



WATCHTOWER
HOME INSPECTIONS

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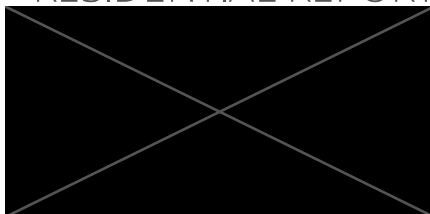
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RESIDENTIAL REPORT



Inspector

Mitchell Cunningham

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1: INSPECTION DETAILS

Information

In Attendance

Client, Client's Agent

Occupancy

Furnished, Occupied

Style

Multi-level

Type of Building

Single Family

Structure Orientation

For the sake of this inspection the front of the home will be considered as the portion pictured in the cover photo. References to the left or right of the home should be construed as standing in the front yard, viewing the front of the home.

Important Information

This report divides deficiencies into three categories; Significant/Major Defects (**in red**, also listed in the summary), Marginal Defects (**in orange**), and Minor Defects/Maintenance Items/FYI (**colored in blue**). Safety Hazards or Concerns will be listed in the Red or Orange categories depending on their perceived danger, but should always be addressed ASAP.



Significant Defect

Items or components that were not functional, represent a serious safety concern, and/or may require a major expense to correct. Items categorized in this manner require further evaluation and repairs or replacement as needed by a Qualified Contractor prior to the end of your contingency period.



Marginal Defect

Items or components that were found to include a safety hazard, or a functional or installation related deficiency. These items may have been functional at the time of inspection, but this functionality may be impaired, not ideal, and/or the defect may lead to further problems (most defects will fall into this categorization). Repairs or replacement is recommended to items categorized in this manner for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect, prior to the end of your contingency period. Items categorized in this manner typically require repairs from a Handyman or Qualified Contractor and are not considered routine maintenance or DIY repairs.



Minor Defect, Maintenance Item, or FYI Item

This categorization will include items or components that may need minor repairs which may improve their functionality, and/or found to be in need of recurring or basic general maintenance. This categorization will also include FYI items that could include observations, important information, limitations, recommended upgrades to items, areas, or components, as well as items that were nearing, at, or past the end of their typical service life, but were in the opinion of the inspector, still functional at the time of inspection. Major repairs or replacement should be anticipated, and planned for, on any items that are designated as being past, or at the end of their typical life. These repairs or replacement costs can sometimes represent a major expense; i.e. HVAC systems, Water Heaters, Plumbing pipes, etc.

These categorizations are in my professional judgement and based on what I observed at the time of inspection. This categorization should not be construed as to mean that items designated as "Minor defects" or "Marginal Defects" do not need repairs or replacement. The recommendations in each comment is more important than its categorization. Due to your perception, opinions, or personal experience you may feel defects belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision. Once again, it's the "Recommendations" in the text of the comment pertaining to each defect that is paramount, not its categorical placement.

2: EXTERIOR

Information

Inspection Method*

Visual, From grade

Siding Material*

Stone Veneer, Fiber Cement,
Wood Trim, Wood Shingles

Soffit Finishes

Perforated, Aluminium

Exterior Door Material/Type

Wood, Hinged, French

Driveway Material

Concrete, Aggregate Exposed

**Walkway Leading to Dwelling
Entrance**

Exposed Aggregate

Fascia Materials/ Finishes

Paint/ Stain, Wood

Garage Car Door

Fiberglass

Surface Grading

Generally Flat, Driveway slopes
towards home

Roof Water Discharge

Below Grade

**Foundation Wall Damp Proofing/
Membrane**

Yes; mostly concealed

**Above Grade Risers or Stand
pipes Materials**

PVC

**Lot Surface, Stairwell or Driveway
drains**

Present

Limitations

General / Limitations

FOUNDATION DRAIN SYSTEM BELOW GRADE

As the foundation drain system is below grade and not visible for inspection, we cannot confirm that a foundation drain system is present, continuous, has appropriate slope, where it drains to, and IF present is installed correctly. If certification of the below grade system is desired, further review is referred to the service of a qualified drainage contractor. We recommend that you Inquire with the vendor for any history of below grade moisture intrusion prior to closing the real-estate transaction.

General / Limitations

ASK SELLER HISTORY PERTAINING TO PERIODS OF INTENSE RAIN

Recommend asking the seller about water problems including but not limited to water puddles in the yard, gutter or downspout problems, water penetration into the lowest level of the structure, and drainage systems. Recommend closely monitoring and inspecting the exterior during a heavy rainstorm to observe the way the surface water is managed.

OUTBUILDINGS, AND WOOD SHED NOT PART OF INSPECTION

Outbuildings, such as sheds or the woodshed, were not part of this inspection and were not assessed during the examination of the main property. Therefore, their condition and any potential issues remain unexamined and unreported. If you have specific concerns or interest in these structures, it is advisable to arrange a separate inspection or assessment of these outbuildings by a qualified professional.

