

I-nspect Home Services Inc

Property Inspection Report



168 Deloraine Ave, Toronto, ON, M5M 2A9

Inspection prepared for:
Real Estate Agent: Jason Lau - Century 21

Date of Inspection: 1/21/2021 Time: 1pm
Weather: cloudy, 2 celsius

Inspector: Tom Vurinaris
License #09042015
4225 Viburnum Ct, Mississauga, ON L5C 3V5

Email: inspector.tommyv@yahoo.com
www.i-nspect.com



Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Kitchen		
Page 10 Item: 15	Vent Condition	• Vent fan requires 30 inch of clearance above gas cooking surface. Current fan height is only 22 inches-fan must be raised.
Grounds		
Page 26 Item: 6	Stairs & Handrail	• Rear deck railing was climbable-child safety concern
Basement/Crawlspace		
Page 29 Item: 11	Finished Floor	• Carpet is torn-2 areas.

Inspection Details

INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

1. Attendance

In Attendance: Selling Agent present

2. Home Type

Home Type: Detached home with finished basement

3. Occupancy

Occupancy: Occupied - Furnished

4. Summary Report

Good	Fair	Poor	N/A	None
X				

Materials: The home was a 3 plus 1 bedroom, 2 bath home with a finished basement. The home was in good structural condition and there was no significant shifting or settling. The home was extensively renovated in about 9 years ago. The plumbing, wiring, roof and HVAC systems were likely upgraded at that time. The property has been well maintained and was in fully functional condition.

There were only a couple of deficiencies found during the inspection. See page 2 for a complete list.

Summary:

plumbing: municipal water and sewers, water pressure was normal, PEX plumbing

electrical: 100 amp main, grounded copper wiring, breaker panel

HVAC: high efficiency forced air gas (2012) with central **A/C** (2012)

roof: asphalt 3 tab shingle (installed 2012)

structure: brick exterior, concrete block foundation walls

front door: faces south

Overall, this home is in above average condition when compared to similar homes in the area.

Please note that this inspection is the property of the seller and any liability from this report is limited to the seller only. This report is only part of the inspection process and we recommend a buyer walk-through inspection to better understand the findings in this report.

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Bar

Good	Fair	Poor	N/A	None
				X

2. Cabinets

Good	Fair	Poor	N/A	None
				X

3. Ceiling Fans

Good	Fair	Poor	N/A	None
				X

4. Closets

Good	Fair	Poor	N/A	None
X				

5. Door Bell

Good	Fair	Poor	N/A	None
X				

6. Doors

Good	Fair	Poor	N/A	None
X				

7. Electrical

Good	Fair	Poor	N/A	None
X				

8. Security Bars

Good	Fair	Poor	N/A	None
				X

9. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

10. Stairs & Handrail

Good	Fair	Poor	N/A	None
X				

11. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
				X

12. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

13. Patio Doors

Good	Fair	Poor	N/A	None
				X

14. Screen Doors

Good	Fair	Poor	N/A	None
				X

15. Wall Condition

Good	Fair	Poor	N/A	None
X				

16. Fireplace

Good	Fair	Poor	N/A	None
X				

Materials: Living Room
Observations:
• functional gas fireplace

17. Window Condition

Good	Fair	Poor	N/A	None
X				

18. Floors

Good	Fair	Poor	N/A	None
X				

Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Locations

Locations: Master • girls room • boys room • Basement (plus 1)

2. Cabinets

Good	Fair	Poor	N/A	None
X				

3. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

4. Closets

Good	Fair	Poor	N/A	None
X				

5. Doors

Good	Fair	Poor	N/A	None
X				

6. Electrical

Good	Fair	Poor	N/A	None
X				

7. Fireplace

Good	Fair	Poor	N/A	None
				X

8. Floor Condition

Good	Fair	Poor	N/A	None
X				

9. Security Bars

Good	Fair	Poor	N/A	None
				X

10. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:

- Combination smoke detectors in bedroom hall and basement area

11. Wall Condition

Good	Fair	Poor	N/A	None
X				

12. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
				X

13. Window Condition

Good	Fair	Poor	N/A	None
X				

14. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

15. Patio Doors

Good	Fair	Poor	N/A	None
				X

16. Screen Doors

Good	Fair	Poor	N/A	None
				X

Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Locations

Locations: Main bath • Basement Bathroom

2. Cabinets

Good	Fair	Poor	N/A	None
X				

3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

4. Counters

Good	Fair	Poor	N/A	None
X				

5. Doors

Good	Fair	Poor	N/A	None
X				

6. Electrical

Good	Fair	Poor	N/A	None
X				

7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- **GFCI** tested and functioned properly.

8. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

9. Floor Condition

Good	Fair	Poor	N/A	None
X				

10. Heating

Good	Fair	Poor	N/A	None
X				

11. Mirrors

Good	Fair	Poor	N/A	None
X				

12. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:
 • PEX plumbing

13. Security Bars

Good	Fair	Poor	N/A	None
				X

14. Showers

Good	Fair	Poor	N/A	None
X				

Observations:
 • functional

15. Shower Walls

Good	Fair	Poor	N/A	None
X				

16. Bath Tubs

Good	Fair	Poor	N/A	None
X				

17. Enclosure

Good	Fair	Poor	N/A	None
X				

18. Sinks

Good	Fair	Poor	N/A	None
X				

19. Toilets

Good	Fair	Poor	N/A	None
X				

Observations:
 • Operated when tested. No deficiencies noted.

20. Window Condition

Good	Fair	Poor	N/A	None
X				

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cabinets

Good	Fair	Poor	N/A	None
X				

2. Counters

Good	Fair	Poor	N/A	None
X				

3. Dishwasher

Good	Fair	Poor	N/A	None
X				

4. Refrigerator

Good	Fair	Poor	N/A	None
X				

5. Doors

Good	Fair	Poor	N/A	None
				X

6. Garbage Disposal

Good	Fair	Poor	N/A	None
				X

7. Microwave

Good	Fair	Poor	N/A	None
			X	

8. Cook top condition

Good	Fair	Poor	N/A	None
				X

9. Oven & Range

Good	Fair	Poor	N/A	None
X				

Observations:
• Oven: gas burners

10. Sinks

Good	Fair	Poor	N/A	None
X				

11. Drinking Fountain

Good	Fair	Poor	N/A	None
				X

12. Spray Wand

Good	Fair	Poor	N/A	None
				X

13. Hot Water Dispenser

Good	Fair	Poor	N/A	None
				X

14. Soap Dispenser

Good	Fair	Poor	N/A	None
				X

15. Vent Condition

Good	Fair	Poor	N/A	None
		X		

Observations:

- Vent fan requires 30 inch of clearance above gas cooking surface. Current fan height is only 22 inches-fan must be raised.



16. Window Condition

Good	Fair	Poor	N/A	None
				X

17. Floor Condition

Good	Fair	Poor	N/A	None
X				

18. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- functional

19. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

20. Patio Doors

Good	Fair	Poor	N/A	None
X				

21. Screen Doors

Good	Fair	Poor	N/A	None
				X

22. Electrical

Good	Fair	Poor	N/A	None
X				

23. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:
• GFCI in place and operational.

24. Wall Condition

Good	Fair	Poor	N/A	None
X				

Laundry

1. Locations

Locations: Basement

2. Cabinets

Good	Fair	Poor	N/A	None
X				

3. Appliances

Good	Fair	Poor	N/A	None
X				

Observations:
 • Functional washer/dryer

4. Counters

Good	Fair	Poor	N/A	None
				X

5. Dryer Vent

Good	Fair	Poor	N/A	None
X				

6. Electrical

Good	Fair	Poor	N/A	None
X				

7. GFCI

Good	Fair	Poor	N/A	None
				X

8. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

9. Gas Valves

Good	Fair	Poor	N/A	None
				X

10. Wash Basin

Good	Fair	Poor	N/A	None
X				

11. Floor Condition

Good	Fair	Poor	N/A	None
X				

12. Plumbing

Good	Fair	Poor	N/A	None
X				

13. Wall Condition

Good	Fair	Poor	N/A	None
X				

14. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

15. Security Bars

Good	Fair	Poor	N/A	None
				X

16. Doors

Good	Fair	Poor	N/A	None
X				

17. Window Condition

Good	Fair	Poor	N/A	None
X				

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition

Good	Fair	Poor	N/A	None
X				

Materials: The furnace is located in the basement
 Materials: High efficiency forced air gas:Keeprite, 50000 btu, installed 2012
 Observations:
 • Working as required



2. Heater Base

Good	Fair	Poor	N/A	None
X				

3. Enclosure

Good	Fair	Poor	N/A	None
X				

4. Venting

Good	Fair	Poor	N/A	None
X				

5. Gas Valves

Good	Fair	Poor	N/A	None
X				

6. Refrigerant Lines

Good	Fair	Poor	N/A	None
X				

7. AC Compress Condition

Good	Fair	Poor	N/A	None
			X	

Compressor Type: Keeprite 1.5 ton, manufactured 2012
 Location: The compressor is located on the exterior west.

Observations:

- A/C could not be tested at time of inspection. A minimum of 22 degrees celsius is required to properly inspect the cooling.

