
Structural Survey Report

Sample Report
Devonshire

Mason and Associates Ltd.
July 25th, 2017



Subject Property



Descriptive "North" Indicated here



View from approach road



North



West (partial)



South



East



Inspection Information:

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Client Information:

Sample Client

*Cell:
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Property Inspection Report

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General Comments:

The primary function of this home inspection report is to identify items in need of attention or repair. It is not a code compliance inspection however, issues affecting personal safety may be highlighted by the inspector. There is no "pass or fail" grade and every home will have some items requiring repair or maintenance. Some additional maintenance items may be discovered in the course of repairs, upgrading or when the home has been vacant for an extended period of time. We recommend that you obtain repair estimates from competent specialists as an aid in planning your future course of action. The items listed in this report are categorised as Satisfactory, In Need of Maintenance, Consult a Professional and Not Satisfactory. The inspector has identified and described the home's major systems and components and has listed problems found in readily accessible areas as explained in the Pre-Inspection Agreement. You should refer to the pages in this report for information about a specific component or system. This summary is an overview, not an all-inclusive list of defects found in the home. It is the client's responsibility to read the entire report and contact the inspector if there are any questions.

Report Summary (Red=attention, Orange=maintenance,)

General Comments:

The subject property was noted to be in marketable condition with no significant structural, electrical or plumbing issues beyond routine minor maintenance and upkeep. Some obsolescence noted in interior fixtures and finishes, primarily in the kitchen and bathrooms. Tank was noted to have sediment and should be cleaned and sanitized.

Driveway

Driveway and hard surface parking show significant cracking and deterioration and should be replaced with new concrete or asphalt, sloped to drain correctly.

Trees and Shrubs

Crews were in the process of tree trimming during the inspection.

Sidewalk / Walkway

Several crack pavers noted. Replace with new.

Water Tank

Some sediment and debris noted. Clean and sanitize tank. Replace horizontal galvanized suction lines with new PVC piping supported at 4ft intervals

Wall Structure

Window blocked with board material and caulked. Exterior paint appears well maintained but we did note some areas of debonded rendering (hollow) which may lead to increased moisture affecting interior wall finishes.



Windows

Several windows noted to show signs of deferred maintenance. Stiff movement and unable to securely lock. Repair or replace windows with newer PVC type. Frames appear satisfactory.

Roof Framing

Framing appeared dry and robust. Some indications of drywood termite activity but damage to framing is limited and not a structural concern at this time. We would recommend tent fumigation for termite treatment.

Gutter Glides and Downspouts

Discoloration indicates debris buildup and water ponding. End gable wall with exposed 2" RWP needs rethinking.

Roof Vents / Protrusions

Corroded cast iron bathroom vent should be replaced with PVC and sealed at slate level.

Water Entrance

System appears functional but aging galvanized piping and valves show some corrosion and deterioration. We recommend replacing all galvanized pressure pipe and fittings with new PVC.

Pipes

Some evidence of pipe replacement with PVC noted. Remainder of piping should be replaced with new.

Walls

Some efflorescence and moisture damage noted at the dining room beam and walls near windows. This coincides with the exterior RWP and earlier comment to repair.

Fireplace

Some smoke/soot staining to exterior firebox finishes. Flue should be inspected and cleaned by a certified chimney sweep. Draw should be tested.

Moisture and Mildew

Dining room walls show some paint finish deterioration. Debonded exterior plaster may need to be hacked off back to base masonry and replaced with a Xypex infused plaster finish, primed and painted after correct curing.

Toilet

Flushed tested OK. Flapper and fill valve need adjusting or replace with new.

Shower

Faucet lever needs repair. Grout lines show some discoloration and age.

Bathroom Sink

Left (HW) valve not operational. Drain stopper is missing.

Bathroom Sink

Sink is functional but shows some mold staining at rim.

Cabinets

Some edge stripping missing. Cabinets and drawers are functional but as a whole show some obsolescence and would benefit from upgrading to new.

Countertop

Backsplash area at counter level shows some deterioration.

Dishwasher

Appliance appears to be loose and needs to be correctly positioned within cabinets. Dishwasher appears aged and may benefit from replacement with new.

