



Your Inspection Report

123 Karter Street
Saskatoon, SK

PREPARED FOR:

JOHN SMITH

INSPECTION DATE:

Tuesday, October 9, 2012

PREPARED BY:

Mark Hilbig



A&M Home Inspections
207 Eastman Cove
Saskatoon, SK S7N 4K9

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www.a-mhomeinspections.ca

a-mhomeinspections@live.com

From Roof to Floor and So Much More



December 5, 2012

Dear John Smith,

RE: Report No. 1014, v.6
123 Karter Street
Saskatoon, SK

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Mark Hilbig
on behalf of
A&M Home Inspections

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SUMMARY

123 Karter Street, Saskatoon, SK October 9, 2012

Report No. 1014, v.6
www.a-mhomeinspections.ca

- SUMMARY
- ROOFING
- EXTERIOR
- STRUCTURE
- ELECTRICAL
- HEATING
- COOLING
- INSULATION
- PLUMBING
- INTERIOR

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Exterior

WALLS \ Wood siding

Condition: • Cracked, split or broken

There are many holes and open bare spots exposing paper and sheathing behind

Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure

Location: Throughout

Task: Provide



1. Cracked, split or broken



2. Cracked, split or broken



3. Cracked, split or broken

SUMMARY

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ROOFING

EXTERIOR

STRUCTURE

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INTERIOR

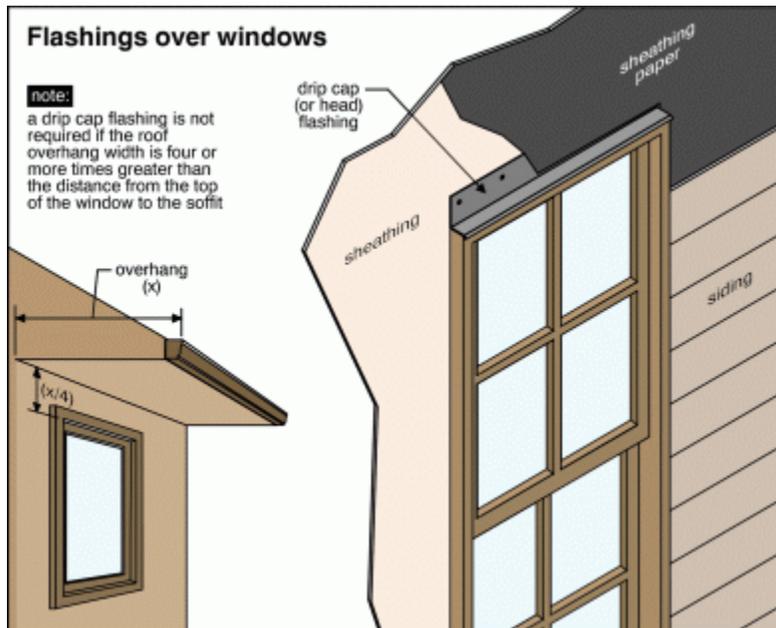
EXTERIOR GLASS \ Exterior drip caps

Condition: • Missing

There is no drip cap flashing on top of the windows on the back of the house

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Rear



[Click on image to enlarge.](#)



4. Missing

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INTERIOR

Structure

FOUNDATIONS \ Foundation

Condition: • Cracked horizontally

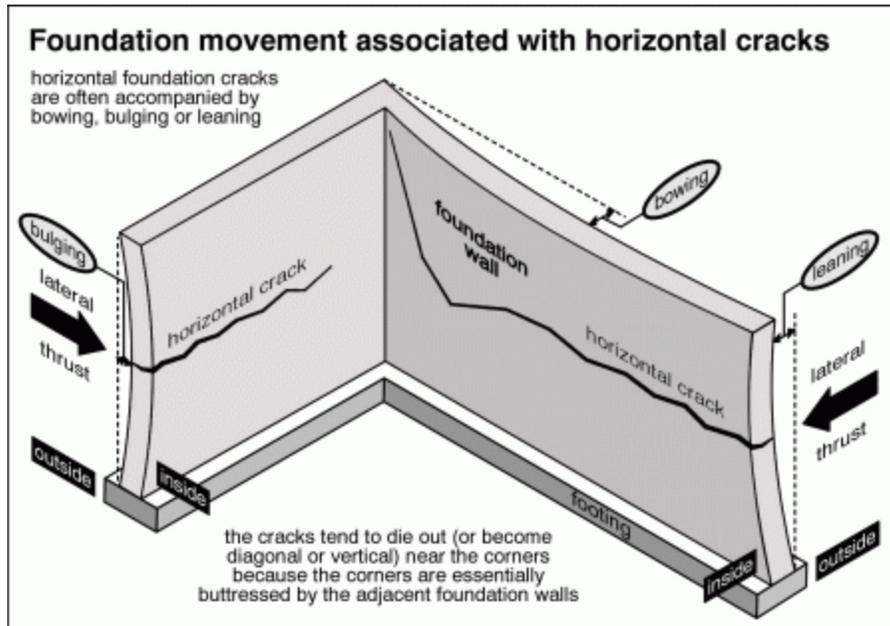
There is a crack where the original concrete block foundation meets new footings for the addition and the top of the wall is leaning at the time of inspection

Implication(s): Chance of structural movement

Location: South Basement Exterior Wall

Task: Repair

Time: Discretionary



[Click on image to enlarge.](#)



5. Cracked horizontally

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INTERIOR

FLOORS \ Beams

Condition: • Notches or holes

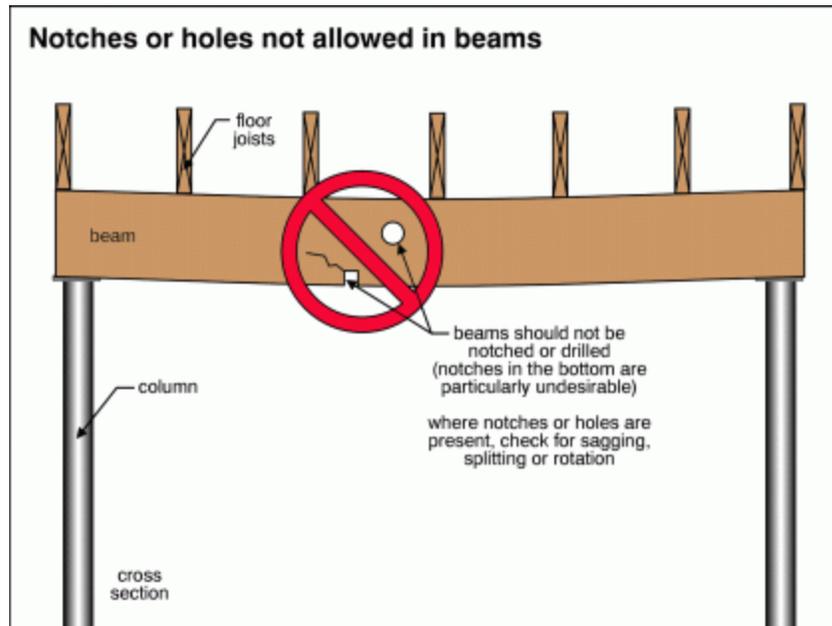
The main beam in crawlspace of add on has 3 inch hole notched in it within 1 foot of load bearing point.

Implication(s): Weakened structure | Chance of structural movement

Location: Crawl Space

Task: Repair

Time: ASAP



[Click on image to enlarge.](#)



6. Notches or holes

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INTERIOR

Electrical

SERVICE DROP AND SERVICE ENTRANCE \ Service drop

Condition: • Branches, vines interfering with wires
electrical cable from power pole to house is heavily crowded with trees.

Implication(s): Damage to wire | Electric shock | Interruption of electrical service

Location: Backyard

Task: trim trees

Time: Discretionary

Cost: minor

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • Obsolete

The electrical panel is not obsolete but these older models have been known not to trip on overload. It does have the new breakers which have been proven to be much better.

