGAGE NO.	MORTGAGE COMPANY	PENALTY RATE 1.250%
20 PARKVIEW AVE MEAFORD ON N4L 1E5		PROPERTY DESCRIPTION 20 PARKVIEW AVE PLAN 912 LOT 17 IRREG AC 70.00FR 170.43D

Tax Class	Assessment			Municipal			Education				
	Value	Municipal Levies	Tax Rate	Amount	Municipal Levies	Tax Rate	Amount	Tax Rate	Amount		
RT - RESIDENTIAL FULL OCC.	285,000	General	0.00820761	2,339.17	County	0.00363523	1,036.04	0.00153000	436.05		
Sub Totals		General Levy:		2,339.17	County Levy:		1,036.04	Education Levy:		436.05	
Special Charges/Credits				Summary							
				Tax Levy Sub-Total (Municipal + Education)						3,811.26	
				Special Charges/Credits						0.00	
				Phase-in Summary						0.00	
				2021 Tax Cap Adjustment						0.00	
				Total 2021 Taxes						3,811.26	
				Less Previous Interim						1,857.00	
				Past Due/Credit (As of 07/23/2021)						-57.00	
Total				0.00	Total Amount Due						1,897.26

E. & O.E. Instalments Due AUG 30,2021 977.26 School Support: English Public **P. A. P. - DO NOT PAY**
 OCT 28,2021 977.00

Property Class(es): RESIDENTIAL

Explanation of Tax Changes

2020 Year End Taxes	Total Year Over Year Change	2021 Taxes
3,715.66	95.60	3,811.26

Explanation of Tax Changes

Final 2020 Levies	3,715.66
* 2020 Annualized Taxes	3,715.66
2021 Local Municipal Levy Change	74.43
2021 Upper-Tier Municipal Levy Change	21.45
2021 Provincial Education Levy Change	0.00
2021 Tax Change Due to Reassessment	-0.28
** Final 2021 Levies	3,811.26

* An annualized tax figure is used in this analysis to compensate for mid-year adjustments in tax treatment or assessment value. If a property did not have any mid-year adjustments, the annualized taxes should equal the Final 2020 levies listed above.

** Final levy amount applies only to the property or portion(s) of property referred to in this notice and may not include some special charges and credit amounts.

FIRST INSTALMENT

PLEASE MAIL THIS STUB WITH CHEQUE PAYABLE TO:

MUNICIPALITY OF MEAFORD

21 TROWBRIDGE ST W
MEAFORD, ONTARIO
N4L 1A1

ROLLNUMBER: 42-10-492-002-06216-0000

DUE DATE: AUG 30,2021

CREDIT: -57.00

INSTALMENT AMOUNT: 977.26

TOTAL AMOUNT: 920.26

P. A. P. - DO NOT PAY

1V258640

SECOND INSTALMENT

PLEASE MAIL THIS STUB WITH CHEQUE PAYABLE TO:

MUNICIPALITY OF MEAFORD

21 TROWBRIDGE ST W
MEAFORD, ONTARIO
N4L 1A1

ROLLNUMBER: 42-10-492-002-06216-0000

DUE DATE: OCT 28,2021

INSTALMENT AMOUNT: 977.00

TOTAL AMOUNT: 977.00

P. A. P. - DO NOT PAY

21258640



AmeriSpec of Barrie, Orillia & Muskoka

The following inspection report was prepared by *AmeriSpec of Barrie, Orillia & Muskoka*, a licensed franchise of AmeriSpec of Canada. We are an independent, third party inspection company that provides residential and commercial properties in Barrie and surrounding areas. We follow the Canadian Association of Home and Property Inspectors, (CAHPI), standards of practice. AmeriSpec is the largest home inspection franchise network in North America with over 75 franchise licenses from coast to coast. We encourage you to visit our websites at: www.home-inspection-barrie.ca or www.amerispec.ca.

The inspection is a visual examination of the readily accessible systems and components with the primary purpose to determine significant deficiencies in the major systems. We prepare a full report along with a summary of the significant items. The inspection report is for information purposes only, it is not meant as a warranty, guarantee or insurance policy of any kind. We strongly recommend you contact the inspector to review the report and gain a full understanding of the conditions listed. We can also conduct a walk-through of the house with you for \$275.00 + applicable tax to personally review the property. This is intended to familiarize you with the items in the report and educate you on maintenance items in the home.

We also direct you to our newsletters available at: www.asktheinspector.ca. for further information. This site has expert answers to your questions, as well as tips and valuable information on industry and inspection topics.



Inspection Report

AmeriSpec Move in Ready

Property Address:
20 Parkview Avenue
Meaford Ontario N4L 1C4



AmeriSpec of Barrie, Orillia and Muskoka

Andrew LaRoche
andrew.laroche@amerispec.ca
www.home-inspection-barrie.ca
1-888-516-6337
705-722-5876



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Date: 2021-11-17	Time: 11:00 AM	Report ID: AB-211122
Property: 20 Parkview Avenue Meaford Ontario N4L 1C4	Customer: AmeriSpec Move in Ready	Real Estate Professional: Karen Willison Royal LePage

DEFINITION OF TERMS

The following definitions of comment descriptions represent this inspection report. Please take the time to analyze the following pages contained herein. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further evaluation by a qualified or licensed contractor.

