

Clearview Home Inspection



101 Sample property
Emsdale, Ontario M5M1S8

Prepared for: Buyer

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



16:17 February 13, 2022

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Steps/Stoops: see pictures - older wood, wood damage and wood rot, if railings are secured to damaged/rotten wood, the railings will not be secure, monitor all railings for safety, ongoing monitoring for safety will be needed for stairs, decking and railings, a fall could lead to serious injury



2. Patio: Wood - older wood, wood damage and wood rot, repair and maintenance and likely some wood replacement will be needed, monitor for safety, rotten wood can give way



3. Deck: Untreated wood - older decking, appears to be original decking, not built to current standards, wood damage/wood rot noted, as discussed maintenance may help but appears repair and some wood replacement will be needed, wood and wood supports at ground level will need monitoring for moisture damage and movement, divert drainage from footings to protect from damage/movement





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Lots and Grounds (Continued)

Deck: (continued)



4. Lift to the boathouse: Rail system - the lift appears to be working as it should, only marked marginal to note the safety hazards, possible falling hazard if lift does not work properly, monitor children/pets on the lift as they could fall, get fingers/hands etc... caught in the machinery, regular inspection and maintenance is recommended to keep lift as safe as possible, keep lift locked so children do not use unsupervised



Exterior

5. Exterior Electric Outlets: 110 VAC - all exterior outlets should be GFCI protected for safety as they are exposed to water, electric disconnect for the hot tub is in the home, should be within 30 ft of the hot tub but not accessible from hot tub as per current standards



Outbuilding

6. Boathouse Outbuilding Electrical: 110 VAC - outlets are not GFCI protected, as electrical components are near water GFCI protection should be in place, have an electrician assess the wiring to the boathouse for safety and any needed upgrades as per current regulations



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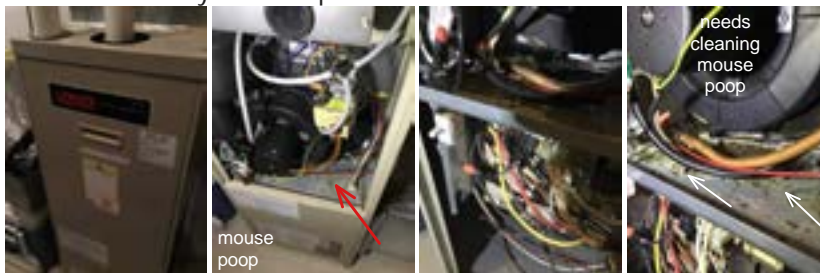
Outbuilding (Continued)

Electrical: (continued)

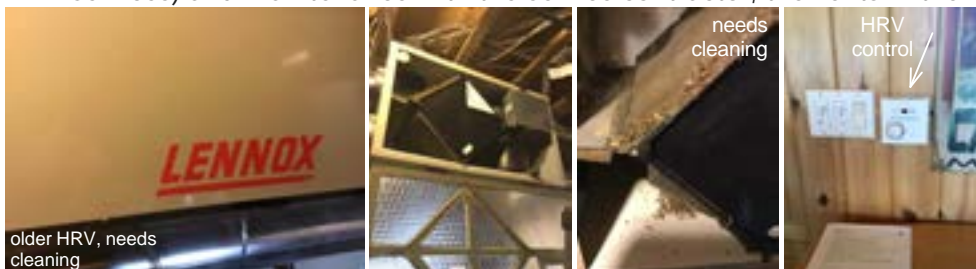


Heating System

7. Main Heating System Heating System Operation: only marked marginal to note the furnace has rodent excrement in it and needs cleaning - older furnace at the end of it's life expectancy, the furnace should be serviced on a regular basis for optimal functioning as well any needed upgrades as regulations do change for heating systems, we recommend having the furnace and HRV serviced and maintenance done as needed, if you have a heating contractor out you may want him to service and clean the propane fireplace as well, getting it all done in one service call may be cheaper



8. Main Heating System HRV: Lennox - HRV did come on but does not appear to be working properly, there are vents in rooms, timer controls which appear to be for the HRV no air movement was noted when the unit/timers were switched on, the unit needs cleaning and servicing to ensure the unit works, go over operation (and the areas the HRV services) and maintenance with the service contractor, the vents in the rooms may need cleaning



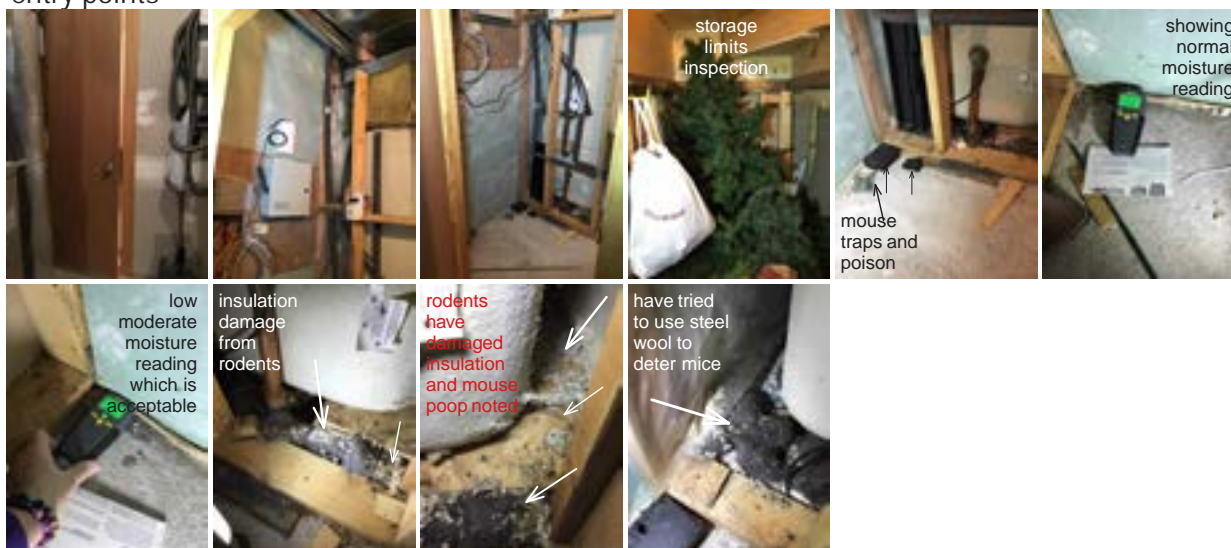


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Marginal Summary (Continued)

Basement

9. Utility Basement Storage room only marked marginal to note signs of rodent intrusion and insulation damage - mouse traps and mouse poison noted, if you have pets ensure the poison is cleaned up and watch for poison in other areas, some insulation damage as rodents have used insulation for nesting, assess for and secure any rodent entry points



Bathroom

10. Downstairs Bathroom Ventilation: no window and HRV does not work properly - there is no window or ventilation fan only the HRV vent and the HRV does not appear to be working properly, this bathroom will need an adequate ventilation source, if the HRV is not adequate a properly vented bathroom fan should be installed



Kitchen

11. Main Kitchen Electrical: 110 VAC - only marked marginal to note the outlet nearest to the kitchen sink is not GFCI protected and as per current standards should be for safety, take care using items plugged into this outlet (or any outlet) near a water source



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Kitchen (Continued)

Electrical: (continued)



Living Space

12. Main Living Space Windows: Vinyl casement - upper window has a broken seal, monitor and repair as needed, other windows were in acceptable condition and opening and closing





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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

Inspector Name: Roly & Sue Wight

Client Name: Owner

Property Address: 101 Sample property

Clearview Home Inspection Service Agreement

* We do not look up the existence of building permits!

I have read and understand the description of a WETT level 1 site inspection (see link).

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

1. INSPECTOR agrees to perform a visual non invasive 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 be part of 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 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



General Information (Continued)

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 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 INSPECTORS 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.



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General Information (Continued)

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.

If unable to attend the inspection in person by opening the inspection you agree to the terms as they are pointed out in th email attached to the report.