INABILITY TO FULLY INSPECT EXTERIOR DUE TO SHED PLACEMENT

The placement of sheds adjacent to the exterior walls of the home limited the ability to fully inspect those areas. As the sheds obstruct access to the wall surfaces, a thorough inspection could not be performed. It is recommended to relocate the sheds if a more complete assessment of the exterior walls is desired.

SURFACE GRADING LIMITATIONS

The grading and lot drainage performance are limited to the conditions existing at the time of the inspection only. It cannot be guaranteed of this performance as conditions constantly change. Heavy rain or other weather conditions may reveal issues that were not visible or foreseen at the time of inspection. Furthermore, items such as leakage in downspouts and gutter systems are impossible to detect during dry weather and can add moisture to the soil in the area around the foundation. The inspection of the grading and drainage performance in relation to moisture infiltration through foundation walls or under slabs is limited to the visible conditions at the time of inspection and evidence of past problems. It is recommended to consult with the sellers as to any previous moisture intrusion into the structure and reading over the Sellers Disclosure, which should list any such issues.

Deficiencies

GENERAL CAULKING MAINTENANCE AROUND EXTERIOR

 Maintenance Item/ Aesthetic

Routine caulking maintenance is recommended around the exterior of the property, including around windows and in small gaps in the siding. Proper caulking helps prevent moisture intrusion and ensures the home's exterior remains well-sealed. It is advised to inspect and reapply caulking where needed upon possession to maintain the home's integrity.



Caulk Gap in siding



Caulk trim



Caulk window gaps

VEGETATION TOO CLOSE TO SIDING AND STRUCTURE

 Maintenance Item/ Aesthetic

Vegetation was observed to be too close to the siding and structure of the home. This can trap moisture and potentially lead to damage or pest intrusion. It is recommended to trim the vegetation back to maintain at least a 3-foot clearance from the home. Address this upon possession to help protect the siding and foundation.



Trim back all vegetation 3 feet

POORLY BUILT REAR PATIO STEP/PLATFORM

The step/platform leading to the rear entry French doors on the back patio is poorly constructed, showing signs of rot, exposed and proud nails, and an uneven step pattern. This poses a safety hazard. It is recommended to replace the current step/platform with a professionally built set of stairs to ensure safety and durability. Address this upon possession to prevent potential injuries.



Proud Nails



Signs of rot/decay



Un-uniform Risers (steps)

GARAGE MAN DOOR AND TRIM ISSUES

The garage man door leading to the exterior on the left-hand side of the property was showing slight signs of rot in the inside trim of the door frame, and daylight is visible from the interior, which could allow pests and weather to enter. The source of moisture is currently unknown. It is recommended to have this area inspected and repaired to prevent further deterioration. Investigating and addressing the moisture source upon possession will help prevent additional damage and improve weatherproofing.



Door Frame Damage



Visible Light through weather stripping



Trim Rot

**FRENCH DOOR ISSUES AT REAR ENTRY**

One pane of glass in the French doors at the rear entry of the home has a lost seal, and the bottom lock on the other door would not engage during the inspection. It is recommended to repair or replace the glass pane to prevent further deterioration and address the lock issue to ensure proper security. The surface of the door was also dented due to swinging and hitting the light fixture. These repairs should be made upon possession to restore both functionality and security.



Dented Door



Lost seal

**GARAGE MAN DOOR TO LIVING SPACE NOT SELF-CLOSING**

The man door from the garage leading into the living space is not self-closing, which is important to prevent exhaust fumes from vehicles entering the home. It is recommended to install or repair a self-closing mechanism on the door to ensure safety. This is a life safety issue. Address this upon possession for improved safety and air quality.



Man door needs to self close



GRADE ISSUES IN FRONT OF PROPERTY

Several areas in the front of the property, including the stone veneer, were observed to be too close to grade. The general slope of the front lawn is slightly leaning toward the house in areas, which could cause water to collect near the foundation or enter the garage. A portion of the garage trim was showing signs of rot because of contact with grade.

Stone veneer, in particular, can act like a hard sponge and absorb water if too close to the ground. A few spots on the left side of the house were also noted to be too close to grade. It is recommended to adjust the grading or take other measures to prevent potential water damage to the home.



Stone Veneer touching Grade



Garage Trim Slightly Rotting



DRIVEWAY DRAIN IMPROVEMENT

The driveway, which slopes towards the house, has a drain that appears to be functioning effectively. However, the drainpipe is left open and should have a 90° elbow facing downward to prevent debris from clogging the system. This is an easy fix that can be addressed by fitting a 90° elbow over the pipe.



Add 90 degree elbow to improve drain function



SMALL CRACKS IN WALKWAY AND PATIO

Small cracks were observed in the walkway around the house and the patio. These are common in exterior concrete and do not pose immediate concerns. However, it is recommended to monitor the cracks and seal them if they begin to widen, to prevent further deterioration.

