

Home Inspection Report

Prepared for:
Ms & Mr Homebuyer

at:
1029 Main Street
Somewhere, B.C.



Prepared by
North Island Inspection Services
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www.northislandinspections.com

May 28, 2011

Ms & Mr Homebuyer

RE: 1029 Main Street
Somewhere BC



REPORT SUMMARY

The following items should be addressed:

Exterior Surfaces and Accessories

Fences and Retaining Walls

Fences

Wood, Suggest painting or staining wooden fencing to extend life. Hedging - Suggest trimming to improve view.

Exterior Walls, Trim and Accessories

Painted Finishes

Siding, Trim, Soffits, Doors, Windows, Decks, Painting/staining recommended to extend life.

Soffit

Closed, Wood, Suggest adding soffit vents as needed.

Fascia/Gable Trim

Suggest repairing/repainting/staining exposed parts of fascia.

Windows

Material

Metal, Wood, Vinyl , mechanisms damaged / inoperative, Missing glass - carport.

Comments

Suggest cleaning tracks on all windows and sliding doors with dish soap and warm water to inhibit mould build up.

Doors

Main Entry

Wood. Suggest repair/replace weather stripping, Suggest re sanding/refinishing door to extend life.

Sliding Doors

Metal, Double glazed, Lock Set in need of repair. Suggest cleaning tracks with dish soap and warm water to inhibit mould build up.

Porches and Decks

Deck Surface

Wood, Suggest refinishing all surfaces (decking, rails and stairs) to extend life.

Carport

Carport House Door

Hollow core, Glazed, Suggest replace / install weather stripping, Suggest re sanding/refinishing door to extend life. Suggest adding door closer hardware

Structure

Attic

Attic Ventilation

Roof vents, Gable vents, Suggest adding ventilation at soffits, Suggest adding baffles between trusses at soffit to ensure adequate ventilation. Baffles will prevent insulation from blocking soffit ventilation pathways.

Attic Insulation

Batt, Fiberglass, Poly vapour barrier, Estimated R value: 24 Suggest improvement to current standards (R40)

Interior

Doors & Stairs

Interior Doors

Suggest installing/repairing door stops to prevent wall damage.

Kitchen

Counter

Plastic laminate. Poor seals at walls / tiles. Suggest refinishing/replacing laminate.

Sink

Double basin, Stainless steel. Minor chip, scratch or damage. Some mould visible around faucet.

Main Hall Bathroom

Tub/Enclosure

With shower - unable to get tap to work (only shower operating) suggest further investigation, Enamel, Chipped, Tile surround - Mold / mildew,

Toilet/Bidet

Moisture meter readings: 68%. Meter readings indicate possible leakage. Suggest further investigation.

Utilities

Plumbing

Electric HW Tank

Estimated capacity: 40 Imp Gal, Estimated age: 16 years, Hot water tank is past average life expectancy, possibility of failure / leakage high (average life expectancy is 7-10 years)

Electric HWT Valves

Shut off, No Vacuum breaker or Temperature relief valve visible.

Electrical

Suggested Improvements

Suggest adding GROUND FAULT CIRCUIT INTERRUPTERS (GFCI) to bathroom outlets, Suggest adding GROUND FAULT CIRCUIT INTERRUPTERS (GFCI) to exterior outlets, Suggest correcting circuits that are not presently working properly - open and reverse grounding.

Thank you for selecting North Island Inspection Services to do your home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

North Island Inspection Services

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North Island Inspection Services

OK = Good Condition M = Maintenance R = Repair N/V = Not visible N/C = Not checked

General Information

Site Information

Prepared for: Ms & Mr Homebuyer.
Inspection Address: 1029 Main Street
Somewhere, BC.
Date: 05/28/2011.
Time Started: 9:40 AM.
Time Finished: 1:55 PM.
Access provided: Tenant.
Attended by: Purchaser.
Delivered To: Purchaser.
Weather: Overcast.
Temperature: 8 ° C

Year Built: 1964.
House Style: Whole house, Freestanding, Residential.
Stories: two.
Bldg Orientation: South, West.
Soil Conditions: Damp.
Occupancy: Occupied, Tenant.

THIS INSPECTION DOES NOT COVER CODE COMPLIANCE ISSUES SET BY GOVERNMENTS OR OTHER REGULATORY AUTHORITIES

The purpose of a home inspection and inspection report is to educate prospective purchasers(s) about the general condition of a property. The information contained in this report is documented during a visual survey with limitations including, but not limited to, those imposed by furniture, rugs, art, walls, stored items and systems which are shut down or inoperable.

No inspection of hidden or concealed items has been made, therefore no opinion can be expressed on these items. The enclosed results of this inspection are opinions and there is no attached or implied guarantee of warranty.

This inspection is performed for the sole, confidential and exclusive use of the client noted above. This report is not to be relied upon by any third party.

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Exterior Surfaces and Accessories

OK M R N/V N/C

Drainage

Site Drainage Moderate slope. Terraced, Property slopes towards building at rear.

Foundation Drains Plastic, Big 'O'

Roof Drain Connections Underground.

