

Clearview Home Inspection



Home

Prepared for: R Wight

Prepared by: Clearview Home Inspection
21 Worsley Lane
Nobel , Ontario P0G1G0
HST # 84475 6890 RT0001

Clearview Home Inspection

09:39 May 30, 2017



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Summary

This inspection is the property of Clearview Home Inspection. To copy, resend, resell or alter the inspection is strictly prohibited without written consent doing so will make this inspection void.

Lots and Grounds

1. Steps/Stoops: Wood steps to water older wood, not built to current standards, falling hazard, maintenance and repair needed



2. Deck: Untreated wood older wood, not built to current standards, does not appear to be properly supported maintenance and repair needed, falling hazard, ongoing monitoring for wood and railing stability will be needed, monitor snow load and shovel as needed



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Lots and Grounds (Continued)

Deck: (continued)





Lots and Grounds (Continued)

Deck: (continued)





Lots and Grounds (Continued)

Deck: (continued)



3. Grading: Steep slope steep slope presents a falling hazard, take care when navigating the grounds, ground drainage will have to be monitored and as much ground drainage as possible diverted to protect the building and prevent erosion around the building



4. Retaining Walls: Rocks and old tires retaining walls are falling apart, suggest repairing the walls, ongoing monitoring and early correction of any issues to prevent a bigger problem





Lots and Grounds (Continued)

Retaining Walls: (continued)





Summary (Continued)

Exterior

5. Basement Windows: Vinyl not finished and need to be finished as water, rodents and bugs will get behind and cause damage





Exterior (Continued)

Basement Windows: (continued)



6. Exterior Electric Outlets: 110 VAC GFCI 5 exterior outlets were tested, two GFCI outlets were not tripping and will need replacement, two were not GFCI protected and should be as are exposed to water, one exterior outlet(that the transfer pump was plugged into) was on the same circuit as the furnace so when the pump tripped the breaker the furnace would not come on (discussed at time of inspection)



Exterior (Continued)

Exterior Electric Outlets: (continued)





Summary (Continued)

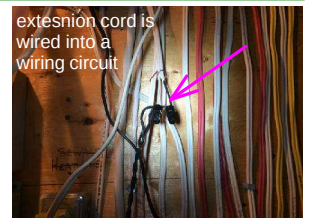
Roof

7. North Chimney Chimney Flashing: may not be code compliant have the fireplace contractor assess the flashing to see if it is code compliant



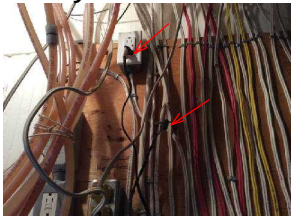
Electrical

8. 120 VAC Branch Circuits: Copper



Basement

9. Utility room Basement Electrical: 110 VAC extension cord wired into wiring





Summary (Continued)

Fireplace/Wood Stove

10. Living Room Fireplace Smoke Chamber: Brick





Summary (Continued)

11. Living Room Fireplace Hearth: Raised not code compliant





Summary (Continued)

Heating System

12. Main Heating System Distribution: Metal duct furnace did not seem to be running efficiently and as the unit may have sat for some time we suggest having the furnace serviced for optimum efficiency

Bathroom

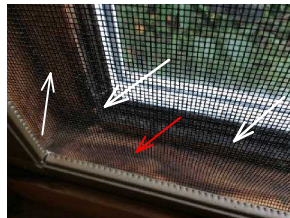
13. Upstairs Bathroom HVAC Source: wall mount heater heater did not come on at time of inspection, suggest asking current owner if it is in working order



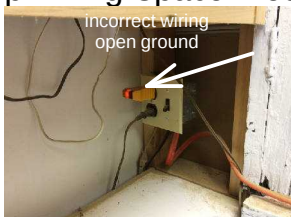
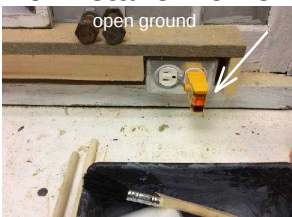
14. Downstairs Bathroom Ventilation: Electric fan only fan did not come on, room has a damp, musty smell, monitor room for ventilation and to ensure moisture does not build up and cause damage

Living Space

15. Downstairs Living Space Windows: wood casement window appears to have a broken seal, most casement windows have some moisture damage and casement hinges are rusty on some, maintenance and repair needed in some spots, all windows tested opened and closed



16. Downstairs workshop Living Space Electrical: 110 VAC





Living Space (Continued)

Electrical: (continued)



Laundry Room/Area

17. Downstairs (washer only no dryer present Laundry Room/Area Electrical: 110 VAC



System Evaluation

18. Drains: ABS Pump not working

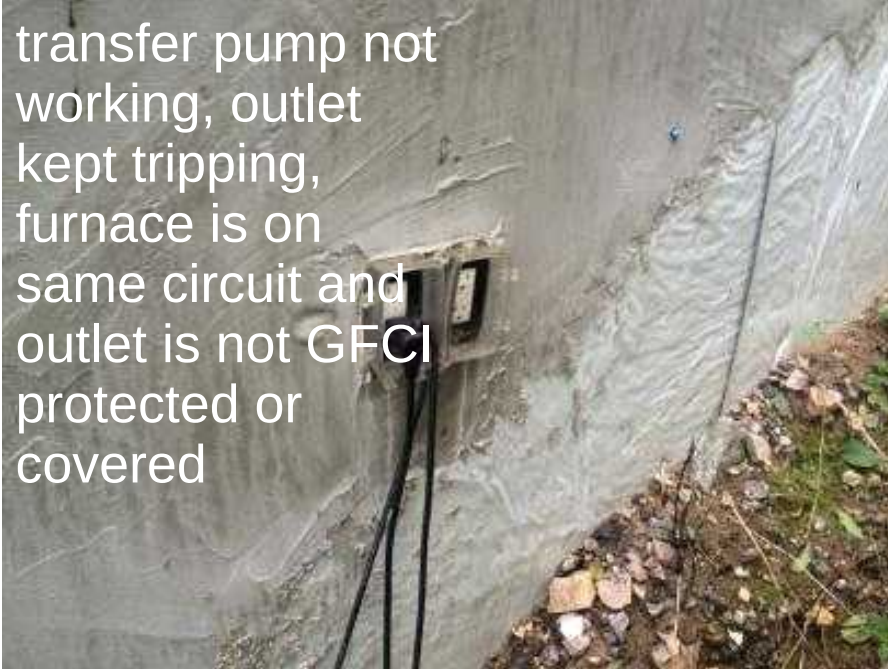




System Evaluation (Continued)