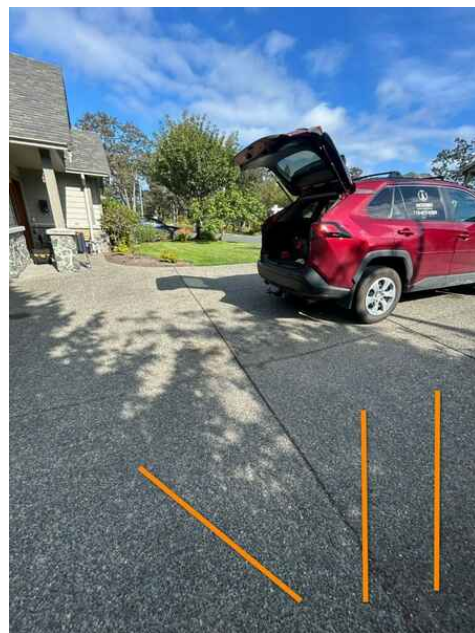


Cracks



LACK OF DRAINAGE ON LEFT FRONT DRIVEWAY

There is no visible drain on the left front portion of the driveway leading to the back gate, which could result in water pooling against the retaining wall during heavy rainfall. It is recommended to ask the seller about any history of water pooling during intense rain periods. Adding a proper drain in this area may be necessary to prevent potential water accumulation.



Path of water could cause pooling



EXPOSED RISERS FOR PERIMETER DRAINAGE

Throughout the property, the risers for the perimeter drainage were slightly exposed. It is recommended to cover these risers and ensure that the downspouts are fully directing water into the perimeter drainage system. This will help protect against potential water accumulation and ensure proper drainage. Address this upon possession to maintain effective water management.



Add cover

3: ROOF

Information

Covering Material*

Architectural Laminate Shingle

Inspection Method*

Walked on roof

Gutter Material

Aluminum

Chimney Construction

Metal B-Vent

Flashing Material

Aluminum

Roof Comment

Roof in Later Stages of Service Life

The roof is in the later stages of its life and will require a general maintenance cleanup at a minimum upon possession. Further details on specific areas of concern will be outlined later in the report. Regular maintenance will be essential to help maximize the remaining lifespan of the roof.

Limitations

General / Limitations

GENERAL QUALITY AT TIME OF INSPECTION

The inspection of the roof and its covering material is limited to the conditions on the day of the inspection only. The roof covering material, visible portions of the roof structure from within the attic (if applicable), and interior ceilings, were inspected looking for indications of current or past leaks. Future conditions and inclement weather may reveal leaks that were not present at the time of inspection. Any deficiencies noted in this report with the roof covering or indications of past or present leaks should be evaluated and repaired as needed by a licensed roofing contractor.

Please refer to the seller's disclosure in reference to the roof system, age, condition, prior problems, etc. Only the property owner would have intimate, accurate knowledge of the roof system. The inspector can only estimate the age based primarily on general appearance. This report is an opinion of the general quality of the roofing materials at the time of inspection. The inspector cannot, and does not, offer a guarantee as to whether the roof has leaked in the past, leaks now, or may be subject to future leakage.

General / Limitations

PORTIONS OF ROOF NOT ACCESSED

The roof surface was walked where possible, but not all areas could be physically walked due to the height and/or pitch of the roof. The areas not able to be walked were examined from the ground, or a ladder. This should be considered a limited inspection of the roof due to all areas not being able to be walked. If a more thorough inspection is needed it is recommended to consult a roofing contractor.

Deficiencies

ROOF WEAR AND MAINTENANCE NEEDS

The roof is showing signs of wear and moss build up, including granular loss on certain sides depending on the roof's orientation, cracked shingles, missing drip edge flashing and kick-out flashings, and a few shingle bulges. Exposed fasteners were also observed, with one fastener penetrating through a shingle. Additionally, a crack was noted in one of the box vents. At a minimum, roof maintenance/ clean up upon possession is essential. A roofing expert should assess the roof to provide a better estimate of its remaining lifespan and recommend any necessary repairs.



Cracked Roof Vent



Exposed Fasteners



Gutter draining directly onto roof surface



Add downspouts



Moss build up



Granular loss



Penetrated Fastener



Bulging Shingle



Cracked Shingle



Missing Drip Edge Flashing

ROOF DESIGN AND DRAINAGE CONCERNS

The roof design has an area where a valley flashing is exposed through the step flashing of a dormer. Additionally, many gutters are draining directly onto the roof surface, which can lead to premature shingle wear. It is recommended to add downspouts during the next major roof replacement to improve drainage and extend the life of the shingles. Addressing these issues will help prevent unnecessary wear and maintain the roof's integrity over time.



Valley Flashing Running Through Step Flashing



Premature Shingle Wear, Add Downspout

3.3.1 Flashing

SLIGHTLY UPLIFTED LAP FLASHING ON LEFT SIDE OF HOME

One of the lap flashings on the left side of the home was observed to be slightly uplifted, which could allow wind driven water to penetrate and potentially cause moisture damage. It is recommended to have a roofing professional secure the flashing upon possession to prevent any future water intrusion issues.



