

# Home Inspection Report

**Inspection Location:**

**Date of Inspection:**

**Prepared for:**



**Inspector: Paul Myette**

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## REPORT SUMMARY

**Date of Inspection:**

**Inspection Location:**

**Prepared For:**



This Summary provides a brief overview of some of the more significant items found in the report. This is not all-encompassing, nor should it be considered a substitute for reading the report in entirety. The entire Inspection Report including the Standards of Practice, limitations and Scope of Inspection, as well as Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This summary is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate professional licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

**Overall, the home was constructed in a workmanlike manner consistent with local building trades and codes in effect at the time of construction; however, here is a list of defects that require further evaluation or repair by a Professional Licensed Contractor.**

### HEATING

#### Oil Tank:

##### *Condition Of Oil Tank:*

Oil tank inspection showed rust on the bottom of the oil tank; no signs of any oil leaks were observed at the time of the inspection

Oil tank is not level, monitor this area. The oil tank may require leveling.

**Recommend oil tank be further evaluated by a professional heating contractor.**

**Other items were also noted during the inspection and should receive eventual attention, but do not affect the habitability of the house and the majority are the result of normal wear and tear.**

### ROOFING

#### Eavestrough & Downspouts:

##### *Condition Of Eavestrough & Downspouts:*

Downspouts discharge water too close to dwelling, extension pipes should be installed to discharge the water at least 6 feet from the foundation.

Most basement water infiltration problems can be attributed, at least in part, to poor exterior drainage. This includes poor grading and inadequate downspouts.

Unless you attend to gutters, downspouts, grading and so on, you increase the likelihood of water penetration into below grade areas.

## **EXTERIOR**

### Exterior Walls:

#### *Condition Of Exterior Walls:*

Loose section of siding noted in the step down area on the right side of the dwelling and the bottom edge of the siding along the back of the dwelling.

Siding has small holes around the frost proof hose faucets. These holes should be sealed with caulking to prevent water penetration.

Checking for loose or missing caulking is required yearly to prevent water penetration and damage to the exterior of the dwelling.

### Exterior Doors:

#### *Condition Of Doors:*

Recommend upgrading door sweep on the back door and the basement walkout door.

Minor paint peeling noted.

The exterior doors were operational at the time of the inspection.

## **GROUNDS & DRAINAGE**

### Driveway:

#### *Condition Of Driveway:*

Driveway cracks noted are typical.

Driveway surface raised & settled.

### Walkways:

#### *Condition Of Walks:*

Cracks noted in walkway are typical.

### Landscaping:

#### *Landscaping Condition:*

Trim shrubs away from dwelling to encourage proper ventilation and prevent damage to the property.

### Veranda:

#### *Condition Of Veranda:*

Settlement noted; veranda steps are not level

Deterioration noted on veranda surface.

### Deck:

#### *Condition Of Deck:*

The deck appears to be installed directly over the vinyl siding, no flashing was visible at the time of the inspection. All decks should be properly flashed where they are attached to the dwelling to prevent water damage in this area. The area where the deck is attached to the dwelling should be checked on a regular basis.

Deck handrail requires the installation of a metal bracket to secure the handrail to the dwelling

Deck stairs appear serviceable.

## **HEATING**

### Propane Gas:

#### *Condition Of Propane Gas Tank:*

Propane gas tanks are leased units and go beyond the scope of this inspection.

## **AIR EXCHANGER**

### Air Exchanger:

#### *Condition:*

Recommend filters in the air exchanger and exterior intake air vent be cleaned every 6 months or as directed in the service manual.

Air exchanger was operational at the time of the inspection.

## **KITCHEN & APPLIANCES**

### Kitchen & Appliances:

#### *Switches, Fixtures, Receptacles:*

Reverse polarity noted in kitchen receptacle to the right of the kitchen sink.

