



MICHAEL TOFANO PROPERTY AND HOME INSPECTIONS

2269381882

contactus@michaeltofano.com

<https://michaeltofano.business.site/?m=true>



NEW HOME WARRANTY RESIDENTIAL REPORT

205 Stillwater Crescent
Waterdown Ontario L0R 2H8

Samara Walorny
MAY 9, 2018



Inspector

Michael Tofano

Certified & Insured Home Inspection Company

2269381882

contactus@michaeltofano.com

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If the washing machine or its hoses leak onto the floor, the leak can spread onto the hardwood in nearby rooms on the same level or drip down onto the basement. Leaks in your laundry room can lead to major repairs in other areas of your home. You can waterproof your laundry room floor to prevent problems in this area.	34
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SUMMARY



RECOMMENDATION



SAFETY HAZARD

- ⊖ 2.1.1 Roof - Coverings: Damaged (General)
- ⊖ 2.1.2 Roof - Coverings: Shingle Cracked/Broken
- ⊖ 2.1.3 Roof - Coverings: Shingles Missing
- ⊖ 2.2.1 Roof - Roof Drainage Systems: Downspouts Drain Near House
- ⊖ 2.2.2 Roof - Roof Drainage Systems: Downspouts Missing
- ⊖ 2.2.3 Roof - Roof Drainage Systems: Gutters Missing
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- ⊖ 3.2.1 Exterior - Siding, Flashing & Trim: Evidence of Water Intrusion
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- ⊖ 3.3.1 Exterior - Walkways, Patios & Driveways: Driveway Draining Towards Home
- ⚠ 3.3.2 Exterior - Walkways, Patios & Driveways: Driveway Trip Hazard
- ⚠ 3.4.1 Exterior - Decks, Balconies, Porches & Steps: Railing Unsafe
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- ⊖ 3.5.1 Exterior - Eaves, Soffits & Fascia: Soffit Venting- Damaged
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- ⊖ 3.7.1 Exterior - Lighting: Weatherproofing
- ⊖ 4.2.1 Basement, Crawlpace & Structure - Floor Structure: Concrete Slab Shifting/Cracking
- ⊖ 4.2.2 Basement, Crawlpace & Structure - Floor Structure: Evidence of Water Intrusion
- ⊖ 4.3.1 Basement, Crawlpace & Structure - Sump Pump: Improper Installation
- ⚠ 5.1.1 Electrical - Service Entrance Conductors: Water Intrusion
- ⊖ 6.1.1 Kitchen - Kitchen Sink: Improper Installation
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- ⊖ 12.5.1 Bathroom 3 - Shower: Shower Glass & Door
- ⊖ 13.1.1 Front Office - Windows: Damaged

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- ⊖ 14.2.1 Laundry Room - Drain, Waste, & Vent Systems: Emergency Drain/Curb Membrane
- ⊖ 16.2.1 Misc. Interior - Vents, Flues & Chimneys: Vent Improperly Installed
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- ⊖ 17.3.1 Attic - Roof Structure & Attic: Thin/Soft Sheathing
- ⚠ 18.1.1 Garage - Garage Door: Auto Reverse Sensor Not Working
- ⊖ 18.1.2 Garage - Garage Door: Panel Damage

1: INSPECTION DETAILS

Information

In Attendance

Home Owner

Occupancy

Furnished, Occupied

Style

Multi-level

Temperature (approximate)

26 Celsius (C)

Type of Building

Detached, Single Family

Weather Conditions

Clear

2: ROOF

		IN	NI	NP	O
2.1	Coverings	X			X
2.2	Roof Drainage Systems	X			X
2.3	Flashings	X			X
2.4	Skylights, Chimneys & Other Roof Penetrations	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Inspection Method Ladder, Roof, Drone	Roof Type/Style Gambrel, Hip	Coverings: Material Asphalt
Roof Drainage Systems: Gutter Material Aluminum	Flashings: Material Aluminum	