Uplifted Flashing

4: STRUCTURE & FOUNDATION

Information

Foundation Material* Poured Concrete	Exterior Wall Construction* Inaccessible	Floor Construction* Wood Beams, Wood Joists
Roof and Ceiling framing* Trusses, Ceiling Joist	Inspection Method* Attic Access, Crawlspace Access, From hatch	Configuration Crawlspace
Method used to Inspect Crawlspace Entered Crawlspace Crawlspace Photos: (see shared album for all photos of inspection)		



Basement/Crawlspace Floor

Limitations

General / Limitations

INSPECTION LIMITED/ PREVENTED BY

Ceiling Coverings, Wall Coverings, Floor Coverings, Storage, Insulation

General / Limitations

ATTIC/ ROOF SPACE

Entered but access was limited

General / Limitations

PERCENT OF FOUNDATION NOT VISIBLE

90%

General / Limitations

ATTIC NOT FULLY INSPECTED

During the inspection, it was noted that the entire attic area could not be accessed, and as a result, concealed damage is possible. It is important to note that concealed damage may not be visible or detectable during a visual inspection, and may only become apparent after further investigation or at a later time. It is recommended to consult with a qualified contractor to further evaluate the attic area and determine the appropriate course of action. Regular inspection and maintenance of the attic, including proper ventilation and insulation, can help to prevent potential issues and ensure the ongoing safety and effectiveness of the home.

Deficiencies

4.1.1 Foundation



Maintenance Item/ Aesthetic

MINOR SEALED FOUNDATION CRACK ON RIGHT SIDE OF HOME

A very minor foundation crack was observed on the right side of the home, and it has already been sealed. This appears to be a routine repair, and no further action is required at this time. However, it is recommended to periodically inspect the area to ensure the seal remains intact.



Minor Shrinkage Crack



SMALL CRACKS IN CRAWLSPACE SLAB

Several small cracks were observed in the crawlspace slab. However, the overall condition of the crawlspace is clean and well-insulated. These minor cracks are typical and not currently a concern, but it is recommended to monitor them over time to ensure they do not worsen. No immediate action is required.



Small Cracks

5: PLUMBING

Information

Supply Piping Material Polyethylene	Drain Waste and Vent Piping Material ABS, Metal	Distribution Piping Material Copper, Pex
Water Heater Fuel Source/Type Electric		Location of Hot water tank Garage
Manufacturer John wood		
Recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.		
Location of Main Water Shut off + Photo Garage Near HWT The valve is not operated to test its functionality.	Main Gas Shut-off Location Right side of home	Location of Sump pump N/A



Limitations

ITEMS EXCLUDED FROM INSPECTION

performance of floor drains, Isolating/relief valves & main shut-off valve, Concealed plumbing, Tub/sink overflows, Washing Machines/ Appliances

SCOPE OF FIXTURES

Water is flowed for approximately 60 seconds at sinks and shower drains during inspection. Please note that this will not confirm the absence of blockages downstream, beyond the immediate fixtures tested. Subgrade sanitary piping is not visible and therefor is beyond the scope of this inspection.

SUPPLY SOURCE NOT DETERMINED

The source of the water supply is not determined as per the scope.

Deficiencies

5.2.1 Drain, Waste, & Vent Systems



Maintenance Item/ Aesthetic

DISHWASHER DRAIN HOSE BUILD UP

The dishwasher drain hose, where it connects to the tailpiece just before the P-trap, shows a significant amount of waste buildup. It is recommended to have the drain hose flushed, cleared, or cleaned to ensure proper drainage and prevent potential backups. Addressing this upon possession will improve the dishwasher's performance.



Clean Drain



HOSE BIBS NOT FROST RESISTANT

The exterior hose bibs are not frost-free, which can increase the risk of water pipes freezing during colder months. It's recommended to upgrade these to frost-free hose bibs. This modification helps prevent freezing issues and potential water damage in the winter. Consider making this upgrade before cold weather sets in.



Upgrade Bibs



LOOSE SHOWER AND FAUCET CONTROLS IN MASTER BATH

The shower and faucet controls in the master bathroom were found to be loose. It is recommended to have them tightened to ensure proper function and prevent potential leaks. This can be addressed upon possession for convenience and maintenance.



Faucet Control Was loose



NON-FUNCTIONAL TUB STOPPER IN GUEST BATHROOM

The tub stopper in the guest bathroom hallway was not working or appears to be unattached. It is recommended to repair or replace it at your discretion for proper functionality.