## **BATHROOMS**

### Basement Bathroom:

#### *Condition Of Bathroom Gfci Receptacles:*

Reverse polarity noted in the basement bathroom receptacle.

### Main Level Bath:

#### *Condition Of Bathroom Ventilation:*

Bathroom ventilation fan requires cleaning.

There is a control switch installed in the bathroom for the air exchanger.

## **INTERIOR**

### Interior Windows:

#### *Condition:*

The thermal seal is broken in the main floor front bedroom window. Although the window is keeping the elements out, it has a clouded appearance. This condition will worsen.

Loose operating hardware noted in the main level back bedroom window.

Windows as a grouping are generally operational.

### Interior Doors:

#### *Interior Doors Condition:*

The utility room door binds, adjustments are required.

Closet doors in the basement bind on the floor.

General condition of interior doors appears serviceable.

## **BASEMENT:**

### Basement:

#### *Condition Of Foundation Walls:*

There are hairline cracks in the side foundation walls. These cracks should be filled with a silicon base, flexible-sealing compound, which should stop water/moisture from penetrating. At the time of the inspection no signs of water or water penetration were found.

**The following Safety Concerns were also noted and should receive attention:**

**EXTERIOR**

Exterior Electrical:

*Condition Of Exterior Electrical:*

Ground fault circuit interrupter (GFCI receptacle) did not operate when tested mechanically, receptacle did not trip: replace or repair GFCI receptacle located at, front of dwelling

Corrosion noted on the exterior light fixtures on the front of the dwelling.

Door bell on the front of the dwelling did not function at the time of the inspection.

**INTERIOR**

Smoke / Fire / Co 2, Detectors:

*Condition:*

All smoke detectors are electric, as a safety precaution battery smoke detectors should be installed as backup

Smoke detectors are old. The life expectancy of a smoke detectors is 10 years. Suggest replacement of all smoke detectors.

**The following are answers to questions that your insurance company may ask, household notes, tips or reminders:**

**ELECTRICAL**

Amperage At Main Panel:

*Amperage:*

125 amps. 120/240 volts.

*Type:*

Circuit breakers.

Branch Wiring:

*Type:*

Copper.

**PLUMBING**

Main Water Line:

*Location Of Main Water Line:*

Water meter and main water shut-off valve are located along the front wall in the family Room.

Supply Lines:

*Type Of Piping:*

Plastic.

Waste Lines:

*Type Of Piping:*

ABS Plastic.

Water Heater:

*Type Of Hot Water Heater:*

The water heater is a domestic coil in the main heating system.

## **HEATING**

### Primary Heating Equipment:

#### *General Suggestions:*

Suggest having the heating systems cleaned / serviced on a regular basis by a professional heating contractor.

### Oil Tank:

#### *Oil Tank Location:*

The oil tank is located; oil tank is located outside of dwelling.

#### *Type Of Oil Tank:*

Steel oil tank.

#### *Age & Metal Thickness:*

Year oil tank manufactured; 2010 with 2.8 mm metal thickness.

#### *Oil Line & Valve:*

Oil line & valve appear serviceable.

There is a loop in the oil line.

A protective cover is installed over the oil line and valve.

## **LAUNDRY AREA**

### Laundry:

#### *Clothes Washer:*

Washer was an older style unit.

Washer was not operated at the time of inspection.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call or email our office.

Sincerely,



Paul Myette

## GENERAL INFORMATION

### Client & Site Information:

*Time Of Inspection:* 10:00 AM.

### Building Characteristics:

*Front Of Dwelling Faces:* Southwest.

*Area:* Suburban.

*Estimated Age:* Approximately 15 years old.

*Building Type:* Single family home.

*Stories:* 1

*Space Below Grade:* Basement.

### Weather Conditions:

*Weather:* Overcast.

*Soil Conditions:* Damp.

*Approximate Outside Temperature (c):* 10 to 15 degrees celsius.

### Utility Services:

*Water Source:* Municipal.