Inspected (IN) = A visual or operational was performed on the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

NOT INSPECTED (NI) = The item was not inspected due to inaccessibility, personal items, temperature, weather conditions or the item is not within the scope of the inspection.

Not Applicable (N/A) = The item or component does not apply to this property.

(Summary Items) = 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.

Type of building:

Single Family (1 story)

In Attendance:

Seller

Approximate age of building:

40 to 50 Years

Weather:

Cloudy and cold

Start Time:

Start Time: 11:00 AM

Finish Time:

Finish Time: 1:30 PM

1. Exterior

Our exterior evaluation is visual in nature and is based on 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. Exterior surfaces should be kept well painted, stained or sealed to prevent deterioration. Grading & adjacent surfaces should be maintained and pitched away from the foundation to reduce the chances of water infiltration.

Styles & Materials

Driveway:

Gravel

Walkways:

Paver/Tile

Exterior Wall Cladding:

Full Brick
Stone

Exterior Entry Doors:

Wood
Metal Clad

Windows and Frames:

Wood frame
Vinyl clad wood frame

Trim:

Wood
Aluminum

1.0	Driveways
1.1	Walkways
1.2	Exterior Wall Cladding
1.3	Trim, Eaves, Soffits and Fascias
1.4	Windows & Frames
1.5	Doors (Exterior)
1.6	Fences and Gates
1.7	Electrical (exterior)
1.8	Gas Meter
1.9	Exterior Water Faucets
1.10	Lot Grade and Drainage
1.11	Stairs and Steps
1.12	Patio
1.13	Deck and railings
1.14	Porch and railings
1.15	Retaining Walls

Comments:

1.0 The overall driveway drainage appeared to be adequate to good.

1.1 Inspected

1.2 Inspected

1.3 Inspected

1.4 Deteriorated sill mortar noted. Recommend sealing or caulking to prevent water penetration and additional deterioration.



1.4 Item 1(Picture) Sill mortar condition

1.5 Inspected

1.6 Inspected

1.7 (1) GFCI protected outlet operational where present.

1.7 (2) Not all receptacles are ground fault circuit interrupter (GFCI) protected. This may not have been required when home was built; client is advised to install ground fault circuit interrupter outlets as a safety enhancement. Temporary wiring noted to the porch light fixture. We recommend upgrading as required. Soffit lighting present.



1.7 Item 1(Picture) Standard outlet and light wiring

1.8 The gas meter is located at left side of home. The main gas shut off valve is located at the meter.

1.9 Inspected

1.10 (1) The home is built on a sloped lot that generally grades away from the building.

Low areas observed along the left side foundation. Adding dirt back-fill to any low lying areas located around the foundation is recommended to ensure proper drainage away from the foundation at all times.



1.10 Item 1(Picture) Low drainage area

1.10 (2) Surface drains were noted. It is beyond the scope of our visual inspection to verify drainage systems. If such a review is desired, we recommend consulting a specialist.



1.10 Item 2(Picture) Trench drain

1.11 Open railings noted on stairs to the deck, Client may wish to reduce spacing as a child safety enhancement.



1.11 Item 1(Picture) Stair railings

1.12 Inspected

1.13 Inspected. Under deck storage and basement access present.

1.14 Inspected

1.15 Inspected

2. Roof System

Our evaluation of the roof is to determine if surface areas are missing and/or damaged and therefore subject to possible leaking. Portions of the roof, including underlayment, decking and some flashing are hidden from view and cannot be evaluated by our visual inspection; therefore, our review is not a guarantee against roof leaks or a certification. Some areas are not visible when we are unable to mount the roof due to weather conditions, height, pitch, etc. Areas most vulnerable to leaks are low slope areas, areas pitched toward walls, through-roof projections (chimneys, vents, skylights, etc.) roof slopes that change pitch or direction, and intersecting roof/wall lines. Flashing and shingle defects can cause hidden leaks and deterioration and should be immediately addressed. We advise qualified contractor estimates and review of the full roof system when defects are reported. Factors such as shingle quality, weather, ventilation, and installation methods can affect wear rate. As maintenance can be needed at any time, roofs should be professionally inspected annually.

Styles & Materials

Method Used to Inspect Roof:

Walked roof

Roof Material Type:

Asphalt Composition Shingle

Roof Structure:

2 X 6 Rafters

Plywood Sheathing

Roof-Type:

Gable

2.0	Roof Conditions
2.1	Roof Penetrations and Exposed Flashings
2.2	Roof Drainage Systems (Gutters/Downspouts)
2.3	Roof Comments

Comments:

2.0 Roof shows normal wear for its age (stated 2019) and type. No damaged, deteriorated, or missing roofing materials were observed; it appears to be in serviceable condition at time of inspection.



2.0 Item 1(Picture) Roof conditions

2.1 Pest damaged ridge vent noted. We recommend replacement as required.



2.1 Item 1(Picture) Damaged ridge vent

2.2 Debris blocked gutters observed, suggest cleaning gutters and downspouts, which should be a regular part of maintenance.