Drains: (continued)

transfer pump not working, outlet kept tripping, furnace is on same circuit and outlet is not GFCI protected or covered





System Evaluation (Continued)

Drains: (continued)





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Definitions

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Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 4 Bayview Trail,
City BYNG INLET State Ontario Zip P0C 1J0
Contact Name Tiger Would
Phone 123456789

Client Information

Client Name R Wight
Client Address 4 Bayview Trail
City Rosseau State Ontario Zip P0C 1J0
Phone 123456+789
E-Mail info@clearviewhome.ca

Inspection Company

Inspector Name Roly Wight
Company Name Clearview Home Inspection
Address 21 Worsley Lane
City Nobel State Ontario Zip P0G1G0
Phone 705 790 4999
E-Mail info@clearviewhome.ca
File Number 669
Amount Received \$625.00 + HST paid by visa

Conditions

Others Present Buyer Property Occupied Occupied
Estimated Age 20 Entrance Faces South

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General Information (Continued)

Inspection Date 09/27/2017

Start Time 1:00 PM End Time 4:30 PM

Electric On Yes

Gas/Oil On Yes

Water On Yes

Temperature 16

Weather Sunny Soil Conditions Damp

Space Below Grade Basement

Building Type Cottage Garage None

Sewage Disposal Septic How Verified Visual Inspection

Water Source Well How Verified Visual Inspection

Additions/Modifications We do not look up permits as part of the home Inspection

Permits Obtained We do not look up permits as part of the home Inspection How Verified N/A

Lots and Grounds

Clearview Home Inspection Service Agreement

* We do not look up the existence of building permits on homes we inspect this is the responsibility of the realtor or buyer if no realtor is in use.

I have read and understand the description of a WETT level 1 site inspection.

<http://clearviewhome.ca/index.php/services/wett-certification>

INSPECTOR acknowledges receiving a deposit of 0.00 from CLIENT. THIS AGREEMENT made this day by and between the buyer (hereinafter INSPECTOR Roland Wight) and the undersigned (CLIENT), collectively referred to herein as the parties. The Parties understand and voluntarily agree as follows: Inspection Date as agreed upon.

1. INSPECTOR agrees to perform a visual inspection of the home/building and to provide CLIENT with a computer generated (Palm - Tech) report identifying the defects that INSPECTOR both observed and deemed material. INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargained-for report. The report is only supplementary to the sellers disclosure.

2. Unless otherwise inconsistent with this Agreement or not possible, INSPECTOR agrees to perform the inspection in accordance with the current Standards of Practice of the International Association of Certified Home Inspectors (InterNACHI) posted at <http://www.nachi.org/sop.htm>. Although INSPECTOR agrees to follow InterNACHI's Standards of Practice, CLIENT understands that these standards contain limitations, exceptions, and exclusions. CLIENT understands that InterNACHI is not a party to this Agreement and has no control over INSPECTOR or representations made by INSPECTOR and does not supervise INSPECTOR. Unless otherwise



Lots and Grounds (Continued)

indicated below, CLIENT understands that INSPECTOR will NOT be testing for the presence of radon a colorless, odorless, radioactive gas that may be harmful to humans. Unless otherwise indicated below, CLIENT understands that INSPECTOR will NOT be testing for mold. Unless otherwise indicated in a separate writing, CLIENT understands that INSPECTOR will not test for compliance with applicable building codes or for the presence of potential dangers arising from asbestos, lead paint, formaldehyde, molds, soil contamination, and other environmental hazards or violations.

3. The inspection and report are for the use of CLIENT only, who gives INSPECTOR permission to discuss observations with real estate agents, owners, repair persons, and other interested parties. INSPECTOR shall be the sole owner of the report and all rights to it. INSPECTOR accepts no responsibility for use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release INSPECTOR (including employees and business entities) from any liability whatsoever. Any third parties who rely on the report in any way also agree to all provisions in this Agreement. INSPECTORS inspection of the property and the report are in no way a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. All warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded to the fullest extent allowed by law. If any structure or portion of any structure that is to be inspected is a log home, log structure or includes similar log construction, CLIENT understands that such structures have unique characteristics that make it impossible for an inspector to inspect and evaluate them by an exterior visual inspection. Therefore, the scope of the inspection to be performed pursuant to this Agreement does not include decay of the interior of logs in log walls, log foundations or roofs or similar defects.

4. INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. CLIENT acknowledges that the liability of INSPECTOR, its agents and/or employees, for claims or damages, costs of defense or suit, attorneys fees and expenses arising out of or related to the INSPECTORS negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid to the INSPECTOR, and this liability shall be exclusive. CLIENT waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building even if the CLIENT has been advised of the possibility of such damages. The parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the INSPECTOR and CLIENT; and (iii) to enable the INSPECTOR to perform the inspection at the stated fee.

5. INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the inspector holds a valid occupational license, in which case he/she may inform the CLIENT that he/she is so licensed, and is therefore qualified to go beyond this basic home inspection, and for additional fee, perform additional inspections beyond those within the scope of the basic home inspection. Any agreement for such additional inspections shall be in a separate writing.

6. In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (1) written notification of adverse conditions within 14 days of discovery; and (2) access to the premises. Failure to



Lots and Grounds (Continued)

comply with the above conditions will release INSPECTOR and its agents from any and all obligations or liability of any kind.

7. The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the County in which the INSPECTOR has its principal place of business. In the event that CLIENT fails to prove any claims against INSPECTOR in a court of law, CLIENT agrees to pay all legal costs, expenses and fees of INSPECTOR in defending said claims. CLIENT further understands that any legal action against InterNACHI itself allegedly arising out of this Agreement or INSPECTOR's relationship with InterNACHI must be brought only in the District Court of Boulder County, Colorado. No such action may be filed unless the plaintiff has first provided InterNACHI with 30 days written notice of the nature of the claim. In any action against INSPECTOR and/or InterNACHI, CLIENT waives trial by jury.