*Sewage Disposal:* Municipal.

*Utilities Status:* All utilities on.

### Report Limitations

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted National Standards of Practice of the Canadian Association of Home & Property Inspectors, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non-governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.





**ThreeSixty Property Services**  
**paulmyette@gmail.com - 902-452-1706**  
**Specializing in Home Inspections**

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We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

## ROOFING

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material. Roofs may leak at any time; leaks often appear at roof penetrations, flashing, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize the life of the roof.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, heat tape, satellite dish and lightning arrestors.

### Roof:

<i>Style:</i>	Gable.
<i>Inspection Method:</i>	Walked on roof.
<i>Roof Covering:</i>	Asphalt shingle.
<i>Roofing Shingle Layers:</i>	One.
<i>Age Of Roof:</i>	1 to 5 years.
<i>Condition Of Roof:</i>	General condition of roof covering appears serviceable with normal signs of weathering and aging. Regular maintenance and inspections are advised.



**Roof covering appears serviceable**



**Roof covering appears serviceable**

<i>Type Of Ventilation:</i>	Soffit and gable vents.
<i>Condition Of Ventilation:</i>	Exterior ventilation appears serviceable.

### Exposed Flashings:

<i>Type:</i>	Rubber, & metal.
<i>Condition Of Flashing:</i>	Flashing appears serviceable.

**Valleys:***Condition Of Valleys:*

Valleys appear to be in good condition.

**Plumbing Vents:***Condition Of Vents*

Plumbing vent appears serviceable.

**Fascia, Soffit & Trim:***Material:*

Vinyl &amp; aluminum.

*Condition Of Trim, Fascia & Soffit:*

Fascia, soffits &amp; trim appear serviceable.

**Eavestrough & Downspouts:***Type:*

Metal.

*Condition Of Eavestrough & Downspouts:*

Downspouts discharge water too close to dwelling, extension pipes should be installed to discharge the water at least 6 feet from the foundation.

Most basement water infiltration problems can be attributed, at least in part, to poor exterior drainage. This includes poor grading and inadequate downspouts. Unless you attend to gutters, downspouts, grading and so on, you increase the likelihood of water penetration into below grade areas.



## EXTERIOR

Areas hidden from view by finished walls, lattice, plywood skirting, vegetation or stored items can not be judged and are not a part of this inspection.

### Exterior Walls:

*Material:*

Walls are constructed with: vinyl siding.

*Condition Of Exterior Walls:*

Loose section of siding noted in the step down area on the right side of the dwelling and the bottom edge of the siding along the back of the dwelling.

Siding has small holes around the frost proof hose faucets. These holes should be sealed with caulking to prevent water penetration.

Checking for loose or missing caulking is required yearly to prevent water penetration and damage to the exterior of the dwelling.



**Loose section of siding noted**



**Loose section of siding noted**



**Siding has small holes**

### Exterior Windows:

*Frame:*

Vinyl.

*Window Style:*

Casement.

*Condition Of Windows:*

The general condition of the exterior windows appear serviceable.

### Exterior Doors:

*Type;*

Insulated metal & aluminum storm door.

*Condition Of Doors:*

Recommend upgrading door sweep on the back door and the basement walkout door.  
Minor paint peeling noted.

The exterior doors were operational at the time of the inspection.



**Recommend upgrading door sweep**



**Recommend upgrading door sweep**

### **Side Wall Chimney:**

*Type Of Chimney*

Power side wall vent for furnace, & Standard side wall vent for the propane fireplace.



**Power side wall vent for furnace**

*Condition Of Side Wall Vent:*

Side wall vents appear serviceable.

### **Basement Walk-out:**

*Location:*

Basement walk-out is located at the back of dwelling.

*Condition Of Basement Walk-out:*

Basement walk-out appears serviceable.

### **Hose Faucet:**

*Type:*

Frost proof faucet.