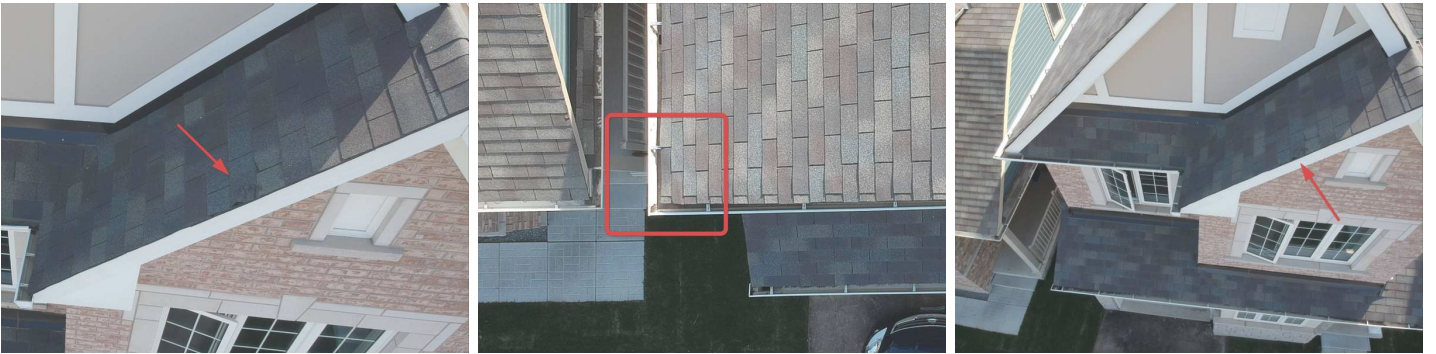
Observations

2.1.1 Coverings

DAMAGED (GENERAL)

Roof coverings showed moderate damage. Recommend a qualified roofing professional evaluate and repair.

Recommendation
Contact your builder.



Roof sheathing damage

2.1.2 Coverings

SHINGLE CRACKED/BROKEN

Roof had cracked/broken tiles. Recommend a qualified roof contractor repair or replace to prevent moisture intrusion and/or mold.

Recommendation
Contact your builder.



2.1.3 Coverings

SHINGLES MISSING

Observed areas that appeared to be missing sufficient coverings. Recommend qualified roofing contractor evaluate & repair.

Recommendation

Contact your builder.



2 different colour roof vents

2.2.1 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 4 to 6 feet from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.

Recommendation

Recommended DIY Project

2.2.2 Roof Drainage Systems

DOWNSPOUTS MISSING

Home was missing downspouts in one or more areas. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor install downspout extensions that drain at least 6 feet from the foundation.

Recommendation

Contact your builder.



2.2.3 Roof Drainage Systems

GUTTERS MISSING

There are no gutters present on the structure. Gutters are recommended because they collect rain water from the roof and direct it away from the building.

Recommendation

Contact your builder.



Poor drainage at chimney capping.
Signs of water penetration at through
gas exterior venting.

2.3.1 Flashings

LOOSE/SEPARATED

Flashings observed to be loose or separated, which can lead to water intrusion and/or mold. Recommend a qualified roofing contractor repair.

Recommendation

Contact your builder.