8. If any court declares any provision of this Agreement invalid, the remaining provisions will remain in effect. This Agreement represents the entire agreement between the parties. All prior communications are merged into this Agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of INSPECTOR or its agents shall be binding unless reduced to writing and signed by INSPECTOR. No change shall be enforceable against any party unless it is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. CLIENT shall have no cause of action against INSPECTOR after one year from the date of the inspection.

9. Payment of the fee to INSPECTOR (less any deposit noted above) is due upon completion of the on-site inspection. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including attorneys fees, if any. If CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guaranty payment of the fee by the entity.

10. If CLIENT requests a re-inspection, the re-inspection is also subject to all the terms and conditions set forth in this agreement.

11. This Agreement is not transferable or assignable.

12. Should any provision of this Agreement require judicial interpretation, the Court shall not apply a presumption that the term shall be more strictly construed against one party or the other by reason of the rule of construction that a document is to be construed more strictly against the party who prepared it.

To Agree - Respond to This Email With 'I Agree'

Submitted by 108.162.112.168

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Lots and Grounds (Continued)

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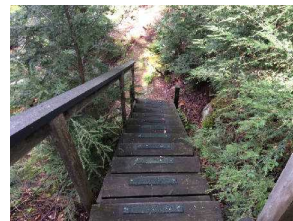
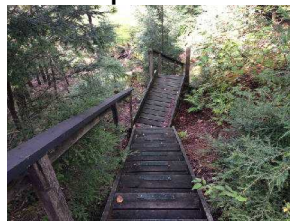
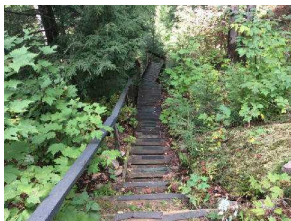
1. Acceptable Driveway: Gravel



2. Acceptable Walks: Earth



3. Defective Steps/Stoops: Wood steps to water older wood, not built to current standards, falling hazard, maintenance and repair needed



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Lots and Grounds (Continued)

4. Acceptable

Porch: Wood



5. Not Present

6. Marginal

Patio:

Deck: Untreated wood older wood, not built to current standards, does not appear to be properly supported maintenance and repair needed, falling hazard, ongoing monitoring for wood and railing stability will be needed, monitor snow load and shovel as needed





Lots and Grounds (Continued)

Deck: (continued)





Lots and Grounds (Continued)

Deck: (continued)



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Lots and Grounds (Continued)

Deck: (continued)



7. Not Present

8. Marginal

9. Not Present

10. Acceptable

11. Not Present

Balcony:

Grading: Steep slope steep slope presents a falling hazard, take care when navigating the grounds, ground drainage will have to be monitored and as much ground drainage as possible diverted to protect the building and prevent erosion around the building

Swale:

Vegetation: Trees trees will have to be monitored to ensure they do not present a hazard to the buildings or cars in the driveway, branches overhanging shingles can lead to early shingle damage

Window Wells:





Lots and Grounds (Continued)

12. Marginal

Retaining Walls: Rocks and old tires retaining walls are falling apart, suggest repairing the walls, ongoing monitoring and early correction of any issues to prevent a bigger problem





Lots and Grounds (Continued)

Retaining Walls: (continued)



13. Not Present
14. Not Present
15. Not Present
16. Not Present

Basement Stairwell:
Basement Stairwell Drain:
Exterior Surface Drain:
Fences:

Exterior

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Main Exterior Surface



Exterior (Continued)

1. Acceptable

Type: Wood



2. Acceptable

Trim: Wood

3. Acceptable

Fascia: Aluminum



4. Acceptable

Soffits: Wood



5. Not Present

Door Bell:

6. Acceptable

Entry Doors: Metal





Exterior (Continued)

7. Acceptable

Patio Door: Vinyl sliding there is no screen for this door, exterior light did work at time of inspection





Exterior (Continued)

8. Acceptable

Windows: wood casement windows exterior window wood in need of maintenance in places, parts of the windows that open out have wood damage and are in need of maintenance, rust on some of the casement hinges





Exterior (Continued)

Windows: (continued)





Exterior (Continued)

Windows: (continued)



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Exterior (Continued)

Windows: (continued)



9. Not Present
10. Acceptable

Storm Windows:
Window Screens: Vinyl mesh



Exterior (Continued)

11. Marginal

Basement Windows: Vinyl not finished and need to be finished as water, rodents and bugs will get behind and cause damage





Exterior (Continued)

Basement Windows: (continued)





Exterior (Continued)

12. Acceptable

Exterior Lighting: Surface mount



13. Marginal

Exterior Electric Outlets: 110 VAC GFCI 5 exterior outlets were tested, two GFCI outlets were not tripping and will need replacement, two were not GFCI protected and should be as are exposed to water, one exterior outlet(that the transfer pump was plugged into) was on the same circuit as the furnace so when the pump tripped the breaker the furnace would not come on (discussed at time of inspection)





Exterior (Continued)

Exterior Electric Outlets: (continued)



- 14. Acceptable
- 15. Not Present
- 16. Acceptable

Hose Bibs: Rotary
Gas Meter:
Main Gas Valve: located at tank

Roof

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Main Roof Surface

- 1. Method of Inspection: Ground level
- 2. Acceptable Unable to Inspect: 30%



Roof (Continued)

3. Acceptable

Material: Metal some damage noted in valley area (may be damaged from ice and snow), repairing damaged areas will help prevent moisture intrusion and help prolong the life of the roof





Roof (Continued)

Material: (continued)





Roof (Continued)

Material: (continued)



4. Type: Gable

5. Approximate Age: 10+

6. Not Present

7. Acceptable

Flashing:

Valleys: Metal some damage noted in valley area (may be damaged from ice and snow), repairing damaged areas will help prevent moisture intrusion and help prolong the life of the roof

8. Not Present

9. Acceptable

10. Not Present

Skylights:

Plumbing Vents: ABS

Electrical Mast: Underground



11. Not Present

12. Not Present

13. Not Present

Gutters:

Downspouts:

Leader/Extension:



Roof (Continued)