2.3 Tree limbs in contact with the roof covering at left side. These should be trimmed to prevent damage.



2.3 Item 1(Picture) Tree limb contact

3. Garage

Our garage/carport evaluation is visual in nature and is based on 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. Exterior surfaces should be kept well painted, stained or sealed to prevent deterioration. Garage floors should not be covered with carpet, cardboard, wood or other combustible materials and, of course, flammable products should be properly stored. It is recommended all garage door openers be equipped with a regularly tested safety reverse device to reduce chances of injury. Attached garages should be separated from the house by a steel or solid wood door, and common walls should have a fully sealed fire resistant covering such as drywall to protect against fume entry and to slow the migration of smoke or fire from entering the house in the event of a garage fire. Mounting a self-closer on the door between the garage and the house is an additional suggested safety upgrade. We suggest you keep attic hatches closed, repair any holes or damage that exist or occur, and avoid creating openings between the home and garage. It is especially important to keep garage wall and ceiling areas directly beneath living space intact.

Styles & Materials

Garage Type:

Attached

Exterior Wall Cladding:

Same as House

Roof Material Type:

Same as House

Method Used to Inspect Roof:

Same as House

Garage Door Material:

Wood

3.0	Exterior Wall Cladding
3.1	Roof Conditions
3.2	Floor
3.3	Garage Door(s)
3.4	Garage Door Openers
3.5	Occupant Door(s)
3.6	Window(s)
3.7	Walls
3.8	Ceiling
3.9	Electrical Receptacles, Switches and Fixtures
3.10	Comments

Comments:

3.0 Inspected

3.1 Inspected

3.2 Inspected where visible.

3.3 Inspected

3.4 This is an older door opener and is not equipped with a safety reverse device. It is recommended all garage doors be equipped with a safety reverse device to reverse the direction of the door if it should meet any resistance on the way down (important safety where children are present). Buyer may wish to consider upgrading as a safety enhancement



3.4 Item 1(Picture) Door opener

3.5 No self-closer observed. Suggest installing self-closer as a safety measure.



3.5 Item 1(Picture) Missing closer

3.6 Inspected

3.7 (1) Inspected

3.7 (2)

- Attached garages in most jurisdictions should be separated from common walls of the house by an effective barrier to gas and exhaust fumes, proper fire separation and a fire rated door. This is to keep the migration of any carbon monoxide, smoke or fire from entering the house. A self closer on the fire door between the garage and the house is an additional safety precaution.

3.8 Inspected. Location of the attic access.

3.9 Abandoned electric heater noted. We recommend removal as required. Damaged outlet noted. We recommend replacement.



3.9 Item 1(Picture) Obsolete heater



3.9 Item 2(Picture) Damaged outlet

3.10 (1) Missing railings observed on the basement entry. We recommend client consider installing guardrails/handrails as a safety enhancement.



3.10 Item 1(Picture) Missing railings

3.10 (2) Limited review of the garage due to packing in progress. Client is advised to consult sellers for additional information.

3.10 (3) Piping for the direct vent boiler are present through the garage. We recommend insulating and enclosing as required. Please refer to the Heating System section for additional information.



3.10 Item 2(Picture) Vent pipes

4. Chimney

Our chimney review is limited to the visible and/or accessible components only. Examination of concealed or inaccessible portions such as flue lining or the adequacy of these chimneys to properly draft is not within the scope of this inspection. This includes determining the presence of a flue lining, or if lining is present, checking for deterioration, damage or cracks.

The purpose of the chimney is to take the combustion products (i.e. smoke and exhaust gases) from certain fuel burning appliances to the outside of the home. Improper care and maintenance of a chimney can lead to loss of property and compromise the health and safety of the homes occupants. It is recommended that the chimney(s) be checked annually by a qualified chimney professional, and cleaned if necessary. NFPA (National Fire Protection Association) recommends what is known as a Level II inspection, including a video scan, by a qualified chimney specialist as part of the home buying process. A Level II inspection may identify problems that exist which cannot be detected during a general home inspection.

Styles & Materials

Chimney Type:

- Block
- Stone

Chimney Flue Type:

- Clay
- Metal flue liner

4.0	Chimney Conditions
4.1	Chimney Flue
4.2	Flashings
4.3	Spark Arrestor / Rain Cap
4.4	Chimney Comments

Comments:

4.0 Loose or missing stone facing noted. We recommend repair as required.



4.0 Item 1(Picture) Stone facing conditions

4.1 Inspected

4.2 Inspected

4.3 Inspected

4.4 The chimney is used to vent the gas fireplace.

5. Structural Components

Any below-grade space can leak, even areas that have been dry in prior years. While we look for evidence of leaking, we may not be able to determine if leaks exist or existed and cannot predict future water infiltration. Some water activity occurs only under certain circumstances and can only be identified at the actual time of occurrence. We suggest that you obtain disclosure from the prior occupants regarding any history of water in the basement and obtain price estimates when infiltration is disclosed or signs of water are present. We cannot certify the basement against future water infiltration. Some thin cracking of walls and floors is common and whenever cracks are present, a possibility of future leaking exists. Most wall cracks are relatively easy to repair from the inside. Cracks should be monitored for future seepage or change in the size of the cracks, which would indicate a need for further evaluation. Back-up sump systems are advised to reduce the opportunity for flooding during a power outage or main pump failure. The chance of leakage increases when adjacent surfaces are not pitched away from the home and when roof drainage is within several feet of the foundation. These issues should be addressed as soon as possible. Signs of possible water infiltration include mold/mildew, stains on walls, loose flooring, musty odors, warped paneling and efflorescence. If freshly painted walls are present, we suggest you inquire of the seller/occupants if any staining or other leak evidence existed before painting.