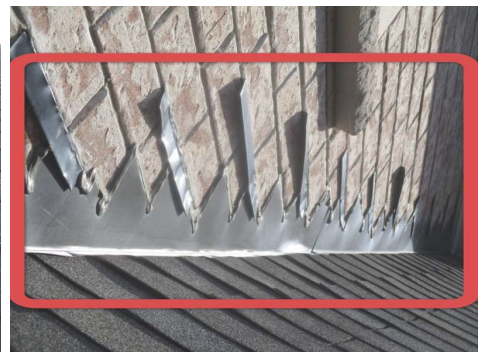
Area for water penetration and pests



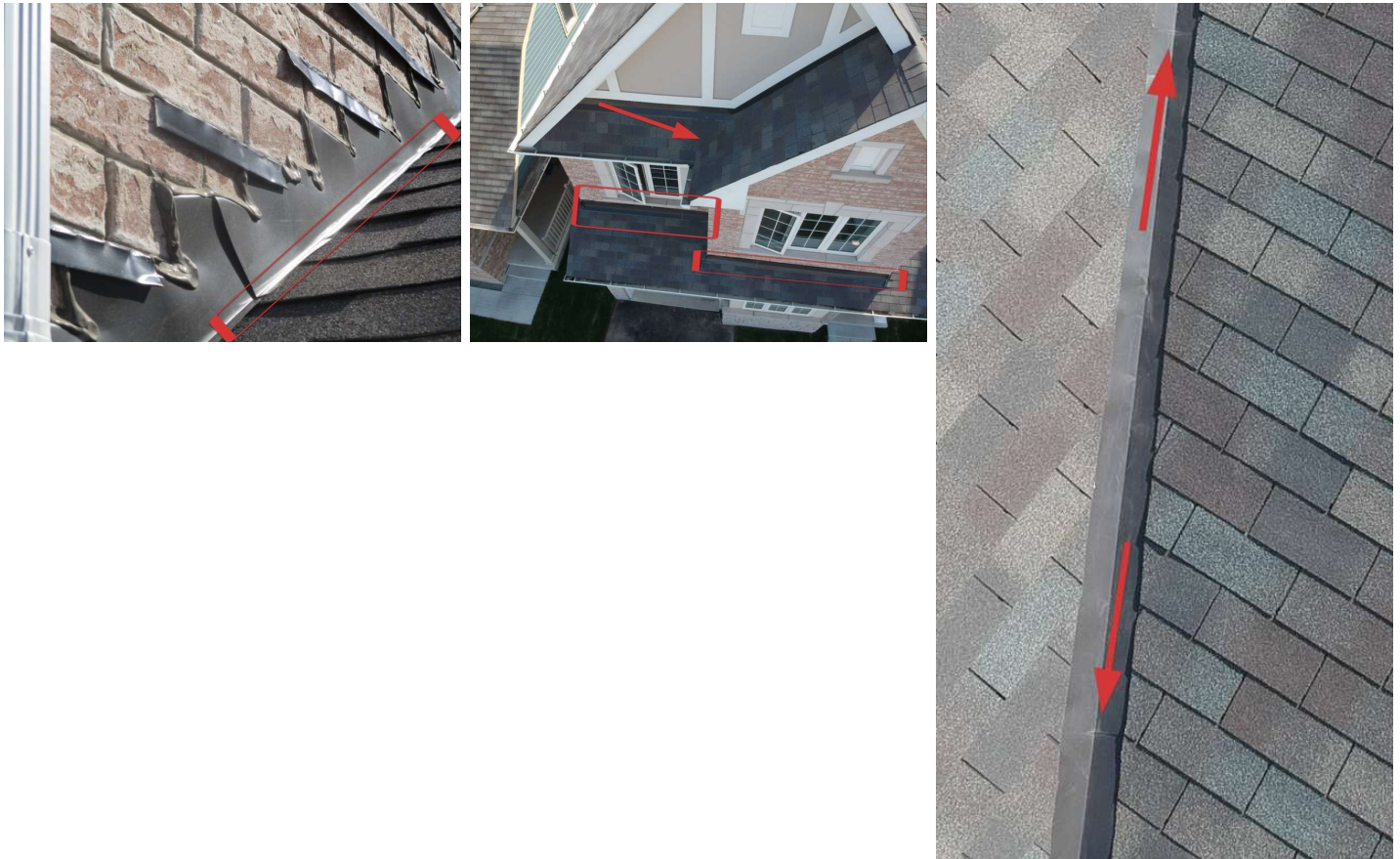
Poor workmanship multiple areas for water penetrations.



Exposed nails will rust and become point for water penetration.



Poor workmanship multiple areas for water penetrations.



2.4.1 Skylights, Chimneys & Other Roof Penetrations

ROOF PENETRATION FLASHINGS

More than one or more roof vent flashings poorly or improperly installed during [roof installation](#). It is a vital element of the roofing system. It keeps your roof waterproof and airtight, sealing the outer envelope that protects the interior of your home from weather and other elements. Recommend a qualified roofing contractor to repair or replace.

Recommendation

Contact your builder.



Poor construction practices, multiple area for water penetrations and moisture damage.



3: EXTERIOR

		IN	NI	NP	O
3.1	Foundation	X			X
3.2	Siding, Flashing & Trim	X			X
3.3	Walkways, Patios & Driveways	X			X
3.4	Decks, Balconies, Porches & Steps	X			X
3.5	Eaves, Soffits & Fascia				
3.6	Vegetation, Grading, Drainage & Retaining Walls	X			X
3.7	Lighting	X			X

IN = Inspected

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O = Observations

Information

Inspection Method

Attic Access, Visual

Foundation: Material

Concrete

Siding, Flashing & Trim: Siding Material

Brick, Engineered Wood, Masonry, Wood

Siding, Flashing & Trim: Siding Style

Panels

Walkways, Patios & Driveways: Driveway Material

Asphalt

Decks, Balconies, Porches & Steps: Appurtenance

Balcony, Deck, Deck with Steps

Decks, Balconies, Porches & Steps: Material

Wood

Siding, Flashing & Trim: Windows

Basement

Basement slider window well and drainage systems missing at the time of the inspection. Recommend well and drainage to be installed immediately to prevent water and moisture penetration to the basement foundation.

[Helpful link](#) on basement window drainage



Observations

3.1.1 Foundation

IMPROPER CONSTRUCTION PRACTICES

Improper or sub-standard construction practices were noted at the foundation wall meeting waterproofing. Recommend a qualified contractor to evaluate and advise on how to bring the construction up to standards.

Recommendation

Contact your builder.