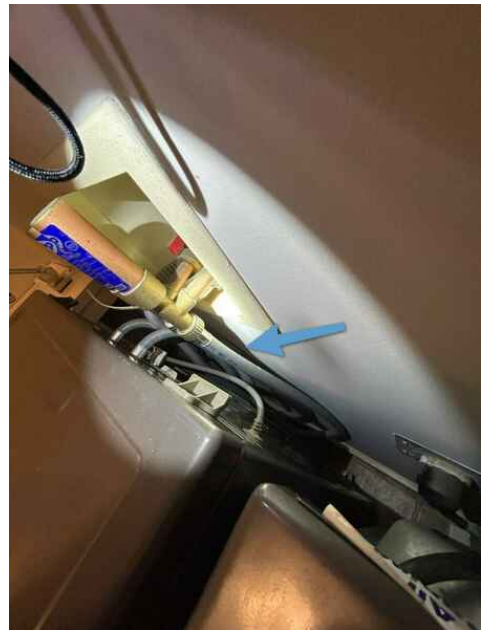


Tub stop not attached



WASHING MACHINE HOSE UPGRADE RECOMMENDED

The hoses feeding the washing machine are not the metal braided type, which provides better durability and protection against leaks. It is recommended to upgrade to metal braided hoses for improved safety. Address this upon possession to prevent potential water damage.



Upgrade to Metal Braided Hoses

➤ Marginal Defect

The hot water tank, which appears to be new, is missing an expansion tank and has only one seismic strap. It is recommended to inquire with the seller about any remaining warranty on the hot water tank. Additionally, adding a second seismic strap and an expansion tank would improve safety and ensure proper installation. Address these items upon possession for optimal performance and compliance with local standards.



Hot water tank Data Plate

Add additional seismic strap

6: ELECTRICAL

Information

Service Size (amperage) *
200 amps, 120/240V

Circuit Interrupters GFCI(ground fault) /AFCI (arc fault) *
GFCI's Present, AFCI's Not present

Panel Type
Circuit Breaker
Panel Photos:

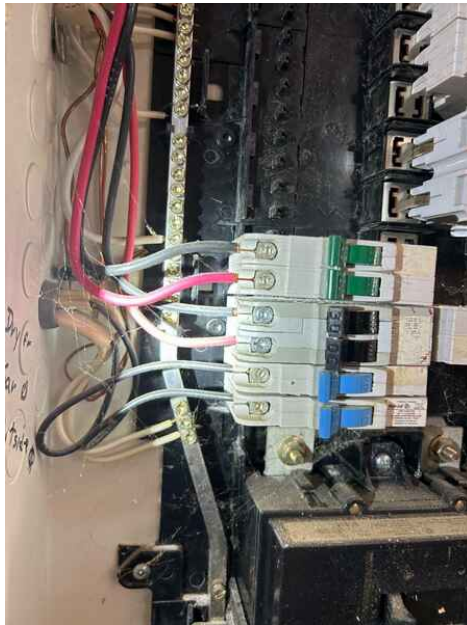
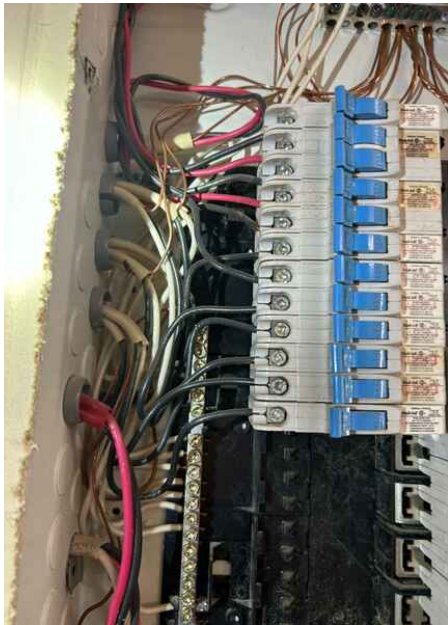
Main Panel/ Main disconnect Location *
Garage

Smoke and Carbon Monoxide Detectors *
Smoke alarms present (not tested), CO alarms not present