Implication(s): Electric shock | Fire hazard

Location: master bedroom

Task: Monitor

Time: Ongoing



7. Obsolete

Plumbing

FIXTURES AND FAUCETS \ Bathtub

Condition: • Leak

Bath tub leaks from behind the spout. Had water running while looked underneath in crawlspace and saw no water below at time of inspection.

Implication(s): Chance of water damage to contents, finishes and/or structure

Task: Repair

SUMMARY

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8. Leak

Interior

FLOORS \ Concrete floors

Condition: • Cracked

Basement floor has numerous cracks at the time of inspection and one being relatively large. Cracks are full of cob webs and debris indicating they have been there a while

Implication(s): Cosmetic defects | Trip or fall hazard | Difficult access

Location: Basement

Task: Monitor

Time: Ongoing

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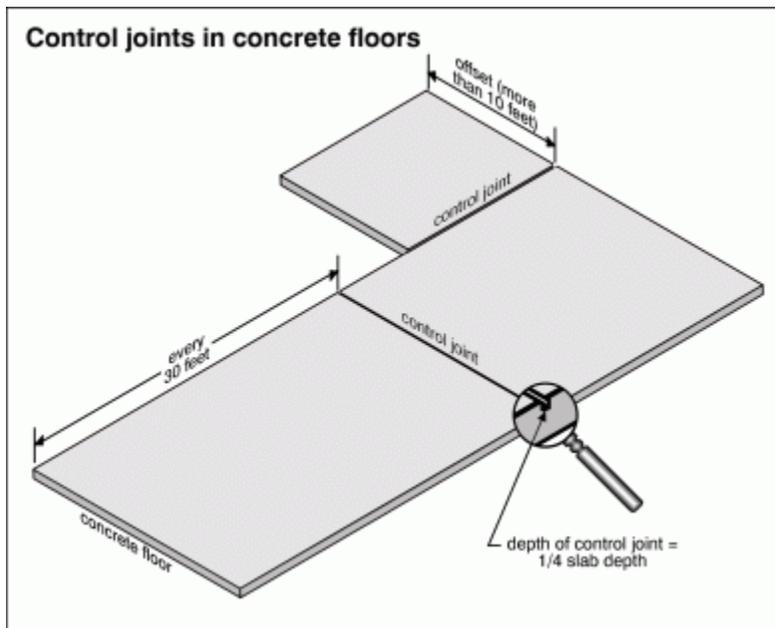
HEATING

COOLING

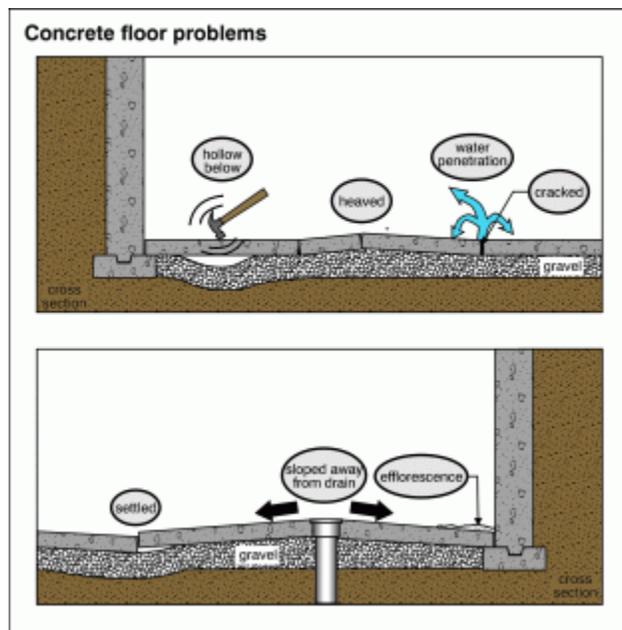
INSULATION

PLUMBING

INTERIOR



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)

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9. Cracked



10. Cracked



11. Cracked

WINDOWS \ Frames

Condition: • Rot

Back windows have excess moisture and show signs of rot at the time of inspection.

Implication(s): Cosmetic defects | Chance of damage to structure | Material deterioration

Location: Exterior Wall Family Room

Task: Replace

Time: Discretionary

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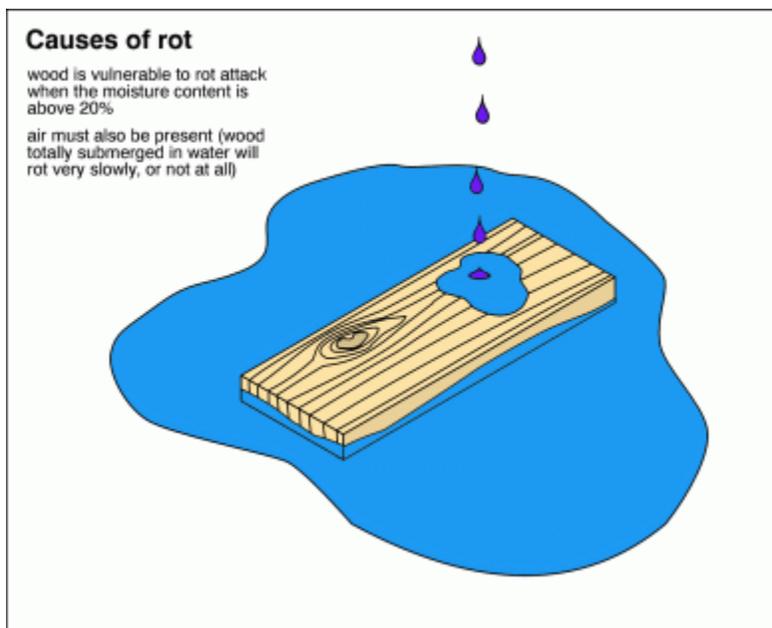
HEATING

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12. Rot



13. Rot

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

ROOFING

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Description

Sloped roofing material: • Asphalt shingles

Probability of leakage: • Low

Limitations

Inspection performed: • By walking on roof • From roof edge • From the ground

Recommendations

SLOPED ROOFING \ Asphalt shingles

1. Condition: • Damage
piece of shingle broken off

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: West Roof

Task: Repair



14. Damage

SLOPED ROOF FLASHINGS \ Chimney flashings

2. Condition: • Not let into mortar joints
flashing was not let into mortar joints but was secure and siliconed.

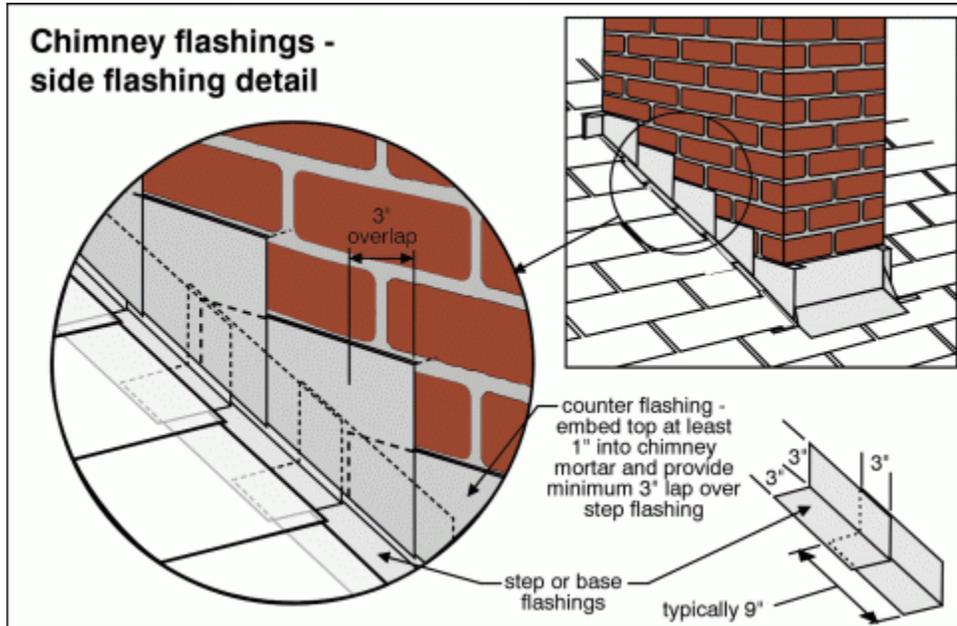
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: chimney

