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**AmeriSpec of Toronto West & Mississauga Report**

Client: Royal LePage Real Estate Services      Inspection No: 200903-00098  
 Address: 29 Burnhamthorpe Park Blvd.      Inspection Date: 3/6/2009  
           Toronto, ON M9A 1H8  
 Inspector: Roger Orvis



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Prepared by AmeriSpec Home Inspection Services

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# Conditions Report

## 1 GENERAL COMMENTS

*The following section provides general information pertaining to the property and provides information regarding weather conditions and occupancy status at the time of the inspection.*

### 1.1 Structure Type

Single family dwelling. The house appears to be constructed using solid masonry type of construction. This is typical for houses built prior to approximately 1970.

### 1.2 Levels

One and one half story.

### 1.3 Lot Type

Home is built on a sloped lot.

### 1.4 Estimated Age

Estimated age is approximately 60 years old.

### 1.5 Weather Conditions

Warm. Partly cloudy

### 1.6 Occupant Status

Home was occupied at time of the inspection.

### 1.7 Inspection Time

Time inspection started - 12:45 PM. Time inspection concluded - 3:15 PM.

## 2 EXTERIOR

*The exterior components of a home work together to provide a weather tight skin and protect the home against intruders. Our exterior evaluation is based on visual observations made at the time of the inspection and our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. For example, hairline cracks in stucco, concrete and asphalt are common and are not considered a significant defect unless otherwise stated.*

### 2.1 Driveway

Asphalt.

### 2.2 Walkways

Stone.

### **2.3 Siding**

Stone. Brick.

### **2.4 Trim**

Wood.

### **2.5 Windows & Frames**

Wood. Aluminum.

### **2.6 Electrical Fixtures**

GFCI was tested and observed to be inoperable at the front porch. We recommend professionally repairing/replacing the affected outlet to ensure safety. See Electrical - GFCI section and Electrical Comments section for additional information.

### **2.7 Gutters & Downspouts**

Metal. The downspouts were noted to be missing at the left side. We suggest installing gutters around the perimeter of the eaves and downspouts at strategic locations around the perimeter of the home to ensure proper drainage of water away from the home. This will reduce the potential for water infiltration into the home.

### **2.8 Hosebib. Located at:**

Front. Due to winter conditions and the risk of damaging the plumbing system we were unable to test the exterior hose bib. We recommend consulting with the current owner to verify proper operation.

### **2.9 Bell/Chime**

Serviceable.

### **2.10 Exterior Doors**

Wood.

### **2.11 Chimney Comments**

The purpose of the chimney is to take the combustion products (i.e. smoke and exhaust gases) from certain fuel burning appliances to the outside of the home. At the same time, air for combustion is drawn into the appliance. Improper care and maintenance of a chimney can lead to loss of property and compromise the health and safety of the home's occupants. It is recommended that the chimney(s) be checked annually by a qualified chimney professional, and cleaned if necessary. Due to concealed conditions, our inspection is limited to visible and accessible components only and includes a review of the chimney structure, liner, chimney cap, and appliance connections. On this basis, the determination of concealed chimney conditions is beyond the scope of this inspection. See page 38 of the Home Repair Handbook for additional information.

## **2.12 Chimney**

The chimney is located at the left front. The chimney structure is comprised of brick or concrete block masonry. The chimney is used to vent the fireplaces. Metal flue liner present. This is the current standard for venting natural gas and oil fired appliances.

## **2.13 Chimney #2**

Chimney appears to be redundant at the right rear (i.e. not being used for venting). You may consider removal of this chimney when reroofing occurs.

## **2.14 Lot/Grade Drainage**

Home is built on a sloped lot.

## **2.15 Gas Meter**

Located at right side.

## **2.16 Exposed Foundation**

Stone.

## **2.17 Exterior Comments**

There is a staircase at the rear. This is no longer in use and we were unable to properly access the area due to a roof that has been installed.