Submitted by 108.162.112.168

Signature: 

Inspection Date: Date



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General Information (Continued)

Property Information

Property Address 101 Sample property



City Emsdale State Ontario Zip M5M1S8

Contact Name Realtor

Client Information

Client Name Buyer

Client Address 101 Sample property

City Emsdale State Ontario Zip P2A2W9

Phone 111 2222 3333

E-Mail adrian@soundsoftware.ca

Inspection Company

Inspector Name Roly Wight

Company Name Clearview Home Inspection

Address 21 Worsley Lane

City Nobel Province Ontario Postal Code POG1G0

Phone 705 790 4999

E-Mail info@clearviewhome.ca

HST # 844756890 RT0001

File Number 1800

Amount Received TBD

Conditions

Others Present Buyer's Agent and Buyer Property Occupied Occupied

Estimated Age 2000 Entrance Faces West

Inspection Date 2021 07 07

Start Time 11 AM End Time 2 PM

Electric On Yes

Gas/Oil On Yes

Water On Yes

Temperature 12

Weather Sunny Soil Conditions Damp

Space Below Grade Basement

Building Type Single family Garage Detached

Sewage Disposal Septic How Verified Visual Inspection

Water Source Drilled well How Verified Visual Inspection



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General Information (Continued)

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

Lots and Grounds

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1. Acceptable

Driveway: Gravel



2. Acceptable

Walks: Wood - ongoing monitoring for safety and stability needed,



3. Marginal

Steps/Stoops: see pictures - older wood, wood damage and wood rot, if railings are secured to damaged/rotten wood, the railings will not be secure, monitor all railings for safety, ongoing monitoring for safety will be needed for stairs, decking and railings, a fall could lead to serious injury





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Lots and Grounds (Continued)

Steps/Stoops: (continued)



4. Acceptable

Porch: Wood - Some wood rot noted



5. Marginal

Patio: Wood - older wood, wood damage and wood rot, repair and maintenance and likely some wood replacement will be needed, monitor for safety, rotten wood can give way



6. Marginal

Deck: Untreated wood - older decking, appears to be original decking, not built to current standards, wood damage/wood rot noted, as discussed maintenance may help but appears repair and some wood replacement will be needed, wood and wood supports at ground level will need monitoring for moisture damage and movement, divert drainage from footings to protect from damage/movement

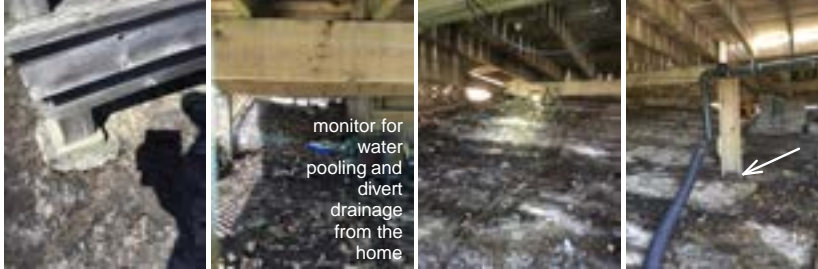




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Lots and Grounds (Continued)

Deck: (continued)



7. Marginal

Lift to the boathouse: Rail system - the lift appears to be working as it should, only marked marginal to note the safety hazards, possible falling hazard if lift does not work properly, monitor children/pets on the lift as they could fall, get fingers/hands etc... caught in the machinery, regular inspection and maintenance is recommended to keep lift as safe as possible, keep lift locked so children do not use unsupervised



8. Acceptable

Grading: Moderate slope - monitor for water pooling around the building, divert as much drainage as possible and manage the rest to do the least amount of damage as possible



9. Acceptable

Swale: Adequate slope and depth for drainage

10. Acceptable

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 and should be cut back



Lots and Grounds (Continued)

Vegetation: (continued)



11. Acceptable Retaining Walls: Stone - ongoing monitoring for movement or damage will be needed and early corrective action if any issues are noted
12. Not Inspected Hot Tub appears functional, water is in the tub - electric disconnect is in the home, should be within 30 ft of the hot tub but not accessible from hot tub as per current standards. cover has water in it and will need replacement



Exterior

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Main Exterior Surface

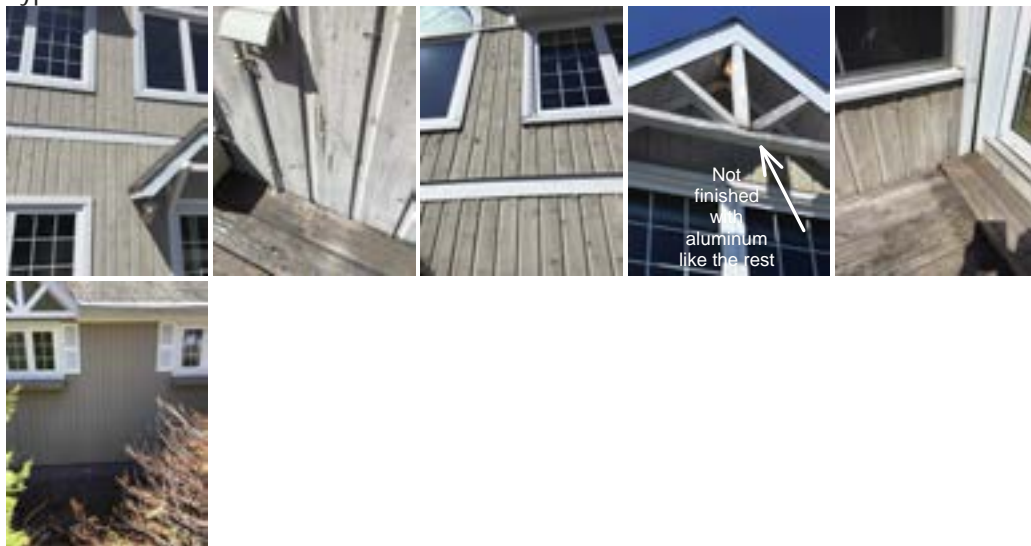


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Exterior (Continued)

1. Acceptable

Type: Wood



2. Acceptable

Trim: Wood

3. Acceptable

Fascia: Aluminum



4. Acceptable

Soffits: Aluminum



5. Acceptable

Entry Doors: Metal - monitor doorways for gaps that could allow heat loss or moisture intrusion, keeping ice and snow shoveled away from doors and sliding doors will help prevent moisture damage to door and door frame areas and help prevent moisture intrusion



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Exterior (Continued)

Entry Doors: (continued)



6. Acceptable

Patio Door: Vinyl sliding



7. Acceptable

Windows: Vinyl - most windows appear to have date of 1999, windows were opening and closing and appear in decent condition, monitor exterior window areas for damage that could lead to moisture intrusion, ensure any caulking/flashing remains intact and present in areas needing caulking/flashing





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Exterior (Continued)

8. Acceptable Window Screens: Vinyl mesh



9. Acceptable Basement Windows: Vinyl



10. Acceptable Vents: Various - assess vents to see if they need cleaning, keep vegetation away from any vents, exterior dryer vent should be cleaned prior to use, damaged vents should be replaced



11. Acceptable Exterior Lights: Surface mount



12. Marginal Exterior Electric Outlets: 110 VAC - all exterior outlets should be GFCI protected for safety as they are exposed to water, electric disconnect for the hot tub is in the home, should be within 30 ft of the hot tub but not accessible from hot tub as per current standards



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Exterior (Continued)

Exterior Electric Outlets: (continued)



13. Acceptable

Hose Bibs: Rotary



14. Acceptable

Main Gas Valve: Located at main line

Outbuilding

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Boathouse Outbuilding

1. Acceptable

Exterior Surface: Wood





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Outbuilding (Continued)

2. Acceptable Roof: Asphalt shingle



3. Acceptable Roof Structure: Wood truss



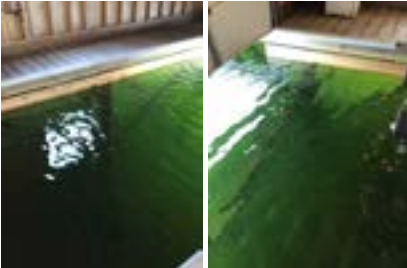
4. Acceptable Walls: Exposed framing



5. Acceptable Floor: Wood



6. Not Inspected Foundation: Metal





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Outbuilding (Continued)