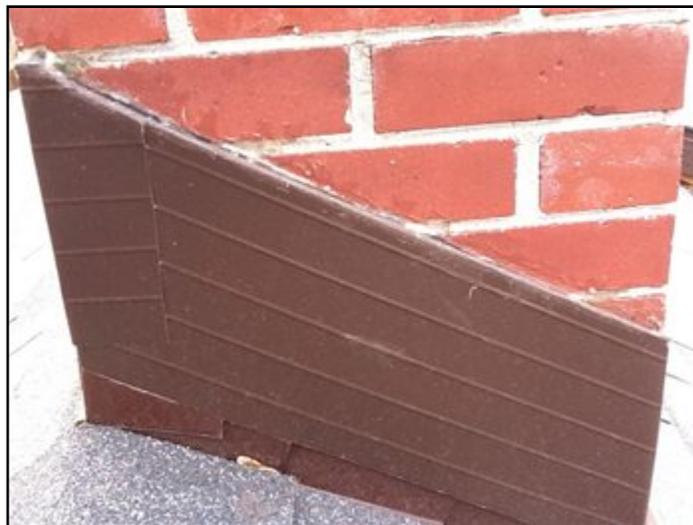
Task: Monitor

Time: ongoing

Chimney flashings - side flashing detail



[Click on image to enlarge.](#)



15. *Not let into mortar joints*

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Description

Gutter & downspout material: • Aluminum
Gutter & downspout type: • Eave mounted
Gutter & downspout discharge: • Above grade
Lot slope: • Away from house
Wall surfaces - wood: • Boards
Wall surfaces : • Vinyl siding
Soffit and fascia: • Aluminum
Walkway: • Concrete
Deck: • Ground level • Pressure-treated wood
Exterior steps: • Concrete
Fence: • Wood

Limitations

No or limited access to: • Area below steps, deck, porches

Recommendations

ROOF DRAINAGE \ Gutters

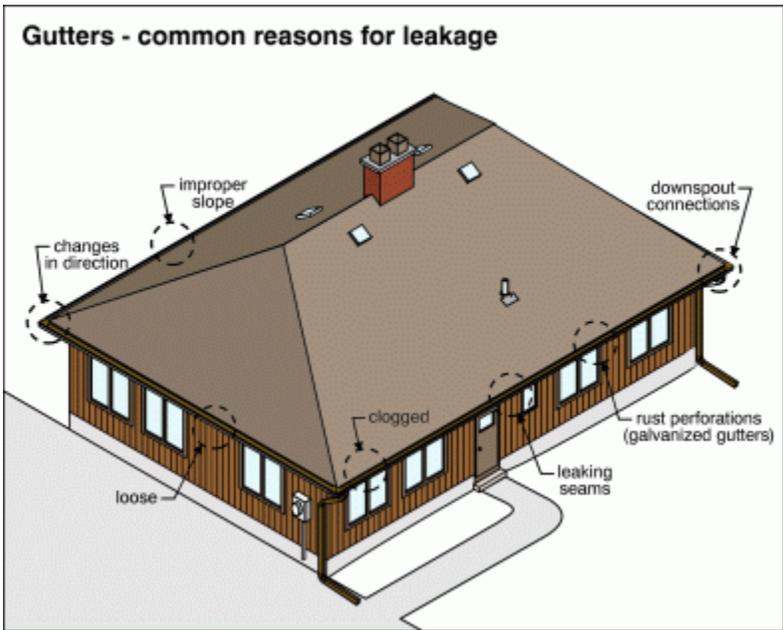
3. Condition: • Clogged
gutters were full of leaves

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Throughout

Task: Clean

Time: Immediate



[Click on image to enlarge.](#)



16. Clogged

WALLS \ Flashings and caulking

4. Condition: • Caulking missing or ineffective
Implication(s): Chance of water damage to contents, finishes and/or structure
Location: Throughout
Task: Improve
Time: Immediate

EXTERIOR

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17. Caulking missing or ineffective

WALLS \ Wood siding

5. Condition: • Cracked, split or broken

There are many holes and open bare spots exposing paper and sheathing behind

Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure

Location: Throughout

Task: Provide



18. Cracked, split or broken



19. Cracked, split or broken

EXTERIOR

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20. Cracked, split or broken

WALLS \ Vinyl siding

6. **Condition:** • Discolored

Implication(s): Cosmetic defects

Location: East West

EXTERIOR GLASS \ General

7. **Condition:** • Paint or stain needed

Paint on rear windows is peeling and show signs of rot at time of inspection

Implication(s): Material deterioration

Location: Rear

Task: Repair or replace

Time: Discretionary

EXTERIOR GLASS \ Exterior trim

8. **Condition:** • Damage

back picture window has damaged frame.

Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure

Location: Rear

Task: Repair or replace



21. Damage

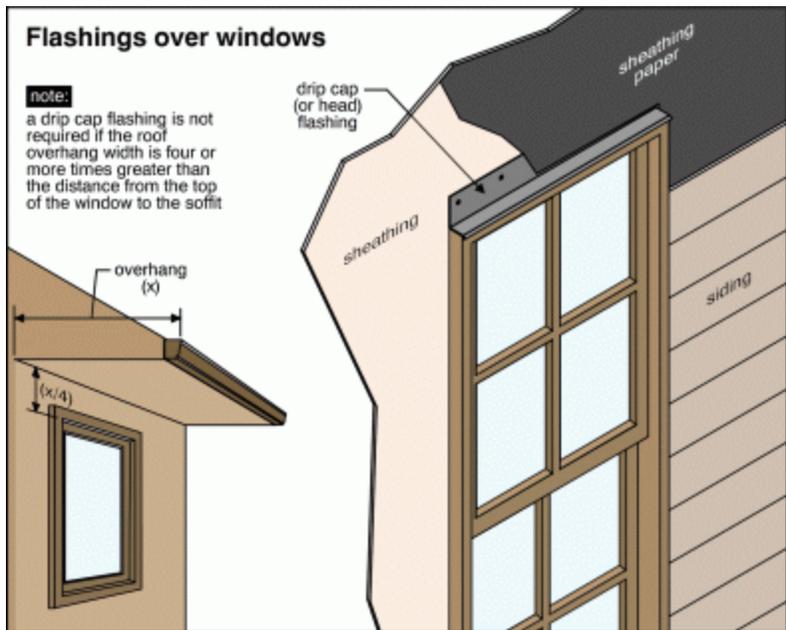
EXTERIOR GLASS \ Exterior drip caps

9. Condition: • Missing

There is no drip cap flashing on top of the windows on the back of the house

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Rear



Click on image to enlarge.

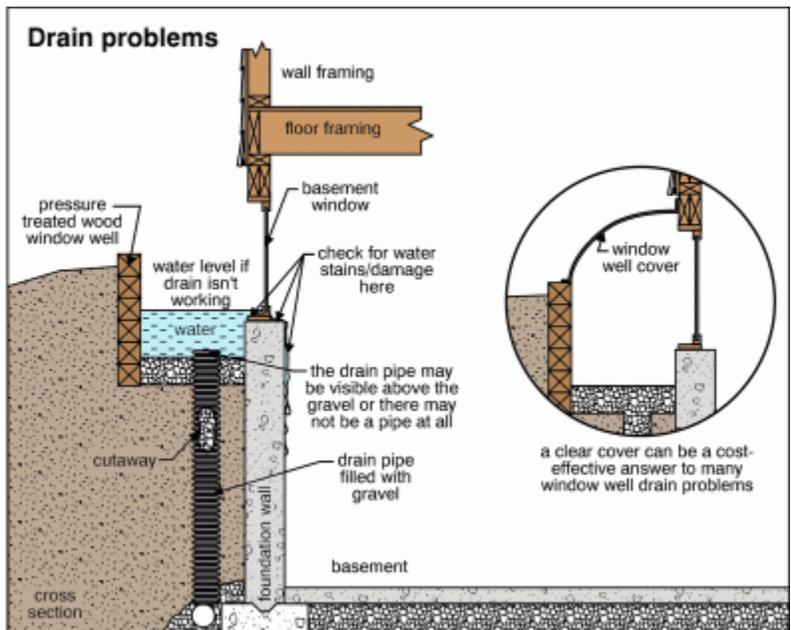


22. Missing

EXTERIOR GLASS \ Window well drains

10. Condition: • Missing

Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration



Click on image to enlarge.