Electrical

Replace defective outlets, GFCI's and install batteries in smoke detectors



Sample Home, Devonshire

Class D Preliminary Budget Estimate (not a quote)

Scope of Remedial Work	Prelim Budget Est.
Exterior and Grounds	
Replace driveway and hard surface parking with asphalt	\$4,000
Replace crack patio pavers, misc exterior repairs	\$1,500
Allowance to replace windows with new PVC type, frames remain	\$8,000
Scrape and repair roof, recoat	\$4,000
Clean and sanitize tank	\$3,000
Allowance for exterior wall repairs - debonded plaster, boarded window	\$5,000
Interiors	
Plumbing allowance - pipes, valves, pTraps	\$5,000
Electrical allowance - minor repairs, outlets	\$500
Interior wall repairs, prime and paint	\$6,000
Wood floor allowance - blend repairs	\$1,500
Allowance to upgrade bathrooms with new wall/floor finishes, fixtures, accessories	\$15,000
Allowance to upgrade kitchen with new cabinets, countertop, sink/faucet	\$20,000
Replace dishwasher with new	\$800
	<hr/>
	\$74,300
Contingencies	\$7,700
Total Class D Estimate	\$82,000



Site Grounds & Grading

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. When decks and porches are built close to the ground where no viewing or access is possible, we cannot make accurate opinions. These areas as well as others that are too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in this report. We routinely recommend that inquiry be made with the seller about knowledge of conditions.

Driveway

Type: Concrete

Condition: Not Satisfactory

Comments:

Driveway and hard surface parking show significant cracking and deterioration and should be replaced with new concrete or asphalt, sloped to drain correctly.



Trees and Shrubs

Condition: Needs Maintenance

Comments:

Crews were in the process of tree trimming during the inspection.



Deck / Porch

Type: Concrete

Railing: Yes

Condition: Satisfactory

Comments:

No issues



Steps to Building

Stair type: Concrete

Landing type: Concrete

Railing: No

Condition: Satisfactory

Comments:

No issues. Grout lines need cleaning.





Sidewalk / Walkway

Type: Paver

Condition: Needs Maintenance

Comments:

Several crack pavers noted. Replace with new.



Grading / Drainage

Condition: Satisfactory

Comments:

Storm water runoff from the road continues past the property. Ensure a berm protects against drainage running onto the property.



Retaining Walls

Location: East knee wall

Type: Stone

Condition: Choose an item.

Comments:

No significant issues.



Water Tank

Access: Loosely covered

Existing level: 1/4 full

Overflow: Above ground

Condition: Needs Maintenance

Comments:

Some sediment and debris noted. Clean and sanitize tank. Replace horizontal galvanized suction lines with new PVC piping supported at 4ft intervals





Exterior and Structure

Our inspection of the Exterior grounds includes the surface drainage, grading, some fencing, gates, sidewalks, patios, driveways, and retaining walls adjacent to the structure. The inspection of the exterior of the building includes the cladding, trim, eaves, fascias, decks, porches, downspouts, railings, doors, windows and flashings. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks present along with rotation, we routinely recommend further evaluation be made by a qualified professional structural engineer. The grading of the soil should allow for surface and roof water to flow away from the foundation. All concrete slabs experience some degree of cracking due to shrinkage in the drying process or minor settlement. All items listed are inspected for their proper function, poor installation, excessive wear and general state of repair. Where deck carpeting, stacked firewood, excessive vegetation, soil and other coverings are installed over decking and patio surfaces, the materials or their nature of construction and condition of the underneath these coverings cannot be determined.

Building Information

Year constructed: Unknown

Type: Single

Comments:

Traditional construction with masonry bearing walls, wood floor and timber framed Bda slate roof.



Eaves and Soffits

Condition: Satisfactory

Comments:

Some moisture damage and crack noted at porch downpipe. Repair and seal.



Wall Structure

Type: Concrete block and plaster

Condition: Needs Maintenance

Comments:

Window blocked with board material and caulked. Exterior paint appears well maintained but we did note some areas of debonded rendering (hollow) which may lead to increased moisture affecting interior wall finishes.





Windows

Type: Double hung
Material: Metal
Glass Properties: Dual pane.
Condition: Needs Maintenance

Comments:

Several windows noted to show signs of deferred maintenance. Stiff movement and unable to securely lock. Repair or replace windows with newer PVC type. Frames appear satisfactory.



Chimney

Location: North
Type: Block
Condition: Satisfactory

Comments:

No obvious issues.

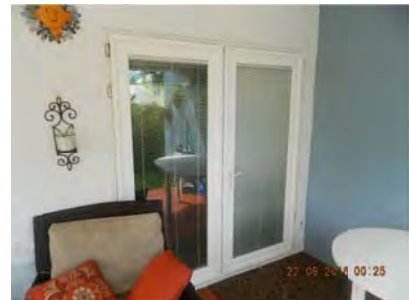


Exterior Doors

Material: Vinyl
Condition: Satisfactory

Comments:

Functional with no obvious issues.

