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AmeriSpec of Toronto West & Mississauga Report

Client: Royal LePage Real Estate Services Inspection No: 200808-00602
 Address: 29 Mapleview Avenue Inspection Date: 8/8/2008
 Toronto, ON M6S 3A6
 Inspector: Roger Orvis

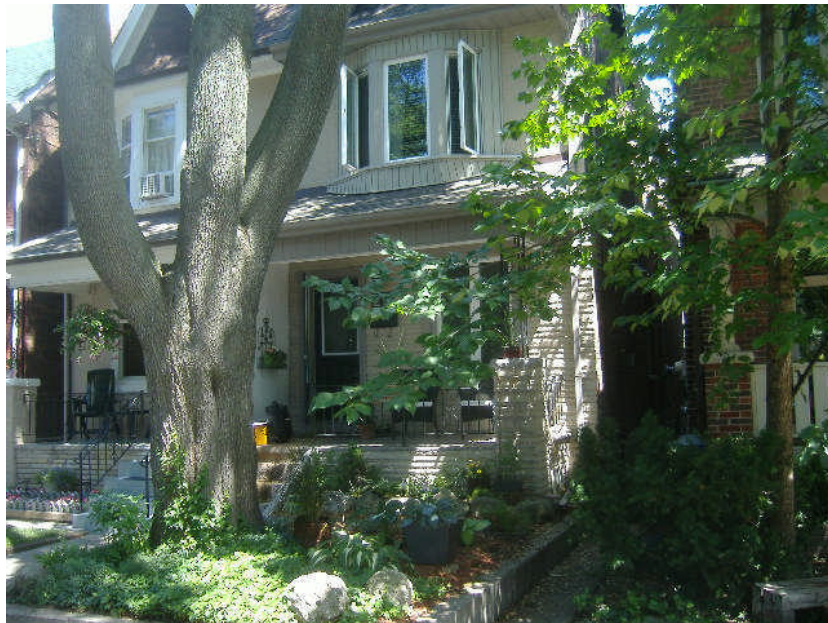


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Conditions Report

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. Semi-detached.

1.2 Levels

Two story.

1.3 Lot Type

Home is built on a flat lot.

1.4 Estimated Age

Estimated age is approximately 90 years old.

1.5 Weather Conditions

Warm and cloudy.

1.6 Occupant Status

Home was occupied at time of the inspection.

1.7 Inspection Time

Time inspection started - 1:30 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

None.

2.2 Walkways

Concrete.

2.3 Fence/Gates

Wood.

2.4 Siding

Brick with stone facing at the front.

2.5 Trim

Aluminum.

2.6 Windows & Frames

Vinyl. At the time of the inspection, the exterior components of the windows generally appeared to be in good condition with no evidence of any obvious significant deterioration, breeches or openings.

2.7 Double Glazing

Double glazed windows/doors are present in this home. Windows with insulated glass (commonly called thermopane or double glazed windows) can experience condensation between the panes of glass. This typically indicates that the insulating seal between the two panes has broken. Conditions such as temperature, humidity and lighting can limit the ability to review these windows visually. In addition these factors can change appearance of these windows from season to season and even from day to day making detection of broken seals very difficult under certain conditions. While this condition does slightly effect the energy efficiency of the window, the greater adverse effect is a potential reduction in visibility (i.e. the window can appear to be fogged or cloudy). In order to restore the visibility and energy efficiency if the window is breached, replacement of the glass seal or the entire window is required. No obvious visible condensation or breached double glazing was observed at the home at the time of the inspection.

2.8 Electrical Fixtures

Ground Fault Circuit Interrupter (GFCI) is provided at the rear for enhanced safety. See Electrical - GFCI section for additional information.

2.9 Gutters & Downspouts

Aluminum.

2.10 Hosebib. Located at:

Right side. Hosebib(s) tested operable at the time of the inspection.

2.11 Exterior Doors

Metal.

2.12 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

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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.

2.13 Chimney

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

2.14 Lot/Grade Drainage

Home is built on a flat lot. We suggest maintaining a positive grade away from the foundation walls around the entire house wherever possible to further channel water away from the foundation walls and reduce the potential for possible water infiltration into the home.

2.15 Gas Meter

Located at the front basement.