DOORS \ Doors and frames

11. Condition: • Rot or insect damage

Back door frame is starting to rot

Implication(s): Cosmetic defects | Chance of damage to finishes and structure

DOORS \ Exterior drip caps

12. Condition: • Missing

Implication(s): Chance of damage to finishes and structure

Task: Provide

Time: When Remodeling



23. Missing

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Handrails and guards

13. Condition: • Missing

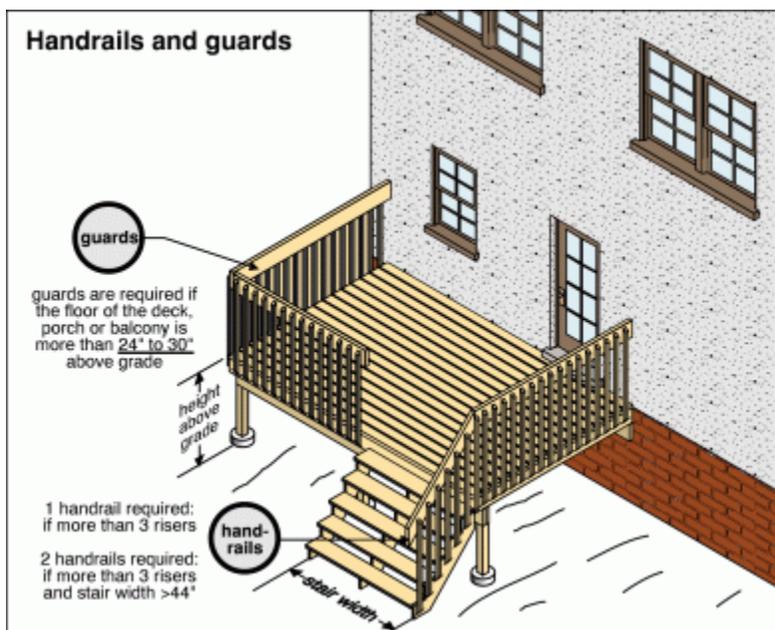
There are no handrails on front steps

Implication(s): Fall hazard

Location: Front

Task: Provide

Time: If necessary



[Click on image to enlarge.](#)

Description

Configuration: • Basement • Crawl space

Foundation material: • Masonry block • Masonry block • Masonry block

Floor construction: • Joists • Wood beams • Subfloor - plank • Subfloor - OSB (Oriented Strand Board)

Exterior wall construction: • Wood frame

Roof and ceiling framing: • Rafters/roof joists • Plank sheathing • OSB (Oriented Strand Board) sheathing

Limitations

Attic/roof space: • Entered but access was limited • Inspected from access hatch

Percent of foundation not visible: • 90 %

Recommendations

FOUNDATIONS \ Foundation

14. Condition: • Cracked horizontally

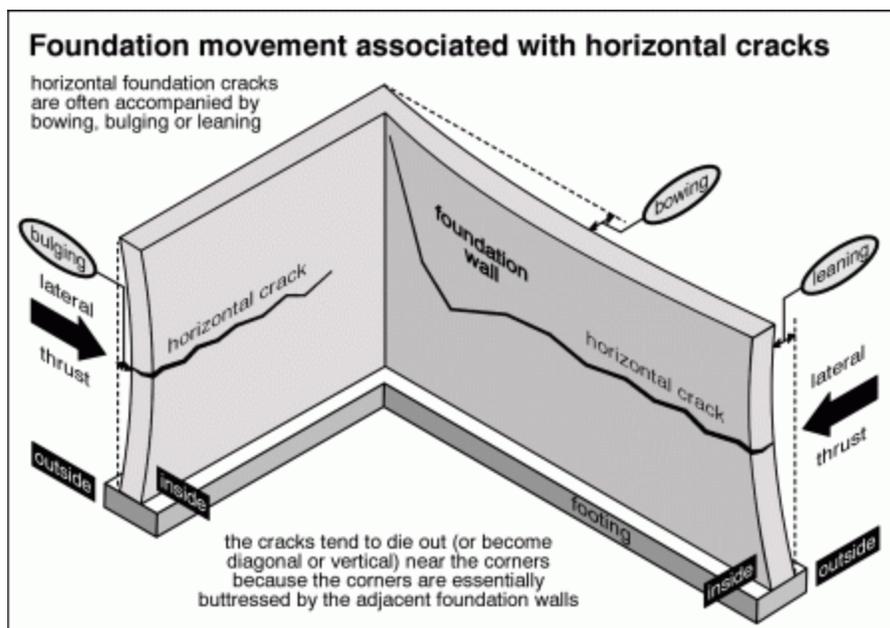
There is a crack where the original concrete block foundation meets new footings for the addition and the top of the wall is leaning at the time of inspection

Implication(s): Chance of structural movement

Location: South Basement Exterior Wall

Task: Repair

Time: Discretionary



[Click on image to enlarge.](#)



24. Cracked horizontally

15. Condition: • Spalling, crumbling or broken material

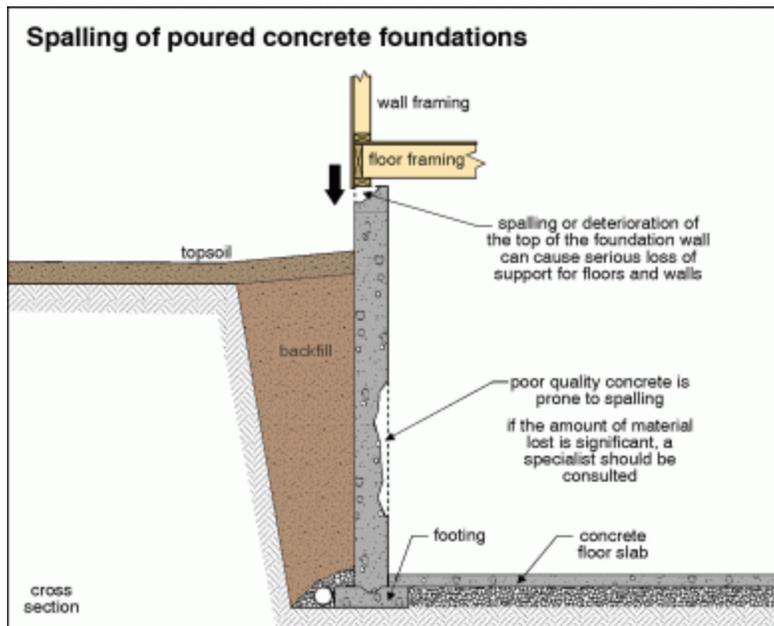
Concrete has been damaged around penetration of furnace ducts and piping into crawlspace

Implication(s): Weakened structure | Chance of structural movement

Location: Southwest Basement Exterior Wall

Task: Monitor

Time: Ongoing



[Click on image to enlarge.](#)