8. Air Supply

Good	Fair	Poor	N/A	None
X				

9. Registers

Good	Fair	Poor	N/A	None
X				

10. Filters

Good	Fair	Poor	N/A	None
X				

Location: Located beside heater cabinet

Observations:

- 16 x 25 x 1, replace every 3 months

11. Thermostats

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional

Water Heater

1. Base

Good	Fair	Poor	N/A	None
			X	

2. Heater Enclosure

Good	Fair	Poor	N/A	None
X				

3. Combusion

Good	Fair	Poor	N/A	None
X				

4. Venting

Good	Fair	Poor	N/A	None
X				

Observations:
 • Direct vent

5. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Heater Type: Gas, installed 2012
 Location: The heater is located in the basement.

6. TPRV

Good	Fair	Poor	N/A	None
X				

7. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Observations:
 • Tankless demand unit present.

8. Gas Valve

Good	Fair	Poor	N/A	None
X				

9. Plumbing

Good	Fair	Poor	N/A	None
X				

10. Overflow Condition

Good	Fair	Poor	N/A	None
X				

Observations:
 • Present

11. Strapping

Good	Fair	Poor	N/A	None
				X

Garage

1. Roof Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Visually accessible from ground. Not mounted due to wet surface.

Materials: Asphalt shingle-3 tab

Observations:

- Garage roof was worn and will likely need replacment within 5 years.

2. Walls

Good	Fair	Poor	N/A	None
	X			

3. Anchor Bolts

Good	Fair	Poor	N/A	None
				X

4. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Bare concrete floor

5. Rafters & Ceiling

Good	Fair	Poor	N/A	None
X				

6. Electrical

Good	Fair	Poor	N/A	None
X				

7. GFCI

Good	Fair	Poor	N/A	None
				X

8. 240 Volt

Good	Fair	Poor	N/A	None
				X

9. Exterior Door

Good	Fair	Poor	N/A	None
				X

10. Fire Door

Good	Fair	Poor	N/A	None
				X

11. Garage Door Condition

Good	Fair	Poor	N/A	None
X				

Materials: Roll-up door noted.

12. Garage Door Parts

Good	Fair	Poor	N/A	None
X				

13. Garage Opener Status

Good	Fair	Poor	N/A	None
X				

14. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
X				

Observations:

- Eye beam system present and operating.

15. Ventilation

Good	Fair	Poor	N/A	None
				X

16. Vent Screens

Good	Fair	Poor	N/A	None
				X

17. Cabinets

Good	Fair	Poor	N/A	None
				X

18. Counters

Good	Fair	Poor	N/A	None
				X

19. Wash Basin

Good	Fair	Poor	N/A	None
				X

Electrical

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

1. Electrical Panel

Good	Fair	Poor	N/A	None
X				

Location: Basement



2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:
 • 100 amp

3. Breakers in off position

Good	Fair	Poor	N/A	None
				X

4. Cable Feeds

Good	Fair	Poor	N/A	None
X				

Observations:
 • Overhead service drop

5. Breakers

Good	Fair	Poor	N/A	None
X				

Materials: Copper grounded non-metallic sheathed cable (Romex)

6. Fuses

Good	Fair	Poor	N/A	None
				X

Roof

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof. Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house. Likewise, be advised that such cascading may cause personal injury or even death. If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Observed from the ground with field glasses due to weather
Materials: Asphalt shingle-3 tab

2. Flashing

Good	Fair	Poor	N/A	None
X				

3. Chimney

Good	Fair	Poor	N/A	None
X				

Observations:

- Chimney is no longer in use and has been capped with metal.

4. Sky Lights

Good	Fair	Poor	N/A	None
				X

5. Spark Arrestor

Good	Fair	Poor	N/A	None
				X

6. Vent Caps

Good	Fair	Poor	N/A	None
X				

7. Gutter

Good	Fair	Poor	N/A	None
X				

Observations:

- No concerns noted at time of inspection.

Attic

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

1. Access

Good	Fair	Poor	N/A	None
X				

2. Structure

Good	Fair	Poor	N/A	None
X				



3. Ventilation

Good	Fair	Poor	N/A	None
	X			

Observations:

- Roof cap venting only-typical of older homes

4. Vent Screens

Good	Fair	Poor	N/A	None
			X	

5. Duct Work

Good	Fair	Poor	N/A	None
				X

6. Electrical

Good	Fair	Poor	N/A	None
			X	

Observations:

- Not accessible due to insulation.

7. Attic Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- **ABS** plumbing vents

8. Insulation Condition

Good	Fair	Poor	N/A	None
X				

Materials: Blown in fiberglass insulation
 Depth: Insulation averages about 12-14 inches in depth



9. Chimney

Good	Fair	Poor	N/A	None
				X

10. Exhaust Vent

Good	Fair	Poor	N/A	None
X				

Observations:
 • Functional.

Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

1. Doors

Good	Fair	Poor	N/A	None
X				

2. Window Condition

Good	Fair	Poor	N/A	None
X				

3. Siding Condition

Good	Fair	Poor	N/A	None
X				

Materials: Brick exterior

4. Eaves & Facia

Good	Fair	Poor	N/A	None
X				

5. Exterior Paint

Good	Fair	Poor	N/A	None
X				

6. Stucco

Good	Fair	Poor	N/A	None
				X

Foundation

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

1. Slab Foundation

Good	Fair	Poor	N/A	None
X			X	

Observations:

- Concrete slab not fully visible due to floor coverings.

2. Foundation Perimeter

Good	Fair	Poor	N/A	None
X				

3. Foundation Walls

Good	Fair	Poor	N/A	None
X			X	

Observations:

- Concrete block foundation walls-not fully visible due to finishes
- Basement was underpinned by previous owner. Interior drainage was upgraded to wall drainage system connected to sump pump.

4. Cripple Walls

Good	Fair	Poor	N/A	None
				X

5. Post and Girders

Good	Fair	Poor	N/A	None
			X	

6. Sub Flooring

Good	Fair	Poor	N/A	None
X				

Observations:

- Plank subfloor with wood floor joists

7. Anchor Bolts

Good	Fair	Poor	N/A	None
				X

8. Foundation Electrical

Good	Fair	Poor	N/A	None
				X

9. Foundation Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- Municipal water and sewers, water pressure was normal, PEX plumbing throughout

10. Sump Pump

Good	Fair	Poor	N/A	None
X				

Observations:
• Functional

11. Ducting

Good	Fair	Poor	N/A	None
X				

Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
X				

2. Grading

Good	Fair	Poor	N/A	None
	X			

3. Vegetation Observations

Good	Fair	Poor	N/A	None
X				

4. Gate Condition

Good	Fair	Poor	N/A	None
X				

Materials: Wood

5. Patio and Porch Deck

Good	Fair	Poor	N/A	None
X				

6. Stairs & Handrail

Good	Fair	Poor	N/A	None
X		X		

Observations:

- Rear deck railing was climbable-child safety concern



7. Grounds Electrical

Good	Fair	Poor	N/A	None
X				

8. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:
 • Functional

9. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
X				

Materials: Exterior of structure-southeast

10. Plumbing

Good	Fair	Poor	N/A	None
X				

11. Water Pressure

Good	Fair	Poor	N/A	None
				X

Observations:
 • Hosebib was turned off.

12. Pressure Regulator

Good	Fair	Poor	N/A	None
X				

Observations:
 • Hosebib shutoff is located in basement rec. room wall



13. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
X				

Location: Backyard area

14. Balcony

Good	Fair	Poor	N/A	None
				X

15. Patio Enclosure

Good	Fair	Poor	N/A	None
				X

16. Patio and Porch Condition

Good	Fair	Poor	N/A	None
X				

17. Fence Condition

Good	Fair	Poor	N/A	None
	X			

 Materials: Wood

18. Sprinklers

Good	Fair	Poor	N/A	None
				X

Basement/Crawlspace

1. Walls/Ceiling

Good	Fair	Poor	N/A	None
X				

Materials: Finished basement.

2. Insulation

Good	Fair	Poor	N/A	None
X			X	

Observations:

- Full view of foundation insulation was not available due to lack of access.

3. Windows

Good	Fair	Poor	N/A	None
X				

4. Plumbing Materials

Good	Fair	Poor	N/A	None
X				

Materials: Appears Functional.

5. Basement Electric

Good	Fair	Poor	N/A	None
X				

6. GFCI

Good	Fair	Poor	N/A	None
				X

7. Access

Good	Fair	Poor	N/A	None
X				

8. Stairs

Good	Fair	Poor	N/A	None
X				

9. Railings

Good	Fair	Poor	N/A	None
X				

10. Slab Floor

Good	Fair	Poor	N/A	None
			X	

Observations:

- Not visible

11. Finished Floor

Good	Fair	Poor	N/A	None
	X	X		

Observations:

- Carpet is torn-2 areas.



12. Drainage

Good	Fair	Poor	N/A	None
X				

13. Sump Pump

Good	Fair	Poor	N/A	None
				X

14. Framing

Good	Fair	Poor	N/A	None
X				

Observations:
 • Appears Functional.

15. Subfloor

Good	Fair	Poor	N/A	None
				X

16. Columns

Good	Fair	Poor	N/A	None
			X	

17. Piers

Good	Fair	Poor	N/A	None
				X

18. Basement/Crawlspace Ductwork

Good	Fair	Poor	N/A	None
X				

Observations:
 • Functional heat registers

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.