North Chimney

14. Acceptable

Chimney: Metal pipe



15. Acceptable

16. Marginal

Flue/Flue Cap: Metal

Chimney

Flashing: Rubber may

not be

code

compliant

have the

fireplace

contractor

assess

the

flashing

to see if

it is

code

compliant





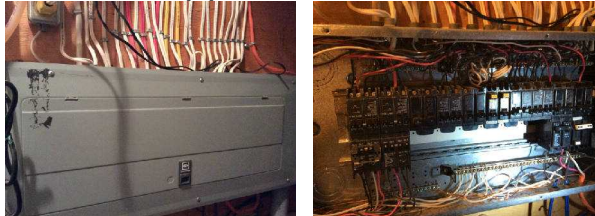
Electrical

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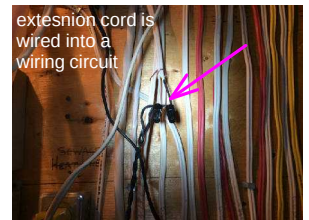
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1. Service Size Amps: 200 Volts: 110-220 VAC

2. Acceptable Service: Copper



3. Marginal 120 VAC Branch Circuits: Copper



4. Acceptable 240 VAC Branch Circuits: Copper

5. Not Present Aluminum Wiring: Not present in the areas inspected.

6. Acceptable Conductor Type: Romex

7. Not Inspected Ground:

8. Not Present Smoke Detectors:

Basement Electric Panel

9. Acceptable Manufacturer: Cutler - Hammer

10. Maximum Capacity: 200 Amps

11. Acceptable Main Breaker Size: 200 Amps

12. Acceptable Breakers: Copper

13. Not Present Fuses:

14. Acceptable AFCI: 110 volt





Electrical (Continued)

15. Not Present GFCI:

16. Is the panel bonded? Yes

Structure

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable Functional with no obvious signs of defect.

Not Present Item not present or not found.

Not Inspected Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

Marginal Item is not fully functional and requires repair or servicing.

Defective Item needs immediate repair or replacement. It is unable to perform its intended function.

1. Acceptable

2. Acceptable

3. Acceptable

Structure Type: Wood frame

Foundation: Concrete

Differential Movement: Minor cracks, Settling



4. Not Inspected Beams: Unable to inspect due to the home being finished.



5. Not Inspected Bearing Walls: Frame

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Structure (Continued)

6. Acceptable Joists/Trusses: i beam joist visible joists appeared in good condition



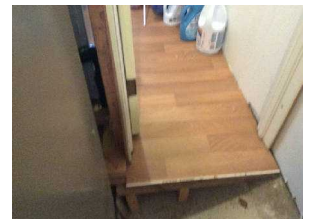
7. Acceptable Piers/Posts: Steel posts visible posts appear in good condition



8. Not Inspected Floor/Slab: Unable to inspect due to the home being finished.



9. Acceptable Stairs/Handrails: Wood stairs with wood handrails
10. Acceptable Subfloor: Plywood



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Basement

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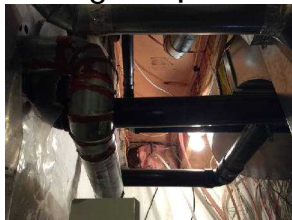
Utility room Basement

1. Acceptable

Unable to Inspect: 30%

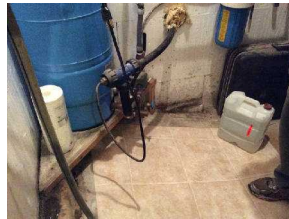
2. Acceptable

Ceiling: Exposed framing



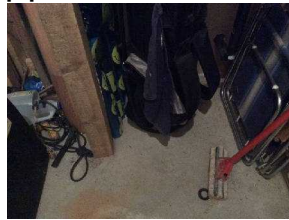
3. Acceptable

Walls: variety



4. Acceptable

Floor: Poured appears to be built on rock



5. Not Present

Floor Drain:

6. Acceptable

Doors: Hollow wood



7. Not Present

Windows:

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Basement (Continued)

8. Marginal

Electrical: 110 VAC extension cord wired into wiring



9. Not Present
10. Acceptable

Smoke Detector:
HVAC Source: furnace in room



11. Acceptable

Vapor Barrier: Plastic some noted in rim joist area only



12. Acceptable

Insulation: styrafoam



13. Acceptable

Ventilation: door and open area above door



14. Not Present
15. Acceptable

Sump Pump:
Moisture Location: corner see pictures





Basement (Continued)

16. Acceptable

Basement Stairs/Railings: Wood stairs with wood handrails



Fireplace/Wood Stove

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Living Room Fireplace

1. Acceptable

Freestanding Stove: Wood
burning corner 23
hearth 19





Fireplace/Wood Stove (Continued)

2. Acceptable

Fireplace Construction: Prefab





Fireplace/Wood Stove (Continued)

Fireplace Construction: (continued)



3. Type: Wood burning

4. Not Present

5. Marginal

Fireplace Insert:

Smoke Chamber:

Brick





Fireplace/Wood Stove (Continued)

Smoke Chamber: (continued)



6. Acceptable

Flue: Metal





Fireplace/Wood Stove (Continued)

Flue: (continued)



7. Acceptable

8. Marginal

Damper: Metal

Hearth: Raised not code compliant



Fireplace/Wood Stove (Continued)

Hearth: (continued)





Heating System

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

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Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

Main Heating System

1. Acceptable Heating System Operation: Adequate



2. Manufacturer: N/A

3. Type: Forced air Capacity: N/S

4. Area Served: Whole building Approximate Age: 15+

5. Fuel Type: Propane gas

6. Acceptable Heat Exchanger: 4 Burner



7. Unable to Inspect: 25%

8. Acceptable Blower Fan/Filter: Direct drive with disposable filter

9. Marginal Distribution: Metal duct furnace did not seem to be running efficiently and as the unit may have sat for some time we suggest having the furnace serviced for optimum efficiency

10. Acceptable Circulator: Fan

11. Acceptable Draft Control: Manual

12. Acceptable Flue Pipe: Single wall





Heating System (Continued)