*Condition Of Hose Faucet:*

The exterior hose faucet was operational at the time of the inspection.



**The exterior hose faucet was operational**

### **Electrical Mast & Cables**

*Type:*

Overhead.

*Condition Of Electrical Mast & Cables*

Electrical mast & cables appear serviceable.



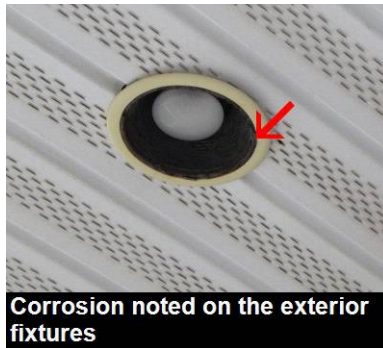
## **Exterior Electrical:**

*Type Of Exterior Fixtures:*

Exterior receptacles are ground fault circuit interrupter receptacles  
Exterior light fixtures.

*Condition Of Exterior Electrical:*

Ground fault circuit interrupter (GFCI receptacle) did not operate when tested mechanically, receptacle did not trip: replace or repair GFCI receptacle located at, front of dwelling  
Corrosion noted on the exterior light fixtures on the front of the dwelling.  
Door bell on the front of the dwelling did not function at the time of the inspection.



## GROUNDS & DRAINAGE

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

### Driveway:

*Type:*

Asphalt.

*Condition Of Driveway:*

Driveway cracks noted are typical.  
Driveway surface raised & settled.



**Driveway surface raised & settled**

### Walkways:

*Type:*

Asphalt.

*Condition Of Walks:*

Cracks noted in walkway are typical.



**Cracks noted in walkway are typical**

### Landscaping:

*Landscaping Condition:*

Trim shrubs away from dwelling to encourage proper ventilation and prevent damage to the property.



**Trim shrubs away from dwelling**

### **Grading:**

*Site:*

Moderate slope, back of dwelling  
Gentle slope, front of dwelling.

*Grading Condition:*

Grade at foundation appears serviceable.

### **Steps & Landings:**

*Location:*

Back of dwelling.

*Type:*

Wood.

*Condition Of Steps & Landings:*

The general condition of the stairs & landings appear serviceable.

### **Veranda:**

*Location:*

Front of dwelling.

*Type:*

Wood.

*Condition Of Veranda:*

Settlement noted; veranda steps are not level  
Deterioration noted on veranda surface.



**Veranda steps are not level**

### **Deck:**

*Location:*

Deck is located at the back of dwelling.

*Type:*

Wood.

*Condition Of Deck:*

The deck appears to be installed directly over the vinyl siding, no flashing was visible at the time of the inspection. All decks should be properly flashed where they are attached to the dwelling to prevent water damage in this area. The area where the deck is attached to the dwelling should be checked on a regular basis.  
Deck handrail requires the installation of a metal bracket to secure the handrail to the dwelling  
Deck stairs appear serviceable.





**Fences & Gates:**

*Type:*

Chain link fence.

*Condition:*

Fence appears serviceable.

## ELECTRICAL

We are not electricians and in accordance with the Canadian Association of Home & Property Inspectors Standards of Practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. Therefore, it is essential that any recommendations we may make for service or upgrades should be completed by a professional electrician who could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Aluminum wiring requires periodic inspection and maintenance by a professional electrician. Concealed electrical components are not part of a home inspection. Home Inspectors do not remove the cover for the main electrical disconnect, since this is not safe to do with the house power turned on, and we can not turn off the power during the home inspection.

Smoke Alarms should be installed outside all bedroom doors, and tested regularly. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

### **Amperage At Main Panel:**

*Amperage:* 125 amps. 120/240 volts.  
*Type:* Circuit breakers.  
*Condition:* Appears serviceable.

### **Grounding:**

*Location Of Grounding:* Water meter.  
*Condition Of Grounding:* Grounding system is present and appears serviceable.