# **3 ROOF**

*The primary purpose of a roof is to keep the building and its occupants protected from weather and pests. Our evaluation of the roof focuses on determining if portions are missing and/or deteriorated and, therefore, subject to potential leakage. Given that portions of the roofs underlayment and decking are hidden from view, these components are not evaluated during our visual inspection. Given the above information, no certification, warranty, or guarantee can be given as to the water tight integrity of the roof. We cannot determine water tight integrity of the roof solely by a visual inspection. If such an inspection or certification of the roof is desired, we recommend consulting with a qualified roofer.*

## **3.1 Type/Material**

Sloped construction. One layer of asphalt composite shingle material. The roof was observed from the ground.

## **3.2 Flashings**

Serviceable.

## **3.3 Condition**

At the time of the inspection the shingles generally appeared to be in good condition with no evidence of any obvious significant gravel loss, deterioration, breeches or openings.

### **3.4 Other Conditions**

Based on the conditions observed at the time of the inspection or information obtained from the current owner, the roofing materials are approximately 5-8 years old. The average life expectancy of the roofing materials of this type is 20-25 years. The roofing materials are showing normal wear for the age and type. No missing or damaged roofing materials were noted at the time of the inspection.

## **4 GARAGES/CARPORTS**

### **4.1 Location**

Attached.

### **4.2 Exterior**

Brick. Stone.

### **4.3 Roof**

Attached. See Roof section for additional information.

### **4.4 Floor/Slab**

Concrete. Floor is flaking and chipping.

### **4.5 Garage Door**

Wood.

### **4.6 Garage Door Hardware**

We note that this door hardware is the older weight and pulley type. While it is functioning as intended, we suggest supervision of small children around this area as they can become injured by the weights when the door is opened and closed.

### **4.7 Windows**

Fixed.

### **4.8 Interior Access Door**

None.

### **4.9 Service Door**

The service door was locked at the time of the inspection and we were unable to operate it.

### **4.10 Gas Barrier Wall**

No obvious significant breeches were noted where visible.

### **4.11 Walls**

Serviceable.

#### **4.12 Ceiling**

Finished.

#### **4.13 Electrical**

Serviceable.

#### **4.14 Comments**

Our inspection of the garage was limited due to the storage of personal or household effects.

### **5 ATTIC**

*Inspection of the attic is performed to complete the inspection of the roof (i.e. underside). In addition, conditions including evidence of past and current leaks, insulation type,/thickness, ventilation and other components are reviewed as part of the attic inspection.*

#### **5.1 Access**

Attic access is located at the master bedroom closet.



#### **5.2 Framing**

Rafters. Rafters were 2x4's. By today's standards, these would be undersized, although it was common practice when the house was built. We suggest that only one layer of shingles be installed on the roof due to weight consideration. No significant sagging was noted at the time of the inspection.

#### **5.3 Sheathing**

Waferboard/Oriented Strand Board (OSB).

**5.4 Evidence of Leaking**

At the time of the inspection no evidence any obvious active moisture, active leaks or moisture staining/damage was observed from the vantage points from which the attic was observed.

**5.5 Insulation**

Rolled in. Insulation thickness varies from 4 to 12 inches.

**5.6 Ventilation**

Standard roof vents noted. Attic fan located in the right gable.

**5.7 Electrical**

The electrical components we could see appeared to be in serviceable condition.

## 6 MAJOR SYSTEMS

*Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. For example, judging the sufficiency of water flow in plumbing or the cooling effect of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems to be less than normal. Assessment of the major mechanical, plumbing and electrical systems as part of a home inspection does not involve design or capacity calculations to evaluate the sufficiency/efficiency of these systems.*

*As with any mechanical system, failure of major and minor components can occur at any time. The intent of the inspection of the major systems is to assist in evaluating the risk of failure based on the age and conditions of the systems observed.*

***DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. THE LOCAL UTILITY COMPANY OR A QUALIFIED CONTRACTOR WILL CONDUCT SUCH AN INSPECTION UPON REQUEST.***

## 7 HEATING

### 7.1 System Description

Gas fired unit. Forced air. Gas shut off and electrical disconnects provided. The furnace was a high efficiency model with a rating of at least 90%. The venting for these furnaces is normally induced through a plastic vent pipe through the side wall of the foundation.