Missing waterproofing sealant

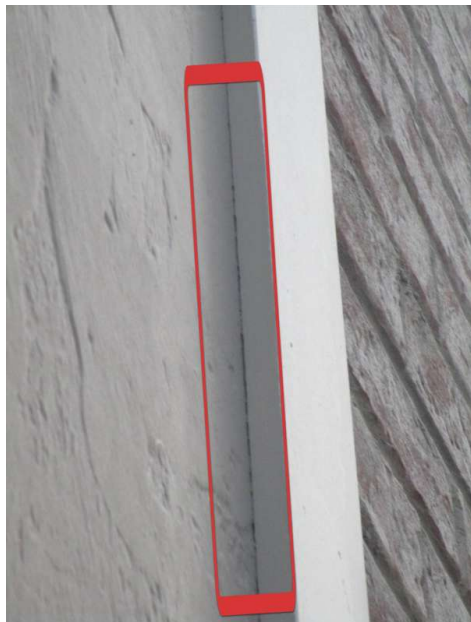
3.2.1 Siding, Flashing & Trim

EVIDENCE OF WATER INTRUSION

Exterior cladding/sidings showed signs of water intrusion. This could lead to further deterioration and/or mold or moisture damage. Flashing & trim pieces were improperly installed, which could result in moisture intrusion and damaging leaks. Recommend a qualified siding contractor evaluate and repair. Recommend a qualified contractor evaluate and repair or replace to prevent further damage to the home.

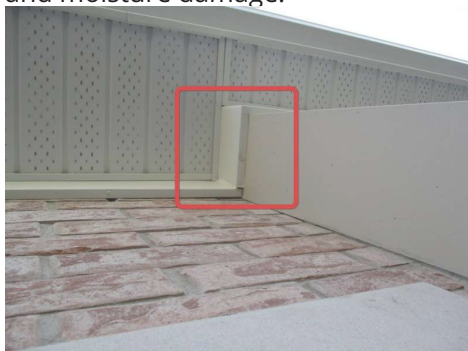
Recommendation

Contact your builder.



Multiple areas for water penetration and moisture damage.

Poor workmanship, missing flashings.

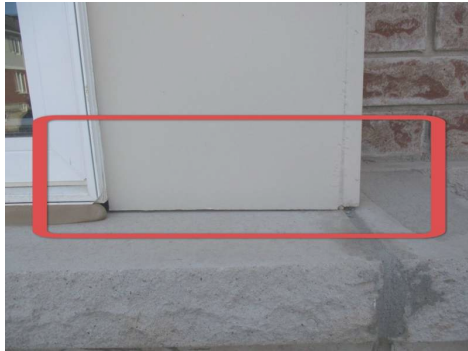


Poor drainage, interior areas showing sign of water damage at ceiling.



Signs of day light showing at attic cladding areas. Multiple areas of for water penetration and moisture damage. Missing waterproofing membrane, recommend repair or replace.





Poor constructions practices, one or more windows incorrectly installed.

Poor construction practices, multiple area for water penetration and moisture damage. Recommend repair or replace to prevent further damage.

3.2.2 Siding, Flashing & Trim

WARPING/BUCKLING

Vinyl siding was warping or buckling in areas. This is often as a result of nailing siding boards to tight to the home, preventing expansion/contraction. Recommend a qualified siding contractor evaluate and repair.

Recommendation

Contact your builder.



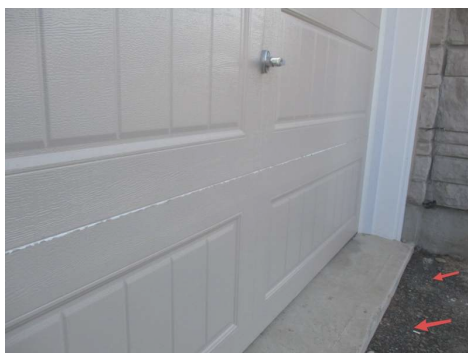
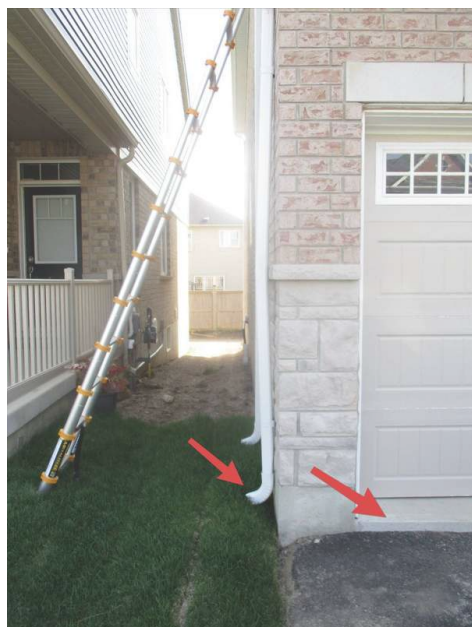
3.3.1 Walkways, Patios & Driveways

DRIVEWAY DRAINING TOWARDS HOME

The driveway has a negative slope and drains towards the structure. Recommend a driveway contractor evaluate and repair.

Recommendation

Contact your builder.



3.3.2 Walkways, Patios & Driveways

DRIVEWAY TRIP HAZARD

Ashphalt driveway showing sign of trip hazards located one or more areas. Client waiting for final asphalt installation.