Styles & Materials

Foundation Type:

Masonry Block
Walkout Basement

Floor Structure:

2 X 10 Wood Joists
Plywood sheathing

Wall Structure:

2 X 4 Wood Studs

Columns or Piers:

Wood frame wall

Floor System Insulation:

Fiberglass

Foundation Ventilation:

Windows

5.0	Slab
5.1	Foundation, Basement and Crawlspace
5.2	Sub Floors (Basement and Crawlspace)
5.3	Walls (Basement and Crawlspace)
5.4	Ceilings (Basement)
5.5	Columns or Piers (Basement and Crawlspace)
5.6	Joists (Basement and Crawlspace)
5.7	Beams (Basement and Crawlspace)
5.8	Doors (Basement)
5.9	Windows (Basement)
5.10	Electrical (Basement and Crawlspace)
5.11	Insulation Under Floor System
5.12	Ventilation (Foundation Areas and Attics)
5.13	Structural Components Comments

Comments:

5.0 Inspected where visible. Common cracks noted.

5.1 Inspected

5.2 Inspected where visible.

5.3 (1) The basement walls were inspected for the presence of moisture at visibly accessible areas through non-intrusive means using thermal imaging, a moisture meter, touch, and visual inspection. No evidence of active moisture was noted in the visibly accessible areas of the basement walls.

5.3 (2) Efflorescence is present on the block foundation in the cold room. Efflorescence is the salts left behind from moisture soaking into or passing through a masonry product. No active moisture or seepage noted at the time of the inspection.

5.4 Inspected

5.5 Inspected where visible.

5.6 Inspected where visible.

5.7 Not visible.

5.8 Inspected

5.9 Inspected

5.10 Inspected

5.11 Exposed fiberglass insulation noted. We recommend covering as required.

5.12 Inspected

5.13 This home is equipped with a central vacuum system which is outside the scope of this inspection and was not tested. Recommend client confirm proper operation prior to close.

6. Plumbing System

Our focus in the plumbing portion of the inspection is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under the kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of leaking. All shut-off valves or angle stops should be turned regularly to ensure free movement in case of emergency. The water supply system was tested for its ability to deliver functional water pressure to installed plumbing fixtures and the condition of connected piping that was visible. Our plumbing inspection also consists of checking for functional drainage at all fixtures. We suggest you obtain the maintenance history for the home's plumbing and obtain receipts for any recent work or for anything for which a warranty may apply.

Styles & Materials

Water Source (To Home):

Public

Plumbing Water Distribution (Inside home):

Copper
PEX

Plumbing Waste & Vent Pipes:

ABS

Water Shut Off Location:

Basement

Main Fuel Shut Off Location:

Left Side Exterior at Gas Meter

6.0	Plumbing Water Supply System
6.1	Drain Waste and Vent Systems
6.2	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports)

Comments:

6.0 Gate-type valve observed. Since main shut-off valves are operated infrequently, it is not unusual for them to become frozen over time. They often leak or break when operated after a period of inactivity. For this reason main shut-off valves are not tested during a home inspection. We suggest caution when operating shut-offs that have not been turned for a long period of time. We recommend that the client consider upgrading the shut-off valve to a high quality ball-type valve which tend to be more reliable than gate valves.



6.0 Item 1(Picture) Main shut off

6.1 Inspected

6.2 No gas shut off located for the main floor fireplace. We recommend locating or installation as required.

7. Electrical System

Our electrical inspection meets the CAHPI standard of practice and is done by sampling visibly accessible wiring and fixtures. Determining the actual capacity of the system requires load calculations, which are not within the scope of this report. Underground circuits and concealed components of the system are not inspected. While age is one factor, most homes have electrical issues created by amateur electricians. We do not move belongings and do not examine every fixture, outlet, wiring run, etc., nor do we remove insulation, or wall coverings. Covers are not removed, with the exception of the cover of the main electrical panel, when this can be done safely and without risking damage to finish. Much of the wiring in the home is not visible and not reviewed. Once the current occupant's belongings have been removed, it's a good idea to check all outlets with a tester and to look inside cabinets, closets and other obstructed areas before moving in your own belongings. We use a standard electrical tester to check a sample of outlets. While the tester is generally reliable, it can be fooled by certain improper wiring practices, which we cannot detect during a general home inspection. Because electrical defects are safety concerns, we advise the use of a qualified licensed electrician for cost estimates, repairs and upgrades, prior to close.