Distribution Wire Material and Type *
Copper - non-metallic sheathed

Room For Additional Breakers in Panel?
Yes

Service Entrance and Location
Below Ground, Left side





System Grounding Material and Type

Copper- ground method not visible

Limitations

General / Limitations

INSPECTION LIMITED/ PREVENTED BY

Storage, Finished Areas

General / Limitations

CIRCUIT LABELS

The accuracy of the circuit index (panel labels) was not verified

General / Limitations

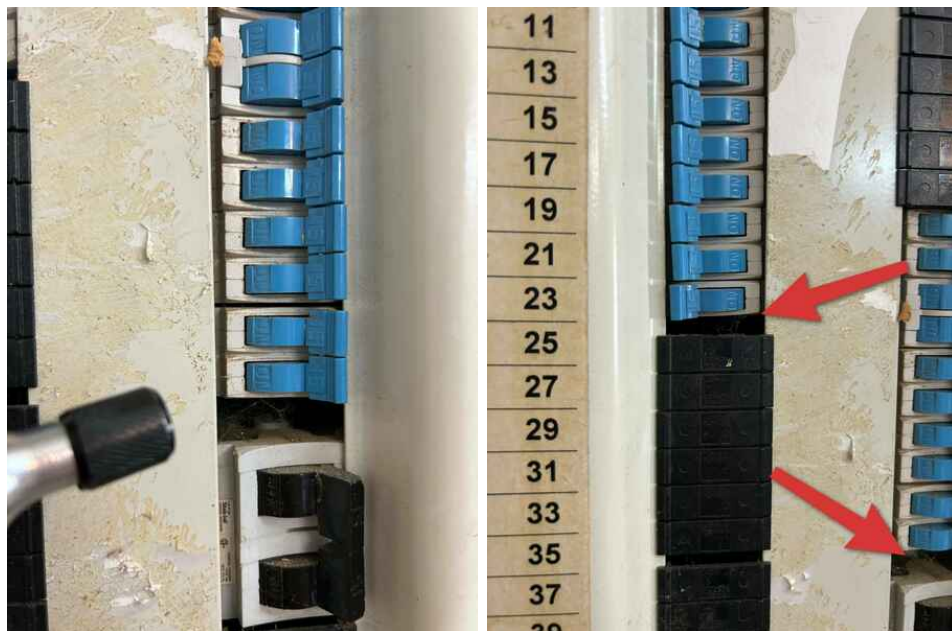
SYSTEM GROUND

Quality of ground not determined

Deficiencies

ELECTRICAL PANEL GAPS AND MISALIGNED BREAKERS

The electrical panel had several gaps in the breaker rows, and the breakers were not flush with the panel cover, which could pose an electrical safety hazard. It is recommended to have an electrician assess the panel, realign the breakers, and close off the gaps to ensure safe operation. This should be addressed upon possession to prevent potential electrical issues.



Breakers not flush with cover

Gaps in breaker row

IMPROPER USE OF EXTENSION CABLE FOR IRRIGATION SYSTEM

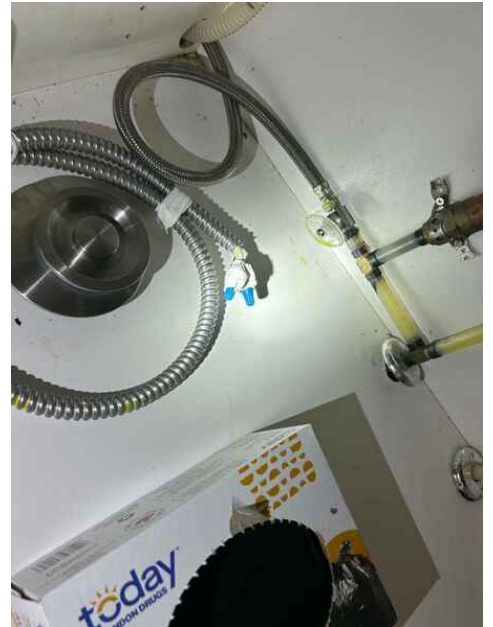
The irrigation system is using an (slightly damaged) extension cable as a permanent wiring solution, which is not appropriate for long-term use. It is recommended to have the system properly wired by an electrician to ensure safety and compliance with electrical standards. This should be addressed upon possession to prevent potential hazards.



Damaged Cable

OPEN ELECTRICAL CONNECTION IN ARMoured BX CABLE UNDER KITCHEN SINK

An open electrical connection was found in an armoured BX cable underneath the kitchen sink, likely powering a garbage disposal unit. This poses a safety hazard and should be properly terminated or removed by an electrician. It is recommended to address this upon possession to ensure electrical safety.



remove unused conductors

SMOKE AND CARBON MONOXIDE DETECTORS

It is important to note that smoke detectors should be installed in each room and living space, as well as carbon monoxide detectors on every floor and near appliances that emit CO. These detectors can help ensure the safety of occupants by providing early warning in case of fire or the presence of dangerous levels of carbon monoxide. It is recommended to test these detectors regularly and replace batteries as needed to ensure they are functioning properly. This is a life safety issue.

DAMAGED TELECOM BOX AND EXTERIOR LIGHT

On the left side of the home, the telecom box was found to be damaged and exposed, which could allow water intrusion. Additionally, the exterior light at the rear entrance was damaged, likely caused by the swing of the French door, exposing the electrical components. It is recommended to repair both the telecom box and the exterior light to prevent water damage and ensure electrical safety.



Light fixture exposed



Damaged Telecom box

KITCHEN SINK RECEPTACLE NOT GFCI PROTECTED

The receptacle near the kitchen sink is not GFCI protected, which is a safety concern in areas with potential water exposure. It is recommended to have an electrician install a GFCI receptacle to reduce the risk of electrical shock. Address this upon possession for improved safety.