### 7.2 Limitations

The process of combustion occurs within a metal compartment (or compartments) called a heat exchanger located within the shell of the furnace or boiler. The heat from the combustion process is transferred to the home by air (or water) that passes over the hot exterior of the metal heat exchanger. The products of combustion are expelled from the interior of the heat exchanger to the exterior of the home, usually through a metal or plastic vent pipe or chimney. Due to the presence of harmful gases in the exhaust gases, it is important that the heat exchanger is completely sealed to prevent exhaust gases from entering the home, mixing with indoor air and creating an indoor air quality concern.

The visibly accessible portions of furnace/boiler heat exchangers are limited to approximately 0-10 percent without dismantling the unit. In order to properly evaluate a heat exchanger the furnace therefore requires dismantling. Dismantling of a furnace or boiler can only be safely done by a qualified heating contractor. On this basis, we are not qualified nor equipped to inspect furnace or boiler heat exchangers for evidence of cracks or holes. Therefore a detailed review of the heat exchanger is not within the scope of this inspection. If review of the heat

exchanger is desired, we recommend contacting your local gas utility company or a qualified heating contractor.

### **7.3 Condition**

At the time of the inspection the furnace/boiler tested operable under normal operating controls. No evidence of any obvious significant corrosion or deterioration was observed at the time of the inspection. Information on the tags or serial number of the furnace indicate it was manufactured or installed in 2004. The average life expectancy of a furnace/boiler of this type when properly serviced and maintained is 20 - 25 years.

### **7.4 Exhaust Venting**

Unit is side vented through plastic piping. Appears intact. A carbon monoxide test was performed at the time of the inspection using a digital carbon monoxide meter. The readings were found to be less than 9 ppm which is in the normal range.

### **7.5 Thermostat**

Programmable thermostat present. We suggest you reprogram the thermostat to your family's requirements.

### **7.6 Ducting/Piping**

Serviceable.

### **7.7 Heating Comments**

The thermostat(s) was activated at the time of inspection. Based on our observations, the heating system appeared to be functional.

## **8 AIR CONDITIONING**

### **8.1 Description/Conditions**

The air conditioning system is electric. The condenser/compressor components of the air conditioner are located at the rear. This is a split system where the condensing unit, (located on the exterior of the house), works in conjunction with the furnace fan to deliver cooled air throughout the house via the heating ducts. This is the standard type of air conditioning system for our locality.

### **8.2 Age/Life Expectancy**

Based on the information observed on the air conditioner manufacturer's tag or information provided by the current owner, the unit appears to be on the order of 5 years old. The average life expectancy of a unit of this type in this geographic location is 15 to 20 years.

### **8.3 Test Status**

As damage to the air conditioner compressor can occur if an air conditioner unit is operated when the temperature is below 65 degrees F (16 degrees C) or the

electrical power to the unit has been on for less than 12 to 24 hours, the unit was NOT tested. At the time of the inspection one of these conditions existed, therefore the air conditioner was not tested. If concerned, Client is advised to consult with the current owner for further information on past performance of the air conditioner or a qualified cooling contractor.

## **9 PLUMBING**

### **9.1 Water Supply**

Water supply to the home is from a public system. The main water shut off was located at the front basement. We suggest the area around the shut off be kept readily accessible in case of a plumbing emergency.

### **9.2 Plumbing Waste System**

The property appears to be connected to a public waste disposal system.

Due to the inaccessible nature of the sewer system, the below the floor components are beyond the scope of a home inspection. A plumbing contractor performed a video camera review of the sewer pipes and advised that they were generally in good condition.