Styles & Materials

Main Electrical Panel Location: Basement	Equipment Grounding Present: Yes	Electrical Main Service: Underground
Service Amperage: 200 AMPS	Panel Type: Breakers	Branch Wiring Type: Copper
Wiring Methods: Non Metallic Sheathed Cable (Romex)	Futures Available: Yes	Electric Panel Manufacturer: SQUARE D
GFCI Reset Location(s):		
Exterior		
Bathrooms		
Main Electrical Panel		

7.0	Electrical Main Service
7.1	Equipment Grounding
7.2	Main Electrical Panel Condition
7.3	Electrical Sub Panel Condition
7.4	Operation of GFCI (Ground Fault Circuit Interrupters)
7.5	Operation of AFCI (ARC Fault Circuit Interrupters)
7.6	Smoke Alarms
7.7	Carbon Monoxide Alarms

Comments:

7.0 Inspected

7.1 The system appears to be properly grounded to the main water line.

7.2 (1) The main panel conditions were inspected by a licensed electrician (Journey Electric).



7.2 Item 1(Picture) Main panel and junction box



7.2 Item 2(Picture) Inspection tag

7.2 (2)

- **Futures are available for expansion in the electrical panel**

7.3 The sub panel is being used as a junction box.

7.4 (1) Inspected where present.

7.4 (2) Not all receptacles in required areas are ground fault circuit interrupter (GFCI) protected. This may not have been required when home was built; client is advised to install ground fault circuit interrupter outlets as a safety enhancement.

7.5 Arc- Fault Circuit Interrupters (AFCI) may not have been required when the home was built. Suggest client consider upgrading with AFCI's at all required receptacles to enhance safety. Arc- Fault Circuit Interrupters contain solid state circuitry that will recognize the unique voltage and current wave form combinations that are the "signature"

of an electrical arc, and they open the circuit when arcing occurs. Upgrades should be performed by a licensed electrician.

7.6 Smoke alarms present on all levels. Suggest installing additional smoke alarms in appropriate areas as needed to enhance fire safety. Periodic testing is suggested to ensure proper working order and to enhance fire safety. Alarm connection noted.

7.7 Carbon monoxide detector(s) present. Periodic testing is suggested to ensure proper working order.

8. Heating System

*Our evaluation of heating system(s) is both visual and functional provided power and/or fuel is supplied to the component. Items not listed here as well as things we cannot see, such as utilities, drains, and ducts inside walls, floors and underground are beyond the scope of this inspection. **DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. THE LOCAL UTILITY COMPANY MAY CONDUCT SUCH AN INSPECTION UPON REQUEST.** Our inspection is not a heat engineering or sufficiency review. We suggest you ask the sellers/occupants if any areas of the home do not properly heat or cool. We also suggest you obtain the maintenance history of the furnace as well as receipts for any recent repairs for which a warranty might apply. Clients are encouraged to purchase a home warranty plan, since furnaces can require repair or replacement at any time. Modern furnaces are complicated appliances and should be treated with care. Regular cleaning or replacement of furnace filters is vital to the health of your furnace and can improve the efficiency of attached central air conditioning. We suggest an annual cleaning and safety check by a licensed contractor who is trained in this furnace model. Flammable products should be stored away from the furnace and no fume-producing products such as paint cans should be in the same room. Don't forget that fuel-burning appliances need plenty of oxygen and should not be enclosed without supplying an adequate supply of combustion air. Identifying or testing for the presence of asbestos or other potentially hazardous materials is not within the scope of this report.*

Styles & Materials

Number of Heating Systems:

Two

Heating Unit Location(s):

Basement

Heating System(s) Service:

Entire Home

Downstairs

Heating System Type(s):

Electric Baseboard

Circulating Boiler

Radiant floor heat

Energy Source:

Natural Gas

Electric

Heating System Brand:

NTI

8.0	Heating Equipment Condition
8.1	Energy Source
8.2	Exhaust Venting
8.3	Thermostat
8.4	Distribution / Ducting Systems
8.5	Automatic Safety Controls
8.6	Heating System Comments

Comments:

8.0 The electric baseboards and gas-fired boiler was tested using normal operating controls and functioned properly at time of inspection. Zoned controls, circulation pump(s) and expansion tank noted. The boiler is used for the radiant floor heating and for domestic hot water. Due to inaccessibility of many of the components of this unit, the review is limited. Holes or cracks in the heat exchanger (if applicable to this type system) are not within the scope of this inspection as heat exchangers are not visible or accessible to the inspector. Unit was operated by the thermostat. As with all mechanical equipment the unit can fail at anytime without warning. Inspectors cannot determine future failures. If a detailed inspection is desired, a licensed heating contractor should be consulted prior to closing to ensure proper and safe operation of this unit.



8.0 Item 1(Picture) Direct vent gas boiler

8.1 Inspected

8.2 Improper roof termination noted and un-insulated piping noted in the garage and attic. We recommend review and repairs by a licensed plumbing and heating contractor to ensure proper and safe venting.



8.2 Item 1(Picture) Venting conditions

8.3 Inspected. Zoned controls noted.

8.4 Inspected



8.4 Item 1(Picture) Zoned controls and distribution piping

8.5 Inspected. Condensate pump present.

8.6 The boiler was manufactured or installed in 2008.

9. Water Heater

Our evaluation of the water heater is both visual and functional provided power and/or fuel is supplied to the unit. Since water heaters are capable of producing scalding temperatures, we suggest you measure your water temperature upon taking occupancy and adjust it to a safe temperature (typically 120 -130 degrees). For further protection, anti-scald faucets are available for sinks, tubs and showers. Due to the possibility of the water heater temperature pressure relief valve leaking after it has been opened, these valves are not tested during the inspection. Manufacturers suggest regular testing to help assure performance. Water heater blankets may void the warranty on some water heaters. Keep all combustibles away from the heater and store no paints or other chemicals in the same room. A spill pan and drain is advised if your heater is located in, adjacent to, or above a finished area. The client is encouraged to consult their agent concerning home warranty options as water heaters can fail at any time and are expensive to repair or replace.