Receptacle Not GFCI

7: INTERIOR

Information

Window Construction*

Sliders, Vinyl, Fixed Glazing,
Awning

Major Floor Finishes*

Carpet, Engineered Wood,
Linoleum

Major Wall Finishes

Plaster/Drywall

Major Ceiling Finishes*

Plaster/drywall

Door Material/Type

Wood, Hollow-Core, Pocket,
French

Window Glazing

Double Glazed

Limitations

General / Limitations

COSMETIC DEFICIENCIES

Cosmetic damage and/or deficiencies to wall, floor, and/or ceiling surfaces were present in area(s) of the home. If these areas are of concern, appropriate tradespeople should be contacted for repairs as needed. Cosmetic deficiencies are not included in a home inspection, and if any reference(s) are present, these should be viewed as a courtesy and not a listing of every occurrence present.

General / Limitations

RESTRICTED INSPECTION DUE TO EXCESSIVE STORAGE

The amount of storage throughout the property at the time of inspection limited access to many areas. As a result, a full inspection of some spaces could not be completed. It is recommended to reassess these areas once the storage has been cleared to ensure a more comprehensive evaluation.

Deficiencies

MINOR DOOR ISSUES IN MASTER BEDROOM



Maintenance Item/ Aesthetic

The door hardware in the master bedroom is slightly loose, and the pocket door to the master bathroom is a bit sticky and may need some track maintenance. Repair at your own discretion.



Loose Hardware

SIGNS OF DETERIORATION/ MANUFACTURE DEFECTS IN WINDOWS

Several (most) windows throughout the property, approximately 20 years old, are exhibiting what appear to be manufacturing defects. The spacers between the panes show signs of deterioration, but most window seals appear to remain intact, so replacing them may not significantly improve energy efficiency. Additionally, many of the decorative muntins are crooked, which affects the aesthetic appeal. While the windows are still functional, it is recommended to obtain several quotes to assess the scope of work, as prices may vary. Consider repairs or replacements based on preference and budget.



Crooked Decroitive Muntins



Spacer Damage



Spacer Deterioration



Peeling Spacer Material



Spacer Sunk

MINOR COSMETIC ITEMS

A small amount of scuffing on the hardwood and some nail pops were noted. Additionally, the crown moulding in the dining room/living room is slightly separated from the ceiling. These are general cosmetic issues and are typically beyond the scope of a home inspection. Addressing these is at your discretion for aesthetic purposes.



Nail Pop



Crown Moulding Separated



Scuffs

8: HEATING VENTILATION AND COOLING (HVAC) SYSTEMS

Information

System Type

Forced Air, Gas-Fired Heat

Heat System Energy Source

Natural Gas

Combustion Air Source

Interior of building, Make Up Air brought in From Outside

Exhaust Venting Method

Direct Vent

Chimney/ Venting Material

Metal B-Vent

Ductwork

Non-insulated

Deficiencies

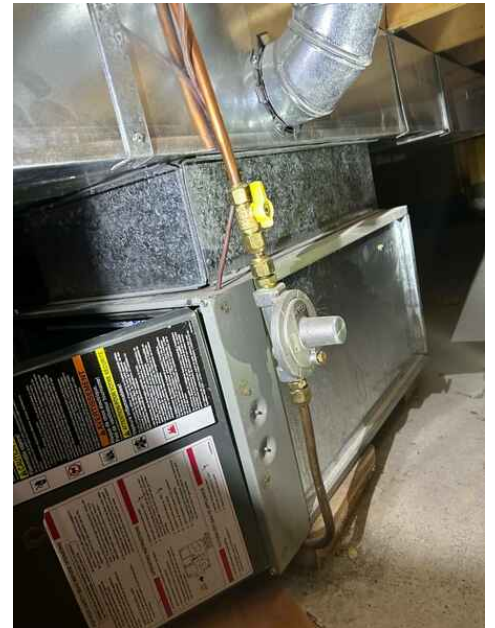
8.1.1 Equipment

SERVICE FURNACE + NO VISIBLE DRIP LEG

No drip leg was observed on the gas line entering the mid efficiency furnace. This component catches particulate in the gas supply. It is recommended to have the furnace and gas fireplace serviced/cleaned and inquire with the technician whether a drip leg is necessary. If so, adding one during routine maintenance is advisable. Regular scheduled maintenance should be established to ensure ongoing efficiency and safety.



Maintenance Item/ Aesthetic



Missing Drip Leg

9: FIREPLACE

Information

Fuel Source

Gas

Chimney/ Venting Material

Sidewall Venting

Limitations

General / Limitations

GAS SUPPLY SHUT OFF

Gas supply was turned off, so operation of gas fireplace could not be verified. Recommend having gas supply turned on and operation of fireplaces confirmed.

Deficiencies

9.1.1 Service/Inspection

SERVICE GAS FIREPLACE



Maintenance Item/ Aesthetic

The gas fireplace could not be tested during the inspection as the gas was shut off at the unit. It is recommended to have the gas turned on and the fireplace serviced upon possession to ensure proper functionality and safe operation. Regular servicing will help maintain performance and safety.