### **9.3 Supply Piping**

Where visible the supply piping entering the home is copper.

### **9.4 Distribution Piping**

Where visible distribution piping is of copper and galvanized steel composition.

Over time, galvanized water lines rust from the inside out and can restrict the flow of water. When low water flow is noted at plumbing fixtures some restriction may have occurred. In order to further assess this condition, we suggest further review by a licensed plumber. In addition, more recently some home insurance companies are requiring galvanized plumbing in homes to be retrofitted with more contemporary piping to reduce their risk. On this basis, we recommend consulting with your insurance company to determine their policies regarding galvanized plumbing.

### **9.5 Waste Pipes & Sump Pump**

Where visible waste pipes are of plastic, copper and cast iron composition.

There is a sump pit and pump located in the basement family room. This equipment was operated at the time of the inspection and functioned as intended.

### **9.6 Water Heater**

Unit has 33.3 imperial gallon capacity. Electrically operated unit. The unit has a cold water shut off valve. A Temperature/Pressure relief valve is installed as a safety feature.

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## **10 ELECTRICAL**

### **10.1 System Configuration**

The capacity of the main electrical service provided to the home is approximately 200 amps, 110/220 volts. The main service wires enter the home overhead.

### **10.2 Main Service Panel**

The main electrical panel was located at the right basement. Overload protection of the main electrical service wires is provided by breakers. Main disconnect noted. The system appears to be properly grounded.



### **10.3 Distribution Wiring**

The electrical distribution wiring in the home is of copper composition. Overload protection of the distribution wiring in the home is provided by breakers. Doubled-up circuitry noted. A doubled-up circuit is the connection of two wires (circuits) to one circuit breaker or fuse. This condition can add to the electrical load of the affected circuit causing potential overloading and nuisance "tripping" of the breaker or fuse. Doubled-up circuitry indicates the potential need for the division of several of the homes circuits and the installation of additional breakers/fuses. Although this condition is more of a possible nuisance issue versus a safety issue, client may consider consulting with a qualified electrician for further review.

### **10.4 GFI/GFCI and AFI/AFCI**

Ground Fault Circuit Interrupters (GFCIs) are special electrical devices that shut the power off to a circuit when as little as 0.005 amp of electricity is leaking from the electrical system. GFCIs/GFIs may be incorporated into circuit breakers or outlets. GFCIs/GFIs should ideally be installed on all outdoor outlets and

bathroom outlets to enhance safety and where electricity may be in close proximity to water.

## **11 FIREPLACE**

### **11.1 Fireplace Location**

Fireplace is located at the main level living room.

### **11.2 Fireplace**

Fireplace damper was operable at time of inspection. Suggest cleaning the chimney as part of normal maintenance by a qualified chimney sweep. At the same time, the contractor should check for loose or damaged mortar, debris and compliance with current standards.

## **12 FIREPLACE #2**

### **12.1 Fireplace Location**

Fireplace is located at the basement.

### **12.2 Fireplace**

At the time of the inspection the gas fireplace tested operable using the normal operating controls. Due to the conditions observed, we suggest the fireplace be serviced by a qualified gas fireplace contractor prior to use.

## **13 INTERIOR**

*Our review of interior rooms is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items if concerned.*

## **14 INTERIOR COMMENTS**

### **14.1 LIMITATIONS**

At the time of the inspection, the present home owner's personal belongings and furnishings were present throughout the home. The inspector is not permitted to move or disassemble the personal belongings of the present homeowner. Therefore, the inspector cannot comment on any conditions which may not have been visually accessible as a result. Please be advised that there is a security system present in the building. Since we do not have security codes and do not want to trigger a false alarm and as per our Inspection Agreement, testing of a security systems is beyond the scope of our inspection. We suggest you ask the vendor to provide you with operational instructions and agree on a code that will be left when you take possession of the property.