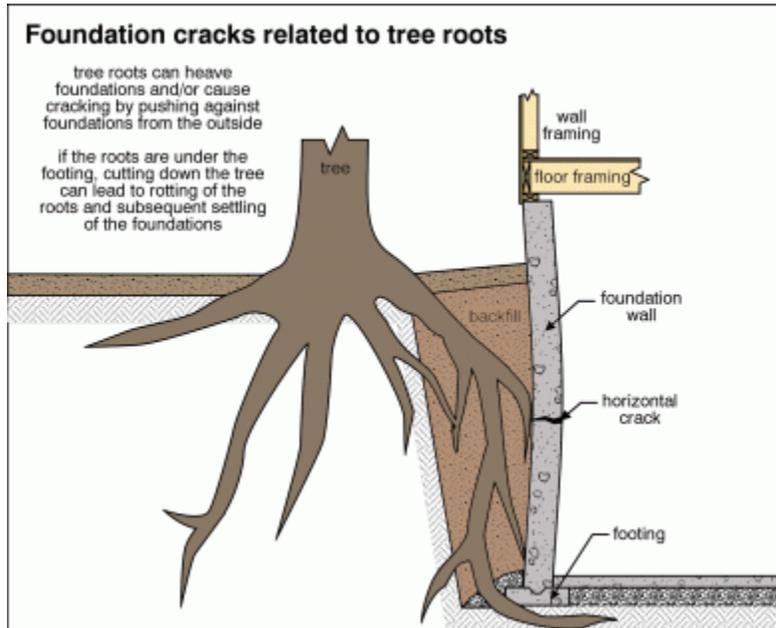
16. Condition: • Large trees close to building

Implication(s): Weakened structure | Chance of structural movement

Location: Front

Task: Monitor

Time: Ongoing



[Click on image to enlarge.](#)



25. Large trees close to building

FLOORS \ Beams

17. Condition: • Notches or holes

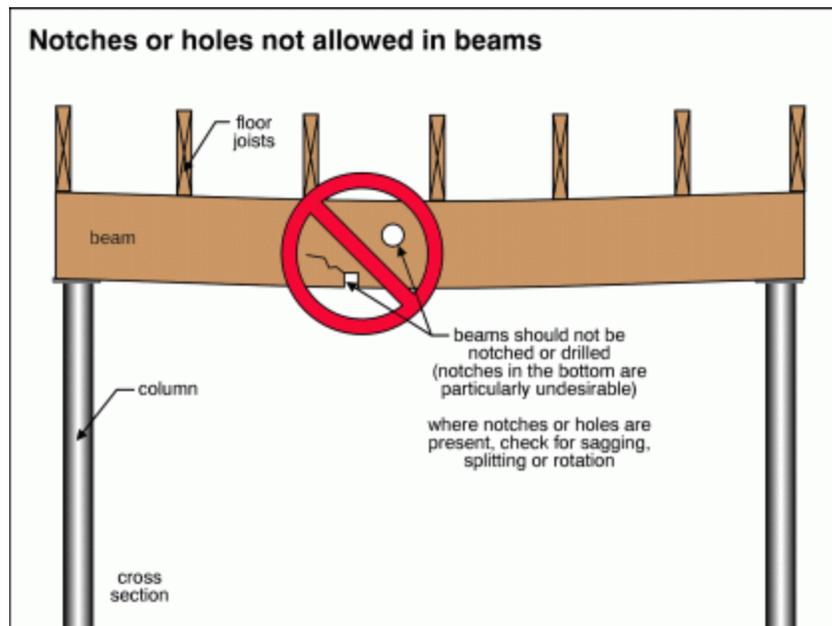
The main beam in crawlspace of add on has 3 inch hole notched in it within 1 foot of load bearing point.

Implication(s): Weakened structure | Chance of structural movement

Location: Crawl Space

Task: Repair

Time: ASAP



[Click on image to enlarge.](#)



26. *Notches or holes*

Description

Service entrance cable and location: • Overhead copper

Service size: • 100 Amps (240 Volts)

Main disconnect/service box rating: • 125 Amps

Main disconnect/service box type and location:

• Breakers - first floor
In master bedroom

Number of circuits installed: • 18

System grounding material and type: • Copper - water pipe

Distribution wire material and type: • Copper - non-metallic sheathed

Type and number of outlets (receptacles): • Grounded - typical

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • GFCI - bathroom and exterior

Smoke detectors: • Present

Limitations

System ground: • Continuity not verified

Circuit labels: • The accuracy of the circuit index (labels) was not verified.

Recommendations

SERVICE DROP AND SERVICE ENTRANCE \ Service drop

18. Condition: • Branches, vines interfering with wires
electrical cable from power pole to house is heavily crowded with trees.

Implication(s): Damage to wire | Electric shock | Interruption of electrical service

Location: Backyard

Task: trim trees

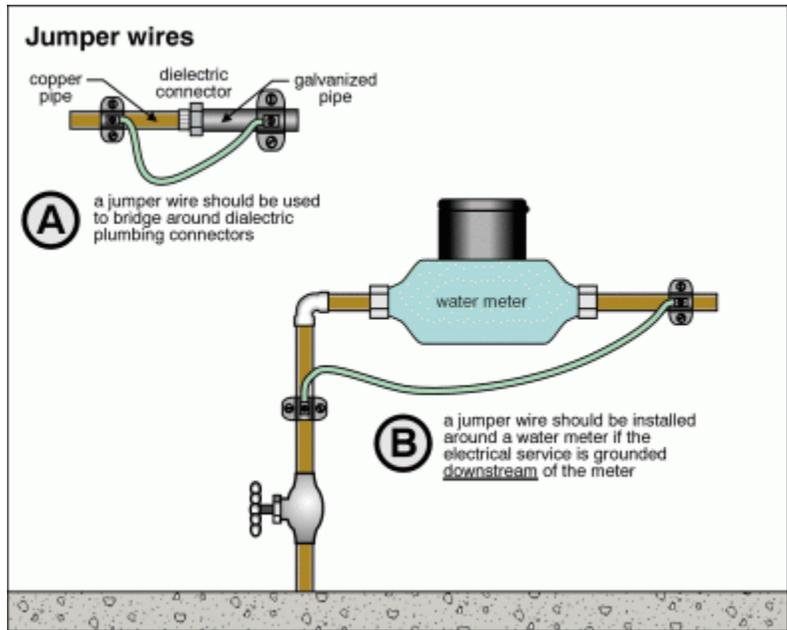
Time: Discretionary

Cost: minor

SERVICE BOX, GROUNDING AND PANEL \ System grounding

19. Condition: • No jumper for meters and valves

Implication(s): Electric shock



Click on image to enlarge.



27. No jumper for meters and valves

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

20. Condition: • Obsolete

The electrical panel is not obsolete but these older models have been known not to trip on overload. It does have the new breakers which have been proven to be much better.

Implication(s): Electric shock | Fire hazard

Location: master bedroom

Task: Monitor

Time: Ongoing



28. *Obsolete*

SERVICE BOX, GROUNDING AND PANEL \ Panel wires

21. **Condition:** • Abandoned wires in panel

There are 2 wires in the electrical panel that have sheathing removed and are not connected

Implication(s): Electric shock

Task: Repair or replace

Time: Discretionary



29. *Abandoned wires in panel*

DISTRIBUTION SYSTEM \ Wiring - installation

22. Condition: • Abandoned wire

There is abandoned Knob and Tube wiring all throughout the attic

Implication(s): Electric shock

Location: Attic

Task: Remove



30. Abandoned wire



31. Abandoned wire

DISTRIBUTION SYSTEM \ Lights

23. Condition: • Inoperative

only one of the lights and the left fixture in back play area works

Implication(s): Inadequate lighting



32. Inoperative

24. Condition: • Conventional lights in wet areas

There is a light on the east side of the house that has no lid and water can fill up socket. there was no power there at the time of inspection

Implication(s): Electric shock | Fire hazard

Location: East Exterior

Task: Remove

DISTRIBUTION SYSTEM \ Outlets (receptacles)