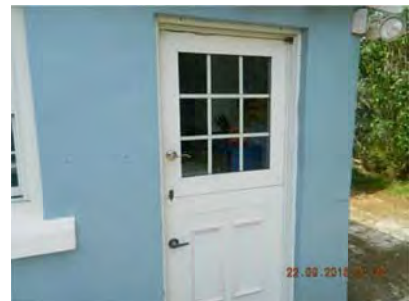


Other Exterior Doors

Material: Metal
Condition: Satisfactory

Comments:

Farm type door. Functional.





Roof Components

The inspection of the roof system includes a visual examination of the surface materials, connections, penetrations and roof drainage systems. We examine the roofing material for damage and deterioration. We examine the roof system for possible leaks, damage and conditions that suggest limited remaining service life. We may offer opinions concerning repair and/or replacement if warranted. Opinions stated herein concerning the roofing material are based on the general condition of the roof system as evidence by our visual inspection. These do not constitute a warranty that the roof is or will remain, free of leaks. All roofing systems require annual maintenance. Failure to perform routine maintenance will usually result in leaks and accelerated deterioration of the roof covering and flashings. When provided, our estimates of the roof's life expectancy are based on the assumption that the roof will be properly maintained during that period. The only way to determine whether a roof is absolutely watertight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection and we cannot confirm this condition. We suggest that an annual inspection of the Attic area be performed where accessible to identify if any leaks are evident.

Roof Style

Roof Style: Hip



Roof Covering

Material: Bermuda Slate

Viewed from: Roof Surface

Condition: Needs Maintenance

Comments:

Some spalling and flaking of roof covering noted. Some hairline cracks. Repair and recoat roof.



Roof Framing

Rafters: 2x6 on 16" ctrs

Sub Roof: None

Collar Ties: 2x4 at 1/3 ht

Condition: Satisfactory

Comments:

Framing appeared dry and robust. Some indications of drywood termite activity but damage to framing is limited and not a structural concern at this time. We would recommend tent fumigation for termite treatment.





Gutter Glides and Downspouts

Condition: Needs Maintenance

Comments:

Discoloration indicates debris buildup and water ponding. End gable wall with exposed 2" RWP needs rethinking.



Roof Vents / Protrusions

Condition: Needs Maintenance

Comments:

Corroded cast iron bathroom vent should be replaced with PVC and sealed at slate level.



Plumbing Systems

Our Inspection of the plumbing system includes a visual examination of the exposed portions of the domestic water supply, drain waste, vent, gas lines, faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint connection, especially in walls, floors and ceiling voids. A sewer lateral test is necessary to determine the condition of the underground sewer lines. This type of test is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, off site community water supply systems, or private (septic) waste disposal systems unless specifically noted. A qualified specialist prior to the closing of escrow can perform review of these systems. Our inspection of the water heater includes a visual examination of the accessible portions of the tank, gas, electrical and/or water connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair.

Water Entrance

Type: Galvanized

Main Shutoff location: At pump

Size: 3/4"

Service: Private

Condition: Needs Maintenance

Comments:

System appears functional but aging galvanized piping and valves show some corrosion and deterioration. We recommend replacing all galvanized pressure pipe and fittings with new PVC.





Water Heater

Fuel Type: Electric
Extension: Not Present
Relief valve: Present
Location: Cellar
Capacity: 50 gallons
Condition: Satisfactory

Comments:

Water heater appears new and functional.



Pipes

Material: PVC and galvanized mix
Flow rate: Satisfactory
Condition: Needs Maintenance

Comments:

Some evidence of pipe replacement with PVC noted. Remainder of piping should be replaced with new.



Fixtures

Condition: Satisfactory

Comments:

Functional but Ptraps and valves show some deterioration.



Septic System

Condition: Unknown

Comments:

Clean outs and access chambers with exposed PVC piping. No obvious issues related to smells or cesspit slab settlements noted.



Pump and Pressure Tank

Size Pump: 3/4 HP
Make: Goulds
Pressure Tank: Prepressurized fiberglass
Condition: Satisfactory

Comments:

Functional.