## **14.2 FIRE PROTECTION**

Some or all of the smoke detectors appeared to be connected to the security system and as such are beyond the scope of our inspection. Since we do not have security codes, this equipment was not tested. Suggest periodic testing with prior notice to the monitoring company. We recommend installing additional smoke alarms around the home (at least one per level) and testing all smoke alarms on a regular basis to ensure safety. If battery operated, we recommend changing the smoke alarm batteries twice annually to ensure proper operation.

## **14.3 CARBON MONOXIDE**

We recommend installing at least one carbon monoxide detector in the home for safety. The best location for this detector is close to where people are sleeping.

## **15 BASEMENT/CRAWLSPACE**

*Water seepage and moisture penetration are common occurrence in basements/crawlspaces usually resulting from inadequate water management around the exterior of the home. Most causes can be corrected by improving drainage and grading around the home, however, many components influencing water infiltration into the basement/crawlspace are concealed and therefore inaccessible during the home inspection (i.e. weeping tile around the base of the footing, subsurface water flow patterns, basement/crawlspace wall seal conditions, etc.) Our review of the basement/crawlspace cannot always detect the past or future possibility of water in this area. If you are concerned about this possibility, we suggest that you inquire with the current owner for information regarding past water infiltration into the basement/crawlspace.*

### **15.1 Type**

Basement.

### **15.2 Condition**

Finished. Access to the original basement foundation walls, floors and ceilings were not available due to the additional construction that is present such as framed out walls, covered ceilings and added floor coverings. As these areas are not visible or accessible to the inspector, they are excluded from this inspection.

### **15.3 Access**

Interior at the stairs. Exterior at the rear.

We were unable to determine if there is a drain at the bottom of the stairs due to the leaves and debris present.

### **15.4 Stairs**

Serviceable.

### **15.5 Floor**

Concrete.

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## **15.6 Moisture Conditions**

The basement and/or crawlspace was inspected for the presence of moisture through non-intrusive means using a moisture meter, touch and visual inspection. No evidence of active water seepage was noted in the visually accessible areas of the basement at the time of the inspection.

Stains were noted at by the main water shut off and meter. These were dry at the time of the inspection. They may have been caused by condensation during the summer months in previous years as these pipes were not insulated.

## **15.7 Walls**

Concrete block.

## **15.8 Ceiling**

Painted.

## **15.9 Joists/Sills**

2 x 10. No evidence of any obvious distress was observed to the visibly accessible joists at the time of the inspection. (Only 1% visible.)

## **15.10 Support Posts/Columns**

Due to finished materials/conditions, we were unable to determine the conditions of the support post/walls and their associated connections.

## **15.11 Beams**

Due to finished conditions, we were unable to determine the conditions of the beams.

## **15.12 Windows**

Hinged at top.

## **15.13 Electrical**

Serviceable.

## **15.14 Ventilation**

By means of windows.

## **15.15 Insulation**

Due to finished conditions and inaccessibility, we were unable to verify the presence of insulation.

## **15.16 Vapor Barrier**

Due to finished conditions, we were unable to verify the presence of a proper vapour barrier installation.

### **15.17 Plumbing**

No open floor drain noted. The floor drain in the laundry room was covered. We suggest further review and repairs if required.

### **15.18 Comments**

Forced air register(s) noted.

## **16 LAUNDRY AREA**

### **16.1 Location**

Laundry area located at basement.

### **16.2 Floors**

Vinyl. Damaged flooring noted.

### **16.3 Walls**

Paneling. Water stains noted. Dry at the time of the inspection. It appears that the washing machine was located here previously.

### **16.4 Ceiling**

Drywall/plaster, painted.

### **16.5 Doors**

Serviceable.

### **16.6 Windows**

Hinged at the side.

### **16.7 Cabinets**

Serviceable.

### **16.8 Laundry Tub**

Serviceable.

### **16.9 Electrical**

Serviceable.