Styles & Materials

Number of Water Heating Systems:

One

Water Heater Location(s):

Basement

Water Heater Design Type:

Direct vent

Combi Boiler

Water Heater Energy Source:

Natural Gas

9.0	Water Heater Condition
9.1	Supply Lines
9.2	Energy Source
9.3	Flue Venting
9.4	Temperature / Pressure Release Valve

Comments:

9.0 Inspected

9.1 Inspected

9.2 Inspected

9.3 Please refer to the Heating System section for additional information.

9.4 Discharge pipe is missing on the temperature pressure relief valve. Suggest installing the required 3/4 inch discharge pipe on the temperature pressure relief valve to within 6 inches of floor or to exterior of the building to ensure safety.



9.4 Item 1(Picture) Missing extension pipe

10. Kitchen(s) and Built-in Appliances

Our kitchen appliance inspection is visual and operational in nature of the built-in appliances only. Cooking systems are checked for burner operation but not for calibration, timers, special features or cleaning cycles. Built-in dishwashers are run through a full normal wash cycle to determine if the system is free of leaks and excessive corrosion. Please double-check appliance operation just before closing and re-check for secure cabinets, counters and appliances. Upon occupancy, the client should secure any freestanding oven so it cannot tilt forward when weight is applied to the door. (Most ovens come with directions on how to do this.) Individuals have been injured when sitting on or standing on these doors. Clients are advised to purchase a home protection plan because appliances, including new appliances, can fail at any time, including immediately after the inspection. Older appliances (five years or older), of course, are more prone to failure.

Styles & Materials

Cabinet(s):

Wood

Countertop(s):

Laminate

Dishwasher Brand:

GE

Range/Oven Brand:

FRIGIDAIRE
GE PROFILE

Refrigerator:

GE PROFILE

10.0	Floors
10.1	Walls
10.2	Ceiling
10.3	Heat / Cooling Source
10.4	Receptacles, Switches and Fixtures
10.5	Counters and Cabinets (representative number)
10.6	Sinks
10.7	Plumbing Drains
10.8	Dishwasher(s)
10.9	Ranges/Ovens/Cooktops
10.10	Range Hood(s)
10.11	Refrigerator

Comments:

10.0 Inspected

10.1 Inspected

10.2 Inspected

10.3 Obsolete electric wall heater noted. We recommend disconnecting and removal as required.



10.3 Item 1(Picture) Obsolete electric heater

10.4 Not all receptacles are ground fault circuit interrupter (GFCI) protected. This may not have been required when home was built; client is advised to install ground fault circuit interrupter outlets as a safety enhancement.

10.5 Inspected

10.6 Inspected

10.7 Inspected

10.8 Inspected

10.9 Inspected. Built in electric oven and gas cooktop present.

10.10 Ceiling extraction fan noted. Client may consider installation of an exterior vented range hood to improve ventilation in this area. Please refer to the Attic section for additional information.



10.10 Item 1(Picture) Kitchen extraction fan

10.11 Inspected

11. Bathroom(s)

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing a leak. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency. Bathrooms require regular maintenance to prevent the possibility of water damage and maintenance should be performed without delay. Since leaks can occur at any time, plumbing should be checked just before closing and then regularly during occupancy. We advise that all floors, tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. When found soft, you should have checked for leaks and hidden damage. All leaks should be repaired and missing/damaged grouting and caulk should be replaced at once to help prevent future/further damage. Even tile that appears to be in good shape can take on water, so we suggest that you apply a sealant to tiled surfaces upon occupancy. If sluggish or noisy drains are noted, the drain waste vent system should be checked for blockage, damage or other restriction before close. Operating an exterior vented exhaust fan helps to reduce the chances of mold growth and harmful condensation.

Styles & Materials

Bath Tub / Shower:

Seperate Shower
Whirlpool tub

Exhaust Fans:

Fan Only

Countertop(s):

Solid Surface

Cabinet(s):

Wood

11.0	Floors
11.1	Walls
11.2	Ceiling
11.3	Doors
11.4	Closets
11.5	Windows
11.6	Heat / Cooling Source
11.7	Receptacles, Switches and Fixtures
11.8	Exhaust Fan(s)
11.9	Bath Tub
11.10	Shower
11.11	Sinks
11.12	Toilet
11.13	Counters and Cabinets
11.14	Bathroom Comments

Comments:

11.0 Inspected.

11.1 Inspected

11.2 Inspected

11.3 Inspected

11.4 Inspected

11.5 Inspected

11.6 Inspected. Heated floors noted.

11.7 GFCI protected outlets present.

11.8 Exhaust fan in the main floor bathroom is noisy. Recommend replacement as necessary. Please refer to the Attic section for additional information.

11.9 A whirlpool tub is present in the main floor bathroom. No access panel was present to the pump and supply lines. GFCI protection was present. The items tested were in operational condition.