- | | |
|------------------------------|-------------------------|
| 13. Acceptable | Controls: Thermostat |
| 14. Not Present | Humidifier: |
| 15. Acceptable | Thermostats: Individual |
| 16. Acceptable | Fuel Tank: Propane tank |
| 17. Tank Location: Side yard | |
| 18. Suspected Asbestos: No | |

Plumbing

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Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

1. Acceptable Service Line: ABS



2. Acceptable Main Water Shutoff: Basement



3. Acceptable Water Lines: water system composed of several different materials



4. Acceptable Drain Pipes: ABS

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Plumbing (Continued)

- 5. Not Inspected Service Caps:
- 6. Acceptable Vent Pipes: ABS
- 7. Acceptable Gas Service Lines: Copper



Basement Water Heater

- 8. Acceptable Water Heater Operation: Adequate



- 9. Manufacturer: bosch
- 10. Model Number: AQ125FXLP Serial Number: 389 00091
- 11. Type: Propane Capacity: Hot water on demand
- 12. Approximate Age: 10 Area Served: Whole building
- 13. Acceptable Flue Pipe: Single wall



- 14. Acceptable TPRV and Drain Tube: Copper



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Bathroom

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Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

Upstairs Bathroom

1. Not Present

Closet:

2. Acceptable

Ceiling: wood



3. Acceptable

Walls: wood and paint



4. Acceptable

Floor: manufactured flooring



5. Acceptable

Doors: pocket



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Bathroom (Continued)

6. Acceptable Windows: wood casement



7. Acceptable Electrical: 110 VAC GFCI



8. Not Present Counter/Cabinet:
9. Acceptable Sink/Basin: see picture



10. Acceptable Faucets/Traps: two tap fixture



11. Acceptable Tub/Surround: tile



12. Acceptable Shower/Surround: tile



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Bathroom (Continued)

13. Not Present

14. Acceptable

Spa Tub/Surround:

Toilets: Kohler



15. Marginal

HVAC Source: wall mount heater heater did not come on at time of inspection, suggest asking current owner if it is in working order



16. Not Inspected

Ventilation: Electric ventilation fan and window we cannot confirm where the bathroom fan vents to, proper venting is to the side of the home



Downstairs Bathroom

17. Acceptable

Closet: Single small



18. Acceptable

Ceiling: Paint



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Bathroom (Continued)

19. Acceptable Walls: tile



20. Acceptable Floor: tile



21. Acceptable Doors: Hollow wood



22. Not Present Windows:
23. Acceptable Electrical: 110 VAC GFCI



24. Acceptable Counter/Cabinet: see picture



25. Acceptable Sink/Basin: One piece sink/counter tops



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Bathroom (Continued)

26. Acceptable

Faucets/Traps: single tap



27. Not Present

Tub/Surround:

28. Not Inspected

Shower/Surround: tile



29. Not Present

Spa Tub/Surround:

30. Acceptable

Toilets: see picture



31. Not Present

HVAC Source:

32. Marginal

Ventilation: Electric fan only fan did not come on, room has a damp, musty smell, monitor room for ventilation and to ensure moisture does not build up and cause damage

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Kitchen

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Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

Main Kitchen

1. Not Inspected Cooking Appliances: see pictures



2. Not Present Ventilator:

3. Not Present Disposal:

4. Not Present Dishwasher:

5. Air Gap Present? No

6. Not Present Trash Compactor:

7. Not Inspected Refrigerator: Moffat working at time of inspection



8. Not Inspected Microwave: General Electric

9. Acceptable Sink: Stainless Steel



10. Acceptable Electrical: 110 VAC GFCI

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Kitchen (Continued)

Electrical: (continued)



11. Acceptable

Plumbing/Fixtures: single tap



12. Acceptable

Counter Tops: Laminate



13. Acceptable

Cabinets: Laminate and wood



14. Not Present

Pantry:

15. Acceptable

Ceiling: wood



16. Acceptable

Walls: Paint



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Kitchen (Continued)

17. Acceptable Floor: manufactured flooring



18. Not Present

Doors:

19. Acceptable

Windows: wood casement

20. Acceptable

HVAC Source: Heating system register



Bedroom

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Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

Left of bathroom Bedroom

1. Acceptable Closet: Single



2. Acceptable

Ceiling: wood



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Bedroom (Continued)

3. Acceptable

Walls: Paint



4. Acceptable

Floor: manufactured flooring and area rug



5. Acceptable

Doors: Hollow wood

6. Acceptable

Windows: wood casement some rust casement handles and old water damage noted



7. Acceptable

Electrical: 110 VAC



8. Not Inspected

HVAC Source: convection wall mount heater appears to be a wall mount heater behind the bed, unable to reach to inspect or test

9. Not Inspected

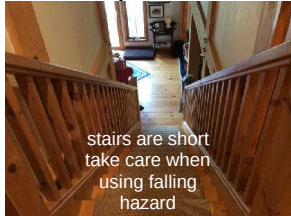
Smoke Detector:





Bedroom (Continued)

Smoke Detector: (continued)



Top right of stairs Bedroom

10. Acceptable

Closet: Single



11. Acceptable

Ceiling: wood



12. Acceptable

Walls: Paint



13. Acceptable

Floor: manufactured flooring



14. Acceptable

Doors: Hollow wood

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Bedroom (Continued)

15. Acceptable

Windows: wood casement some wood damage, maintenance needed



16. Acceptable

Electrical: 110 VAC



17. Acceptable

HVAC Source: Heating system register



18. Not Inspected Smoke Detector: top of stairs

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Living Space

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Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

sitting room to left of entry Living Space

1. Acceptable Closet: Large



2. Acceptable Ceiling: wood



3. Acceptable Walls: Paint



4. Acceptable Floor: manufactured flooring



5. Acceptable Doors: pocket



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Living Space (Continued)

6. Acceptable

Windows: wood casement wood maintenance



7. Acceptable

Electrical: 110 VAC



8. Acceptable

HVAC Source: Heating system register

9. Not Inspected

Smoke Detector: outside room



Main entry Living Space

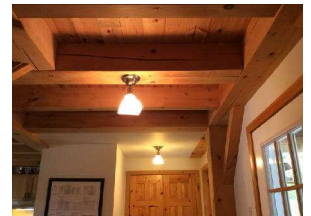
10. Acceptable

Closet: Single



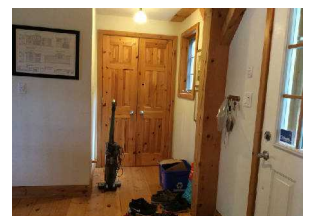
11. Acceptable

Ceiling: paint and wood



12. Acceptable

Walls: Paint



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Living Space (Continued)