Comments Foundation drain inspection limited to visible sections only.

Fences and Retaining Walls

Fences



Wood, Suggest painting or staining wooden fencing to extend life. Hedging - Suggest trimming to improve view.

Retaining Walls Stone, Concrete, Suggest monitoring cracks to see if they are growing.

Sidewalks, Driveways and Patios

Sidewalks and Steps Concrete, Cracked/settled.

Driveway Asphalt, Minor cracks due to settlement.

Patios Concrete, Cracks/Settlement noted. Uneven - trip hazard, repairs suggested.

Landscaping

Trees & Shrubs Suggest trimming vegetation from building surfaces.

Irrigation System

Oil Tanks

NOTES:

SWIMMING POOLS, HOT TUBS, SPAS AND GARDEN POOLS ARE BEYOND THE SCOPE OF THIS INSPECTION. WE DO NOT TEST OR INSPECT ANY OF THESE COMPONENTS. PLEASE CONSULT MANUAL/SAFETY STANDARDS FOR PROPER OPERATIONS AND MUNICIPAL BY-LAWS FOR FENCING REGULATIONS

- To help prevent rodent problems:
- keep garbage cans covered

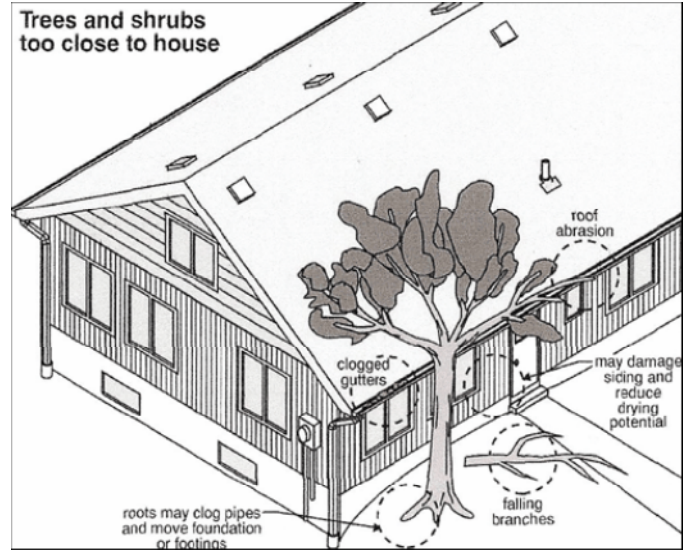
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- use only rodent resistant composters
- pick up dropped nuts and fruits
- stack firewood off the ground and away from buildings
- weather strip garage doors
- do not feed wild birds unless cleanup is performed daily
- screen attic vents

Large trees near houses can cause significant damage to foundation walls, floors, drainage pipes and roofs. Be sure to trim branches well away (six feet minimum) from roofs, chimneys and walls.

Do not allow vegetation to grow on building surfaces. ivy, clematis, and grape vines become insect ladders and rodent freeways



OK M R N/V N/C

Exterior Walls, Trim and Accessories

Main Wall Coverings

- Wood, Suggest cleaning Suggest seal all openings / holes in siding.

Painted Finishes



- Siding, Trim, Soffits, Doors, Windows, Decks, Painting/staining recommended to extend life.

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Soffit

OK M R N/V N/C

Closed, Wood, Suggest adding soffit vents as needed.



Fascia/Gable Trim

Suggest repairing/repainting/staining exposed parts of fascia.



Window Trim

Metal, Wood, Suggest repaint/stain window trim to extend life.

Flashings

Windows.

Caulking

Caulk is recommended and is considered regular maintenance. Always use high quality caulking - preferably marine grade.

Siding Grnd Clearance

Maintain 6 - 8 inch clearance for proper protection of siding and wood frame members. **IDEALLY 6 - 8 INCHES IS RECOMMENDED BETWEEN THE BOTTOM EDGE OF SIDING AND SOIL, BUT ANY CLEARANCE EFFECTIVELY REDUCES THE CHANCE OF CONTACT AND RESULTING MOISTURE DAMAGE TO SIDING.**

Gas Meter

Gas Meter.

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Comments

Check building exterior twice annually. To extend the life of exterior finishes and help prevent leaks, keep paint, caulking, flashings, etc. in good condition. Buy good quality paint and caulking (marine grade). Keep weather stripping around doors in good condition and replace when necessary.

OK M R N/V N/C

Windows

Material

- Metal, Wood, Vinyl, mechanisms damaged / inoperative, Cracked / broken / missing glass - carport.



Style

- Fixed, Horizontal sliding, Hopper / awning.

Glazing

- Single glazing, Double glazing.

Hardware

- Free up windows that are painted or stuck shut.

Comments

Suggest cleaning tracks on all windows and sliding doors with dish soap and warm water to inhibit mould build up.

Doors

Main Entry

- Wood. Suggest repair/replace weather stripping, Suggest re sanding/ refinishing door to extend life.



Rear Entry

- onto rear deck, Wood, Solid Core, Glazed.