### **16.10 Washer Hook-Up**

In order to prevent possible damage, we do not disconnect the supply hoses to the washer, nor do we operate the valves. Valves are unpredictable and can leak at any time. Repairs to these areas should be considered a part of normal maintenance. Make: WHIRLPOOL.

### **16.11 Dryer Hook-Up**

Electric 220 volt. Make: WHIRLPOOL.

## **17 KITCHEN COMMENTS**

*The kitchen inspection is a combination of visual and functional. Appliances are operated if power is supplied. Calibrations to cooking systems are not evaluated nor life expectancies given to dishwashers. NOTE: Dishwashers can fail at any time due to their complexity. Our review is to determine if the system is free of leaks and excessive corrosion.*

## **18 KITCHEN**

### **18.1 Location**

Main floor.

### **18.2 Floors**

Vinyl.

### **18.3 Walls**

Drywall/plaster, painted. Laminate.

### **18.4 Ceiling**

Drywall/plaster, painted.

### **18.5 Doors**

Blocked. Unable to check.

### **18.6 Windows**

Casement. Cracked.

### **18.7 Cabinets**

Serviceable.

### **18.8 Counter Tops**

Serviceable.

### **18.9 Electrical**

Ground fault interrupter provided for safety. The GFI outlets were tested and found to be in serviceable condition. Suggest periodic testing for safety. (Please refer to the Electrical-GFCI/GFI section for further information.)

### **18.10 Sinks**

Serviceable.

### **18.11 Faucets**

Serviceable.

### **18.12 Traps/Drain Supply**

Serviceable.

### **18.13 Dishwasher**

Dishwasher was operated through a rinse cycle and tested operable at the time of the inspection. Make: GE.

### **18.14 Stove/Cook Top**

The burners were operated and tested operable under normal operating conditions at the time of the inspection. Make: GE.

### **18.15 Oven**

Unit tested operable under normal operating controls at the time of the inspection.

### **18.16 Refrigerator**

Make: GE. Unit tested operable under normal operating controls at the time of the inspection.

### **18.17 Hood/Fan**

None. Live wires are present for the future installation of an exhaust fan.

### **18.18 Kitchen Comments**

Forced air register noted.

## **19 DINING ROOM**

### **19.1 Location**

Located at main floor, right side.

### **19.2 Floors**

Wood strip.

### **19.3 Walls**

Drywall/plaster, painted.

### **19.4 Ceilings**

Drywall/plaster, painted.

### **19.5 Windows/Screens**

Casement. Painted shut. Recommend maintenance and repairs be performed for proper and safe operation, and to allow for ventilation.

### **19.6 Electrical**

Serviceable.

### **19.7 Dining Room Comments**

Forced air register noted.

## **20 LIVING ROOM**

### **20.1 Location**

Located at main floor, front.

### **20.2 Floors**

Wood strip.

### **20.3 Walls**

Drywall/plaster, painted.

### **20.4 Ceiling**

Drywall/plaster, painted.

### **20.5 Windows**

Fixed.

### **20.6 Electrical**

Serviceable.

### **20.7 Comments**

Forced air register noted.

## **21 FAMILY ROOM**

### **21.1 Location**

Located at the basement.

### **21.2 Floors**

Carpet. Vinyl.

### **21.3 Walls**

Drywall/plaster, painted. Paneling.

### **21.4 Ceilings**

Drywall/plaster, painted. Tile.

### **21.5 Doors**

Serviceable.

### **21.6 Windows/Screens**

Fixed.

### **21.7 Electrical**

Serviceable.

## **21.8 Comments**

Forced air register noted.

## **22 OFFICE**

### **22.1 Location**

Located at main floor.

### **22.2 Floors**

Wood strip.

### **22.3 Walls**

Paneling.

### **22.4 Ceilings**

Drywall/plaster, painted.

### **22.5 Doors**

Locked, unable to check.