13. Acceptable Floor: manufactured flooring



14. Acceptable Doors: metal entry



15. Acceptable Windows: wood casement

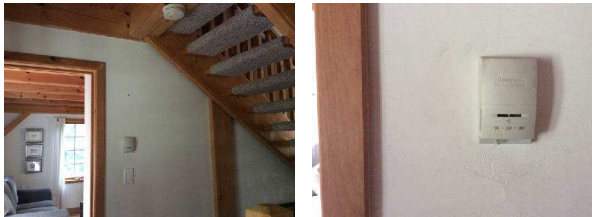


16. Acceptable Electrical: 110 VAC



17. Not Present HVAC Source:

18. Not Inspected Smoke Detector:



Living room Living Space

19. Not Present Closet:

20. Acceptable Ceiling: wood

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Living Space (Continued)

Ceiling: (continued)



21. Acceptable

Walls: Paint



22. Acceptable

Floor: manufactured flooring



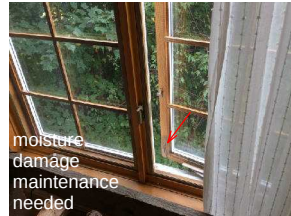
23. Acceptable

Doors: Sliding Patio no screen



24. Acceptable

Windows: wood casement



25. Acceptable

Electrical: 110 VAC



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Living Space (Continued)

26. Acceptable

HVAC Source: Heating system register



27. Not Present

Smoke Detector:

Dining room Living Space

28. Not Present

Closet:

29. Acceptable

Ceiling: wood



30. Acceptable

Walls: Paint



31. Acceptable

Floor: manufactured flooring



32. Not Present

Doors:

33. Acceptable

Windows: wood casement wood maintenance on window ledge and window needed



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Living Space (Continued)

34. Acceptable Electrical: 110 VAC



35. Acceptable HVAC Source: Heating system register

36. Not Present Smoke Detector:

Downstairs Living Space

37. Not Present Closet:



38. Acceptable Ceiling: Paint



39. Acceptable Walls: Paint



40. Acceptable Floor: tile and carpet



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Living Space (Continued)

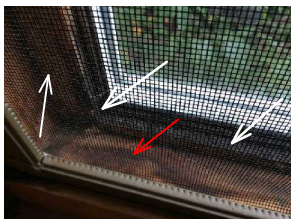
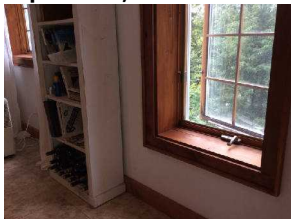
41. Acceptable

Doors: Sliding Patio sliding door has no screen



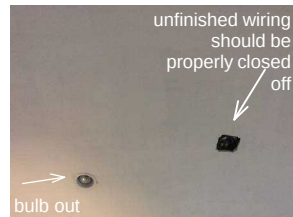
42. Marginal

Windows: wood casement window appears to have a broken seal, most casement windows have some moisture damage and casement hinges are rusty on some, maintenance and repair needed in some spots, all windows tested opened and closed



43. Acceptable

Electrical: 110 VAC



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Living Space (Continued)

44. Acceptable HVAC Source: Heating system register



45. Not Present Smoke Detector:
Downstairs workshop Living Space

46. Not Present Closet: under stairs storage



47. Acceptable Ceiling: Exposed framing



48. Acceptable Walls: Paint



49. Acceptable Floor: Poured and area rug



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Living Space (Continued)

50. Acceptable

Doors: older wood sliding door



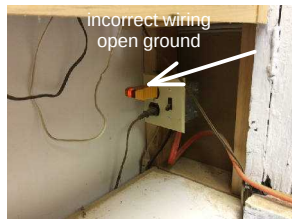
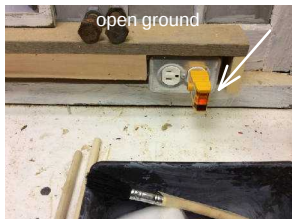
51. Not Present

Windows: older non opening to other room



52. Marginal

Electrical: 110 VAC



53. Acceptable

HVAC Source: Heating system register



54. Not Inspected Smoke Detector:



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Laundry Room/Area

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Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

Downstairs (washer only no dryer present Laundry Room/Area

1. Not Present Closet: in a closet



2. Acceptable Ceiling: Exposed framing



3. Acceptable Walls: drywall



4. Acceptable Floor: manufactured flooring



5. Acceptable Doors: sliding door and hollow wood

6. Not Present Windows:

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Laundry Room/Area (Continued)

7. Marginal Electrical: 110 VAC



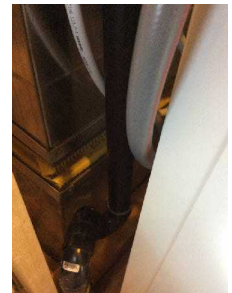
8. Not Present Smoke Detector:
9. Acceptable HVAC Source: radiant from furnace



10. Not Present Laundry Tub:
11. Not Present Laundry Tub Drain:
12. Acceptable Washer Hose Bib: Ball valves



13. Not Present Washer and Dryer Electrical:
14. Not Present Dryer Vent:
15. Not Present Dryer Gas Line:
16. Acceptable Washer Drain: Wall mounted drain



17. Not Present Floor Drain:

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Septic Information

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1. Acceptable

Location: By driveway





Septic Information (Continued)

Location: (continued)





Septic Information (Continued)

Location: (continued)



2. Acceptable

Drain Field Obstructed by: Saplings suggest keeping septic bed free of trees and roots as roots can damage septic bed function ability

3. Not Present

Septic Tank Riser: None

4. Acceptable

Date of last pumping: Unknown

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Septic Information (Continued)

5. Is there a well on the property? Yes



6. Are local minimum spacing requirements met? Yes

7. Are copies of local forms attached? (If Available) No

System Evaluation

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1. Acceptable Method of Inspection: Flow Test

2. Start Time: 1:30 End Time: 2:15

3. Acceptable Faucet Location - A: Bathroom

4. Acceptable Faucet Location - B: Kitchen

5. Was dye placed in the system? No

6. Was dye placed in the tank? No

Check for leaks, proper drainage and any signs of previous system backup.



