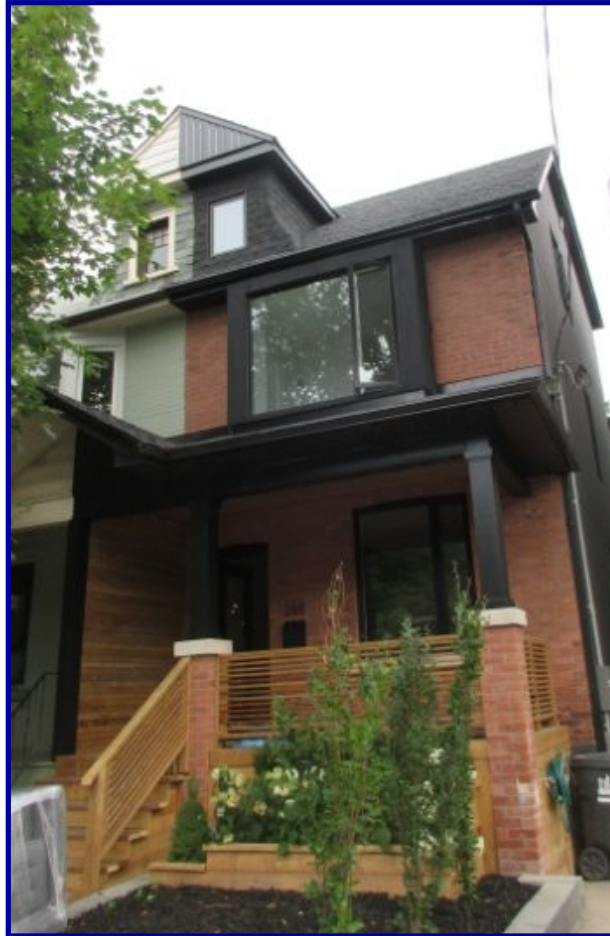


# *I-nspect Home Services Inc.*

## Property Inspection Report



268 Bain Ave , Toronto, ON

Inspection prepared for: Jason Lau  
Date of Inspection: 7/22/2019 Time: 9:30am  
Weather: cloudy, 24 celsius

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

Email: [inspector.tommyv@yahoo.com](mailto:inspector.tommyv@yahoo.com)  
[www.i-nspect.com](http://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.

Interior Areas		
Page 4 Item: 10	Stairs & Handrail	• Handrailing at loft area ends before stairs-safety hazard. The builder designed the railing this way to accommodate large furniture.
Grounds		
Page 23 Item: 6	Stairs & Handrail	• front porch railings are considered climbable-safety hazard
Basement/Crawlspace		
Page 25 Item: 11	Finished Floor	• Floor is lifting next to basement bathroom-high humidity levels and lack of air registers can cause moisture levels to increase and cause floor damage. Install dehumidifier to keep moisture levels low (summer only).

# Inspection Details

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: No other parties present at inspection.

## 2. Home Type

Home Type: Semi-detached home with finished basement. Home was just completely renovated with new electrical, plumbing, windows, HVAC, all interior finishes, appliances, roof and windows.

## 3. Occupancy

Occupancy: Staged

## 4. Summary

Good	Fair	Poor	N/A	None
X				

### Observations:

- The home was a renovated semi-detached 4 bedroom, 4 bath home with a finished basement. All mechanical systems (wiring, plumbing, and HVAC) have been replaced.

The renovation appears to be professionally done and all systems were functional.

There were only a few minor deficiencies found during the inspection. These are typical of newly renovated homes and easily corrected.

### Notes:

plumbing: municipal water and sewers, pex plumbing

electrical: 200 amp main, grounded copper wiring (Romex)

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

structure: brick/stucco, brick foundation walls (where visible)

roof: laminated asphalt shingle, torch down roofing

front door: faces south

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

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

# 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		X		

### Observations:

- Handrailing at loft area ends before stairs-safety hazard. The builder designed the railing this way to accommodate large furniture.

11. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
				X

12. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall ceilings

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				

Materials: Drywall

16. Fireplace

Good	Fair	Poor	N/A	None
X				

Materials: Living Room

Observations:  
• electric 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 loft #1 • front #2 • middle #3 • rear #4

## 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				

## 11. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall

### 12. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
				X

### 13. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed thermal windows

### 14. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall ceilings

### 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: 1) Master ensuite • 2) Main bath • 3) powder room • 4) Basement

## 2. Cabinets

Good	Fair	Poor	N/A	None
X				

## 3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall ceilings

## 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				

Observations:

- Basement floor is heated

## 11. Mirrors

Good	Fair	Poor	N/A	None
X				



### 12. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:  
 • PEX plumbing with **ABS** drains

### 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				

### 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				

Observations:

- Solid Surface tops noted.