Electrical Systems

Our examination of the electrical system includes a visual examination of the exposed and accessible branch circuits, wiring, service panel, over current protection devices, lighting fixtures, switches, and receptacles. Service equipment, proper grounding, wiring methods and bonding are focal points. We inspect for adverse conditions such as lack of grounding and bonding, over-fusing, exposed wiring, open-air wire splices, reverse polarity and defective GFCI's. The hidden nature of the electrical wiring prevents inspection of every length of wire or their connections. Telephone, video, cable, audio, security systems and other low voltage systems were not included in this inspection unless specifically noted. We recommend you have the seller or a specialist demonstrate the serviceability or locations of these systems to you if necessary. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Smoke detectors should be installed in each bedroom and hallway and on each floor level. A heat detector and fire extinguisher should be installed in each kitchen.

General Condition		
The following table represents our subjective opinion of the electrical infrastructure as a whole.		
Rank	Condition	Selection
1	Very Good Condition Only normal maintenance required	
2	Minor Defects Only Minor maintenance required (<5%)	✓
3	Maintenance Required to return to an Acceptable Level of Service Significant maintenance required (10 -20%)	
4	Requires Renewal Significant renewal/upgrades required (20-40%)	
5	Asset is Unserviceable Over 50% of asset requires replacement	



1 Service Entrance (Belco Meter)

The residence is supplied by a single 100A 120/240V single-phase metered service located within the basement east side of dwelling. Appears generally sound.



2 Main Panel

A 12 CCT 120/240V electrical distribution panel is located within the basement of the residence.



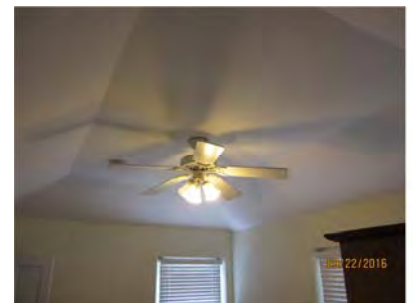
3 Sub Panel(s)

A 8 CCT 120/240V electrical distribution panel is located within the basement of the residence.



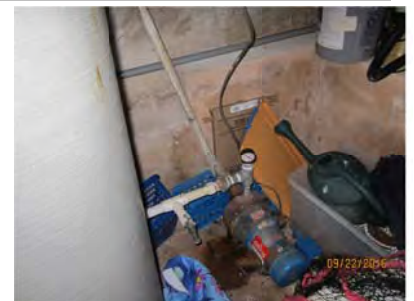
4 Outlets, Fixtures, and Switches

Fixtures, switches and outlets appeared generally sound.



5 Pump/Utility Room/Water heater

A domestic water pump serving the residence is located within cellar pump room and appears satisfactory





Smoke Detectors

Smoke detectors are installed in all bedrooms and appeared generally sound. Tested ok on line voltage but not on standby battery power as batteries have been removed leaving occupants at risk in the event of a power outage.





1.1 A Single 100A 120/240V single-phase metered service located within the basement east side of dwelling. Appears general sound.



1.2 Disconnect not in use as a switch but now used as a junction box.



2.1 A 12-CCT 120/240V Main distribution panel is located in the basement. The panel directory needs to be filled.



2.2 Circuit breakers, conductors and feeder appear generally sound.



2.3 The neutral conductor must terminate on a single lug. Lug needs to be installed.



3.1 A 8-CCT 120/240V Sub panel located in the basement. Appears generally sound. Screw for cover needs to be installed.



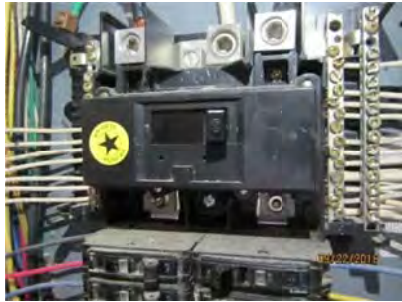
3.2 Circuit breakers, conductors and feeder appear generally sound.