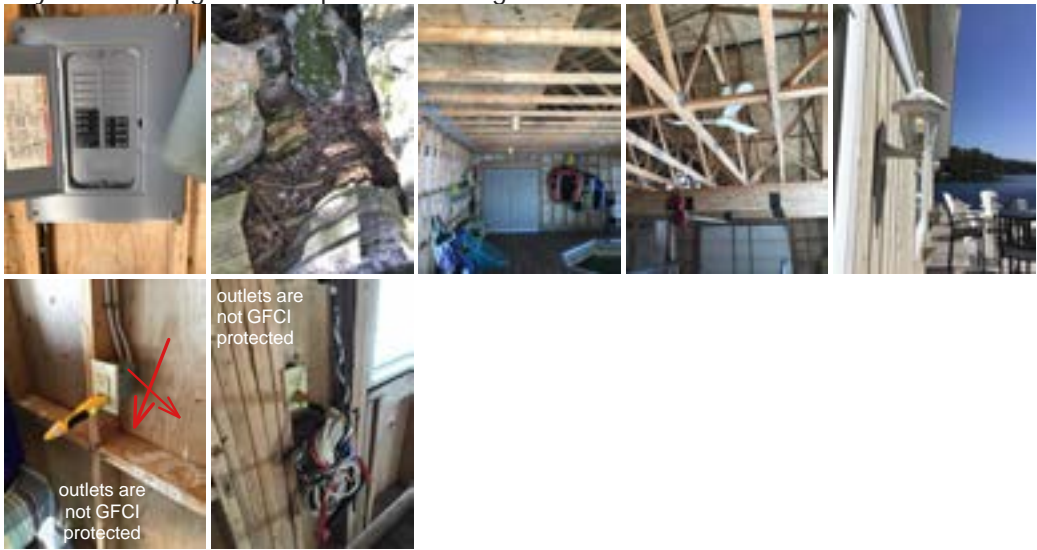
7. Acceptable Doors: Metal



8. Acceptable Windows: Vinyl



9. Marginal Electrical: 110 VAC - outlets are not GFCI protected, as electrical components are near water GFCI protection should be in place, have an electrician assess the wiring to the boathouse for safety and any needed upgrades as per current regulations





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Roof

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Main Roof Surface

1. Method of Inspection: Ground level
2. Not Inspected Unable to Inspect: 30%



3. Acceptable Material: Asphalt shingle



4. Type: Gable
5. Approximate Age: older shingles, may get 5-7 years with some maintenance
6. Acceptable Flashing: Aluminum



7. Acceptable Valleys: Asphalt shingle





Roof (Continued)

8. Acceptable Plumbing Vents: ABS - monitor flashing/caulking around the plumbing vent for damage that could lead to moisture intrusion into the home



9. Acceptable Gutter System: Aluminum - some damage noted to gutter system and gutters may need cleaning, maintenance needed, ensure gutter system is draining roof drainage away from the home and is not pooling around the foundation



None Chimney

10. Not Present Chimney:

Garage/Carport

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Detached Garage

1. Type of Structure: Detached Car Spaces: 2
2. Acceptable Garage Doors: Metal





Garage/Carport (Continued)

3. Acceptable Door Operation: Mechanized - has a safety switch that reverses door when closing if something (pet/child etc...) is in the way, test the switch on a regular basis to ensure it keeps working



4. Acceptable Door Opener: Garaga - ensure you get any remote openers from owners



5. Acceptable Exterior Surface: Wood - regular assessment of siding and completion of any needed maintenance will help prolong life of the siding, monitor soffit areas for any wasp nests



6. Acceptable Windows: Vinyl



7. Acceptable Roof: Asphalt shingle - regular assessment of shingles and completion of any needed maintenance will help prolong shingle life, monitor snow load on roof area



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Garage/Carport (Continued)

Roof: (continued)



8. Not Present Gutter System: monitor roof drainage and if you feel a gutter system would be a worthwhile investment have one installed

9. Not Present Hose Bibs:

10. Acceptable Roof Structure: 2x4 Truss



11. Acceptable Service Doors: Metal



12. Acceptable Walls: Exposed framing



clutter and storage
limit inspection



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Garage/Carport (Continued)

13. Acceptable Floor/Foundation: Poured concrete



14. Acceptable Electrical: 110 VAC - electric fence not inspected, go over location of fencing and operation with owners, ask owners if they have collars for dogs specific to the fencing



15. Not Present Smoke Detector: ensure adequate smoke and carbon monoxide detectors are in place in the home
16. Not Present Heating:

Electrical

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1. Service Size Amps: 200 Volts: 110-240 VAC



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Electrical (Continued)

2. Acceptable Service: Copper



3. Acceptable Back Up Power System: Generac - started up at time of inspection, go over operation and maintenance with owner, regular maintenance is needed, usually generators run a test cycle once a week, ask what day and time the generator does this, confirm what the generator covers when in use



4. Acceptable 120 VAC Branch Circuits: Copper



5. Acceptable 240 VAC Branch Circuits: Copper



6. Not Present Aluminum Wiring: Not present in area's inspected

7. Acceptable Conductor Type: Romex

8. Not Inspected Ground: Unable to confirm

Basement Electric Panel



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Electrical (Continued)

9. Acceptable Manufacturer: Cutler-Hammer



10. Maximum Capacity: 200 Amps

11. Acceptable Main Breaker Size: 200 Amps

12. Acceptable Breakers: Copper

13. Not Present Components automatic transfer switch for GENERAC



home
surge
protector,
discussed



14. Acceptable AFCI: 110 volt

15. Acceptable GFCI: Tub



16. Is the panel bonded? Yes

Basement Electric Panel

17. Acceptable Manufacturer: Cutler-Hammer



18. Maximum Capacity: 100 Amps



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Electrical (Continued)

19. Acceptable Main Breaker Size: 100 Amps



20. Acceptable Breakers: Copper
21. Not Present Fuses:
22. Not Present AFCI:
23. Not Present GFCI:
24. Is the panel bonded? Yes

Structure

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1. Acceptable Structure Type: Wood frame



2. Not Inspected Foundation: Block - most of the exterior foundation is not visible for inspection as it is below grade, the interior of the basement area is finished and interior foundation is not visible for inspection

3. Acceptable Differential Movement: Minor cracking, Settling - monitor any cracking or areas of damage to ensure cracking/damage does not worsen, repair as needed





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Structure (Continued)

Differential Movement: (continued)



4. Acceptable

Beams: Solid wood - not all areas of beam are visible for inspection as the basement area is finished



5. Not Inspected Bearing Walls: Frame

6. Not Inspected Joists/Trusses: I Beam - visible joist areas appear in good condition, as basement area is finished not all joist areas are visible for inspection



7. Not Inspected Piers/Posts: Unable to inspect due to the home being finished.



Structure (Continued)

8. Acceptable Floor/Slab: Poured slab - only visible floor slab area is in the utility room as the other basement areas are finished



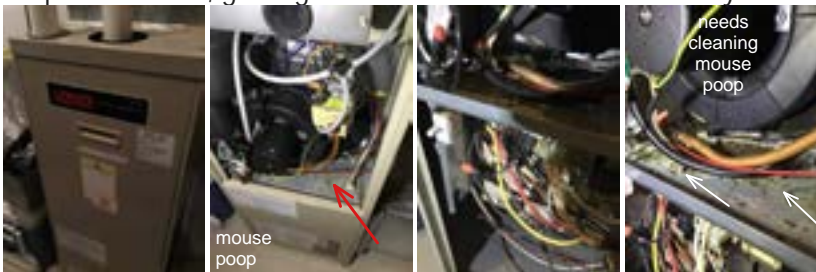
Heating System

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Main Heating System

1. Marginal Heating System Operation: only marked marginal to note the furnace has rodent excrement in it and needs cleaning - older furnace at the end of it's life expectancy, the furnace should be serviced on a regular basis for optimal functioning as well any needed upgrades as regulations do change for heating systems, we recommend having the furnace and HRV serviced and maintenance done as needed, if you have a heating contractor out you may want him to service and clean the propane fireplace as well, getting it all done in one service call may be cheaper



2. Manufacturer Label: Lennox



3. Type: Forced air Capacity: NA
4. Area Served: Whole building Approximate Age: 20



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Heating System (Continued)