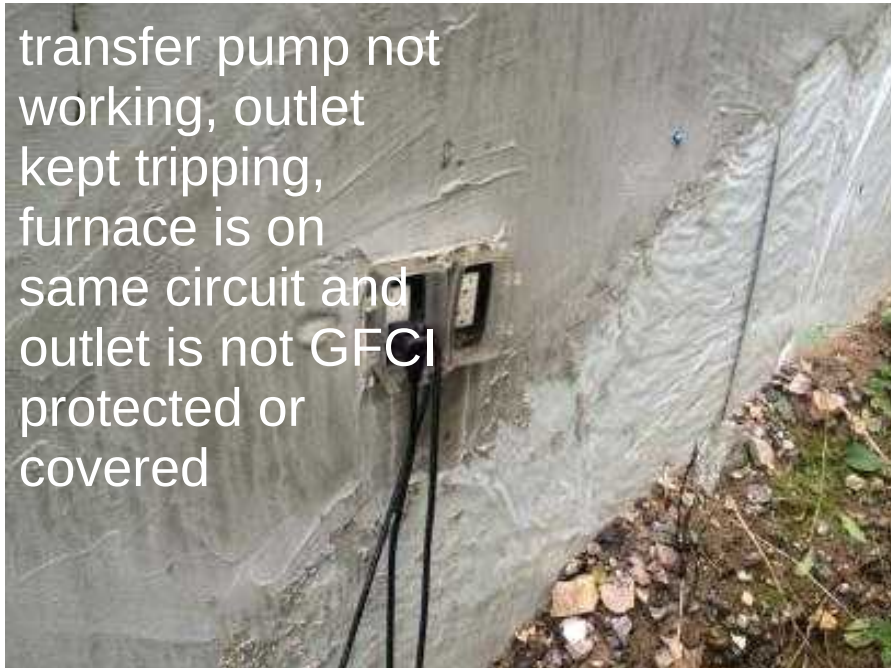
System Evaluation (Continued)

7. Defective

Drains: ABS Pump not working



transfer pump not working, outlet kept tripping, furnace is on same circuit and outlet is not GFCI protected or covered





System Evaluation (Continued)

Drains: (continued)



8. Acceptable

Service Lines: ABS

Final Comments

This older cottage had some of it's components appearing to perform their intended functions at the time of inspection. It's condition is indicative of it's age.

Please look over the pictures in the inspection for further clarification and read the notes as not everything is in the final comments. (NOTE: some pictures are just to clarify what I am talking about and not there to show damage).

We provide a very comprehensive report which can intimidate some people. We feel it is important to report all our observations. Please do not be overwhelmed by the items listed in the report which we have listed as needing repair or maintenance. Not all these things are major, most are minor



Final Comments (Continued)

daily maintenance items you will encounter in any home. We also try to point out areas which may require future maintenance or items which if dealt with sooner rather than later may help prevent more extensive repairs. We also see your home as an investment. Repair and maintenance work must be done to maintain the value of the home so that when time comes to sell you will get maximum return on your investment. The items marked marginal may appear long, however bear in mind some items show up in different areas of the inspection and have be be marked the same in all areas they show up.

A septic flow test was attempted by running the water hard in 2 locations for 45+ minutes. Sewage from the cottage goes to a transfer pump which then pumps the sewage up to the septic tank. The sewage pump would not pump the sewage up to the tank and kept blowing breakers. The furnace was on the same circuit as the transfer pump and when the pump blew the breaker the furnace was shut off as well. The transfer pump was plugged into an outlet that was outside and not GFCI protected. The outlet was not covered so water can get in at any point. The sewage pump alarm (to indicate that the sewage level is too high and the pump has stopped working) was not plugged in and when it was plugged in it did not work. The alarm will need servicing and possible replacement. The sewage pump needs repair and possible replacement as well. The function ability of the septic bed was unable to be assessed as the sewage could not be pumped to the tank and distributed to the bed. Both the gray water and hard waste sides of the septic tank were exposed for the flow test (which could not be completed). The tank was a plastic tank and the baffles appeared to be in good condition. Suggest asking the current owner for all septic paperwork and when the tank was last pumped. If the tank has not been pumped in the last few years we suggest having the tank pumped in the spring. Pumping a septic tank in the fall is not recommended as an empty tank is susceptible to frost damage over winter.

A septic system needs to be maintained properly to extend it's life and function ability and prevent expensive repairs.



Final Comments (Continued)

We suggest doing a small amount of research on the internet or through a septic contractor in regards to proper maintenance of your system. It is important to know what can and cannot go into your septic in terms or types of paper products (certain types of toilet paper are better, tampons and other paper products cannot go into a septic etc...). Also the type of cleaning products you use can affect the septic in a negative way. It is important to use products which will not damage your septic. Time used to learn about your septic as well as properly maintaining it will be time well spent. At the beginning of the septic bed if there is a distribution box that can become blocked with roots if the bed is not maintained properly so we suggest at some point digging up the area to ensure no roots are interfering with septic bed function ability.

When you take possession we suggest walking around the grounds and assessing for any safety hazards (holes, tripping or falling hazards, ground wasps, dead trees etc.....) and taking any corrective action needed. During a rainstorm assess the ground drainage to see where water is pooling. Water pooling near the foundation of the home or any deck footings or any other buildings should be diverted if possible to protect the foundation and footings from deterioration or movement. Ground drainage will have to be monitored and as much as possible diverted to protect the foundation and prevent erosion. Ongoing monitoring of trees will be needed and if any present a hazard to the cottage, decking or cars they should be cut down or cut back.

The steps to the water are older, not built to current standards and not safe in their current condition. Take care when using the steps and monitor for safety. The decking is older wood, some maintenance is needed. The deck is not built to current standards and presents a falling hazard. Decking and railings will need ongoing monitoring for safety and stability. The deck does not appear to be properly supported so snow load will have to be monitored and shoveled as needed. In the spring assess all decking, railings and stairs for



Final Comments (Continued)

winter damage and repaired prior to use. The retaining walls are falling down in places and are in need some maintenance and repair. Suggest early corrective action with any issues with the retaining wall as you do not want the walls to give way.