Recommendation

Contact your builder.



Safety Hazard



3.4.1 Decks, Balconies, Porches & Steps

RAILING UNSAFE

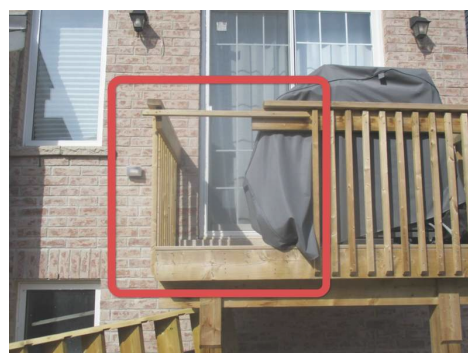
There is an unsafe opening in the railing. The spacing on the rail should not exceed 4". An opening greater than 4" is a serious safety hazard especially for children. Recommend repair or replacement to avoid serious injury.

Recommendation

Contact your builder.



Safety Hazard



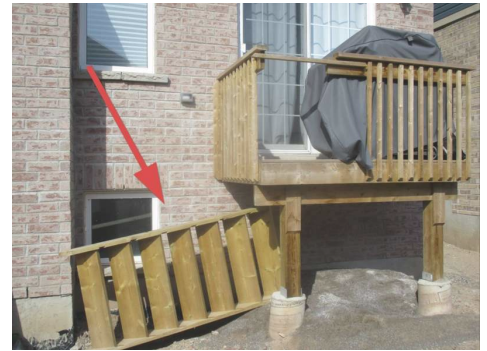
3.4.2 Decks, Balconies, Porches & Steps

STAIRS -MISSING

One or more sections of the exterior stairs are missing. Recommend qualified contractor evaluate & repair.

Recommendation

Contact your builder.



3.5.1 Eaves, Soffits & Fascia

SOFFIT VENTING- DAMAGED

One of soffit area is damaged. Recommend qualified roofer evaluate & repair.

Recommendation

Contact your builder.



3.6.1 Vegetation, Grading, Drainage & Retaining Walls

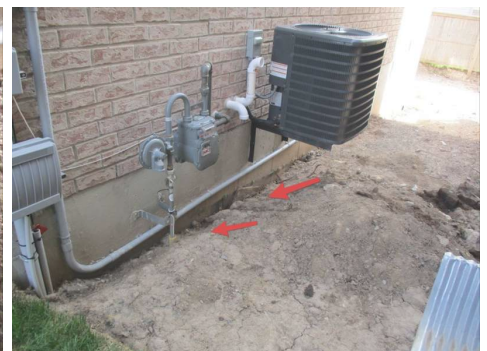
NEGATIVE GRADING

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.

Recommendation

Contact your builder.





3.7.1 Lighting

WEATHERPROOFING

Improper construction practices, exterior light must be weather tight to prevent moisture damage. Recommend qualified professional to sealant/caulk areas where deficient.

Recommendation

Contact your builder.



4: BASEMENT, CRAWLSPACE & STRUCTURE

		IN	NI	NP	O
4.1	Basements & Crawlspaces	X			
4.2	Floor Structure	X			X
4.3	Sump Pump	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Inspection Method Visual	Floor Structure: Material Concrete	Floor Structure: Basement/Crawlspace Floor Concrete
Sump Pump: Location Basement		

Observations

4.2.1 Floor Structure

CONCRETE SLAB SHIFTING/CRACKING

Concrete slab was found to be cracking at the floor around backwater valve and storm drain access. This can be caused by moisture intrusion and/or soil movement. Recommend a concrete contractor evaluate and repair to preserve integrity of the home.

Recommendation
Contact your builder.



Improperly installed access for backwater valve and storm drain clean out. Concrete floor is coving areas restriction access.

4.2.2 Floor Structure

EVIDENCE OF WATER INTRUSION

There were signs of water intrusion in the underlying floor structure. Recommend identifying source of moisture and repairing.

Recommendation

Contact your builder.



4.3.1 Sump Pump

IMPROPER INSTALLATION

Sump pump had sub-standard installation. Recommend a qualified plumber evaluate and properly install.

Recommendation

Contact your builder.



Loose



Seal joints to prevent piping failure.

5: ELECTRICAL

		IN	NI	NP	O
5.1	Service Entrance Conductors	X			X
5.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
5.3	Branch Wiring Circuits, Breakers & Fuses				

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Service Entrance Conductors: Electrical Service Conductors Below Ground	Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location Basement	Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity 200 AMP
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer Eaton	Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type Circuit Breaker	Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP Copper
Branch Wiring Circuits, Breakers & Fuses: Wiring Method Conduit, Romex		

Observations

5.1.1 Service Entrance Conductors

 Safety Hazard

WATER INTRUSION

There is possible water intrusion and the meter / service entrance. Moisture can deteriorate the electrical equipment. Recommend that a licensed electrician repair / replace as needed.