11.10 Inspected

11.11 Inspected

11.12 Inspected

11.13 Inspected

11.14 Heated towel bars noted.

12. Laundry Area

The supply hoses to the washer are not disconnected during the inspection, nor are the valves operated. These can leak at any time and should be considered a part of normal maintenance. If the washer and dryer are present, they are not moved to prevent floor damage and the review of the area behind the washer/dryer is limited. It is beyond the scope of the inspection to inspect the washer and dryer. If these appliances are included in the sale of the property, we suggest consulting the sellers as to proper operation prior to close. We suggest that you clean exhaust pipes upon occupancy and then regularly to enhance safety/performance. Water hoses that discharge into laundry tubs can cause contamination by creating a "cross connection" if they discharge below the tub rim. We suggest you keep these elevated above the flood rim of the tub.

Styles & Materials

Dryer Power Source:

240 Volt Electric

Dryer Vent:

Aluminum foil duct

Countertop:

Solid surface

Cabinetry:

Wood

12.0	Floors
12.1	Walls
12.2	Ceiling
12.3	Doors
12.4	Closets
12.5	Counters and Cabinets (representative number)
12.6	Laundry Tub / Sink
12.7	Heat / Cooling Source
12.8	Receptacles, Switches and Fixtures
12.9	Clothes Dryer Exhaust Venting
12.10	Clothes Washing Machine
12.11	Clothes Dryer

Comments:

12.0 Inspected

12.1 Inspected

12.2 Stains from previous seepage noted. Tested dry at inspection time. Seller stated cause was from a previous overflow on the kitchen sink.

12.3 Inspected

12.4 Inspected

12.5 Inspected

12.6 Inspected

12.7 Inspected. Heated floor noted.

12.8 Not all receptacles are ground fault circuit interrupter (GFCI) protected. This may not have been required when home was built; client is advised to install ground fault circuit interrupter outlets as a safety enhancement.



12.8 Item 1(Picture) Standard outlet

12.9 Inspected

12.10 Manufactured by LG. Stackable unit.

12.11 Manufactured by LG. Stackable unit.

13. Interior Rooms and Areas

Our interior review 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. Inspections are limited to visible and/or accessible areas. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring.

Styles & Materials

Floor Covering(s):

Tile
Wood

Wall Material(s):

Gypsum Board (Drywall)

Ceiling Material(s):

Gypsum Board (Drywall)

Interior Doors:

Hollow Core

Window Type(s):

Same as Exterior

Types of Fireplaces / Wood Stove:

Gas Fireplace

13.0	Floors
13.1	Walls
13.2	Ceilings
13.3	Doors (representative number)
13.4	Closet Doors (representative number)
13.5	Windows (representative number)
13.6	Heat / Cooling Source
13.7	Receptacles, Switches and Fixtures
13.8	Fireplaces and Woodstoves
13.9	Stairways

Comments:

13.0 Inspected

13.1 Inspected

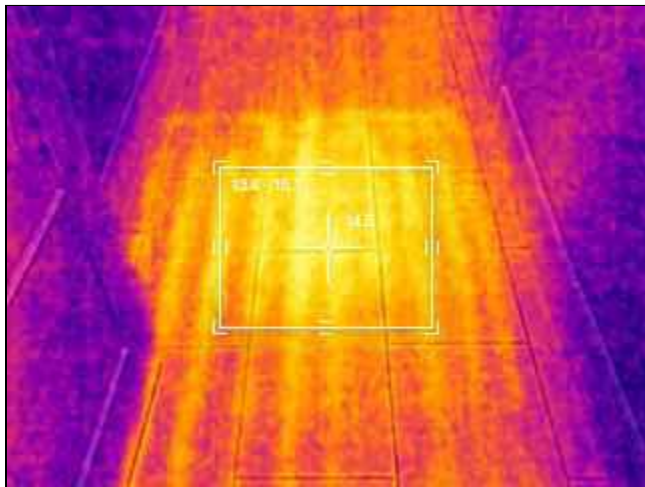
13.2 Inspected

13.3 Inspected

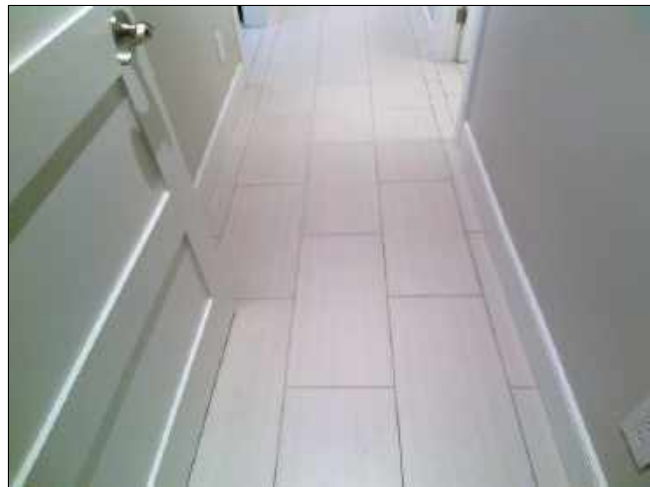
13.4 Inspected

13.5 Damaged hardware noted on the main floor. We recommend repair or replacement as required.

13.6 Inspected. Heated floors noted in the basement.



13.6 Item 1(Picture) Radiant floor heat



13.6 Item 2(Picture) Basement floor

13.7 Inspected

13.8 The gas fireplace tested operable using the normal operating controls. Suggest having this unit professionally cleaned and tuned to ensure proper and efficient operation.