The wood exterior was in decent shape. Some maintenance is required in places and ongoing maintenance will be needed. Maintaining the integrity of the siding, soffit and fascia will help prevent water, rodent and bug entry into the home. The basement windows are not finished and should be finished to prevent water, rodent or bugs from getting behind and causing damage. The windows are non opening and wood casement. The exterior wood requires maintenance and repair in places. The wood casement windows all opened and closed. Water staining is present on the window ledges. The wood windows had old moisture damage and the hinge mechanisms had some rust and water damage. Maintenance and repair will be needed.

The cottage has a metal roof. Some minor damage noted. Assessing the roof on a regular basis and completion of any needed maintenance will help prolong the life of the roof. Assessing in the spring is a good idea in case there is any snow or ice damage. Snow and ice will come off a metal roof with enough velocity to cause damage to anything in it's path or cause injury should someone be in the way when the ice lets loose. There is no gutter system on this home. Roof drainage will splash around the foundation and lead to foundation damage and moisture intrusion into the basement area. As ground drainage is an issue you do not want to have roof drainage pooling near the foundation or deck footings. We suggest watching the roof drainage during a storm and if it is going to lead to damage of the home or erosion around it we suggest installing a gutter system especially for a metal roof. A good roof drainage system is comprised of gutters, downspouts and leader extensions. Lack of a proper roof drainage system in a home will lead to damage to the exterior and foundation. Water will pool around the foundation causing damage and possibly water intrusion. Gutters must be all



Final Comments (Continued)

around the home with adequate downspouts and leader extensions which drain the water far away enough from the home. The gutters must also be kept free of debris to function effectively. Watching the foundation during spring thaw and rain storms will allow you to assess where water is pooling and corrective measures that may need to be taken.

The home is finished so most structural components were not available for inspection. What parts of the structure were visible appeared to be in good condition and foundation appears solid. The home is built on rock and whenever a home is built on rock moisture intrusion will be an issue at some point. Sometimes the moisture intrusion will not be so bad and at other times it may be worse (storms and spring thaw). Some moisture was noted in the corner in the room with the electric panel. Diverting ground drainage will help protect the foundation and help prevent erosion.

The wood stove could not be WETT certified in it's current condition as it was not code compliant. Suggest having a fireplace contractor assess for options and pricing. Have the contractor make the needed changes and issue a WETT letter at that time. You were not charged for WETT inspection as we could not write the WETT letter.

No issues were noted at the electric panel. There is an extension cord near the panel that is attached to a wiring circuit and this is not proper wiring. 5 exterior outlets were tested, two GFCI outlets were not tripping and will need replacement, two were not GFCI protected and should be as are exposed to water, one exterior outlet(that the transfer pump was plugged into) was on the same circuit as the furnace so when the pump tripped the breaker the furnace would not come on (discussed at time of inspection). The outlet that the washer was plugged into showed incorrect wiring. The outlets along the work bench were showing open ground when tested with the tester. There is some unfinished wiring which should be properly closed off. There is a light under the stairs in the wood shop which is improperly wired and wire is rubbing on

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Final Comments (Continued)

metal. Suggest having a licensed electrician assess the service and correct any issues.

The furnace did not seem to be operating as efficiently as it should and we suggest having the unit serviced. The screen was off the exterior intake vent pipe and something may have gotten into the pipe (wasps, rodents) and be interfering with the operation of the unit. As mentioned before the furnace is on same circuit as the transfer pump (which keeps tripping the breaker) so if the furnace does not come on that may be why.

Water to the cottage comes from a drilled well. The well has an in well pump. There is a sediment filter on the water system. Suggest testing the water prior to drinking to ensure the water is safe to drink and on a regular basis after that to ensure the water remains safe to drink. Water filtration and a UV light can be added to the system if needed. Hot water is a hot water on demand system. The water system appeared to be operating as it should at time of inspection.

The bathroom heater in the upstairs bathroom did not come on at time of inspection. The ceiling light and the bathroom fan in the downstairs bathroom did not come on. The shower in the downstairs bathroom was not inspected as there was a control unit of some sort and we did not want to cause any damage. Suggest asking current owner about these issues. Water staining was noted on ceiling areas in the living and dining room. All stained areas able to be reached were tested with a moisture meter and showed normal moisture meter readings. The upstairs bedroom by the bathroom had a heater behind the bed which was not able to be reached to test for function ability. The wall mount heater in the other bedroom was working at time of inspection. Any other issues are noted in the body of the inspection.

Please be aware insurance regulations for things such as stoves, water heaters, oil furnaces, fireplaces as well as other issues can change frequently and may vary from company to company. This report documents the approximate age and



Final Comments (Continued)

condition of items however you may want to consult an insurance agent to see if there are any concerns they have in regards to providing you with insurance.

Should you have any concerns regarding any observations or assessments outlined in our report we suggest you consult a contractor proficient in the area of your concern. Our report is a visual non-invasive inspection. A contractor can do an invasive more thorough inspection (ie: looking behind drywall, under floors etc) of the area of concern. You may want to do this prior to purchase so you have an idea of depth and cost of repair. If you bring a professional contractor in to inspect or correct an issue it is always wise to have them inspect the overall system not just the facet that needs repair. We also suggest getting two different contractors to provide assessments and pricing.

Please ensure at time of occupation of a new home there are sufficient smoke detectors and a CO2 detector if it is warranted. At time of occupation of a new home all smoke detectors and CO2 detectors should be tested and testing should be done regularly after that.

If possible suggest reviewing all systems of the home with the current owner as understanding how to operate all systems present in the home will prevent inadvertent damage to systems. Discussing winterization of the cottage with the current owner may provide helpful information. Also try to obtain any warranty information, maintenance or operation manuals available for components.

We document the building at time of inspection we have no control over what happens before you take possession and are not responsible for any damage incurring after our inspection. We cannot guarantee the building will be in the same condition as it was when we inspected it.

Most of the above conditions were discussed at time of inspection however if you have further questions or concerns

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Final Comments (Continued)

please do not hesitate to call or email.