Recommendation
Contact your builder.



6: KITCHEN

		IN	NI	NP	O
6.1	Kitchen Sink	X			X

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observations

Observations

6.1.1 Kitchen Sink

IMPROPER INSTALLATION

Improper installation of the drian and waste systems for kitchen sink. Poor construction practices, missing venting at island sink, Improper trap configurantion as well.

Plumbing **trap** is a device which has a shape that uses a bending path to capture water to prevent sewer gases from entering buildings, while allowing waste to pass through also needs to have a proper clean-out installed. Recommend professional licence plumber to repair or replace and bring up to proper standards.

Recommendation
Contact your builder.



7: MASTER BEDROOM

		IN	NI	NP	O
7.1	General	X			X
7.2	Windows	X			X
7.3	Walls	X			
7.4	Ceilings	X			
7.5	Lighting Fixtures, Switches & Receptacles	X			
7.6	GFCI & AFCI	X			
7.7	Smoke Detectors	X			
7.8	Carbon Monoxide Detectors	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observations

Information

Windows: Window Type

Casement, Thermal

Windows: Window Manufacturer Walls: Wall Material

Unknown

Drywall

Ceilings: Ceiling Material

Gypsum Board

Observations

7.2.1 Windows

IMPROPER INSTALLATION

Windows appear to not be operating properly due to substandard installation. Signs of water and moisture penetrations and also losing energy (poor caulking methods) Recommend window specialist evaluate.

Helpful link

Recommendation

Contact your builder.



8: BEDROOM 2

		IN	NI	NP	O
8.1	General	X			X
8.2	Windows	X			X
8.3	Walls	X			
8.4	Ceilings	X			
8.5	Lighting Fixtures, Switches & Receptacles	X			
8.6	GFCI & AFCI	X			
8.7	Smoke Detectors	X			
8.8	Carbon Monoxide Detectors	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observations

Information

Windows: Window Type

Casement, Thermal

Windows: Window Manufacturer Walls: Wall Material

Unknown

Drywall

Ceilings: Ceiling Material

Gypsum Board

Observations

8.2.1 Windows

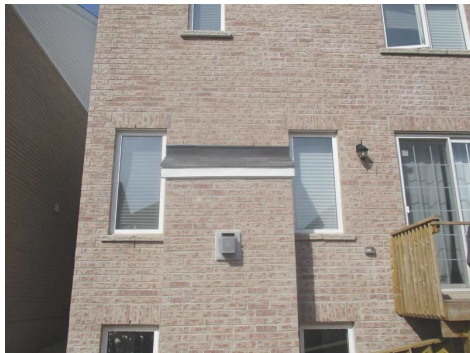
IMPROPER INSTALLATION

Windows appear to not be operating properly due to substandard installation. Signs of water and moisture penetrations and also losing energy (poor caulking methods) Recommend window specialist evaluate.

[Helpful link](#) on good window construction practices

Recommendation

Contact a qualified window repair/installation contractor.





9: UPSTAIRS LOFT

		IN	NI	NP	O
9.1	General	X			
9.2	Windows	X			
9.3	Walls	X			
9.4	Ceilings	X			
9.5	Lighting Fixtures, Switches & Receptacles	X			
9.6	GFCI & AFCI	X			
9.7	Smoke Detectors	X			
9.8	Carbon Monoxide Detectors	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observations

Information

Windows: Window Type

Casement, Thermal

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Gypsum Board

Observations

9.2.1 Windows

IMPROPER INSTALLATION

Windows appear to not be operating properly due to substandard installation. Recommend window specialist evaluate.

Recommendation

Contact a qualified window repair/installation contractor.

10: BATHROOM 1

		IN	NI	NP	O
10.1	Toilet	X			
10.2	GFCI & AFCI	X			
10.3	Water Supply, Distribution Systems & Fixtures	X			
10.4	Lighting Fixtures, Switches & Receptacles				

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Water Supply, Distribution Systems & Fixtures: Distribution Material Pex	Water Supply, Distribution Systems & Fixtures: Water Supply Material Hose, Pex
--	--

11: BATHROOM 2

		IN	NI	NP	O
11.1	General				
11.2	Water Supply, Distribution Systems & Fixtures	X			
11.3	Lighting Fixtures, Switches & Receptacles	X			
11.4	GFCI & AFCI	X			
11.5	Shower	X			
11.6	Toilet	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observations

Information

**Water Supply, Distribution
Systems & Fixtures: Distribution
Material**
Pex

**Water Supply, Distribution
Systems & Fixtures: Water
Supply Material**
Hose, Pex

12: BATHROOM 3

		IN	NI	NP	O
12.1	General	X			
12.2	Water Supply, Distribution Systems & Fixtures	X			
12.3	Lighting Fixtures, Switches & Receptacles	X			
12.4	GFCI & AFCI				
12.5	Shower	X			X
12.6	Toilet	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observations

Information

Water Supply, Distribution Systems & Fixtures: Distribution Material
Pex

Water Supply, Distribution Systems & Fixtures: Water Supply Material
Hose, Pex

Observations

12.5.1 Shower

SHOWER GLASS & DOOR

Master shower showing signs of water and moisture near the glass and door. Sealing method appears to have been installed substandard.