3.3 A 30-CCT 120/240V Sub panel located in the laundry. Appears generally sound.



3.4 Circuit breakers, conductors and feeder appear generally sound. 220V Circuits 9/11 have been disconnected



3.5 A 150A The mains breaker installed appears generally sound.



3.6 The panel directory needs to be completed.



3.7 Panel located behind these jackets.



4.1 Kitchen fixtures and switches, outlets appeared sound.



4.2 GFCI east wall tested ok.



4.3 GFCI north wall tested ok.



4.4 GFCI north wall tested ok.



4.5 GFCI west wall tested ok



4.6 GFCI south wall tested ok.



4.7 Switches appeared generally sound



4.8 Fan and fixtures appeared general sound. Exception of some bulbs burnt out. Fan operation was wobbly.



4.9 Laundry Room.



4.10 Washer and receptacle outlet appeared generally sound.



4.11 Dryer and receptacle outlet appeared generally sound.



4.12 Switch for laundry room lights appeared generally sound.



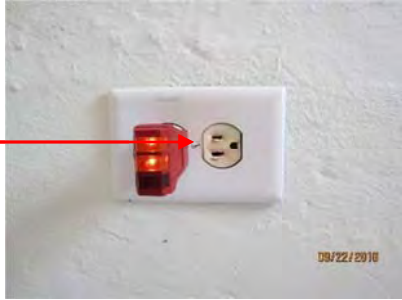
4.13 The ceilings lights in the laundry did not function. Likely bulbs need changing.



4.14 Dining room fixtures switches and outlets appeared generally sound.



1.15 Receptacle outlet appeared generally sound.



4.16 Receptacle needs replacing as evidence of over loading of device, scorch marks. South wall.



4.17 Receptacle outlet appeared generally sound.



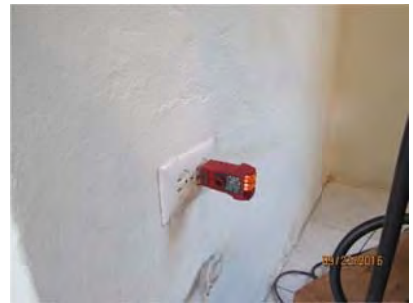
4.18 Receptacle outlet appeared generally sound.



4.19 Receptacle outlet appeared generally sound.



4.20 Living Room fixtures switches and outlets appeared generally sound.



4.21 Receptacle outlet appeared generally sound.



4.22 Receptacle outlet appeared generally sound.



4.23 220V Receptacle here had no power. North wall area.



4.24 Receptacle outlet appeared generally sound



4.25 Receptacle outlet appeared generally sound.



4.26 Switches appeared generally sound.



1.27 Switches appeared generally sound.



4.28 South Bedroom fixtures switches and outlets appeared generally sound



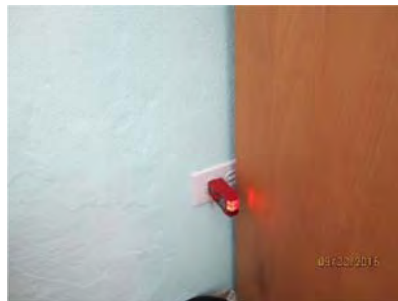
4.29 Receptacle outlet appeared generally sound.



4.30 Receptacle outlet appeared generally sound.



4.31 Receptacle outlet appeared generally sound.



4.32 Receptacle outlet appeared generally sound.



4.33 Switches appeared generally sound.



4.34 Ceiling fan and light appeared generally sound.



4.35 Closet fixture appeared generally sound.



4.36 Smoke detector appeared generally sound.



4.37 Master Bedroom fixtures, switches and outlets, smoke detector appeared generally sound.



4.38 Receptacle's tab has rusted out, device needs replacing.



4.39 Receptacle outlet appeared generally sound.



4.40 Receptacle outlet appeared generally sound.



4.41 Receptacle outlet appeared generally sound but a cover plate is needed.



4.42 Closet receptacle outlet appeared generally sound.



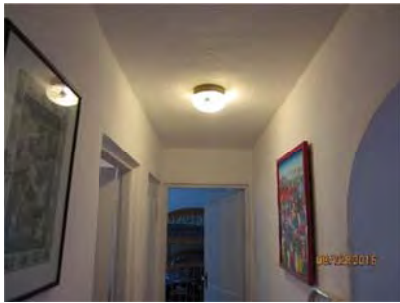
4.43 Master Bedroom fixtures switches and outlets appeared generally sound



4.44 GFCI Receptacle outlet tested ok. Appeared generally sound.



4.45 GFCI Receptacle outlet tested ok. Appeared generally sound.



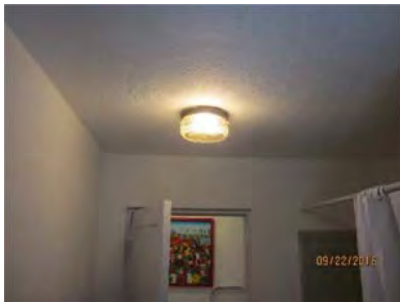
4.46 Hallway fixtures switches and outlets appeared generally sound.