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Sliding Doors

OK M R N/V N/C

Metal, Double glazed, Lock Set in need of repair. Suggest cleaning tracks with dish soap and warm water to inhibit mould build up.



Porches and Decks

Porch/Deck

Location

Material / Condition

Back.

Wood. Footing seem stable, but slab/patio under deck has cracked dramatically - Suggest removal (as it is separate from footings)



Railing

Stairs

Deck Surface

Wood, Suggest re/finishing.

Suggest re/finishing.

Wood, Suggest refinishing all surfaces (decking, rails and stairs) to extend life.



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OK M R N/V N/C

Carport

- Size / Style** 1 car, Carport .
- Roof Style** Gable, Roof part of main house construction.
- Roof Material** Asphalt Shingle, Roof part of main house construction.
- Roof Structure** Roof part of main house construction.
- Structure** Post & Beam.
- Exterior Siding & Trim** Wood, Part of main house.
- Foundation** Minor cracks - suggest monitoring to see if they grow.
- Floor** Concrete.
- Carport Service Door** into carport storage room at rear, Wood, Hollow core.
- Carport House Door** Hollow core, Glazed, Suggest replace / install weather stripping, Suggest re sanding/refinishing door to extend life. Suggest adding door closer hardware



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Structure

OK M R N/V N/C

Roof

Viewing Method

On Roof.

Roof Style

Dutch hip.

Roof Slope

Medium slope.

Asphalt Shingles

Fiberglass composite.

Secondary

Protection

Underlayment, Partially visible.

Flashings

Galvanized, Membrane.

Plumbing Vent

Pipe(s):

Caps missing - suggest adding.



Estimated Age

Estimated Age: 4-6 years.

Ventilation

See attic ventilation section.

Gutters

Metal, Cleaning needed.

Roof Drains



Suggest add/replace strainer baskets.

Downspouts

Metal.

Chimney #1

Masonry, WETT standards are met, Refer to WETT inspection report (to follow)

Flue Liner

Suggest adding stainless liner to upgrade WETT standards.

Comments

Remember to check roof semi-annually.

Periodic roofing maintenance is simple, prudent and relatively inexpensive. However, roofing work is potentially dangerous - please consult a professional roofing contractor

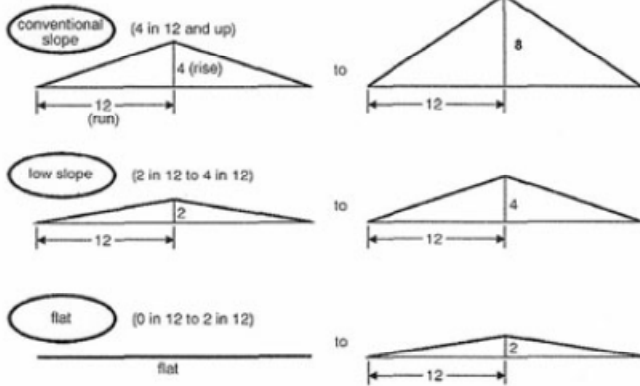
Proper maintenance will help ensure your roof remains serviceable to full life expectancy. Check roof semi-annually

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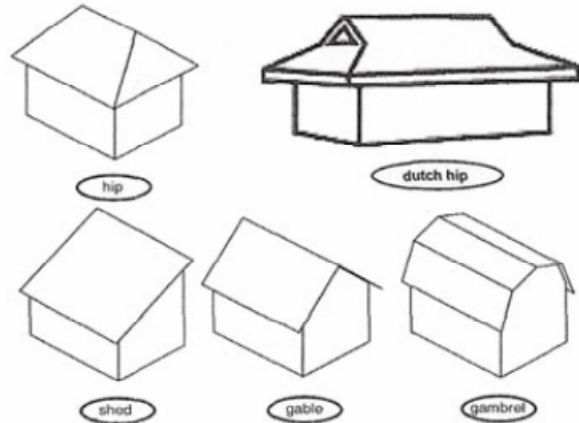
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Roof slopes

slope=rise/run



Steep roof types



OK M R N/V N/C

Attic

- Access Hatch
- Location
- Structure
- Secondary Supports
- Roof Sheathing
- Attic Ventilation

Main hallway.

- Manufactured trusses.
- Collar ties.
- 1 x board, Solid.



- Roof vents, Gable vents, Suggest adding ventilation at soffits, Suggest adding baffles between trusses at soffit to ensure adequate ventilation. Baffles will prevent insulation from blocking soffit ventilation pathways.
- Batt, Fiberglass, Poly vapour barrier, Estimated R value: 24 Suggest improvement to current standards (R40)
- Moisture Evidence

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Storage

Comments

OK M R N/V N/C

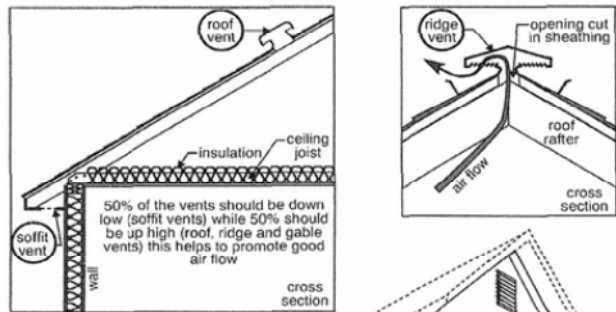
Partial - limited access makes storage difficult.