### **Main Electrical Distribution Panels:**

*Location Of Main Electrical Panel:* The main electrical panel is located in the basement bedroom.

*Condition Of Main Electrical Panel:* Main electrical panel appears serviceable.



**Main electrical panel appears serviceable**



**Main electrical panel appears serviceable**

### **Conductors:**

*Entrance Cables:* Cannot determine.  
*Condition Of Conductors:* Entrance cables were not visible at the time of the inspection.

### **Branch Wiring:**

*Type:* Copper.  
*Condition Of Branch Wiring:* Branch wiring appears serviceable.

**Switches & Receptacles:**

*Condition Of Switches &  
Receptacles*

A representative sampling of switches, outlets & fixtures was tested. As a whole outlets, switches and fixtures throughout the dwelling are in serviceable condition.

## PLUMBING

Water quality or water testing is available from local testing labs. All underground piping related to water supply, waste drains, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

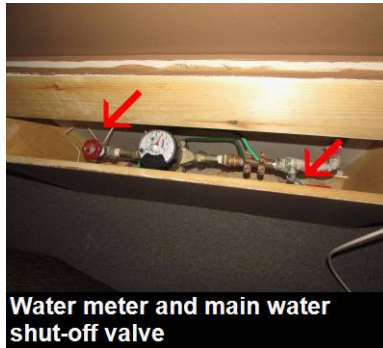
The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.

Waste and drain pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fails under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.

### Main Water Line:

*Location Of Main Water Line:*

Water meter and main water shut-off valve are located along the front wall in the family Room.



*Type Of Piping:*

Copper.

*Condition Of Main Water Line:*

Main water line appears serviceable; no leakage noted at time of inspection.

*Pressure:*

Water pressure appears adequate.

### Supply Lines:

*Type Of Piping:*

Plastic.

*Condition Of Supply Pipes:*

No leakage was noted at the time of the inspection.

### Waste Lines:

*Type Of Piping:*

ABS Plastic.

*Condition Of Waste Piping:*

Waste pipes appear serviceable.

*Floor Drains:*

Floor drain appears serviceable.

**Water Heater:**

*Type Of Hot Water Heater:*

The water heater is a domestic coil in the main heating system.

*Condition:*

The water heater appears serviceable

A water mixing valve is installed to help control the temperature of the domestic hot water.

## HEATING

The inspector is not equipped to inspect furnace heat exchanger for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector. NOTE: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can only be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifier and de-humidifier are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

### Heating System Location & Age:

*Location Of Primary Heating Unit:* The primary heating system is located in the basement furnace room.

*Approximate Age In Years:* Year heating unit was manufactured in 1999.

### Type Of Heating System:

*Oil Fired Heating:* Oil fired hot-water boiler supplying baseboard wall heaters is the primary heating system.

### Primary Heating Equipment:

*Condition Of Primary Heating System:* Primary heating unit was operational at the time of the inspection.

*Burner / Heat Exchanger:* Fire chamber viewed through small inspection hole, chamber appears serviceable.

*Pump / Blower Fan:* Pump appears serviceable.

*Venting / Flue Pipes:* Flue pipe appears serviceable.

*Normal Controls:* Thermostats were operational at the time of the inspection.

*General Suggestions:* Suggest having the heating systems cleaned / serviced on a regular basis by a professional heating contractor.

### Oil Tank:

*Oil Tank Location:* The oil tank is located; oil tank is located outside of dwelling.

*Type Of Oil Tank:* Steel oil tank.

*Age & Metal Thickness:* Year oil tank manufactured; 2010 with 2.8 mm metal thickness.



**Year oil tank manufactured;  
2010**

*Condition Of Oil Tank:*

Oil tank inspection showed rust on the bottom of the oil tank; no signs of any oil leaks were observed at the time of the inspection

Oil tank is not level, monitor this area. The oil tank may require leveling.