5. Fuel Type: Propane gas

6. Acceptable Heat Exchanger: 3 Burner



7. Unable to Inspect: 20%

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

9. Acceptable Distribution: Metal duct

10. Acceptable Draft Control: Manual

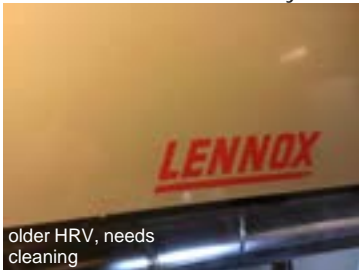
11. Not Present Humidifier:

12. Acceptable Flue Pipe: PVC

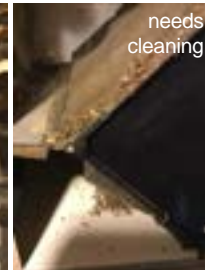


13. Marginal

HRV: Lennox - HRV did come on but does not appear to be working properly, there are vents in rooms, timer controls which appear to be for the HRV no air movement was noted when the unit/timers were switched on, the unit needs cleaning and servicing to ensure the unit works, go over operation (and the areas the HRV services) and maintenance with the service contractor, the vents in the rooms may need cleaning



older HRV, needs cleaning



needs cleaning



HRV control

14. Acceptable

Thermostats: Individual

15. Acceptable Fuel Tank: Propane tank



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Heating System (Continued)

16. Acceptable Gas Service Lines: Cast iron, Copper



17. Tank Location: Side yard

18. Suspected Asbestos: No

19. Not Inspected A/C System Operation: Appears serviceable - Testing both the air conditioning and heating systems is not advisable as the temperature difference could potentially damage either system. The heating system was tested.



Main AC System

20. Acceptable Manufacturer Label: Comfort air



21. Acceptable Exterior Unit: Pad mounted



22. Manufacturer: Comfort air

23. Area Served: Whole building Approximate Age: 20



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Heating System (Continued)

24. Acceptable Visible Coil: Aluminum



25. Acceptable Refrigerant Lines: Serviceable condition



26. Acceptable Electrical Disconnect: Breaker disconnect



Plumbing

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 Service Line: Drilled well - no well tag number is noted on well head, you may be able to search the below government web site by location for well information if owners do not have any paperwork on the well
<https://www.ontario.ca/environment-and-energy/map-well-records>



Plumbing (Continued)

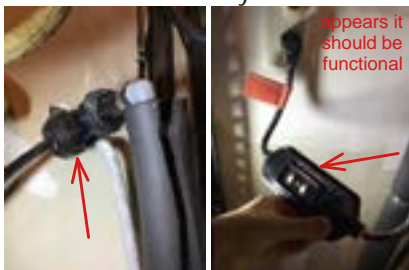
Service Line: (continued)



2. Acceptable Water Lines: Copper - some are covered not visible for inspection



3. Not Inspected Heat tracing go over operation and maintenance with owner if you are not familiar with heat tracing - heat tracing is either on or off, ask owner if heat tracing is needed, may be only there as an in case measure, if it is needed you may want to investigate sensor units that come on at a certain temperature, ensure the heat tracing does not get turned on accidentally as it will use a lot of unneeded electricity



4. Not Present Water Filtration: Confirm with owner - appears to be an older softener unit, go over operation and maintenance with owner or ask for manuals, there is no filtration on the water system and no UV light is present, if you are drinking the water the water should be tested on a regular basis, the Health Unit only tests for bacterial contamination not any other contaminants, if you are concerned about other contaminants you will need private testing, we would recommend filtration and a water softener if you are going to drink the water, this was discussed at time of inspection





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Plumbing (Continued)

5. Acceptable Main Water Shutoff: See picture



6. Acceptable Drain Pipes: ABS



7. Not Inspected Control for well or some sort - confirm with owner exactly what this is for, appears to be a type of component to drain the well



Basement Water Heater

8. Acceptable Water Heater Operation: Adequate - older water heater will not be energy efficient, no guaranteed life expectancy, working at time of inspection as hot water was at taps



9. Type: Electric Capacity: 60 Gallon

10. Approximate Age: Twenty years Area Served: Whole building



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Plumbing (Continued)

11. Acceptable TPRV and Drain Tube: Copper and PVC



Basement

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Utility Basement

1. Marginal Storage room only marked marginal to note signs of rodent intrusion and insulation damage - mouse traps and mouse poison noted, if you have pets ensure the poison is cleaned up and watch for poison in other areas, some insulation damage as rodents have used insulation for nesting, assess for and secure any rodent entry points





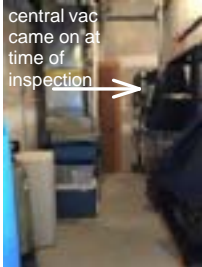
16:17 February 13, 2022

Basement (Continued)

2. Acceptable Ceiling: Exposed framing



3. Acceptable Walls: Unfinished drywall



4. Acceptable Floor: Poured



5. Acceptable Floor Drain: Surface drain



6. Acceptable Doors: Hollow wood





16:17 February 13, 2022

Basement (Continued)

7. Acceptable Electrical: 110 VAC



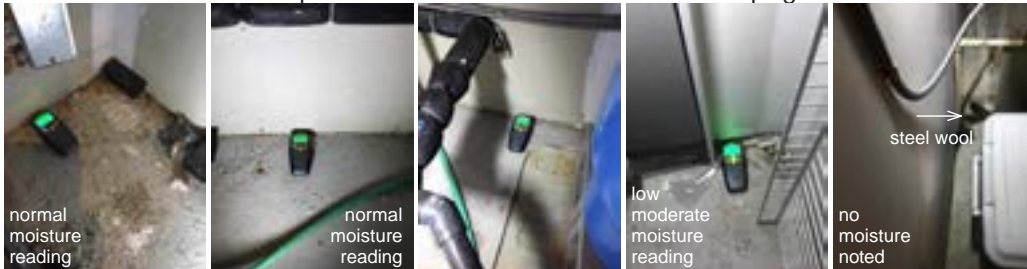
8. Not Present Smoke Detector: ensure adequate smoke and carbon monoxide detectors are in place in the home
9. Acceptable HVAC Source: Radiant



10. Not Inspected Ventilation: HRV - monitor area for condensation/moisture build up (especially in summer months) and improve ventilation if needed (can leave door open to help dry up any condensation/moisture build up, water system components may have condensation build up during summer months, a dehumidifier or fan can help if needed)



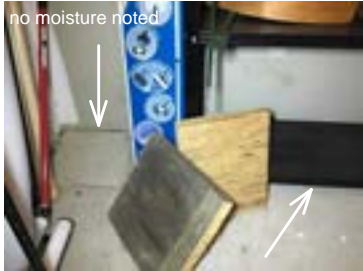
11. Not Present Moisture Location: See pictures - monitor for moisture seepage and condensation build up





Basement (Continued)

Moisture Location: (continued)



Bathroom


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Master Bathroom


1. Acceptable

Ceiling: Wood


2. Acceptable

Walls: Paint
3. Acceptable

Floor: Tile


4. Acceptable

Doors: Hollow wood



16:17 February 13, 2022

Bathroom (Continued)

5. Acceptable Windows: Vinyl casement



6. Acceptable Electrical: 110 VAC GFCI



7. Acceptable Counter/Cabinet: Composite and wood



8. Acceptable Shower/Surround: See picture - Monitor caulking to ensure it is intact and in good condition



9. Not Inspected Tub/Surround: See pictures - tub did come on, go over operation and maintenance with the owner, suggest cleaning jets prior to use





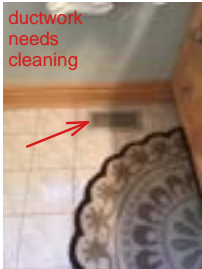
16:17 February 13, 2022

Bathroom (Continued)

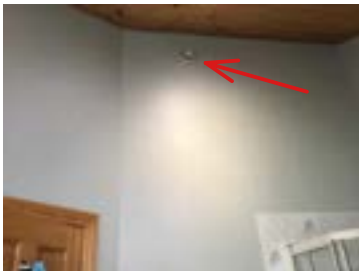
10. Acceptable Toilets: Low volume dual flush



11. Acceptable HVAC Source: Heating system register - Cleaning



12. Not Inspected Ventilation: HRV does not appear to be working properly - there is a window for ventilation in this bathroom