Check attic annually.

Ensure that louvers, ridges, vents and soffit vents are kept clear of insulation and other materials.

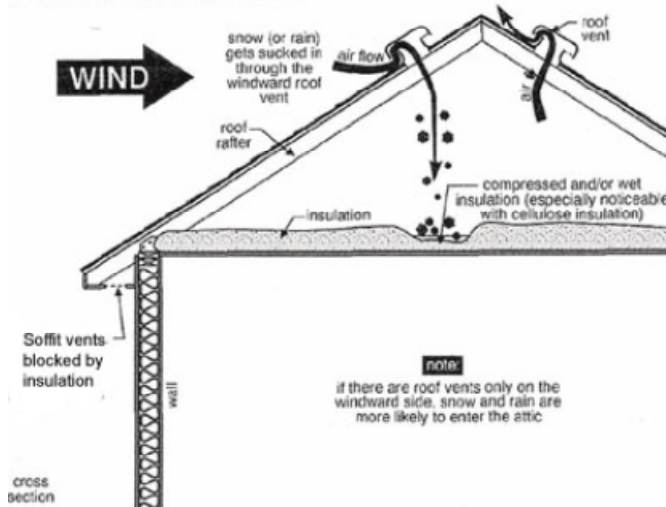
Ventilation of attics, crawl spaces and other largely uninhabited areas is an important factor in the reduction of dampness, humidity and rot. Damp, airless places often encourage mold, mildew and other problems.

Types and locations of vents

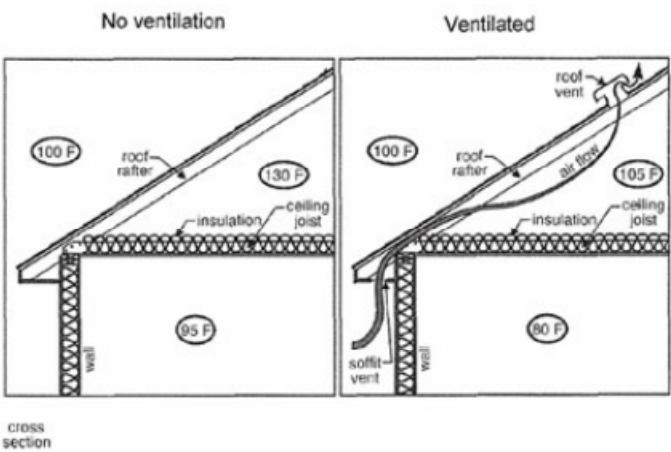


some experts say that soffit vents can be omitted if gable vents are installed at opposite ends of the attic (as shown here)

Wet insulation below vents



Reducing attic heat with ventilation



Be aware that vermiculite insulation may have asbestos content. (Unless it is noted, this does not mean that it was found in this home.) We recommend that when this material is found, a sample be laboratory tested and where necessary professionally removed. Urea Formaldehyde Foam Insulation (UFFI) was used in many homes,

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mainly as a wall insulation. In many jurisdictions it is now considered to be inert. It is no longer used in residential applications.

In most cases the inspection of attic or knee wall areas will be carried out from the access hatch. Many insulation materials are a health hazard if inhaled and moving about in these spaces can compress the existing materials reducing its effectiveness. Entering these spaces will always be in the inspectors absolute discretion.

Generally speaking, wall insulation is not visible.

OK M R N/V N/C

Foundation

Foundation Type	Perimeter wall / footing.
Foundation Material	Poured concrete.
Foundation Condition	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Visible hairline cracks, Cracks - foundation should be monitored and may require structural repairs or reinforcement in the future.
Slab on Grade	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Full, Minor cracks.
Beams and joists:	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Sagging in carport beams is visible. (may also be an optical illusion)

Seal all cracks in foundation and above grade walls and monitor for movement and/or moisture entry.

Inspectors are often unable to see more than about five or ten percent of the exterior foundation walls because most of it is under the ground! Interior finishes and storage can create a similar problem indoors.

Not all structural problems involve movement and where building components are hidden underground or behind interior finishes or furniture - it may be impossible to determine or identify problems.

The repair of some minor structural problems may be undertaken by the homeowner. (Some minor cracks for instance). Most however need a significant understanding of the problem and the issues involved. Many will need specialized equipment. In the worst cases, your inspector may recommend the services of a qualified contractor or structural engineer.

Basement

Basement Type	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Full, In finished areas structural members cannot be fully evaluated.
Basement Floor	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Concrete.
Upper Floor Support	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Moisture Evidence	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
Drain	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>

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OK M R N/V N/C

Structural Components

Roof Structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Manufactured trusses, 2 x 4 @ 24" O/C.
Ceiling Structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Roof truss bottom chord, 2 x 4 @ 24" O/C.
Upper Wall Structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2 x 4 @ 16" O/C, Wood framing.
Upper Floor Structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wood joist, 2 x 10 @ 16" O/C.
Main Wall Structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wood framing, 2 x 4 @ 16" O/C.
Main Floor Structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Concrete slab.
Sub Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plywood.
Interior Common Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wood framing.
Pony Wall Structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2 x 4 @ 16" O/C.