2.16 Exposed Foundation

Unable to determine condition due to the parged exterior and finished area of the basement.

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 2007 years old. 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 ROOF #2

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.

4.1 Type/Material

Flat construction.

Modified Bitumen roofing materials noted. This type of roofing comes in 3 foot strips, is overlapped when installed and the edges are melted together with a torch form a water tight seal.

We did not mount the roof due to the height.

4.2 Limitations

Due to height of the roof, and the safety issues/concerns associated with these conditions, the exterior portions of the roof were observed from the ground and eaves only. On this basis, our inspection of the exterior portions of the roof was limited to visibly accessible areas from this/these vantage points.

4.3 Condition

The vendor stated that the old flat roofing materials were stripped off and new roofing was installed.

4.4 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 1 year old. 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. The average life expectancy of the roofing materials of this type is 15-20 years.

5 PATIO/PORCH/BALCONY/DECK

5.1 Type

Porch. Located at the front.

5.2 Cover

Serviceable.

5.3 Cover Supports

Metal. Masonry.

5.4 Electrical

Serviceable.

5.5 Deck/Slab

Wood.

5.6 Deck Supports

Serviceable.

5.7 Stairs

Serviceable.

5.8 Guards and Railing

Serviceable.

6 PATIO/PORCH/BALCONY/DECK #2

6.1 Type

Porch. Located at the rear.

6.2 Cover

Fibreglass.

6.3 Cover Supports

Wood.

6.4 Electrical

Ground fault interrupter provided for safety. See Electrical - GFI/GFCI section for additional information.

6.5 Deck/Slab

Wood.

6.6 Deck Supports

Serviceable.

6.7 Stairs

Serviceable.

6.8 Guards and Railing

Serviceable.

7 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.

7.1 Access

Attic access not provided. Therefore inspector is unable to determine any roof leaks, quality of ventilation, insulation values, or deficiency in construction or materials.

Flat roofing was noted in part of this house. We were unable to inspect the area between the ceiling and the roof and are unable to advise you on the conditions such as the presence or amount of insulation vapour barrier and ventilation for this space.

8 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.

9 HEATING

9.1 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.

9.2 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.

9.3 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 2007. The average life expectancy of a furnace/boiler of this type when properly serviced and maintained is 20 - 25 years.

9.4 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.

9.5 Thermostat

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

9.6 Ducting/Piping

Serviceable.

9.7 Heating Comments

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

10 AIR CONDITIONING

10.1 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.

10.2 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 1 years old. The average life expectancy of a unit of this type in this geographic location is 15 to 20 years.

10.3 Test Status

The air conditioner was tested under normal operating controls at the time of the inspection to check for functionality of the system. At the time of the inspection the air conditioner appeared to be operable under normal operating controls.

11 PLUMBING

11.1 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.

11.2 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. If concerned, a plumbing contractor can view these areas with a video camera and advise you on the materials and condition of the sewer lines.

11.3 Supply Piping

Where visible the supply piping entering the home is copper.

11.4 Distribution Piping

Where visible the distribution piping is copper.

11.5 Waste Pipes

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

11.6 Water Heater

Unit has 40 U.S. gallon capacity. Gas fired unit.

The unit has a cold water shut off valve. A Temperature/Pressure relief valve is installed as a safety feature.

11.7 Water Heater Venting

Water heater exhaust venting appears intact.

11.8 Plumb Venting

Automatic air vent installation noted in association with the kitchen sink and laundry tub. Certain types of these venting system are not permitted in some jurisdictions due to their potential for failure. Although these types of vents allow air into the waste plumbing system under negative pressure conditions to prevent siphoning problems, automatic air vents do not allow air to be discharged, therefore not performing all the functions of a properly operating plumb venting system. Based on the conditions observed, this may not be an appropriate installation and upgrading of the home's plumb venting system may be required.

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If concerned, we recommend consulting with a qualified plumber for further assessment. Functional drainage noted throughout the home at the time of the inspection.