## 3. Dishwasher

Good	Fair	Poor	N/A	None
			X	

Observations:

- Not operated due to staging supplies

## 4. Doors

Good	Fair	Poor	N/A	None
				X

## 5. Garbage Disposal

Good	Fair	Poor	N/A	None
				X

## 6. Microwave

Good	Fair	Poor	N/A	None
X				

Observations:

- Operating at the time of inspection,

## 7. Cook top condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Gas cook top noted.

## 8. Oven & Range

Good	Fair	Poor	N/A	None
X				

## 9. Refrigerator

Good	Fair	Poor	N/A	None
X				

## 10. Sinks

Good	Fair	Poor	N/A	None

## 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. Trash Compactor

Good	Fair	Poor	N/A	None
				X

### 16. Vent Condition

Good	Fair	Poor	N/A	None
X				

Materials: Exterior Vented

### 17. Window Condition

Good	Fair	Poor	N/A	None
				X

### 18. Floor Condition

Good	Fair	Poor	N/A	None
X				

### 19. Plumbing

Good	Fair	Poor	N/A	None
X				

### 20. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

### 21. Security Bars

Good	Fair	Poor	N/A	None
				X

### 22. Patio Doors

Good	Fair	Poor	N/A	None
X				

### 23. Screen Doors

Good	Fair	Poor	N/A	None
X				

### 24. Electrical

Good	Fair	Poor	N/A	None
X				

### 25. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:  
• GFCI in place and operational.

### 26. Wall Condition

Good	Fair	Poor	N/A	None
X				

# Laundry

## 1. Locations

Locations: Basement

## 2. Condition

Good	Fair	Poor	N/A	None
X				

## 3. Cabinets

Good	Fair	Poor	N/A	None
X				

## 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				

Observations:  
 • GFCI in place and operational

## 8. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:  
 • functional

## 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				

Observations:  
 • Appears functional

### 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: York TM9V040A10MP11CA, 40000 BTU, 95 AFUE (efficiency), manufactured 2018

Observations:

- The furnace was 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: York YCD24B22SA, 2 ton, manufactured 2018, 13 SEER

Location: The compressor is located near the patio area.

Observations:

- working as required

## 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 4, replace filter every 5-6 months

## 11. Thermostats

Good	Fair	Poor	N/A	None
X				

Observations:

- Digital - programmable type (Nest)



# 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				

## 5. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Heater Type: Gas. installed 2019  
 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

Observations:  
 • Tankless demand unit present.

## 8. Gas Valve

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Not connected

## 9. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: Pex

## 10. Overflow Condition

Good	Fair	Poor	N/A	None
X				

Materials: PVC

## 11. Strapping

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:  
 • 200 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, bonding present

## 5. Breakers

Good	Fair	Poor	N/A	None
X				

Materials: Copper non-metallic sheathed grounded 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: Inspected with camera pole

Materials: Laminate shingles • torch down roofing at rear of home

## 2. Flashing

Good	Fair	Poor	N/A	None
X				

## 3. Chimney

Good	Fair	Poor	N/A	None
				X

## 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				

# 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			

Observations:  
• restricted access

## 2. Structure

Good	Fair	Poor	N/A	None
X				

## 3. Ventilation

Good	Fair	Poor	N/A	None
	X			

## 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: Fiberglass batts  
Depth: Insulation averages about 10-12 inches in depth

## 9. Chimney

Good	Fair	Poor	N/A	None
				X

## 10. Exhaust Vent

Good	Fair	Poor	N/A	None
			X	

Observations:  
• Could not access.

# 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: solid brick

## 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	

Observations:

- Concrete slab not visible due to floor coverings.

## 2. Foundation Perimeter

Good	Fair	Poor	N/A	None
X				

Observations:

- No leaks were observed at the time of the inspection.

## 3. Foundation Walls

Good	Fair	Poor	N/A	None
			X	

Observations:

- not visible due to finishes.
- No leaks were observed at the time of the inspection.
- No stains or evidence of moisture penetration observed.

## 4. Cripple Walls

Good	Fair	Poor	N/A	None
				X

## 5. Ventilation

Good	Fair	Poor	N/A	None
				X

## 6. Vent Screens

Good	Fair	Poor	N/A	None
				X

## 7. Access Panel

Good	Fair	Poor	N/A	None
				X

## 8. Post and Girders

Good	Fair	Poor	N/A	None
			X	

## 9. Sub Flooring

Good	Fair	Poor	N/A	None
X				

Observations:

- Plywood sheathing sub floor.
- Wood floor joists

### 10. Anchor Bolts

Good	Fair	Poor	N/A	None
				X

### 11. Foundation Electrical

Good	Fair	Poor	N/A	None
				X

### 12. Foundation Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- new plumbing throughout
- 1/2 inch copper supply, water pressure was normal

### 13. Sump Pump

Good	Fair	Poor	N/A	None
				X

### 14. 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				

Materials: Asphalt parking pad

## 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:

- front porch railings are considered climbable-safety hazard

## 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				

## 10. Plumbing

Good	Fair	Poor	N/A	None
X				

## 11. Water Pressure

Good	Fair	Poor	N/A	None
X				



### 12. Pressure Regulator

Good	Fair	Poor	N/A	None
X				

Observations:  
 • hosebib shutoff is located under laundry sink

### 13. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
X				

Location: beside front porch

### 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				

Materials: Laminate shingles  
 Observations:  
 • covered front porch

### 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

Good	Fair	Poor	N/A	None
X				

Materials: Fully finished Basement

## 2. Insulation

Good	Fair	Poor	N/A	None
X				

## 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				

Observations:  
 • Interior staircase and rear walkout

## 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				

Observations:  
 • Floor is lifting next to basement bathroom-high humidity levels and lack of air registers can cause moisture levels to increase and cause floor damage. Install dehumidifier to keep moisture levels low (summer only).

### 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				

### 15. Subfloor

Good	Fair	Poor	N/A	None
				X

### 16. Columns

Good	Fair	Poor	N/A	None
			X	

Observations:

- Columns are finished or concealed, unable to inspect.

### 17. Piers

Good	Fair	Poor	N/A	None
				X

### 18. Basement/Crawlspace Ductwork

Good	Fair	Poor	N/A	None
X	X			

Observations:

- No ductwork on basement level. Basement is heated by hydronic floor heating and cooled by cold air from upper levels

# 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.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.