Downstairs Bathroom

13. Acceptable Closet: See picture



14. Acceptable Ceiling: Paint

15. Acceptable Walls: Paint



16:17 February 13, 2022

Bathroom (Continued)

16. Acceptable Floor: Tile



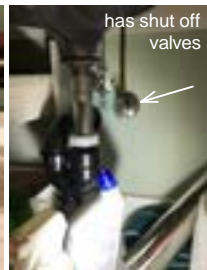
17. Acceptable Doors: Hollow wood



18. Acceptable Electrical: 110 VAC GFCI



19. Acceptable Counter/Cabinet: Laminate and wood



20. Acceptable Tub/Surround: Moulded unit

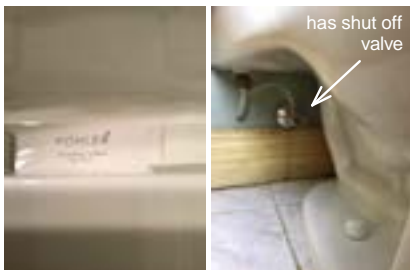




16:17 February 13, 2022

Bathroom (Continued)

21. Acceptable Toilets: Koehler low volume



22. Not Inspected HVAC Source: appears to be a heat vent

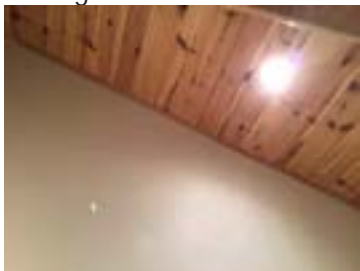


23. Marginal Ventilation: no window and HRV does not work properly - there is no window or ventilation fan only the HRV vent and the HRV does not appear to be working properly, this bathroom will need an adequate ventilation source, if the HRV is not adequate a properly vented bathroom fan should be installed



Entry Half Bathroom

24. Acceptable Ceiling: Wood



25. Acceptable Walls: Paint



16:17 February 13, 2022

Bathroom (Continued)

26. Acceptable Floor: Tile



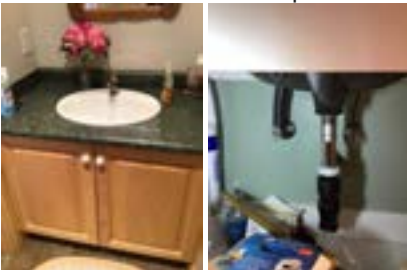
27. Acceptable Doors: Hollow wood



28. Acceptable Electrical: 110 VAC GFCI



29. Acceptable Counter/Cabinet: Composite and wood



30. Acceptable Toilets: American Standard



31. Acceptable HVAC Source: Heating system register



16:17 February 13, 2022

Bathroom (Continued)

32. Not Inspected Ventilation: HRV is not working - as there is no window and the HRV is not working properly this bathroom has no ventilation, there is no shower or tub so moisture build up should not be an issue, monitor for moisture/condensation build up, door can be left open for ventilation



Kitchen

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Main Kitchen

1. Not Inspected Cooking Appliances: General Electric - burners work, fan and light work, fan appears to be an inward venting fan



2. Not Inspected Dishwasher: Kitchen Aid





Kitchen (Continued)

3. Not Inspected Refrigerator: General Electric - working at time of inspection



4. Acceptable Sink: Composite - as discussed we do not recommend sink waste disposal units as they use a lot of water which is hard on the pump and septic systems



5. Marginal Electrical: 110 VAC - only marked marginal to note the outlet nearest to the kitchen sink is not GFCI protected and as per current standards should be for safety, take care using items plugged into this outlet (or any outlet) near a water source



6. Acceptable Counter Tops: Laminate





16:17 February 13, 2022

Kitchen (Continued)

7. Acceptable Cabinets: Laminate and wood - some wear and tear damage noted



8. Acceptable Ceiling: Wood



9. Acceptable Walls: Paint and backsplash

10. Acceptable Floor: Manufactured flooring



11. Acceptable Windows: Vinyl casement



12. Acceptable HVAC Source: Heating system register





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Bedroom

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

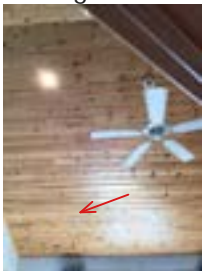
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Master Bedroom

1. Acceptable Closet: Small & Walk-in



2. Acceptable Ceiling: Wood



3. Acceptable Walls: Paint



4. Acceptable Floor: Manufactured flooring



5. Acceptable Doors: Hollow wood



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Bedroom (Continued)

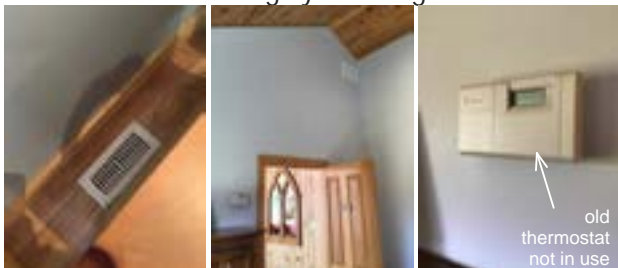
6. Acceptable Windows: Vinyl casement - 1999 is the date on the windows



7. Acceptable Electrical: 110 VAC



8. Acceptable HVAC Source: Heating system register



9. Not Inspected Smoke Detector: ensure adequate smoke and carbon monoxide detectors are in place in the home



End Bedroom

10. Acceptable Closet: Single





16:17 February 13, 2022

Bedroom (Continued)

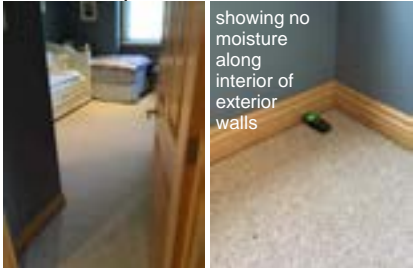
11. Acceptable Ceiling: Paint



12. Acceptable Walls: Paint



13. Acceptable Floor: Carpet



14. Acceptable Doors: Hollow wood
15. Acceptable Windows: Vinyl casement



16. Acceptable Electrical: 110 VAC





16:17 February 13, 2022

Bedroom (Continued)

17. Acceptable HVAC Source: Heating system register



18. Not Inspected Smoke Detector: ensure adequate smoke and carbon monoxide detectors are in place in the home



Middle Bedroom

19. Acceptable Closet: Single - Light did not come on in this closet



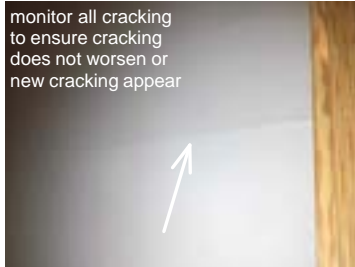
20. Acceptable Ceiling: Paint



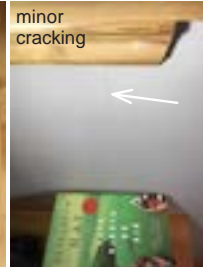
21. Acceptable Walls: Paint and wallboard



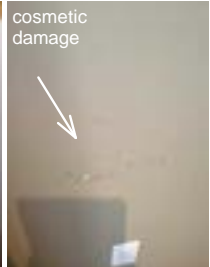
monitor all cracking
to ensure cracking
does not worsen or
new cracking appear



minor
cracking



cosmetic
damage

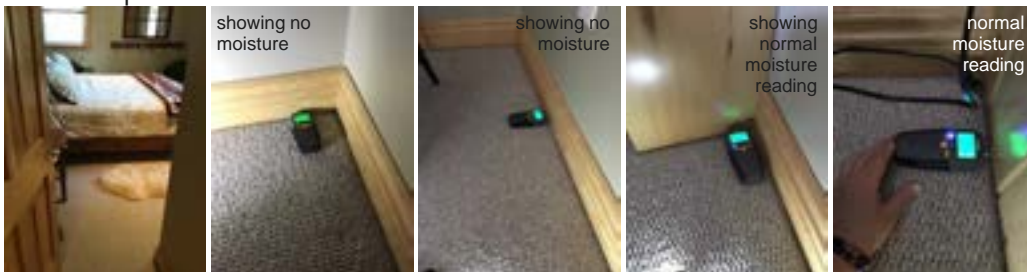




16:17 February 13, 2022

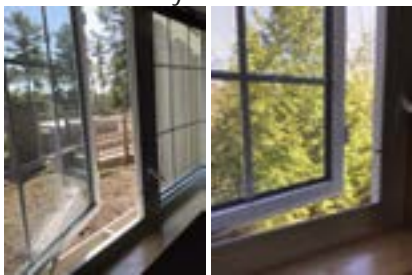
Bedroom (Continued)