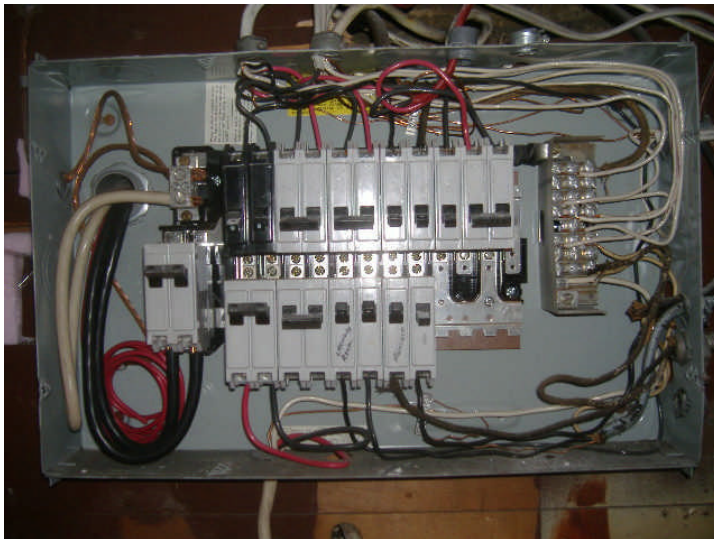
12 ELECTRICAL

12.1 System Configuration

The capacity of the main electrical service to the house is approximately 100 amps, 110/220 volts. The main service wires enter the home overhead.

12.2 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 main conductor is copper. The system appears to be properly grounded.



12.3 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. Ungrounded conditions were noted at two outlets in the right rear bedroom. The vendor has installed a GFI to protect these locations as recommended by the Electrical Safety Authority of Ontario.

12.4 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.

13 FIREPLACE

13.1 Fireplace Location

Fireplace is located at the main level living room.

13.2 Fireplace

At the time of the inspection the gas fireplace tested operable using the normal operating controls.

14 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.

15 INTERIOR COMMENTS

15.1 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.

15.2 FIRE PROTECTION

The smoke detectors were tested and alarm sounded on all levels at the time of the inspection. This complies with the current safety standards. We suggest periodic testing to ensure proper and safe operation.

15.3 CARBON MONOXIDE

There was a carbon monoxide detector installed in this house. It tested serviceable. This complies with current safety standards. We suggest periodic testing to ensure proper and safe operation of this detector.

16 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.

16.1 Type

Basement.

16.2 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.

16.3 Stairs

Missing guard/railing noted at steps. We recommend installing a proper guard/railing to enhance safety.

16.4 Floor

Concrete.

16.5 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.

16.6 Walls

Brick.

16.7 Ceiling

Painted.

16.8 Joists/Sills

2 x 10. No evidence of any obvious distress was observed to the visibly accessible joists at the time of the inspection.

16.9 Windows

Slider.

16.10 Electrical

Serviceable.

16.11 Ventilation

By means of windows.

16.12 Insulation

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

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16.13 Vapor Barrier

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

16.14 Plumbing

A floor drain was noted in the house. Due to the inaccessible nature of the sewer system, further inspection of the below the floor portions of the sewers is beyond the scope of our inspection.

16.15 Comments

Forced air register(s) noted.

17 LAUNDRY AREA

17.1 Location

Laundry area located at basement.

17.2 Floors

Concrete.

17.3 Walls

Unfinished.

17.4 Ceiling

Unfinished.

17.5 Doors

Serviceable.

17.6 Windows

Slider.

17.7 Laundry Tub

The laundry tub drain is vented with a cheater vent. (Please see the Plumbing Venting section for further information.)

17.8 Electrical

Ground fault interrupter provided for safety.

17.9 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: KENMORE.

17.10 Dryer Hook-Up

Electric 220 volt. Make: MOFFAT. Dryer is vented to exterior through the window. We suggest this be improved by venting through the wall.

17.11 Laundry Comments

None.

18 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.

19 KITCHEN

19.1 Location

Main floor.

19.2 Floors

Ceramic tile.

19.3 Walls

Drywall/plaster, painted.

19.4 Ceiling

Drywall/plaster, painted.

19.5 Doors

Serviceable.

19.6 Windows

Casement. Double hung in the door.

19.7 Cabinets

Serviceable.

19.8 Counter Tops

Serviceable.

19.9 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.)

19.10 Sinks

Serviceable.

19.11 Faucets

Serviceable.