13: FRONT OFFICE

		IN	NI	NP	O
13.1	Windows	X			X
13.2	Walls	X			X
13.3	Ceilings	X			X
13.4	Lighting Fixtures, Switches & Receptacles	X			
13.5	GFCI & AFCI	X			

IN = InspectedNI = Not InspectedNP = Not PresentO = Observations

Information

Windows: Window Type Casement, Thermal	Windows: Window Manufacturer Unknown	Walls: Wall Material Drywall
Ceilings: Ceiling Material Gypsum Board		

Observations

13.1.1 Windows

DAMAGED

One or more windows appears to have general damage, but are operational. Recommend a window professional clean, lubricate & adjust as necessary.

Recommendation

Contact your builder.



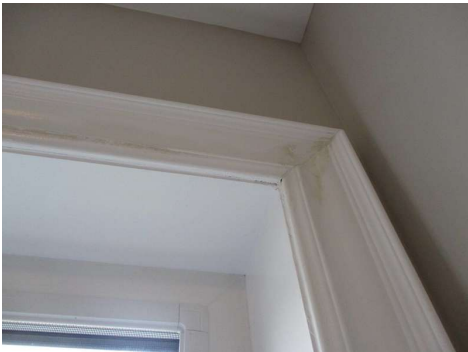
13.1.2 Windows

IMPROPER INSTALLATION

Windows appear to not be operating properly due to substandard installation. Recommend window specialist evaluate. Showing signs of moisture and water damage at sills interior an exterior.

Recommendation

Contact a qualified window repair/installation contractor.





13.2.1 Walls

POOR PATCHING

Sub-standard drywall patching observed at time of inspection. Recommend re-patching.

Recommendation

Contact your builder.

13.3.1 Ceilings

STAIN(S) ON CEILING

There is a stain on ceiling/wall that requires repair and paint. Source of staining should be determined.

Recommendation

Contact your builder.



14: LAUNDRY ROOM

		IN	NI	NP	O
14.1	Main Water Shut-off Device	X			
14.2	Drain, Waste, & Vent Systems	X			X
14.3	Exhaust Systems	X			X
14.4	Hot Water Systems, Controls, Flues & Vents	X			X
14.5	Fuel Storage & Distribution Systems	X			X

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observations

Information

Filters

None

Water Source

Public

Dryer Power Source

220 Electric

Dryer Vent

Metal (Flex)

Main Water Shut-off Device:

Location

Basement

Drain, Waste, & Vent Systems:

Drain Size

1 1/2", 2"

Drain, Waste, & Vent Systems:

Material

ABS

Exhaust Systems: Exhaust Fans

Fan Only

Hot Water Systems, Controls,

Flues & Vents: Power

Source/Type

Gas, Tankless

Hot Water Systems, Controls,

Flues & Vents: Location

Basement

Fuel Storage & Distribution

Systems: Main Gas Shut-off

Location

Gas Meter

Hot Water Systems, Controls, Flues & Vents: Manufacturer

Rinnai, Reliance

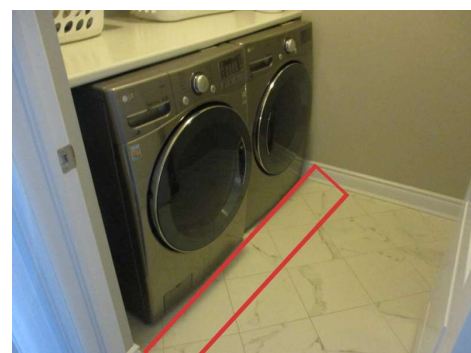
I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)

Observations

14.2.1 Drain, Waste, & Vent Systems

EMERGENCY DRAIN/CURB MEMBRANE



If the washing machine or its hoses leak onto the floor, the leak can spread onto the hardwood in nearby rooms on the same level or drip down onto the basement. Leaks in your laundry room can lead to major repairs in other areas of your home. You can waterproof your laundry room floor to prevent problems in this area.