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Interior

OK M R N/V N/C

Interior Surfaces

Wall Material / Coverings

Drywall, Paint.

Wall Condition

Holes / mechanical damage, Possible mold / mildew (further evaluation required), Recent painting / decorating.

Ceiling Material / Finish

Drywall, Textured, Painted.

Ceiling Condition

Floor Material

Softwood - Damage/wear , Carpet, Lino like product.

Trim

Suggest painting / staining / caulking.

We do not inspect or comment on the condition of floor coverings unless the condition is a possible indication of a structural problem. For example, cracked tile can indicate foundation problems

Doors & Stairs

Interior Doors

Suggest installing/repairing door stops to prevent wall damage.

Stairs

Kitchen

Cabinets

Wood, Painted,

Counter

Plastic laminate. Poor seals at walls / tiles. Suggest refinishing/replacing laminate.

Sink

Double basin, Stainless steel. Minor chip, scratch or damage. Some mould visible around faucet.



Faucet/Trap/Drain

Dishwasher

Frigidaire.

Range / Oven

Electric, Admiral.

Exhaust Fan

Kitchen exhaust fan discharge to exterior not confirmed.

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Refrigerator

OK M R N/V N/C
 Make: Hotpoint #GZ306646V.

Appliances were not operated through cycles but were turned on to ensure hookups were functional and that no water leaks were apparent at the time of the inspection. Upgrading suggestions, etc. are provided as a courtesy = current condition of appliances is beyond the scope of this inspection report. For inspection and evaluation of the current conditions of appliances, consult with appliance service technicians. There are no warranties or guarantees given on any household appliances.

Bathroom

BATHROOM 1

Sink

Location: Basement.

With vanity,
Chipped/cracked,
Slow drain.



Shower/ Enclosure

Ceramic tile, Needs shower door. High moisture meter readings possibly due to moisture content in concrete slab.

Toilet/Bidet

High moisture meter readings possibly due to moisture content in concrete slab.

Bathroom Fan Comments

Suggest installing fan, See ventilation page.

Suggest adding electrical outlet with GFCI protection (see electrical page)

BATHROOM 2

Sink

Location: Main Hall.

With vanity.

Tub/Enclosure

With shower - unable to get tap to work (only shower operating) suggest further investigation, Enamel, Chipped, Tile surround - Mold / mildew,



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Toilet/Bidet

OK M R N/V N/C

Moisture meter readings: 68%. Meter readings indicate possible leakage. Suggest further investigation.



Bathroom Fan Comments

Noisy, See ventilation page.

Suggest adding GFCI protection (see electrical page) to the outlets; Also two of the four outlets are not working.

BATHROOM 3

Sink

With vanity.

Toilet/Bidet

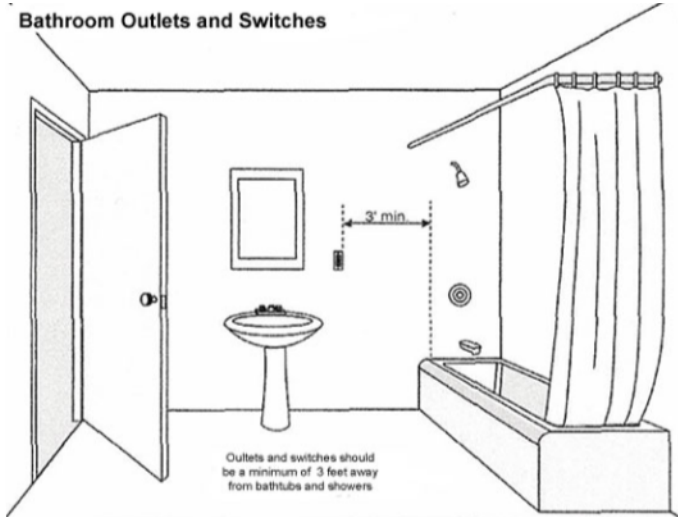
Moisture meter readings: 25%. Meter readings indicate possible leakage / worn toilet seal, Suggest further investigation.

Bathroom Fan Comments

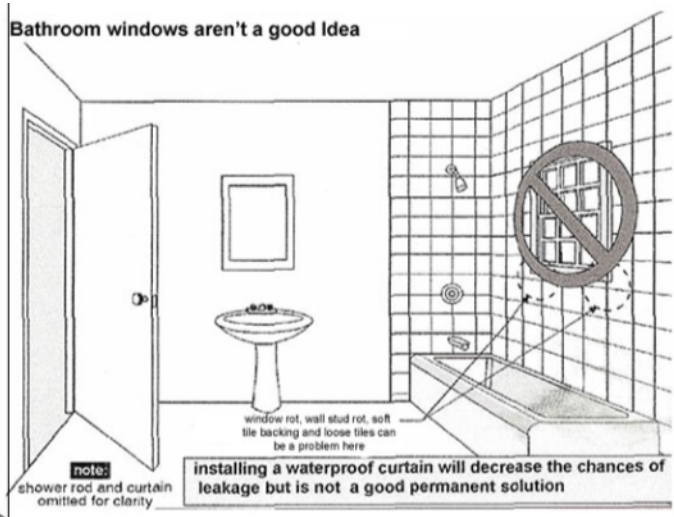
Suggest installing fan, See ventilation page.