19.12 Traps/Drain Supply

The kitchen sink is vented with a cheater vent. (Please see the Plumbing Venting section for more information.)

19.13 Dishwasher

None.

19.14 Stove/Cook Top

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

19.15 Oven

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

19.16 Refrigerator

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

19.17 Hood/Fan

Recirculating fan noted. Fan does not appear to be vented to the exterior of the home. Client may consider venting to the exterior of the home to improve the air quality of the home.

19.18 Microwave

Built in unit noted. We tested this unit using the normal operating controls and found it to be in serviceable condition. Make: MAYTAG.

19.19 Kitchen Comments

Access to rear. Forced air register noted.

20 DINING ROOM

20.1 Location

Located at main floor, right side.

20.2 Floors

Wood strip.

20.3 Walls

Drywall/plaster, painted.

20.4 Ceilings

Drywall/plaster, painted.

20.5 Windows/Screens

Double hung.

20.6 Electrical

Serviceable.

20.7 Dining Room Comments

Forced air register noted.

21 LIVING ROOM

21.1 Location

Located at main floor, front.

21.2 Floors

Wood strip.

21.3 Walls

Drywall/plaster, painted.

21.4 Ceiling

Drywall/plaster, painted.

21.5 Windows

Casement.

21.6 Electrical

Serviceable.

21.7 Comments

Forced air register noted.

22 FAMILY ROOM

22.1 Location

Located at the basement.

22.2 Floors

Carpet.

22.3 Walls

Drywall/plaster, painted.

22.4 Ceilings

Drywall/plaster, painted.

22.5 Doors

Serviceable.

22.6 Windows/Screens

Slider.

22.7 Electrical

Serviceable.

22.8 Comments

Forced air register noted.

23 ENTRY

23.1 Location

Located at front of house.

23.2 Floors

Ceramic tile. Wood strip.

23.3 Walls

Drywall/plaster, painted.

23.4 Ceilings

Drywall/plaster, painted.

23.5 Doors

Serviceable.

23.6 Windows

Fixed in door.

23.7 Electrical

Serviceable.

23.8 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.

24.4 Ceiling

Drywall/plaster, painted

24.5 Doors

Serviceable.

24.6 Electrical

Serviceable.

24.7 Stairs

Serviceable.

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.

26 BATHROOM

26.1 Location

Upper level at rear left.

26.2 Floors

Stone.

26.3 Walls

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

Serviceable.

26.9 Heating

Serviceable.

26.10 Tub/Surround

Serviceable.

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 the basement.

27.2 Floors

Ceramic tile.

27.3 Walls

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

Slider.

27.8 Exhaust Fan

None noted. We recommend installing a properly sized exhaust fan that is vented to the exterior of the home to assist in removing excess moisture from the home and improve/maintain indoor air quality in the home.

27.9 Heating

No heat source noted.

27.10 Shower/Surround

Shower surrounds are vulnerable to the potential for water infiltration and should be well sealed as part of routine maintenance. In some installations the drain/surround floor interface require frequent maintenance/sealing to reduce the potential for water infiltration below.

27.11 Shower Door

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 BEDROOM

28.1 Location

Located at the front.

28.2 Floors

Wood strip.

28.3 Walls

Drywall/plaster, painted.

28.4 Ceilings

Drywall/plaster, painted.

28.5 Doors

Serviceable.

28.6 Windows/Screens

Casement.

28.7 Electrical

Serviceable.

28.8 Closet/Wardrobe

Serviceable.

28.9 Comments

Forced air register(s) noted.

29 BEDROOM #2

29.1 Location

Located at upper level at middle right.

29.2 Floors

Wood strip.

29.3 Walls

Drywall/plaster, painted.

29.4 Ceilings

Drywall/plaster, painted.

29.5 Doors

Serviceable.

29.6 Windows/Screens

Double hung.

29.7 Electrical

Serviceable.

29.8 Closet/Wardrobe

Serviceable.

29.9 Comments

Forced air register(s) noted.

30 BEDROOM #3

30.1 Location

Located at upper level at rear right.

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

Double hung.

30.7 Electrical

Grounded and ungrounded outlets noted.

30.8 Closet/Wardrobe

None.

30.9 Comments

Forced air register(s) noted.

Maintenance Report

1 EXTERIOR

1.1 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.