25. Condition: • Inoperative

exterior outlet at the back of house does not work at the time of inspection

Implication(s): Equipment inoperative

Location: Exterior



33. Inoperative

Description

Fuel/energy source: • Gas

System type: • Furnace

Furnace manufacturer: • Goodman

Heat distribution: • Ducts and registers

Approximate capacity: • 65,000 BTU/hr

Efficiency: • High-efficiency

Approximate age: • 3 years

Typical life expectancy: • Furnace (high efficiency) 15 to 20 years

Failure probability: • Low

Main fuel shut off at: • Meter • Basement

Chimney/vent: • Masonry • Metal • High temperature plastic • Sidewall venting

Combustion air source: • Outside

Recommendations

General

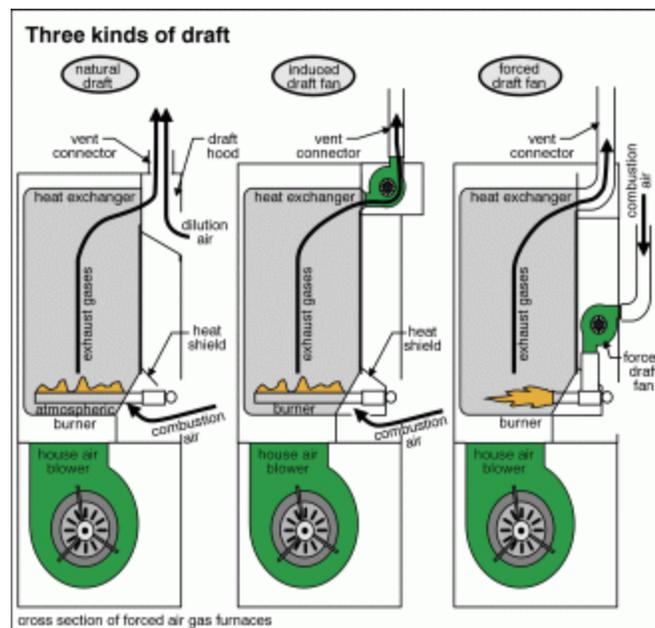
26. • when furnace was functioned it went through proper stages upon start up, no signs of leaks or vibration issues.

GAS FURNACE \ Mid- and high-efficiency gas furnace

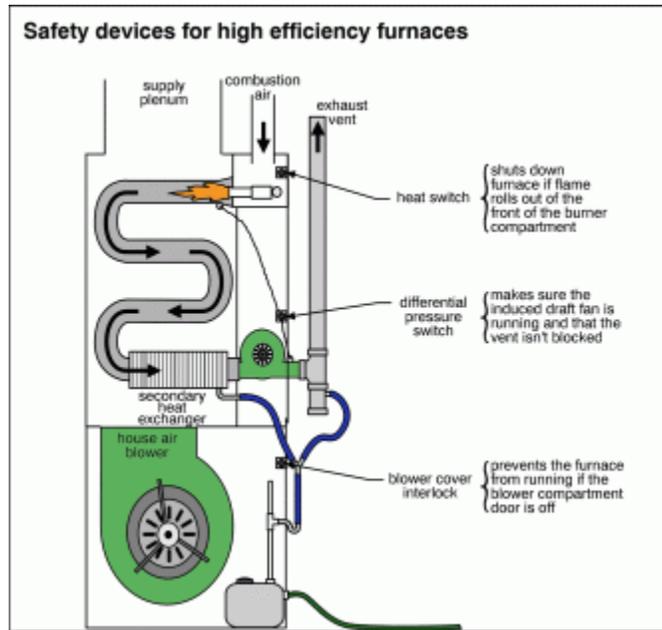
27. **Condition:** • Induced draft fan problems

induction fan very noisy upon start up

Implication(s): Equipment not operating properly | Equipment inoperative | Hazardous combustion products entering home



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)

COOLING & HEAT PUMP

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SUMMARY

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INSULATION

PLUMBING

INTERIOR

Description

General: • no A/C

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

Description

Attic/roof insulation material: • Glass fiber • Wood shavings

Attic/roof insulation amount/value: • R-20 • R-40

Attic/roof ventilation: • Roof vent • Gable vent

Attic/roof air/vapor barrier: • Plastic

Wall insulation material: • Glass fiber

Wall insulation amount/value: • Not determined

Floor above crawlspace insulation material: • Glass fiber

Floor above crawlspace insulation amount/value: • R-20

Crawlspace ventilation: • None Found

Limitations

Attic inspection performed: • From access hatch • By entering attic, but access was limited

Crawl space inspection performed: • entering crawlspace

Air/vapor barrier system: • Continuity not verified

Recommendations

ATTIC/ROOF \ Insulation

28. Condition: • Gaps or voids

There is some spots of excess insulation and spots where insulation may be needed in old attic at the time of inspection.

Implication(s): Increased heating and cooling costs | Reduced comfort

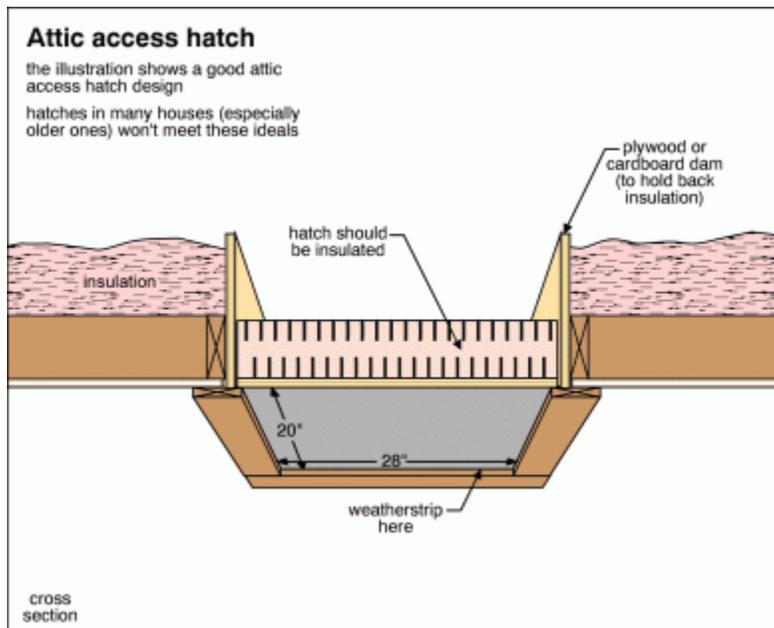
Location: Attic

Task: Remodel

ATTIC/ROOF \ Hatch

29. Condition: • Not insulated and not weatherstripped

Implication(s): Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs | Reduced comfort



[Click on image to enlarge.](#)

FOUNDATION \ Crawlspace ventilation

30. Condition: • Missing

crawlspace has vapour barrier on floor and there is no musty smell or signs of moisture

Implication(s): Chance of condensation damage to finishes and/or structure

Location: Crawlspace

Description

Water supply source: • Public
Service piping into building: • Copper
Supply piping in building: • Copper
Main water shut off valve at the: • Laundry Room
Water flow (pressure): • Typical for neighborhood
Water heater fuel/energy source: • Gas
Water heater type: • Conventional
Water heater manufacturer: • Kenmore
Tank capacity: • 40 gallons
Typical life expectancy: • 8 to 12 years
Waste disposal system: • Public
Waste piping in building: • Plastic • Cast Iron
Floor drain location: • Center of basement
Gas piping: • Steel • Copper

Limitations

Items excluded from a home inspection: • Isolating/relief valves & main shut-off valve • Tub/sink overflows

Recommendations

WASTE PLUMBING \ Floor drain

31. Condition: • Poor location

floor drain located behind wall behind furnace

Implication(s): Chance of water damage to contents, finishes and/or structure

FIXTURES AND FAUCETS \ Toilet

32. Condition: • Silicone needed around toilets to prevent water from penetrating sub floor below. Leave 3-4 inch gap at back side to allow water from a leaky toilet to be noticed.

Location: Bathroom

Task: Provide

FIXTURES AND FAUCETS \ Bathtub

33. Condition: • Leak

Bath tub leaks from behind the spout. Had water running while looked underneath in crawlspace and saw no water below at time of inspection.