**Recommend oil tank be further evaluated by a professional heating contractor.**



**Rust noted on the bottom of the oil tank**



**Rust noted on the bottom of the oil tank**



**Oil tank is not level**

*Oil Line & Valve:*

Oil line & valve appear serviceable.  
There is a loop in the oil line.  
A protective cover is installed over the oil line and valve.



**Oil line & valve appear serviceable.**

**Propane Gas:**

*Propane Gas Tank Location:*

Propane gas tank is located next to dwelling.



**Propane gas tank**

*Condition Of Propane Gas Tank:*

Propane gas tanks are leased units and go beyond the scope of this inspection.



## AIR EXCHANGER

**AIR EXCHANGER OPERATION:** Remove stale indoor air and replace it with fresh, clean air from outdoors with an air exchanger. This controlled mechanical ventilation system not only provides an economical solution for excessive indoor humidity, odors, stuffiness and other indoor air pollutants, it also helps reduce heating and/or cooling costs for today's highly insulated homes. Air exchanger ceiling vents located in all bathrooms, kitchens and laundry rooms should remain wide open as these are the exhaust vents. All other air exchanger vents located in your living room, bedrooms and other areas of the dwelling are the fresh air intake vents and can be adjusted to your comfort level. Routine maintenance involves replacing and or cleaning the filters if so equipped, and keeping the outside air intake vent free of debris

### **Air Exchanger:**

*Condition:*

Recommend filters in the air exchanger and exterior intake air vent be cleaned every 6 months or as directed in the service manual.

Air exchanger was operational at the time of the inspection.



**Clean filters in the air exchanger**



**Clean exterior intake air vent**



## KITCHEN & APPLIANCES

We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are to be considered as not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

### Kitchen & Appliances:

<i>Wall Material:</i>	Drywall.
<i>Condition Of Kitchen Walls:</i>	General condition of kitchen walls appear serviceable.
<i>Ceiling Material:</i>	Drywall.
<i>Condition Of Kitchen Ceiling:</i>	General condition of kitchen ceiling material appears serviceable.
<i>Type Of Flooring:</i>	Ceramic tile.
<i>Condition Of Kitchen Flooring:</i>	General condition of kitchen floor covering appears serviceable.
<i>Type Of Kitchen Window</i>	Vinyl, Casement.
<i>Condition Of Kitchen Windows;</i>	General condition of kitchen window appears serviceable.
<i>Kitchen Counter &amp; Cabinets;</i>	Counters appear serviceable.
<i>Type Of Kitchen Sink:</i>	Stainless Steel.
<i>Condition Of Sink, Fixtures &amp; Drain:</i>	Kitchen sink appears serviceable Faucet appears serviceable Sink drain appears serviceable Hand sprayer was operational
<i>Kitchen Range, Countertop Stove &amp; Oven:</i>	Electric.
<i>Condition Of Range, Countertop Stove &amp; Oven;</i>	Range appears serviceable.
<i>Type Of Kitchen Ventilation:</i>	External.
<i>Condition Of Ventilation;</i>	Range hood operational.
<i>Garburators:</i>	Garburator appears serviceable.
<i>Switches, Fixtures, Receptacles:</i>	Reverse polarity noted in kitchen receptacle to the right of the kitchen sink.



## LAUNDRY AREA

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components.

### **Laundry:**

<i>Location:</i>	Laundry is located in the basement.
<i>Clothes Washer:</i>	Washer was an older style unit. Washer was not operated at the time of inspection.
<i>Clothes Dryer:</i>	Electric.
<i>Clothes Dryer Condition:</i>	Appears serviceable.
<i>Dryer Vent:</i>	The dryer ventilation as installed appears adequate.
<i>Laundry Tub:</i>	Laundry sink is provided and the drain & faucet plumbing appear serviceable.
<i>Central Vacuum:</i>	Central vacuum piping roughed-in.