10: UNFINISHED SPACE, INSULATION & HOME VENTILATION

Information

Type of insulation and vapour barriers in unfinished spaces * Fiberglass batt, Polystyrene, Loose Fill Fiberglass	Insulation Type/ Material(s) Batt, Fiberglass, Loose-fill	Attic Intake Ventilation Method Soffit Vents
	Attic Exhaust Ventilation Method Box Vents	House Mechanical Ventilation System N/A
Bathroom Exhaust Fans Fan Only	Kitchen Exhaust Fans Vented to Exterior	Method used to Inspect Attic Viewed from hatch
Attic Access Location Hallway, Garage, Spare room		

Deficiencies

10.1.1 Attic

 Significant Deficiency

INADEQUATE CLEARANCE AROUND METAL B-VENT FOR GAS FURNACE

The metal B-vent exhausting the gas-fired furnace is in close contact with the blown-in fiberglass insulation in the attic, likely due to previous work that displaced the insulation. Typical B-vent installation requires a 1-inch clearance from insulation to prevent potential fire hazards. It is recommended to have the insulation adjusted to maintain proper clearance. This should be addressed upon possession to ensure safe operation of the vent system.



B-Vent requires 1 inch of clearance



DISPLACED BLOWN-IN FIBERGLASS INSULATION IN ATTIC

The blown-in fiberglass insulation in the attic appears to be slightly displaced, likely due to someone running low-voltage wiring or performing other work. This is an easy fix—have someone re-fluff or evenly spread the insulation to ensure proper coverage and maintain energy efficiency. Addressing this upon possession is recommended for optimal insulation performance.



Displaced/Uneven Insulation



ATTIC STAINING :HALLWAY ATTIC HATCH

Slight staining was observed in the attic space accessed by the hallway ceiling hatch, which is common in this climate and isolated to a small area of the attic. It is recommended to have the area inspected by an insulation or ventilation expert to prevent any potential for further staining. Addressing this upon possession will help maintain the attic's condition and ensure proper ventilation.



Small Staining



Staining

MASTER BATHROOM FAN CONTROL ISSUE

The master bathroom fan did not appear to have a functioning control, as it could not be turned on or off during the inspection. It is recommended to ask the seller where the switch is located or if there is an issue with the fan control. Address this upon possession to ensure proper ventilation.

DRYER VENT MATERIAL AND MAINTENANCE

The dryer vent is made of corrugated, nonmetallic material and appears to be squished by the dryer, which can restrict airflow and pose a fire hazard. It is recommended to replace it with a smooth metal vent for better airflow. Additionally, as part of routine maintenance, the dryer vent should be cleaned annually to prevent lint buildup and ensure proper ventilation. Address this upon possession for optimal safety.



Squished dryer vent

MICROWAVE VENTING ABOVE GAS RANGE CONCERNS

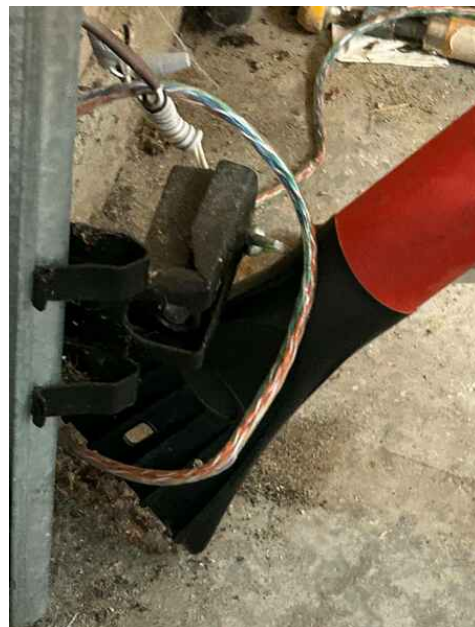
The microwave unit venting the gas range appears to be positioned a little too close to the surface of the range, making it quite warm to the touch after just a few minutes of use. Additionally, the microwave does not fully cover the range's surface, which may allow humidity and combustion products to enter the living space. While a carbon monoxide test did not detect any harmful levels, indicating the fan is functioning, the microwave may be inadequate for proper venting with this range. This is something to be aware of for long-term performance and safety.



Microwave unit may not be ideal

GARAGE DOOR SAFETY SENSOR MISALIGNMENT**Significant Deficiency**

The safety sensor for the garage door was not functioning properly in all areas. It worked near the sensors, but not in the middle of the garage door path, indicating the need for adjustment or realignment. It is recommended to have the sensors properly adjusted to ensure safe operation of the garage door. This should be addressed upon possession to prevent any potential safety hazards.



Adjust Safety Sensors

11: ENVIRONMENT

Deficiencies

11.1.1 Pests

WASP + INSECT NESTS OBSERVED ON EXTERIOR AND IN ATTIC

 Significant Deficiency

A few areas on the exterior of the home were found to have wasp nests, as well as in the attic under one of the box ventilation vents. Additionally, an insect or wasp nest was observed in the attic accessible via the hallway door. It is recommended to have these nests professionally removed upon possession by a pest expert to prevent any potential infestations or damage to the home.



Wasp nest on soffit



Insect nest



Wasp nest in attic space



Box vent wasp nest