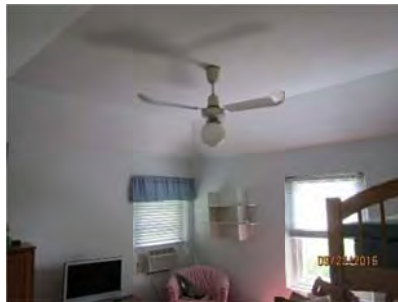
4.47 Hallway Bathroom fixtures switches and outlets appeared generally sound.



4.48 GFCI tested outlet ok. Appeared generally sound.



4.49 Fixture outlet appeared generally sound.



4.50 East Bedroom fixtures, switches and outlets appeared generally sound



4.51 Fan control is deteriorated, need replacing.



4.52 Receptacles outlet appeared generally sound.



4.53 Receptacle outlet appeared generally sound.



4.54 Receptacle outlet appeared generally sound.



4.55 Receptacle outlet appeared generally sound.



4.56 Smoke detector tested ok appeared generally sound.



4.57 Roof Space NM cable, mostly the wiring method of choice, appears generally sound.



4.58 A blank plate is needed for the J box (east bedroom closet access).



4.59 A blank plate is need for the J box above living room area.



5.1 Pump/Utility room/Water heater located in the basement. Fixtures switches and outlets appeared generally sound.



5.2 A Domestic Water heater is located in basement. The time clock, circuit appeared generally sound.



5.3 Fixture did not function and needs to be replaced.



5.4 BTC and CV cables, conduits need tidying.



6.1 Exterior fixture north corner did not function. Needs new bulbs.



6.2 Fixture south porch appeared generally sound.



6.3 Fan south porch appeared general sound.



6.4 A GFCI receptacle located outside kitchen door area tested ok. Appears generally sound but needs a new weather proof cover.



6.5 Receptacle outlet located on the south porch needs a GFCI receptacle installed to protect personnel from electrical shocks.



6.6 GFCI receptacle located east side of dwelling tested ok. Appeared generally sound.



6.7 A Split system condensing unit located on the east side of dwelling is not functional.



6.8 Disconnects for the condensing units were disconnected.



6.9 A Split system condensing unit located on the west side of dwelling is not functional.



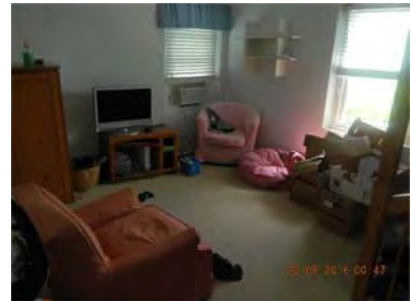
Interior

Our inspection of the Interior includes a visual inspection of the readily accessible portions of the walls, ceilings, floors, doors, cabinetry, countertops, steps, stairways, balconies and railings. Please note that a representative sample of the accessible windows and electrical receptacles are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of furnishings and personal items. In these cases some of the items may not be inspected. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. 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.

Interior Information

Number of bedrooms: Three

Number of bathrooms: Two



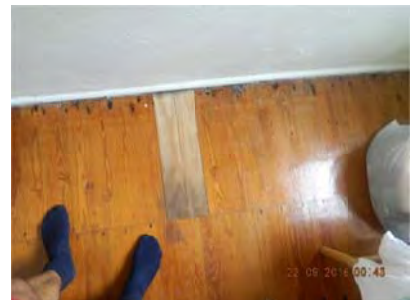
Floors

Material: Hardwood

Condition: Needs Maintenance

Comments:

Some repair patches noted. Floors should be sanded to match. Tiled flooring appears satisfactory.



Walls

Wall type: Masonry

Condition: Needs Maintenance

Comments:

Some efflorescence and moisture damage noted at the dining room beam and walls near windows. This coincides with the exterior RWP and earlier comment to repair.





Fireplace

Type: Wood-burning
Operational: Yes
Condition: Needs Maintenance

Comments:

Some smoke/soot staining to exterior firebox finishes. Flue should be inspected and cleaned by a certified chimney sweep. Draw should be tested.



Moisture and Mildew

Degree of Damage: Some condensation
Condition: Needs Maintenance

Comments:

Dining room walls show some paint finish deterioration. Debonded exterior plaster may need to be hacked off back to base masonry and replaced with a Xypex infused plaster finish, primed and painted after correct curing.



Laundry

Moisture Damage: None
Condition: Satisfactory

Comments:

No significant issues.