13.8 Item 1(Picture) Gas fireplace

13.9 Inspected

14. Attic

Our evaluation of the attic is limited to lighting, personal storage and accessibility. If an attic is heavily insulated, the inspector will have a difficult time accessing and reviewing ceiling joists, electrical wiring, plumbing, ducting, etc. Water stains around roof penetrations such as chimneys, plumbing, and vents are very common. It is usually impractical to determine if these stains are active unless they are leaking at the time of inspection thus when stains are present further monitoring is advised. Viewing during a rainstorm would increase the chances of determining whether leaks exist or the current status of staining. Older roofs are, of course, more prone to water infiltration but new roofs can develop leaks as well. Regular monitoring and maintenance of all roofs is advised. We suggest checking roof surfaces each spring and fall and after each severe storm. Increasing insulation in the attic is one of the best ways to improve the energy efficiency of a home and to reduce the costs of heating and cooling. Most homes we view can benefit from additional insulation. The Department of Energy website (<http://www.eere.energy.gov/>) can help you to determine recommended upgrades and the payback period for insulation improvements in your geographical area.

Styles & Materials

Method Used to Inspect Attic:

Viewed From Entry
Vaulted ceiling

Attic Access Type:

Attic Hatch

Attic Insulation:

Blown-In
Batt
Fiberglass
Cellulose
R-40
Vapour Barrier present where visible

Ventilation:

Ridge Vents
Soffit Vents
Roof Vents

14.0	Attic Access
14.1	Attic Framing
14.2	Attic Sheathing
14.3	Attic Insulation
14.4	Attic Ventilation
14.5	Ventilation Ducts
14.6	Electrical Wiring, Switches and Fixtures

Comments:

14.0 (1) Inspected

14.0 (2)

- **Did not enter, unable to access attic due to insulation, low clearance and/or personal storage. Recommend review of the Sellers Disclosure Statement regarding the condition of the attic prior to close. Entering attics that are heavily insulated can cause damage to the insulation and attic framing. Attics with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the hatch area only. Inspectors will not crawl the**

attic area when they believe it is a danger to them or that they might damage the attic insulation or framing. This is a limited review of the attic area viewed from the hatch only; recommend consulting sellers for any additional information.

14.1 Inspected

14.2 Inspected

14.3 Inspected

14.4 Inspected

14.5 Unable to determine venting of the kitchen and bathroom fan. Recommend ensuring that the fans' exhaust to the exterior to prevent damage/deterioration in the attic from moisture/condensation.

14.6 Not visible.

General Summary



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Customer

AmeriSpec Move in Ready

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This summary is provided as a service to assist in verifying that noted items are not in proper working order at the time of inspection. We do not have access to individual sales contracts and suggest client review sales contract with a real estate professional and/or real estate attorney to determine what repairs if any are to be made.

This summary is only part of the inspection report. The entire inspection report must be reviewed prior to close.

1. Exterior

1.11 Stairs and Steps

Open railings noted on stairs to the deck, Client may wish to reduce spacing as a child safety enhancement.



1.11 Item 1(Picture) Stair railings

3. Garage

3.4 Garage Door Openers

This is an older door opener and is not equipped with a safety reverse device. It is recommended all garage doors be equipped with a safety reverse device to reverse the direction of the door if it should meet any resistance on the way down (important safety where children are present). Buyer may wish to consider upgrading as a safety enhancement



3.4 Item 1(Picture) Door opener

3.5 Occupant Door(s)

No self-closer observed. Suggest installing self-closer as a safety measure.



3.5 Item 1(Picture) Missing closer

3.10 Comments

(1) Missing railings observed on the basement entry. We recommend client consider installing guardrails/handrails as a safety enhancement.



3.10 Item 1(Picture) Missing railings

6. Plumbing System

6.2 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports)

No gas shut off located for the main floor fireplace. We recommend locating or installation as required.

7. Electrical System

7.4 Operation of GFCI (Ground Fault Circuit Interrupters)

(2) Not all receptacles in required areas are ground fault circuit interrupter (GFCI) protected. This may not have been required when home was built; client is advised to install ground fault circuit interrupter outlets as a safety enhancement.

8. Heating System

8.2 Exhaust Venting

Improper roof termination noted and un-insulated piping noted in the garage and attic. We recommend review and repairs by a licensed plumbing and heating contractor to ensure proper and safe venting.



8.2 Item 1(Picture) Venting conditions

9. Water Heater

9.4 Temperature / Pressure Release Valve

Discharge pipe is missing on the temperature pressure relief valve. Suggest installing the required 3/4 inch discharge pipe on the temperature pressure relief valve to within 6 inches of floor or to exterior of the building to ensure safety.



9.4 Item 1(Picture) Missing extension pipe

14. Attic

14.5 Ventilation Ducts

Unable to determine venting of the kitchen and bathroom fan. Recommend ensuring that the fans' exhaust to the exterior to prevent damage/deterioration in the attic from moisture/condensation.

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