Suggest adding electrical outlet with GFCI protection (see electrical page)

Bathroom Outlets and Switches



Bathroom windows aren't a good idea



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Laundry

Location	Basement.
Clothes Washer	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> Freestanding - not included in the sale.
Washer Drainage	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Stand pipe.
Washer Supplies	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Clothes Dryer	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Freestanding, Electric, Admiral #9GJ4657.
Dryer Venting	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Exterior dryer vent.
Utility Sink	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Plastic.
Central Vacuum	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Accessories not tested as does not appear to be working.
Comments	There is an outlet with working GFCI protection beside the vacuum unit.

Do not allow dryer humidity to leak into the house. Keep dryer vent pipe joints sealed.

Keep laundry room clean to reduce chance of fire (dryer lint is very volatile and dryer fires are common).

Fireplace

Wood Stove	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> Not at present, but chimney is present and space is available.
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Uncertified wood stoves (not C.S.A. approved) can be a significant fire hazard and should not be used unless there is a clearance all round of at least four feet from anything combustible. You may find your insurance company will refuse cover if you have this type of stove

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Utilities

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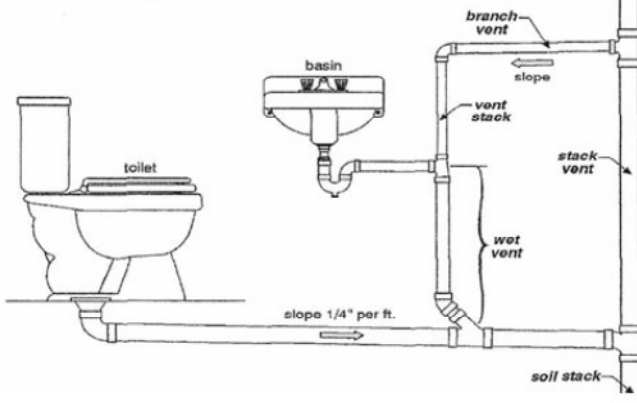
Plumbing

Water Source	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Public.
Main Water Service	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Copper, Pipe size visible at foundation wall: 3/4".
Interior Main Shut-Off	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location: Between chimney and gas furnace. No pressure reducing valve (but not needed)
Water Pressure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Good, General pressure / flow: 55 psi.
Interior Supply Piping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Copper.
Interior Vent/ Drain Piping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plastic / ABS.
Venting System	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Suggest adding caps to vent pipes.
Sewage Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Public.
Waste Pipes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plastic.
Main Waste Cleanout	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Basement, Stack.
Electric HW Tank	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Estimated capacity: 40 Imp Gal, Estimated age: 16 years, Hot water tank is past average life expectancy, possibility of failure / leakage high (average life expectancy is 7-10 years)
Electric HWT Location	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Basement.
Electric HWT Elements	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Recommend installation of overflow pan and drain where possible.
Electric HWT Valves	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Shut off, No Vacuum breaker or Temperature relief valve visible.
Comments	Suggest adding earthquake restraint straps to hot water heater and re plumbing a new HWT.					

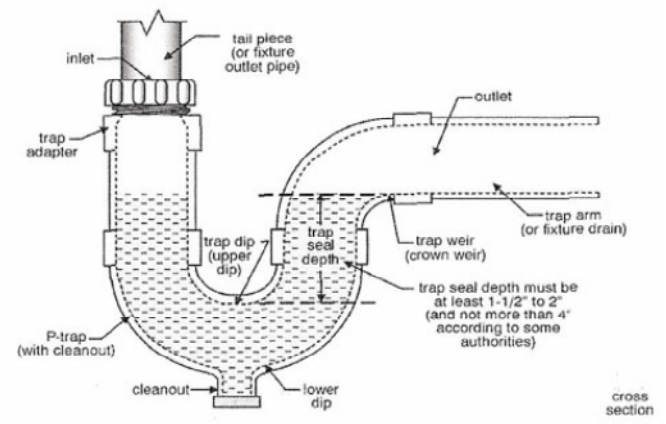
North Island Inspection Services

OK = Good Condition M = Maintenance R = Repair N/V = Not visible N/C = Not checked