15: UTILITY ROOM

		IN	NI	NP	O
15.1	Cooling Equipment	X			X
15.2	Heating Equipment	X			
15.3	Distribution System	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Cooling Equipment: Brand Goodman	Cooling Equipment: Energy Source/Type Central Air Conditioner	Cooling Equipment: Location Exterior North
Heating Equipment: Brand Goodman	Heating Equipment: Energy Source Gas	Heating Equipment: Heat Type Forced Air
Distribution System: Ductwork Non-insulated	Distribution System: Configuration Central	

16: MISC. INTERIOR

		IN	NI	NP	O
16.1	Distribution Systems	X			X
16.2	Vents, Flues & Chimneys	X			
16.3	Smoke Detectors	X			
16.4	Steps, Stairways & Railings	X			
16.5	Countertops & Cabinets	X			X
16.6	Gas/LP Firelogs & Fireplaces	X			X

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observations

Information

Countertops & Cabinets:

Countertop Material

Corian, Granite, Quartz

Countertops & Cabinets:

Cabinetry

Laminate

Observations

16.2.1 Vents, Flues & Chimneys

VENT IMPROPERLY INSTALLED

Gas fire place exhaust vent was improperly installed. Showing signs of water penetration and moisture. Recommend a qualified HVAC contractor evaluate and repair.

Recommendation

Contact your builder.

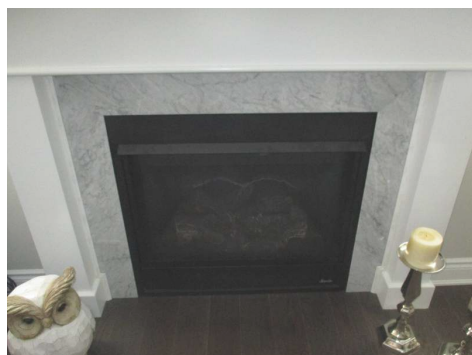
16.6.1 Gas/LP Firelogs & Fireplaces

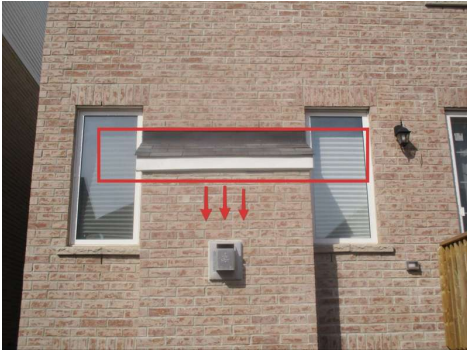
GAS FIREPLACE AND VENTING

Living room gas fireplace showing signs of water penetration entering at the exterior vent. Recommend contracting a qualified contractor to prevent further damage to the home.

Recommendation

Contact your builder.





Missing gutters or missing rain cover.

17: ATTIC

		IN	NI	NP	O
17.1	Attic Insulation	X			X
17.2	Ventilation	X			X
17.3	Roof Structure & Attic	X			X

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observations

Information

Attic Insulation: R-value

50

Attic Insulation: Insulation Type

Blown

Ventilation: Ventilation Type

Passive, Soffit Vents

Roof Structure & Attic: Material

OSB, Wood

Roof Structure & Attic: Type

Hip, Shed

Observations

17.1.1 Attic Insulation

IMPROPER INSTALLATION

An unknown white pvc pipe venting into the attic was installed. Recommend a qualified contractor evaluate and correct.

Recommendation

Contact your builder.

17.2.1 Ventilation

UNKNOWN VENTING

Unknown white PVC piping located venting into the attic areas. Recommend qualified professional to further investigate the situation.

Recommendation

Contact your builder.



17.3.1 Roof Structure & Attic

THIN/SOFT SHEATHING

Roof sheathing appears to be damaged in certain areas. This can installation error and can effect underlying wood panels & structure. Recommend further examination by a qualified roofer.

Recommendation

Contact your builder.

18: GARAGE

		IN	NI	NP	O
18.1	Garage Door	X			X
18.2	Garage Door Opener	X			
18.3	Occupant Door (From garage to inside of home)	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Garage Door: Material

Metal, Non-insulated, Vinyl

Garage Door: Type

Automatic

Observations

18.1.1 Garage Door

! Safety Hazard

AUTO REVERSE SENSOR NOT WORKING

The auto reverse sensor was not responding at time of inspection. This is a safety hazard to children and pets. Recommend a qualified garage door contractor evaluate and repair/replace.

Recommendation

Contact your builder.

18.1.2 Garage Door

PANEL DAMAGE

Garage door panel is damaged and may need repair/replacement. Recommend a qualified garage door contractor evaluate.

Recommendation

Contact your builder.





STANDARDS OF PRACTICE

Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Basement, Crawlpace & Structure

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not properly grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut

down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms. F. inspect, operate or test any security, fire or alarm systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Kitchen

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

Misc. Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Attic

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.