Implication(s): Chance of water damage to contents, finishes and/or structure

Task: Repair



34. Leak

Description

Major floor finishes: • Carpet • Hardwood • Tile

Major wall finishes: • Plaster/drywall • Paneling • Stone

Major ceiling finishes: • Plaster/drywall • Stucco/texture/stipple

Windows: • Fixed • Single/double hung • Sliders • Awning • Wood • Vinyl

Glazing: • Double

Exterior doors - type/material: • Hinged • Sliding glass

Limitations

Not included as part of a building inspection: • Security systems and intercoms

Appliances: • Appliances are not inspected as part of a home inspection

Percent of foundation not visible: • 90 %

Recommendations

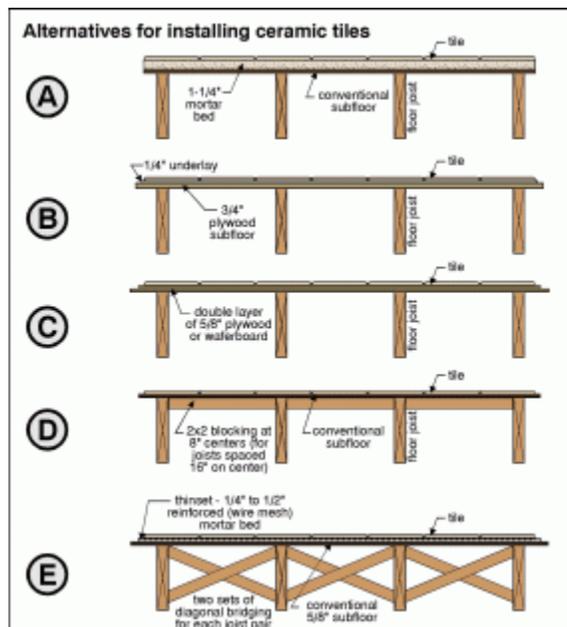
FLOORS \ Ceramic tile, stone, marble, etc

34. Condition: • Grout missing

tile floor at back door missing significant amount of grout at door sill exposing sub floor at the time of inspection.

Implication(s): Cosmetic defects | Trip or fall hazard

Location: Rear



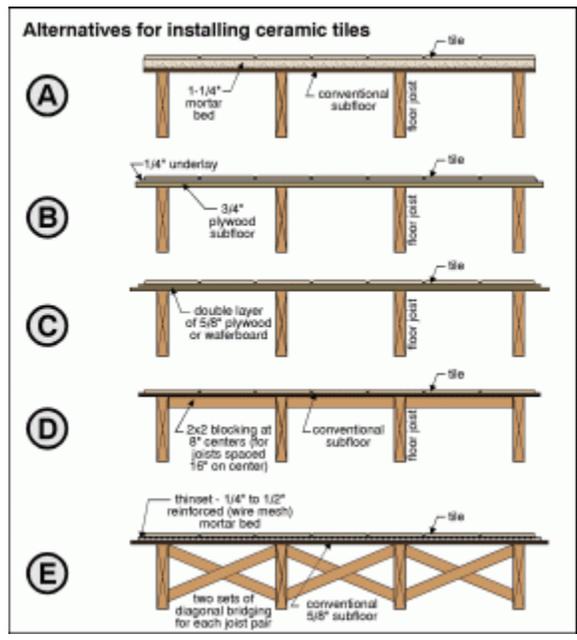
Click on image to enlarge.



35. Grout missing

35. Condition: • Tiles cracked
tiles at back door are cracked

Implication(s): Cosmetic defects | Trip or fall hazard



Click on image to enlarge.

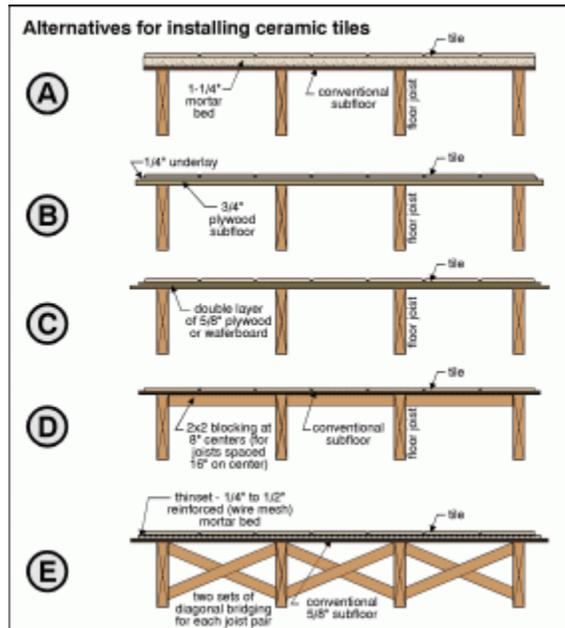


36. Tiles cracked

36. Condition: • Tiles missing

Tile at side door is incomplete and has sub floor exposed in front of door at the time of location

Implication(s): Cosmetic defects | Trip or fall hazard



Click on image to enlarge.



37. Tiles missing

FLOORS \ Carpet on floors

37. Condition: • Lifted at seams or edges
carpet is ripped at corner exposing tack strip

Implication(s): Cosmetic defects | Trip or fall hazard



38. Lifted at seams or edges

FLOORS \ Concrete floors

38. Condition: • Cracked

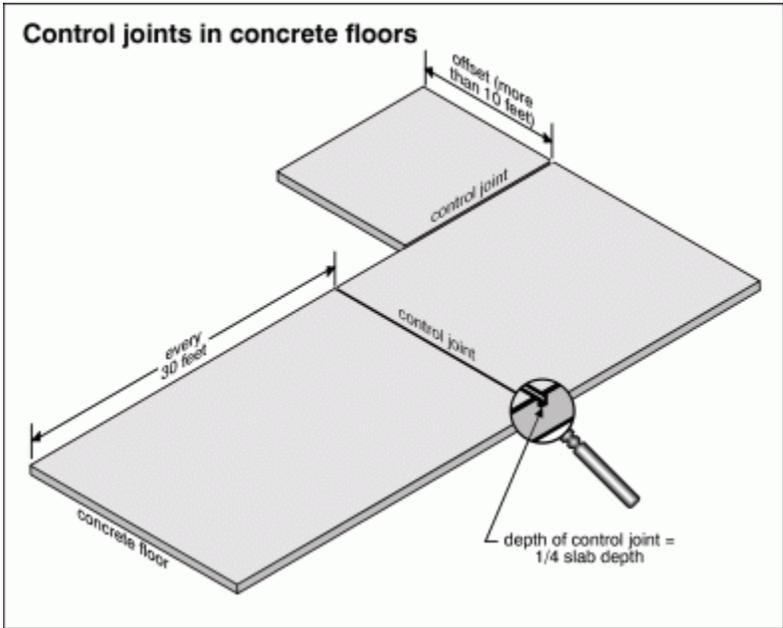
Basement floor has numerous cracks at the time of inspection and one being relatively large. Cracks are full of cob webs and debris indicating they have been there a while

Implication(s): Cosmetic defects | Trip or fall hazard | Difficult access

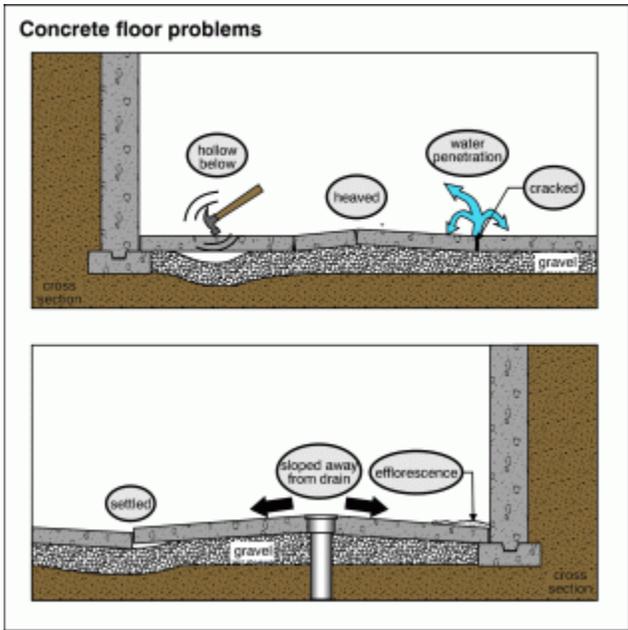
Location: Basement

Task: Monitor

Time: Ongoing



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)