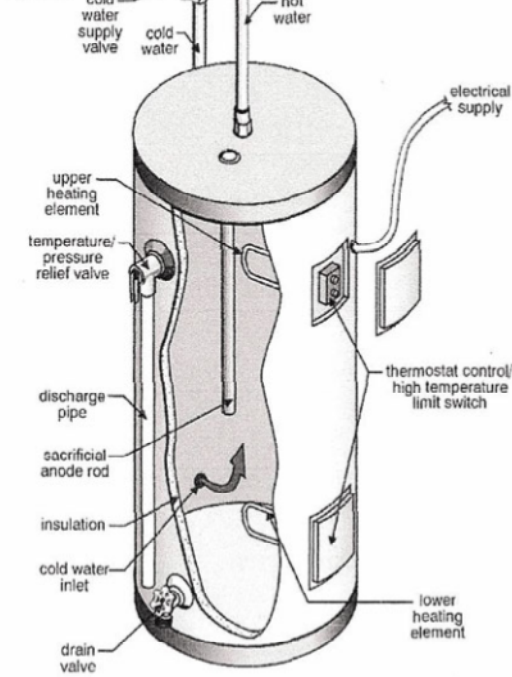
Vent Terminology



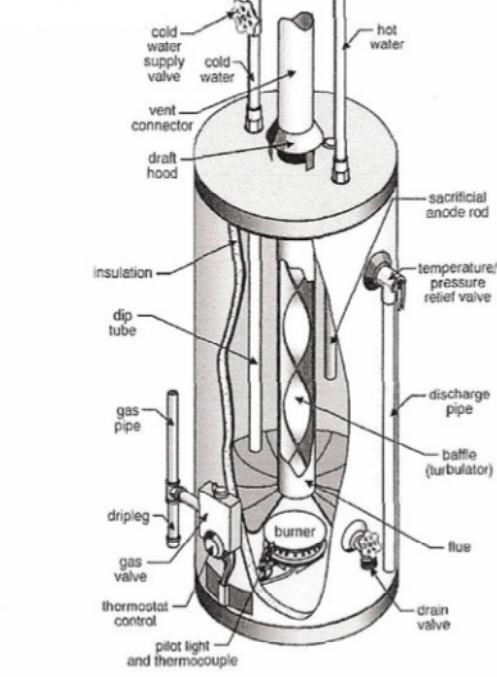
Trap Terminology



Electric water heater



Gas water heater



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 OK M R N/V N/C

Heating

Heating Type: Forced air furnace, Gas.
Heater Age 5 years (approx)
Fuel Source Gas.
Efficiency Mid.
Main Fuel Shutoff At gas meter.
Flue Pipes Metal.
Forced Air Furnace Brand: Frigidaire, Age: 4 years, Estimated BTU output: 60,000; Not working - gas not on.
Furnace Area Maintain 12" clearance around perimeter of equipment. Clear stored items, debris or dirt away from this area.
Burner Condition
Ignition
Controls Thermostat.
Vent Connections Metal, Through wall.
Combustion Air Supply Open duct.
Blower Motor/Fan Direct drive.
Filters Disposable.
Distribution Ducts Metal air ducts, Below floor.
Fuel Lines Gas, Black iron.

Comments

Heating systems are generally designed specifically for each home or unit and take into account such factors as climate, orientation, insulation, windows, skylights and so on. It is beyond the scope of the home inspection to determine the adequacy of any heating system and the inspection therefore relates to installed components, their current condition and life expectancy.

Annual inspections and servicing of all heating and cooling devices is highly recommended, both to ensure your safety and to provide the longest service life of the device.

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Ventilation

Central Humidity

Control

Exhaust Fans

- Central fans, One bathroom fan, Suggest adding more fans.
 Kitchen, Suggest upgrading kitchen exhaust fan, Bathroom, Suggest installing exhaust fan(s) in two bathrooms, See comments section.

Ventilation Air

Supply

Comments

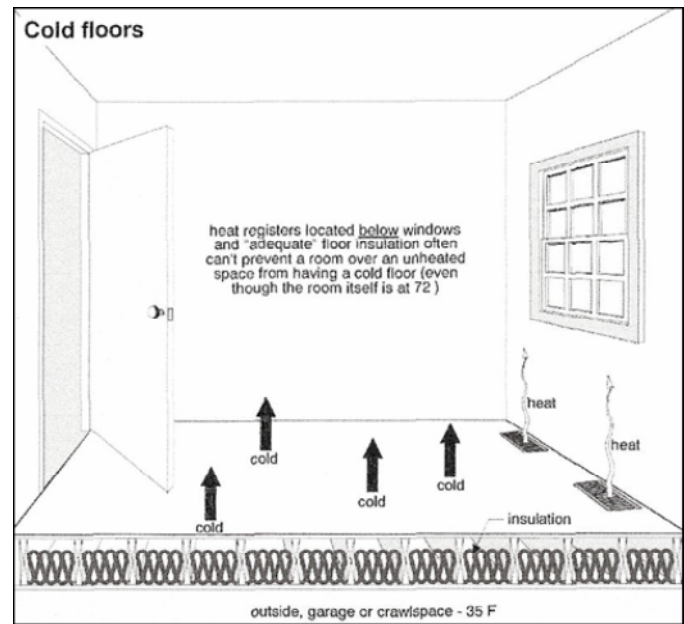
- Open duct.