Ceilings

Type: Plaster
Condition: Satisfactory

Comments:

No issues related to water staining or sagging noted.



Interior Doors

Type: Solid wood
Condition: Satisfactory

Comments:

Functional





Bathroom 1

Our inspection of the bathrooms included a visual examination of the readily accessible portions of the floors, walls, ceilings, cabinets, countertops and plumbing fixtures. Bathrooms are inspected for water drainage, damage, deterioration to floor and walls, proper function of components, active leakage, unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water flow and pressure. Fixtures are tested using normal operating controls. Vent fans and their ductwork are tested for their proper operation and examined where visible. 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, tub/shower surrounds are watertight is beyond the scope of this inspection. It is very important to maintain all grout 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.

Location

Location of bathroom: North ensuite

Comments:

Bathroom is functional. Repairs needed to toilet flapper and fill valves. Shower door frame noted to be loose.



Toilet

Condition: Needs Maintenance

Comments:

Flushed tested OK. Flapper and fill valve need adjusting or replace with new.



Bathroom Ventilation

Fan vents to: Unknown

Condition: Satisfactory

Comments:

Functional



Shower

Type: Stall shower

Condition: Needs Maintenance

Comments:

Faucet lever needs repair. Grout lines show some discoloration and age.





Bathroom Sink

Condition: Needs Maintenance

Comments:

Left (HW) valve not operational. Drain stopper is missing.



Shower Walls

Type: Tile

Condition: Satisfactory

Comments:

No significant issues beyond some discoloration at base levels.



Bathroom Floor

Type: Ceramic tile

Condition: Satisfactory

Comments:

No issues



Bathroom 2

Location

Location of bathroom: Central hall

Comments:

Bathroom is functional but shows some obsolescence with fixtures and finishes and would benefit from upgrading to new.



Toilet

Condition: Satisfactory

Comments:

Flush and fill tested Ok





Bathtub

Type: Built in

Condition: Needs Maintenance

Comments:

Faucets and spout show significant pitting. Tub is functional



Bathroom Sink

Condition: Needs Maintenance

Comments:

Sink is functional but shows some mold staining at rim.



Shower Walls

Type: Ceramic tile

Condition: Satisfactory

Comments:

Functional but show some obsolescence



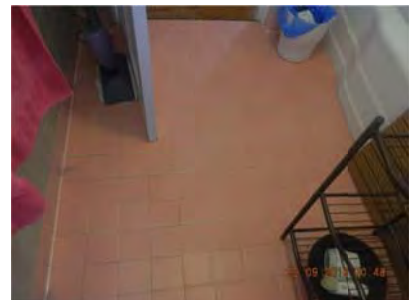
Bathroom Floor

Type: Ceramic tile

Condition: Satisfactory

Comments:

Functional but show some obsolescence



Kitchen

Inspection of standalone refrigerators, freezers and built-in icemakers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection to inspect below or behind them. Portable dishwashers are not inspected, as they require connection to facilitate testing and are sometimes not left with the home.



Cabinets

Condition: Needs Maintenance

Comments:

Some edge stripping missing. Cabinets and drawers are functional but as a whole show some obsolescence and would benefit from upgrading to new.



Countertop

Type: Laminate

Condition: Needs Maintenance

Comments:

Backsplash area at counter level shows some deterioration.



Sink

Condition: Satisfactory

Comments:

No obvious issues.



Floor

Type: Tile

Condition: Satisfactory

Comments:

No issues



Range / Oven

Fuel: Electric

Type: Operating

Make: Whirlpool

Condition: Satisfactory

Comments:

Functional





Dishwasher

Type: Not inspected
Make: Kenmore
Condition: Needs Maintenance

Comments:

Appliance appears to be loose and needs to be correctly positioned within cabinets. Dishwasher appears aged and may benefit from replacement with new.



Refrigerator

Type: Operating
Make: Whirlpool
Condition: Satisfactory

Comments:

No issues



Thank You!

Thank you for choosing our home inspection service. If you have any questions about items in the report, please do not hesitate to contact us. We are grateful for your business and look forward to working with you again in the future!



Rain water piping and positioning of downspouts is odd but appears functional. Monitor



Window AC is causing significant condensation and mold staining.



Cracked parking. Replace with new.



Hedge and trees were being trimmed at the time of inspection.



Chain-link fencing/posts need repair.



East back yard



Cesspit clean out and vent. Drop off step may be a safety hazard.