### **22.6 Windows/Screens**

Fixed.

### **22.7 Electrical**

Serviceable.

### **22.8 Comments**

Forced air register noted. Electric fireplace noted.

## **23 ENTRY**

### **23.1 Location**

Located at front of house.

### **23.2 Floors**

Slate and parquet wood flooring.

### **23.3 Walls**

Drywall/plaster, painted. Paneling.

### **23.4 Ceilings**

Drywall/plaster, painted.

### **23.5 Doors**

Serviceable.

### **23.6 Windows**

Fixed in door.

### **23.7 Electrical**

Serviceable.

### **23.8 Closet**

Serviceable.

### **23.9 Comments**

Forced air register noted.

## **24 HALL/STAIRS**

### **24.1 Location**

Located at main floor ascending to the upper level.

### **24.2 Floors**

Wood strip.

### **24.3 Walls**

Drywall/plaster, painted. Wood paneling.

### **24.4 Ceiling**

Drywall/plaster, painted

### **24.5 Doors**

Serviceable.

### **24.6 Windows**

Casement.

### **24.7 Electrical**

Serviceable.

### **24.8 Stairs**

Serviceable.

### **24.9 Comments**

Closet noted.

## **25 BATHROOM COMMENTS**

*Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently.*

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## **26 BATHROOM**

### **26.1 Location**

Located at upper level hallway.

### **26.2 Floors**

Ceramic tile.

### **26.3 Walls**

Ceramic tile. Drywall/plaster, painted.

### **26.4 Ceilings**

Drywall/plaster, painted.

### **26.5 Doors**

Serviceable.

### **26.6 Electrical**

Ground Fault Interrupters provided for safety. See Electrical - GFI/GFCI section for additional information.

### **26.7 Windows/Screens**

Casement.

### **26.8 Exhaust Fan**

None.

### **26.9 Heating**

Serviceable.

### **26.10 Tub/Surround**

Damage to tile noted.

### **26.11 Tub Faucet**

Serviceable.

### **26.12 Shower Faucet**

Serviceable.

### **26.13 Sink**

Serviceable.

### **26.14 Sink Faucet**

Serviceable.

### **26.15 Traps/Drains Supply**

Serviceable.

**26.16 Toilet**

Serviceable.

**26.17 Counter/Cabinets**

Serviceable.

**26.18 Comments**

None.

**27 BATHROOM #2**

**27.1 Location**

Located at main level.

**27.2 Floors**

Vinyl.

**27.3 Walls**

Ceramic tile. Drywall/plaster, painted.

**27.4 Ceilings**

Drywall/plaster, painted.

**27.5 Doors**

Serviceable.

**27.6 Electrical**

Ground Fault Interrupters provided for safety. See Electrical - GFI/GFCI section for additional information.

**27.7 Windows/Screens**

Casement. The window has been fastened shut.

**27.8 Exhaust Fan**

None.

**27.9 Heating**

Serviceable.

**27.10 Tub/Surround**

Serviceable.

**27.11 Tub Faucet**

Serviceable.

**27.12 Shower Faucet**

Serviceable.

**27.13 Sink**

Serviceable.

**27.14 Sink Faucet**

Serviceable.

**27.15 Traps/Drains Supply**

Serviceable.

**27.16 Toilet**

Serviceable.

**27.17 Counter/Cabinets**

Serviceable.

**27.18 Comments**

None.

**28 BATHROOM #3**

**28.1 Location**

Located at the basement.

**28.2 Floors**

Ceramic tiles.

**28.3 Walls**

Ceramic tile. Drywall/plaster, painted.

**28.4 Ceilings**

Drywall/plaster, painted.

**28.5 Doors**

Serviceable.

**28.6 Electrical**

Ground Fault Interrupters provided for safety. See Electrical - GFI/GFCI section for additional information.

**28.7 Windows/Screens**

Hinged at the side.

**28.8 Exhaust Fan**

None.