Suggest checking specs. to see if fans are to current standards:

Volume - 90 - 120 CFMS

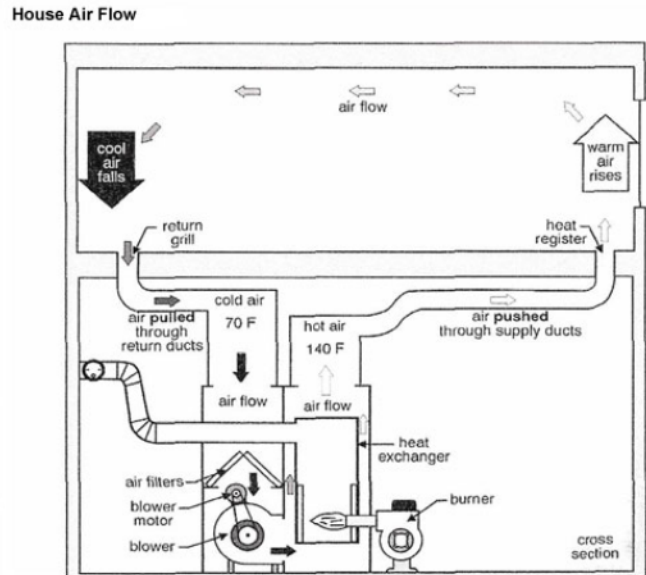
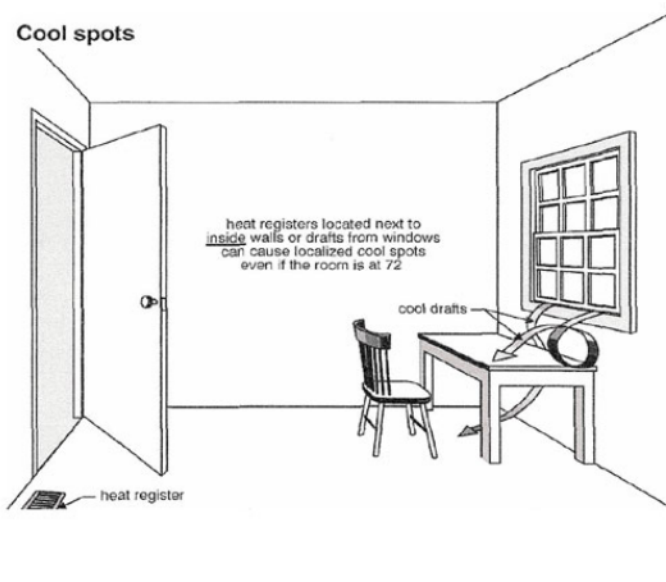
Noise - .8 - 1.5 Sones.

IMPORTANT: ALL ASBESTOS INSULATION SHOULD BE PROFESSIONALLY SEALED, ENCAPSULATED OR REMOVED



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OK M R N/V N/C

Electrical

Main Panel

Location:

Service entrance:

Service Cable

Main Disconnect

Distribution Panel (Main)

Basement.

- Underground.
- Not visible, 120/240 Underground.
- Rating: 100 Amps.



Fuses/Breakers:

System

Grounding

- Rating: 100 Amps, Room for expansion.
-
- Ground rod, Main water supply line as well, Only partially visible.

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OK M R N/V N/C

Circuitry



Copper Grounded, Some ungrounded outlets noted - upgrade to grounded, Replace worn or broken outlet receptacles or switches, Correct outlets with reverse polarity.

Wiring Methods

DMNS Cable.

GFCI Breakers

GFCI Outlets

Suggest adding outlets with GFCI protection to exterior and bathrooms. One working GFCI outlet is present - beside the vacuum unit.

Fire Protection

Alarms present but not operating at time of inspection.

Ext. Electrical

Suggest adding GFCI protection to exterior outlets.

Outlets

Replace Smoke

Replace smoke alarms every 6 - 10 years.

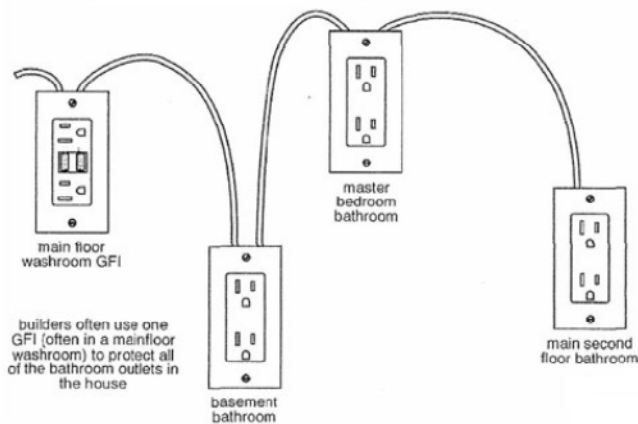
Alarms

Suggested

Suggest adding GROUND FAULT CIRCUIT INTERRUPTERS (GFCI) to bathroom outlets, Suggest adding GROUND FAULT CIRCUIT INTERRUPTERS (GFCI) to exterior outlets, Suggest correcting circuits that are not presently working properly - open and reverse grounding.

Improvements

GFI's can protect ordinary outlets downstream



Reversed polarity