## BATHROOMS

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, bathtub shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

### **Basement Bathroom:**

<i>Wall Material:</i>	Drywall.
<i>Condition Of Bathroom Walls:</i>	General condition of bathroom walls appear serviceable.
<i>Ceiling Material:</i>	Drywall.
<i>Condition Of Bathroom Ceiling:</i>	General condition of bathroom ceiling material appears serviceable.
<i>Type Of Floor:</i>	Vinyl / cushion.
<i>Condition Of Bathroom Floor:</i>	General condition of bathroom floor covering appears serviceable.
<i>Type Of Bathroom Sink:</i>	Standard basin.
<i>Condition Of Sink, Faucets, Drain &amp; Cabinetry:</i>	Sink appears serviceable, Bathroom sink faucet appears serviceable, Bathroom sink drain appears serviceable, Counters/cabinets appear serviceable.
<i>Condition Of Toilets:</i>	Toilet appears serviceable.
<i>Condition Of Bathtub, Shower &amp; Fixtures:</i>	Bathtub & shower appear serviceable, Drain & faucet appear serviceable, Showerhead appears serviceable.
<i>Condition Of Bathtub, Shower &amp; Walls:</i>	Bathtub & shower walls appear serviceable.
<i>Condition Of Bathroom Ventilation:</i>	Bathroom ventilation appears serviceable There is a control switch installed in the bathroom for the air exchanger.
<i>Condition Of Bathroom Windows:</i>	Bathroom window appears serviceable.
<i>Condition Of Bathroom Doors:</i>	Bathroom door appears serviceable.
<i>Condition Of Bathroom Switches &amp; Fixtures:</i>	Bathroom switches & fixtures appear serviceable.
<i>Condition Of Bathroom Gfci Receptacles:</i>	Reverse polarity noted in the basement bathroom receptacle.



### **Main Level Bath:**

<i>Wall Material:</i>	Drywall.
<i>Condition Of Bathroom Walls:</i>	General condition of bathroom walls appear serviceable.
<i>Ceiling Material:</i>	Drywall.
<i>Condition Of Bathroom Ceiling:</i>	General condition of bathroom ceiling material appears serviceable.
<i>Type Of Floor:</i>	Ceramic tile.

<i>Condition Of Bathroom Floor:</i>	General condition of bathroom floor covering appears serviceable.
<i>Type Of Bathroom Sink:</i>	Standard basin.
<i>Condition Of Sink, Faucets, Drain &amp; Cabinetry:</i>	Sink appears serviceable, Bathroom sink faucet appears serviceable, Bathroom sink drain appears serviceable, Counters/cabinets appear serviceable.
<i>Condition Of Toilets:</i>	Toilet appears serviceable.
<i>Condition Of Bathtub, Shower &amp; Fixtures:</i>	Bathtub & shower appear serviceable, Drain & faucet appear serviceable, Showerhead appears serviceable.
<i>Condition Of Bathtub, Shower &amp; Walls:</i>	Bathtub & shower walls appear serviceable.
<i>Condition Of Bathroom Ventilation:</i>	Bathroom ventilation fan requires cleaning. There is a control switch installed in the bathroom for the air exchanger.



**Bathroom ventilation fan  
requires cleaning**

<i>Condition Of Bathroom Windows:</i>	Bathroom window appears serviceable.
<i>Condition Of Bathroom Doors:</i>	Bathroom door appears serviceable.
<i>Condition Of Bathroom Switches &amp; Fixtures:</i>	Bathroom switches & fixtures appear serviceable.
<i>Condition Of Bathroom Gfci Receptacles:</i>	Ground Fault Circuit Interrupter (GFCI) outlets were operational.

## INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, or comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

### Interior Walls:

*Material:* Drywall.  
*Condition Of Interior Walls:* The general condition of the interior wall covering appears serviceable.

### Ceilings:

*Material:* Drywall.  
*Condition Of Interior Ceilings:* General condition of ceiling material appears serviceable.