Stair railing is functional but not code compliant



Clean out access lid



Wall finishes appear satisfactory



Rust staining from window AC



Steps to cellar.



Porch ceiling is satisfactory



Aluminium windows are functional but need adjustment



Porch beams and columns appear satisfactory



AC unit not tested but shows some corrosion



General view



Roof shows some flaking and spalling. Some debris accumulation in gutter glides.



Debris at downspouts. Clean and maintain



Water ponding at mold staining



Porch roof gutter glide, water ponding



Hairline crack



Vent pipe



Flaking and general deterioration of roof coating(s)



Steps and railing with outdoor AC



Chimney vent is quiet and functional.



Possible rebar spalling at window brow



Step needs repair. Remove vegetation



RWP piping



South border retaining wall appears satisfactory



Grease trap



AC



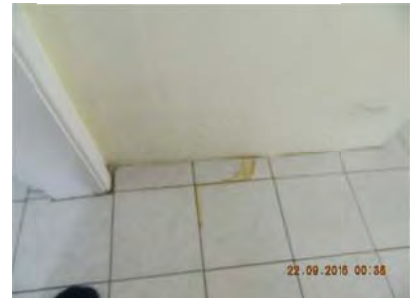
General kitchen view



Dishwasher needs repositioning and securing to cabinets/countertop



Belwo sink plumbing



Minor moisture staining



Laundry scuttle hatch not accessed.



AC not tested



Wall efflorescence



Living room ceiling appears satisfactory



South door screen needs repair



Several window latches need adjustment/repair



Defective window latch



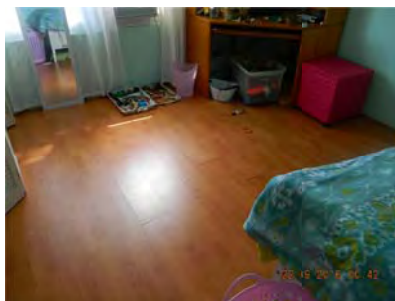
Defective latch



Bedroom wall



Bedroom ceiling



Bedroom flooring



Smoke detectors disconnected.



Floor repair needs finishing



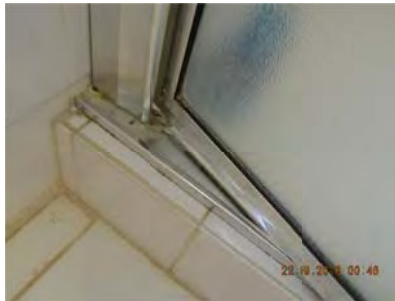
Bathroom vanity top staining



Bathroom door binds.



Shower grab bar screws are corroded



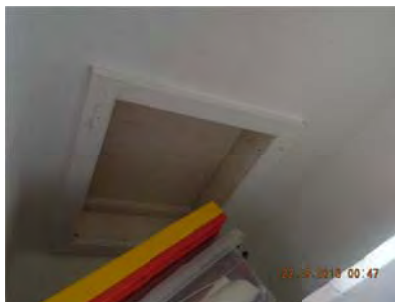
Shower door frame is loose



Bathroom door needs adjustment



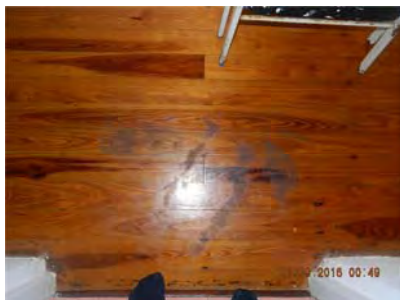
Smoke detector disconnected



Closet scuttle hatch accessed.
Limited viewing of roof framing



Light fixture shows some rust



Wood floor scuffs



Framing



Insect detritus accumulation



Framing



Framing



Floor joists appear satisfactory



Newer PVC pressure lines



Older galvanized pressure lines and valves



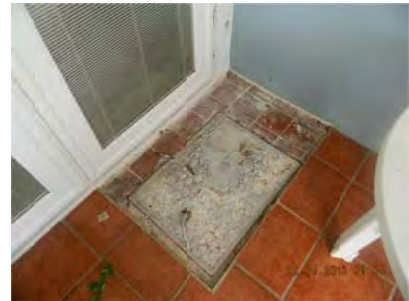
Pre-pressurized tank is functional and satisfactory



Floor joists viewed in cellar appear satisfactory



Unknown valve. Consult owners



Tank access at south porch. Tank is approx 12,000 gallons



Tank view looking down at divide walls.



Tank view looking east. Note galvanized suction line