22. Acceptable Floor: Carpet



23. Acceptable Doors: Hollow wood

24. Acceptable Windows: Vinyl casement



25. Acceptable Electrical: 110 VAC



26. Acceptable HVAC Source: Heating system register



27. Not Inspected Smoke Detector: ensure adequate smoke and carbon monoxide detectors are in place in the home
Right Bedroom



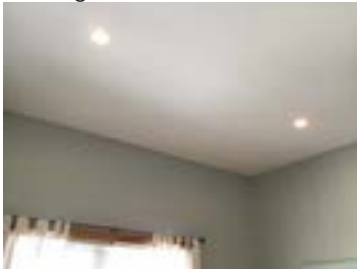
16:17 February 13, 2022

Bedroom (Continued)

28. Acceptable Closet: Single



29. Acceptable Ceiling: Paint



30. Acceptable Walls: Paint



31. Acceptable Floor: Carpet



32. Acceptable Doors: Hollow wood
33. Acceptable Windows: Vinyl casement





Bedroom (Continued)

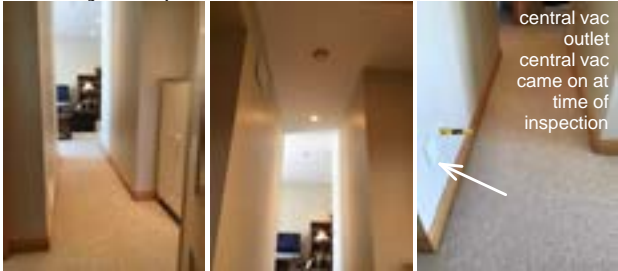
34. Acceptable Electrical: 110 VAC



35. Acceptable HVAC Source: Heating system register



36. Acceptable Hallway See pictures



Living Space

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Sunroom	Living Space
1. Acceptable	Ceiling: Wood
2. Acceptable	Walls: Paint



16:17 February 13, 2022

Living Space (Continued)

Walls: (continued)



3. Acceptable

Floor: Manufactured flooring



4. Acceptable

Doors: Wood - Door is wood with a clear plastic panel



5. Acceptable

Windows: See pictures



6. Acceptable

Electrical: 110 VAC GFCI



7. Not Present

HVAC Source:



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Living Space (Continued)

8. Not Present Smoke Detector: ensure adequate smoke and carbon monoxide detectors are in place in the home

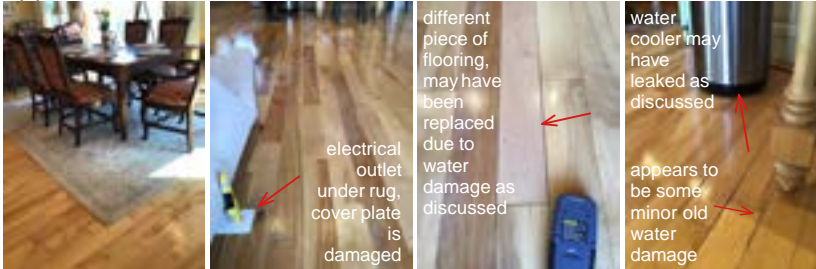
Dining Living Space

9. Acceptable Ceiling: Wood

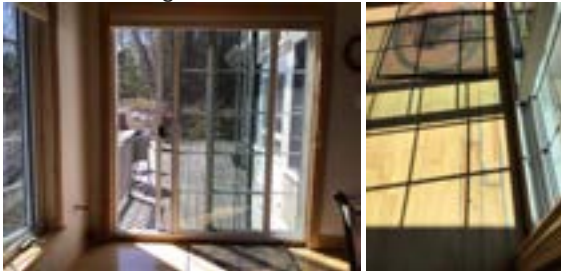


10. Acceptable Walls: Paint

11. Acceptable Floor: Manufactured flooring and area rug - some old ceiling damage is noted in the living area in basement (under this area), there could have been a leak as discussed as a piece of flooring has been replaced, the owner may be able to offer insight as to what caused the damage, damage appears old, monitor



12. Acceptable Doors: Sliding



13. Acceptable Windows: Vinyl casement - minor cracking noted in one upper window corner, monitor and take corrective action if needed



14. Acceptable Electrical: 110 VAC



16:17 February 13, 2022

Living Space (Continued)

15. Acceptable HVAC Source: Heating system register



16. Not Inspected Smoke Detector: ensure adequate smoke and carbon monoxide detectors are in place in the home



Main Living Space

17. Acceptable Ceiling: Wood



18. Acceptable Walls: Paint and wood



19. Acceptable Floor: Manufactured flooring



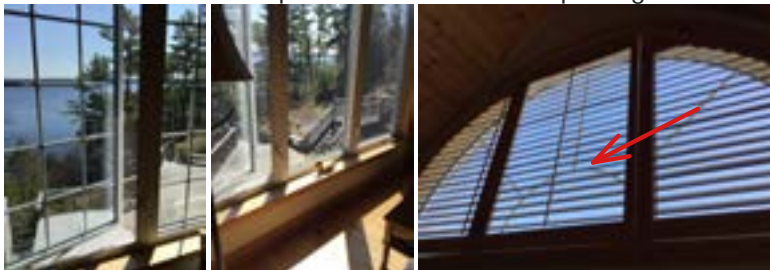


16:17 February 13, 2022

Living Space (Continued)

20. Marginal

Windows: Vinyl casement - upper window has a broken seal, monitor and repair as needed, other windows were in acceptable condition and opening and closing



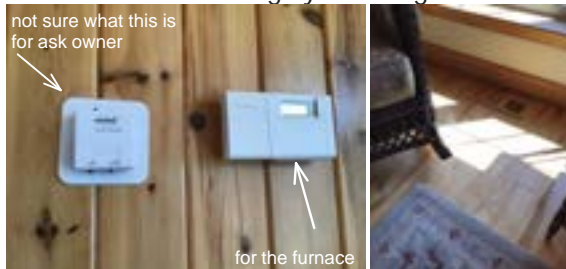
21. Acceptable

Electrical: 110 VAC



22. Acceptable

HVAC Source: Heating system register



23. Not Inspected

Smoke Detector: ensure adequate smoke and carbon monoxide detectors are in place in the home



Entry Living Space

24. Acceptable

Closet: Single small



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Living Space (Continued)

Closet: (continued)



25. Acceptable

Ceiling: Wood



26. Acceptable

Walls: Wood and paint



27. Acceptable

Floor: Tile



28. Acceptable

Doors: Metal





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Living Space (Continued)

29. Acceptable Windows: Vinyl casement



30. Acceptable Electrical: 110 VAC



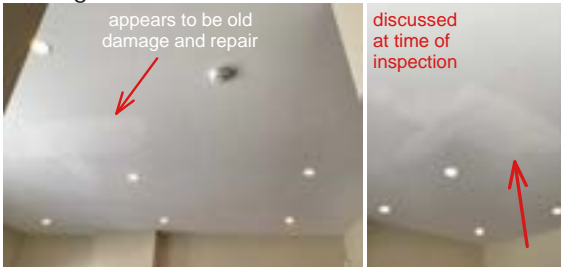
31. Acceptable HVAC Source: Heating system register

32. Acceptable Stairs/railing see pictures - ensure railing remains secure and sturdy so no one falls and gets injured



Downstairs Living Space

33. Acceptable Ceiling: Paint





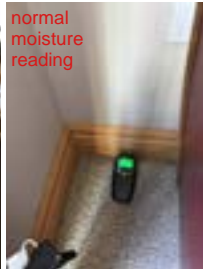
16:17 February 13, 2022

Living Space (Continued)

34. Acceptable Walls: Paint



35. Acceptable Floor: Carpet



36. Acceptable Doors: Sliding



37. Acceptable Windows: Vinyl casement



38. Acceptable Electrical: 110 VAC



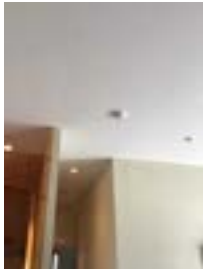


Living Space (Continued)