**28.9 Heating**

Serviceable.

**28.10 Shower Surround**

Serviceable. The shower door is glass and an older model. The inspector was unable to determine if the shower door is safety tempered.

**28.11 Shower Faucet**

Serviceable.

**28.12 Sink**

Serviceable.

**28.13 Sink Faucet**

Serviceable.

**28.14 Traps/Drains Supply**

Corroded at the trap. Not leaking at the time of the inspection.

**28.15 Toilet**

Serviceable.

**28.16 Counter/Cabinets**

Serviceable.

**28.17 Comments**

None.

**29**

**30 BEDROOM**

**30.1 Location**

Located at upper level at rear left.

**30.2 Floors**

Wood strip.

**30.3 Walls**

Drywall/plaster, painted.

**30.4 Ceilings**

Drywall/plaster, painted.

**30.5 Doors**

Serviceable.

**30.6 Windows/Screens**

Hinged at the bottom and sliders.

**30.7 Electrical**

Serviceable.

**30.8 Closet/Wardrobe**

Serviceable.

**30.9 Comments**

Forced air register(s) noted.

**31 BEDROOM #2**

**31.1 Location**

Located at upper level at front right.

**31.2 Floors**

Wood strip.

**31.3 Walls**

Drywall/plaster, painted.

**31.4 Ceilings**

Drywall/plaster, painted.

**31.5 Doors**

Serviceable.

**31.6 Windows/Screens**

Casement.

**31.7 Electrical**

Serviceable.

**31.8 Closet/Wardrobe**

Serviceable.

**31.9 Comments**

Forced air register(s) noted.

## **32 BEDROOM #3**

### **32.1 Location**

Located at main floor at rear left.

### **32.2 Floors**

Wood strip.

### **32.3 Walls**

Drywall/plaster, painted.

### **32.4 Ceilings**

Drywall/plaster, painted.

### **32.5 Doors**

Serviceable.

### **32.6 Windows/Screens**

Hinged at the bottom, sliders.

### **32.7 Electrical**

Serviceable.

### **32.8 Closet/Wardrobe**

Serviceable.

### **32.9 Comments**

Forced air register(s) noted.

## **33 ENVIRONMENTAL ISSUES**

*The following section details potential environmental issues identified at the Property at the time of the home inspection.*

### **33.1 Asbestos**

The presence of asbestos containing materials at the home was investigated through observations made by AmeriSpec at the time of the inspection. Based on visual inspection potential asbestos containing materials were identified over the heating ducts in the basement. It appears that this material has been properly encapsulated.

# Maintenance Report

## **1 EXTERIOR**

### **1.1 Windows/Frame Maint.**

We recommend ensuring that window wells installed at lower level basement windows are maintained in a clean condition with gravel levels maintained at approximately 3-4 inches below the lower window sills to reduce the potential for water infiltration into the home through the lower level windows.

### **1.2 Gutter/Downspout Maint.**

Gutters and downspouts are an integral part of a home's storm water management system and should be monitored on a regular basis for proper operation. See page 36-37 of the Home Repair Handbook and the Seasonal Maintenance Checklist for further information regarding this system.

## **2 HEATING**

### **2.1 Thermostat**

Suggest reprogramming the thermostat to your family's schedule.

### **2.2 Routine Maintenance**

Filter: We recommend cleaning/replacing the furnace filter on a regular basis, (every 6 to 8 weeks during the heating season), to optimize the unit's operating efficiency and life expectancy.

## **3 BATHROOM MAINTENANCE**

### **3.1 Bathroom Maintenance**

The tile edges of the tub/shower walls should be caulked to prevent water moisture penetration as part of routine maintenance. Failure to keep the walls sealed can cause deterioration and extensive moisture damage to the interior walls, which is not always visible to the inspector at the time of inspection. We recommend that all escutcheon plates be properly caulked and sealed to eliminate potential moisture incursion within the surround walls.