39. Cracked



40. Cracked



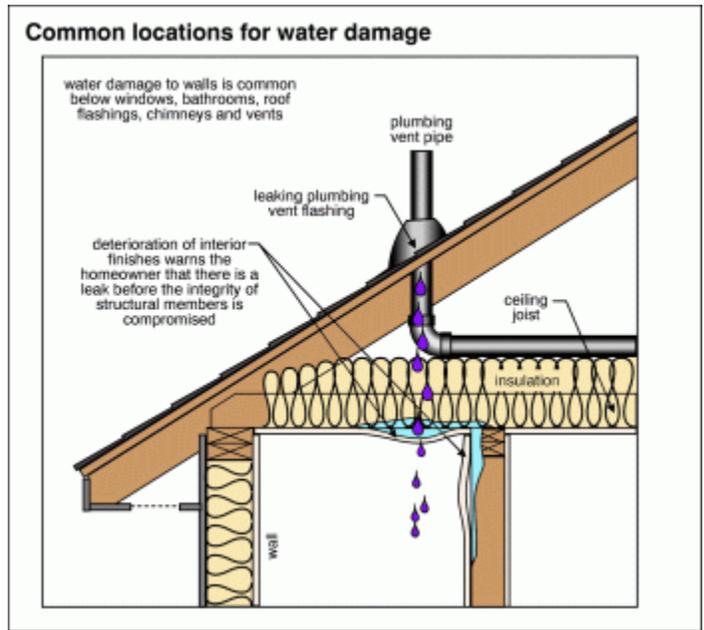
41. Cracked

WALLS \ General

39. Condition: • Damaged

There is a hole in the closet near back entrance that is covered over with cardboard

Implication(s): Cosmetic defects



[Click on image to enlarge.](#)



42. Damaged



43. Damaged

WALLS \ Plaster or drywall

40. Condition: • Damaged
Implication(s): Cosmetic defects
Location: Master Bathroom
Task: Repair



44. Damaged



45. Damaged

WINDOWS \ General

41. Condition: • Original lower quality units

windows on back and east side of house are original windows from 1986 and a very near there end of life

Implication(s): Increased heating costs | Increased maintenance costs

Location: Rear

Task: Replace

Time: Less than 2 years

WINDOWS \ Frames

42. Condition: • Rot

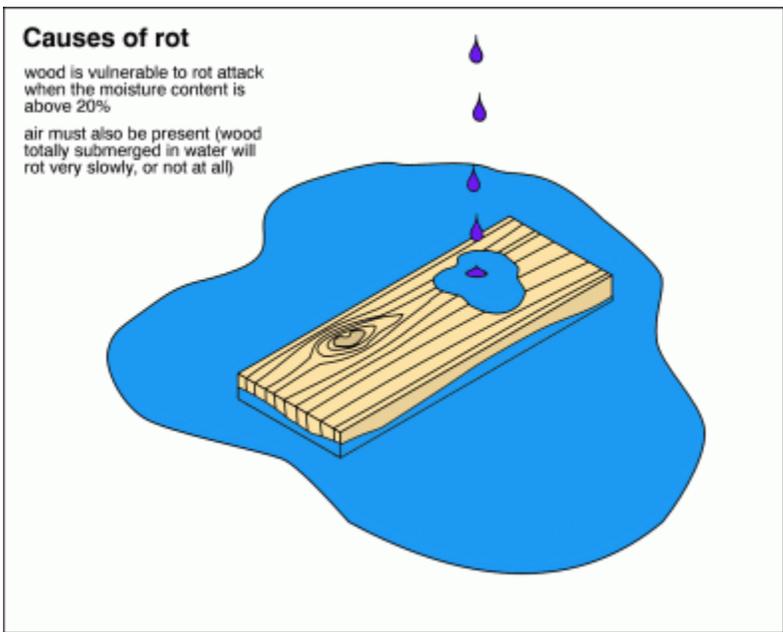
Back windows have excess moisture and show signs of rot at the time of inspection.

Implication(s): Cosmetic defects | Chance of damage to structure | Material deterioration

Location: Exterior Wall Family Room

Task: Replace

Time: Discretionary



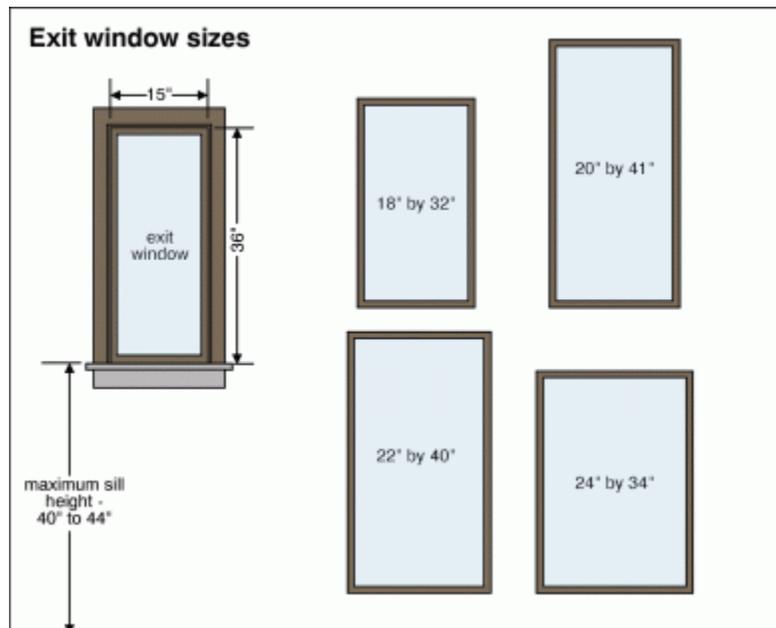
46. Rot



47. Rot

WINDOWS \ Means of egress

43. Condition: • Too small
Basement windows are too small to be used as an egress window.
Implication(s): Restricted emergency exits
Location: Basement



DOORS \ Doors and frames

44. Condition: • Loose or poor fit

Both the front door and side door have air gaps on the bottom corners. This leaves a chance for water or insects to get in and will add to the heating costs in the winter

Implication(s): Chance of damage to finishes and structure

Location: Front Left Side Foyer

Task: Improve

STAIRS \ Guardrails

45. Condition: • Missing

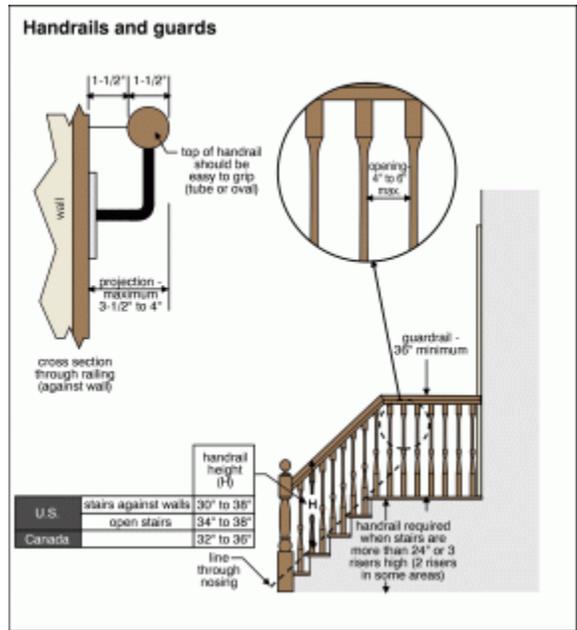
Basement stairwell has no guardrail's

Implication(s): Fall hazard

Location: Basement

Task: Provide

Time: Discretionary



Click on image to enlarge.

EXHAUST FANS \ Kitchen exhaust system

46. Condition: • Missing

Did not find an exhaust in kitchen

Implication(s): Hygiene issue

END OF REPORT