39. Acceptable HVAC Source: Heating system register



40. Not Inspected Smoke Detector: ensure adequate smoke and carbon monoxide detectors are in place in the home



Laundry Room/Area

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Entry Laundry Room/Area

1. Acceptable Storage See picture



2. Acceptable Ceiling: Wood





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Laundry Room/Area (Continued)

- 3. Acceptable
- 4. Acceptable

Walls: Paint
Floor: Tile



- 5. Acceptable

Doors: Wood and glass



- 6. Acceptable

Electrical: 110 VAC GFCI



- 7. Not Present
- 8. Acceptable

Smoke Detector: ensure adequate smoke and carbon monoxide detectors are in place in the home
Laundry Tub: See pictures



- 9. Not Inspected Washer Hose Bib: unable to see behind the washer/dryer unit



Laundry Room/Area (Continued)

Washer Hose Bib: (continued)



- 10. Not Inspected Washer and Dryer Electrical: unable to see behind washer/dryer unit
- 11. Not Inspected Dryer Vent: unable to see behind washer/dryer unit - confirm the dryer vents to the exterior of the home and clean exterior dryer vent if needed
- 12. Not Inspected Washer Drain: unable to see behind washer/dryer unit



- 13. Not Present Floor Drain:

Septic Information

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- 1. Acceptable Location: Water side of the home



- 2. Acceptable Drain Field Obstructed by: Not obstructed
- 3. Not Present Septic Tank Riser: not needed
- 4. Acceptable Date of last pumping: Not required
- 5. Is there a well on the property? Yes
- 6. Are copies of local forms attached? (If Available) No



16:17 February 13, 2022

System Evaluation

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1. Acceptable Method of Inspection: Flow test
2. Start Time: 11:15 End Time: 11:45
3. Acceptable Faucet Location - A: Kitchen
4. Acceptable Faucet Location - B: Bathroom
5. Was dye placed in the system? No

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

6. Acceptable Tank: Plastic



7. Acceptable Lids: Plastic



8. Acceptable Baffles: Plastic





System Evaluation (Continued)

9. Acceptable Transfer pump alarm to notify of pump failure - will alarm if sewage level in pump chamber gets too high (pump has stopped working), if pump failure occurs the sewage will overflow or back up into the home, confirm this alarm is on the GENERAC panel



10. Acceptable Transfer Pump: Working at time of inspection



Final Comments

This is a detailed inspection using infrared moisture and VIDEO equipment as well as having 2 people on site doing the inspection and giving a full explanation of the report. The report in most cases takes 2.5 - 3.5 hours on site and another 3 hours to edit.

Think of this report as a snapshot of your home in time as well as an owners manual.

This older cottage/home had most of it's components appearing to perform their intended functions at the time of inspection. The condition of the building is indicative of it's age. We do not pull surveys to see if any encroachment issues are present. We inspect the buildings only not where the property lines are in relation to the buildings.

We do not do any type of search to see if building permits have been pulled for additions/renovations or if there are any existing open permits on the home/cottage. Regulations, set backs etc.. vary from municipality to municipality and can update or change frequently. At some point if you do decide to do some work and you need to pull a permit you may run into some of the changes that have been made or updated since your cottage/home was built.

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, some are minor 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



Final Comments (Continued)

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 to be marked the same in all areas they show up.

This inspection is a visual, non-invasive inspection. We cannot inspect what we cannot see.

This is an older building that has seen renovation and repair over time. Any modifications done as well as the original build will have been done with material indicative of the eras. Older building products will have been covered up, painted etc... and not visible for inspection. Due to the original age of the building, some products deemed safe at the time of use however later found to be a health hazard may be in places unable to be seen or any older building products present. To determine the exact composition of any building product as well as the percentages of the substances in the product laboratory tests would have to be done or the manufacturer would have to provide the information.

Ongoing monitoring of trees will be needed to ensure trees do not pose a safety or damage hazard. Dead trees will need to be cut down before they fall down and cause damage. Cut back branches overhanging roof areas. Accumulation of tree debris on shingles will lead to early shingle deterioration and moss build up. If moss build up is noted on shingle areas there is a product available at Home Depot called Moss Boss (zinc strips) which will help get rid of existing moss (it does take time for this product to work) and help prevent moss from developing on the shingles.

When you take possession assess the grounds for any damage or issues needing attention. Assess for safety hazards, tripping/falling hazards, holes, old wells, sharp objects etc... and take corrective action as needed. If you are not familiar with the wildlife and vegetation in the area you may want to ask the owners what to expect and how they deal with any critters (or vegetation) that could be bothersome. The property is on a steep slope and will be slippery at times take care navigating your way down to the water.

Diverting ground drainage will be important to help protect structural components from damage and to help prevent moisture intrusion/seepage in below grades areas. During spring thaw and storms monitor ground drainage to see where the drainage is going, any damage the drainage is doing or has the potential to do and assess for ways to divert the ground drainage from the cottage/home and deck area. Divert as much roof and ground drainage to help protect structural components from moisture damage and help decrease the amount of water under the building, in the crawl space or basement area. Gardens or vegetation against a home can hold water against the foundation leading to foundation damage and moisture intrusion over time. Gardens can damage siding as well and will attract bugs and rodents to the home.

Sewage from the building goes to a septic tank (hard waste then gray water side), then to a transfer pump. The transfer pump then pumps the sewage from the gray water side of the tank up to the septic bed. Both lids on the septic tank as well as the transfer pump were exposed for the flow test. The tank, lids and baffles are plastic. All visible tank/pump components appear in acceptable shape. There is an alarm on the transfer pump which will alarm if the sewage level in the pump chamber gets too high (pump has stopped working). If the pump stops working sewage can overflow or back up. The pump alarm was working at time of inspection. Confirm the pump alarm is on the GENERAC panel.

A septic flow test was performed by running the water hard in 2 locations for 25+ minutes. The results showed that the septic bed was able to manage the water flow and showed no increase to a minimal increase in the depth of sewage. A flow test also tests the water system as well. Water pressure remained good.



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Final Comments (Continued)

The average life expectancy for a septic system is around 20 to 40 years depending on type of installation, proper installation, use, maintenance etc.... Some systems last much longer and some require repair or replacement before 40 years. A septic system is composed of a septic tank and a septic bed. The tank and bed work together however they can be replaced separately. A septic bed is composed of runs exiting a distribution box or a header of some sort. These drainage runs make up the bed. A flow test indicates whether or not the septic bed is accepting a large volume of water and functioning. We cannot tell you what exactly your septic bed is composed of or how many runs are present (we can offer an educated guess). Septic bed runs can get blocked or damaged. We cannot tell you the condition of all the runs or if all the runs are working as a septic bed will still work with plugged runs. As long as at least one run is functioning the bed will accept the water flow. A septic system that has not been used in some time will accept the water flow at time of inspection however could still have impaired function ability with ongoing, regular use. We may be able to see some leaching or very wet areas that could indicate blocked or damaged runs. Ground water during storms and spring run off can saturate a low lying septic bed which will affect the bed's ability to accept the water flow during a flow test or regular use. The only way to know the condition of the distribution box and runs is to dig them up, that usually requires a large amount of time, digging and the use of heavy equipment.

A septic system needs to be maintained properly to help extend its life and function ability and prevent expensive repairs. We suggest doing some 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 of 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. Septic tank activator products are also available to help promote proper bacterial growth in the septic tank. 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.

The property is on a steep grade and a fall could lead to injury. Wood decking and stairs will be slippery with rain, frost and tree debris take care when going to the water. The steps to the water are steep and a fall will lead to injury. The wood is older wood with some damage and wood rot. Ensure the railings are secure and railing supports are not secured into damaged wood that could give way. Ensure the mesh railing areas are secure and the mesh is not damaged. If the mesh has damage it could give way if someone falls against it. The stairs, railings and wood landing will need ongoing monitoring for damage/movement to ensure the areas remain safe to use. The wood patio is older wood with some wood damage. The decking is older wood and not built to current standards. Wood damage and wood rot are noted in areas. Some maintenance, repair and wood replacement will be needed. Ongoing monitoring of all decking, railings, stairs and supports will be needed for damage or movement that would make the areas unsafe to use. In the spring monitor all decking, stairs, railings and supports for winter damage and movement and repair prior to use. Monitor snow load on all areas and shovel as needed.