### Floors:

*Type Of Flooring:* Hardwood, Laminate, Ceramic tile.  
*Condition Of Flooring:* General condition of floor covering appears serviceable with normal signs of wear.

### Interior Windows:

*Type:* Vinyl, Casement.  
*Condition:* The thermal seal is broken in the main floor front bedroom window. Although the window is keeping the elements out, it has a clouded appearance. This condition will worsen.  
Loose operating hardware noted in the main level back bedroom window.  
Windows as a grouping are generally operational.



### Entry Doors:

*Main Entry Door & Condition:* General condition of main entry door; appears serviceable, Hardware at main entry door is operational.  
*Other Entry Doors:* Standard side door.  
*Other Entry Door Condition:* General condition of door appears serviceable

Door hardware is operational.

### **Interior Doors:**

*Interior Doors Condition:*

The utility room door binds, adjustments are required.  
Closet doors in the basement bind on the floor.  
General condition of interior doors appears serviceable.



**The utility room door binds**



**Closet doors bind on the floor**

### **Stairs & Handrails:**

*Location:*

Split entry staircase.

*Condition:*

Interior stairs appear serviceable  
Stair handrails are serviceable.

### **Smoke / Fire / Co 2, Detectors:**

*Type:*

Electric.

*Location:*

Basement, Main level.

*Condition:*

All smoke detectors are electric, as a safety precaution battery smoke detectors should be installed as backup  
Smoke detectors are old. The life expectancy of a smoke detectors is 10 years. Suggest replacement of all smoke detectors.



**All smoke detectors are electric**

### **Fireplace:**

*Location:*

Fireplace located in the basement family room.



**Fireplace located in the basement**

*Type:*

Propane fireplace.



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*Condition Of Fireplace:*

Fireplace was operational at the time of the inspection.



## ATTIC

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

### Attic & Insulation:

<i># Of Attics Or Crawlspaces:</i>	One.
<i>Access Location:</i>	Access to the attic is located in the, hallway.
<i>Access By:</i>	Access to the attic provided by; ceiling hatch.
<i>Accessible:</i>	Attic accessible appears serviceable.
<i>Attic Size:</i>	Full size attic.
<i>Structure:</i>	A truss system is installed in the attic cavity; trusses are used to support the roof decking and transmit the roof load to the exterior walls.
<i>Condition:</i>	Appears serviceable, The general condition of the truss and roof decking system appears to be in satisfactory condition.



**Truss and roof decking system**



**Truss and roof decking system**



**Truss and roof decking system**

<i>Ventilation:</i>	There appears to be adequate attic ventilation installed. Styrofoam true vent air channels are provided.
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**Styrofoam true vent air channels**

*Insulation:*

Fiber wool- blown.

*Condition Of Insulation:*

Appears serviceable.

*Depth & R-factor:*

15-16 inches of insulation.



**15-16 inches of insulation.**

## BASEMENT:

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons. All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces.

In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases.

Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

### Basement:

*Type Of Foundation:*

Full basement with step down concrete walls.

*Access:*

Basement is fully accessible.

*Condition Of Foundation Walls:*

There are hairline cracks in the side foundation walls. These cracks should be filled with a silicon base, flexible-sealing compound, which should stop water/moisture from penetrating. At the time of the inspection no signs of water or water penetration were found.



**Hairline crack in the side foundation wall**



**Hairline crack in the side foundation wall**

*Condition Of Beam:*

The main beam is not fully visible due to a finished ceiling; therefore, it is impossible to determine its condition.

*Type Of Columns Or Supports:*

Bearing walls.

*Condition Of Columns Or Supports:*

Area is not fully visible, support posts located in finished walls.

*Floor Joist Type & Size:*

Wood, 2" X 6" X 16" on center spacing.

*Condition Of Floor Joist:*

This item is not fully visible due to finished ceiling.