The hot tub appears functional. It was circulating and the water was warm. Go over operation and maintenance with the owner. The cover has damage and water trapped in it and will likely need replacement. The electric disconnect for the hot tub is in the home. This disconnect should be within 30 ft of the hot tub but not accessible from hot tub as per current standards.

The lift down to the water was functioning at time of inspection. We only marked the lift marginal to note the safety hazards associated with it. We recommend leaving the lift locked so it is not used unsupervised or as a play thing. Monitor children and pets when using the lift. Ensure the lift is regularly inspected for safety and any needed maintenance. Ask the owner if they have a contractor that maintains the lift for them and perhaps you can continue with the same service person.



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The boathouse was inspected and appears in acceptable condition. The electrical outlets are not GFCI protected and should be for safety as electrical service is close to water. The foundation was not able to be inspected as we cannot see under water. The boathouse was discussed at time of inspection.

There is a detached garage which was also inspected. Clutter and storage limited inspection in places. When the area is empty assess for any issues needing attention. Monitor the roof drainage and if drainage appears to be causing damage or have the potential to cause damage have a gutter system put in as needed. The garage was discussed at time of inspection.

Wood siding appears in decent shape. Monitor lower siding near deck and ground level for any damage from drainage. Maintaining the integrity of the siding, soffit, fascia and trim will help prevent rodent, bug and water entry into the home. Monitor soffit areas for wasp nests. Most windows appear to be original windows and have a date of 1999. The upper non opening window in the living room has a broken seal. Monitor exterior windows areas for damage that could lead to moisture intrusion. Doors were opening and closing. Monitor ice and snow build up around doors as melting ice and snow can lead to damage and moisture intrusion.

Shingles are older and some minor shingle damage was noted. Regular assessment of shingles and completion of any needed maintenance will help prolong shingle life. In the spring assess for damage from ice and snow build up and repair as needed. Valley areas are prone to damage from ice and snow build up. Monitor shingles around the plumbing vent for any damage that could lead to moisture intrusion. Monitor areas of siding that meet shingles for any damage from drainage. There is a gutter system. The gutter system needs some maintenance in places. We suggest watching the gutter system during a rain storm to ensure it is doing the job it is supposed to do. 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 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.

Very little of the exterior foundation is visible for inspection. We cannot inspect any of the foundation that is below grade or covered. The interior basement is finished and block is not visible for inspection. Minor cracking and settling is noted in the exterior foundation in places. Minor interior cracking is present and was discussed. It is always a good idea to routinely assess the foundation/interior wall areas for any new cracking or to ensure existing cracking has not worsened. Keeping as much roof and ground drainage away from the foundation will help preserve the life of the foundation and help prevent water intrusion into the basement area. Visible interior structural components appear in satisfactory condition. No moisture was noted around the interior of the exterior walls in the basement area. Ongoing monitoring for moisture seepage or condensation will be needed in below grade areas and corrective action taken as needed.

Monitor the utility room for any condensation build up, leaving the door open will allow for air circulation which will help dry up any moisture build up. Areas with moisture build up and poor ventilation or air flow are prone to moisture damage and mold build up. You may notice condensation build up on water system components during summer months. A dehumidifier or fan can be helpful for drying up moisture. Storage in the closet in the utility room limited inspection. When the area is empty assess for any issues needing attention. Some signs of rodent intrusion are noted in the utility room (see pictures in body of inspection). Assess for and secure any rodent entry points.

There is a GENERAC back up power system. The GENERAC came on at time of inspection. Confirm with owner the day



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Final Comments (Continued)

and time the GENERAC runs it's test cycle. The GENERAC does need regular maintenance. Confirm exactly what electrical components the GENERAC services.

The electrical panels are in the utility room. There is a whole house surge protector on the panel. The electrical disconnect for the hot tub is in this area. The disconnect should be within thirty feet of the hot tub but not accessible from the hot tub as per current standards. The exterior outlets are not GFCI protected and should be for safety as outlets are exposed to water. The outlets in the sun room are GFCI protected which is correct in case water gets in the windows. The outlet nearest the sink in the kitchen is not GFCI protected and as per current standards should be for safety. The outlets in the boathouse are not GFCI protected and should be for safety as outlets are near water. As discussed the electrician can correct noted items and assess the electrical service to the boathouse for safety and any needed upgrades as per current standards. If you have an electrician in have him assess the electric panels for any needed upgrades and if you are not sure about generator operation and maintenance he can go over it with you.

The furnace is an older furnace at the end of it's life expectancy. The furnace has rodent excrement in it and needs cleaning. The furnace should be serviced to help prolong it's life and to help provide optimal functioning. The furnace did come on. some of the heat registers have dirt and debris in them. The propane fireplace in the downstairs living room did come on.

The HRV did come on but does not appear to be working properly. The HRV needs cleaning and servicing to confirm if the unit is functional. This was discussed. The HRV is the only ventilation for the downstairs bathroom so it should be in working order or a properly vented bathroom fan put in. If the HRV is not functional you may want to consider a bathroom fan for the master bathroom as well (there is a window but if shower sees a lot of use the window may not be adequate ventilation).

Water to the home comes from a drilled well. Water pressure remained good during the flow test. There is heat tracing on the incoming water line. The heat tracing is either on or off. Ask the owner if heat tracing is needed or is there just in case.

Ensure the heat tracing does not get turned on inadvertently as it will be a waste and expensive (due to electrical costs). There is a component (see body of inspection for picture) that appears to be some type of device to drain the well. Ask the owner exactly what the component is and why it is in place. There is what appears to be a water softener on the water system. The unit appears older and is not labeled. Confirm with owner purpose and maintenance of the unit as well ask if the unit is owned or rented. The unit appears to be owned as it does not have a rental sticker on it. There is no water filtration or a UV light. Do not drink the water until the water has been tested and deemed safe to drink. Water should be tested on a regular basis if you are drinking the water. The Health Unit only tests for bacterial contamination not any other type of contaminants. As discussed we recommend water filtration and a UV light if you are drinking the water. The hot water heater is older and will not be as energy efficient as a newer heater. The water heater is at the end of it's projected life but was working at time of inspection. The water heater appears to be about 60 gallons and you may want to consider a 40 gallon when the time comes to replace it (less expensive).

Ongoing monitoring for moisture build up and moisture damage will be needed in bathroom areas. The HRV does not appear to be working properly and is the only ventilation source for the downstairs bathroom and the half bath in the entry. The master bathroom does have a window that can be used to help dry the area out and get rid of heat and moisture. If needed install properly vented bathroom fans in bathroom areas to help protect from moisture/mold build up and moisture damage.

Appliances are not tested and we do not guarantee function ability of any appliances. We will do a quick assessment and point out obvious issues. Ensure when you take possession you make sure all appliances are in working condition.



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Final Comments (Continued)

The stove did come on and burners were working. The fridge was on at time of inspection.

The area behind the washer/dryer unit is not accessible for inspection. Suggest pulling out washer and dryer and cleaning behind. At that time you can ensure all connections are correct and secure. Dryer venting should be cleaned prior to use and any damaged venting replaced. Confirm the dryer vents to the exterior of the home. There is a piece of baseboard trim standing up behind the door that needs to be put in place (not sure why it is not in place).

The interior of the home appears fairly clean and well maintained. Some minor cracking is noted on wall areas. Monitor cracking to ensure cracking does not worsen and no new cracking appears. The cracking was discussed at time of inspection.

Any other issues are noted in the body of the inspection.

Please ensure at time of occupation of a new home there are sufficient smoke detectors and carbon monoxide detectors in place. We recommend replacing existing carbon monoxide and smoke detectors with new ones.. At time of occupation of a new home all smoke detectors and carbon monoxide detectors should be tested and testing should be done regularly after that. Ensure batteries are replaced as needed.

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 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.

If possible suggest reviewing all systems of the home/cottage with the owner/caretaker as understanding how to operate all systems present in the home/cottage will prevent inadvertent damage to systems.

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 please do not hesitate to call or email.