



12 Manhattan Blvd.

Home Inspector

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Client

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Inspection Details

*12 Manhattan Blvd.
Everytown , USA 10065*

May 30, 2017

*Weather: Sunny
House faces: West
Inspection Invoice: \$ 500 Tax
Realtor: Rick@FortReports.com*

Inspection Summary



ROOFING

Material type: Asphalt shingles, Two plus layers noted,
Age remaining: 7-10 yrs
Chimney: Masonry with a clay flue



EXTERIOR

Wall: Wood siding
Grading: Generally flat
Porch & Deck: Concrete



INTERIOR

Attic Insulation Type: Glass fibre
R-Value: R28-32
Windows: Single glazed



STRUCTURE

Foundation Type: Poured concrete
Wall Type: Wood frame with Siding
Basement: Concrete slab-on-grade



ELECTRICAL

Amperes: 100 amps
Breakers or Fuses: Breakers - Older panel
Wiring distribution: , COPPER wiring



PLUMBING

Supply Pipe: Copper
Waste Pipe: Copper
Hot Water Tank: Natural Gas



HEATING

System: High-Efficiency
Age: 15-20 yrs
Fuel: Natural gas



COOLING

System: Air Conditioner
Age: 13 - 18 yrs
Size (btu's): < 1.5 ton

Summary Notes

This home is in a reasonable state of repair. Typical preventative maintenance items typical to home ownership needed otherwise no other substantial replacements needed.

HIGHLIGHTED ITEMS

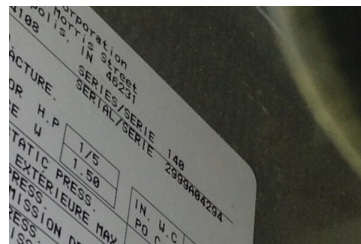
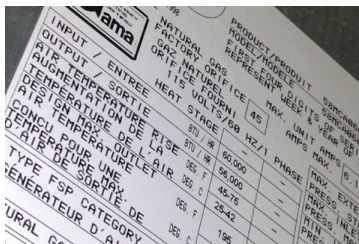
EXTERIOR - MAIN (WALLS)

Brick masonry, Wood siding, Stone masonry, Open building joints require caulking sealant, Minor deterioration needs common maintenance,



HEATING - SYSTEM TYPE / SPECS

Age: 15-20 yrs, Forced air furnace, High-Efficiency, Nearing the end of its natural life expectancy, Old in terms of service with HIGH failure probability,



ROOFING - CHIMNEY (FLASHING)

Age: 15-20 yrs, Masonry, Caulking is cracked requiring maintenance, Metal is corroded and rusty, Repair to avoid leaking ,



ROOFING

SLOPED (ROOF)

Level: 3rd floor, Location: North, Life expectancy: 7-10 yrs,
Estimated cost: high, Tar nailheads. In relatively good shape.
Monitor for signs of deterioration, Two plus layers noted,



CHIMNEY

Location: South, Masonry with a clay flue, Minor deterioration
requires preventative maintenance,



🚩 CHIMNEY (FLASHING)

Location: South, Masonry, Caulking is cracked requiring maintenance, Metal is corroded and rusty, Repair to avoid leaking , SUMMARY,



SLOPED (ROOF) (2)

Level: 2nd floor, Location: South, Life expectancy: 5 years, Asphalt shingles,



EXTERIOR

OVERVIEW

The overall exterior has been maintained well over the years and initially was built `strongly using quality materials and workmanship. Recent years however show signs of wear requiring investment back into the building. Easily performed by handy people cost may increase if all is hired out to multi-discipline sub-contractors.

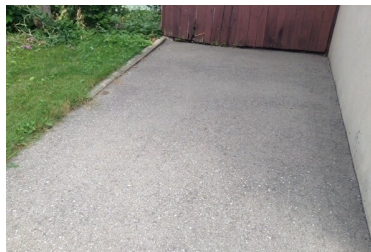
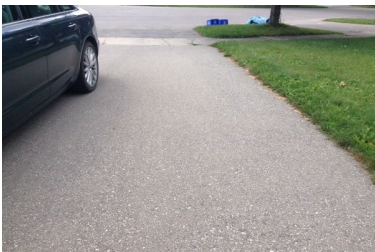
LOT GRADING

Location: throughout, Generally flat, Always ensure proper drainage away from structure , Generally in good shape,



DRIVEWAY

Location: West, Asphalt, Normal aging, In good shape ,



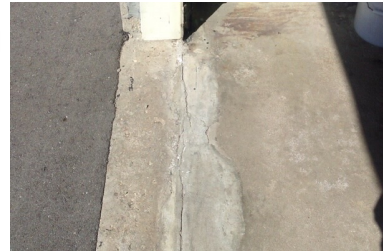
WINDOW WELLS

Level: basement, Location: West, Life expectancy: 2 years, Estimated cost: low, Generally flat, Missing well strongly recommended, Vulnerability to moisture spilling over foundation wall, Installation of well would be prudent,



GARAGE

Location: North West, Concrete floor, Floor cracks are typical is size requiring little repair, Minor deterioration requiring preventative repairs,



GARAGE DOOR

Location: North West, Estimated cost: very low, Metal, Paint needed, Evaluate further & repair,



PATIO

Concrete, Minor settlement requiring minimal repairs,
Negative slope will strain building foundations with water,
Seal open gap at structure joint to redirect water, Evaluate
further & repair,



PATIO (2)

Location: North East, Stone, Minor settlement requiring
minimal repairs,



🚩 MAIN (WALLS)

Location: throughout, Brick masonry, Wood siding, Stone
masonry, Open building joints require caulking sealant, Minor
deterioration needs common maintenance, SUMMARY,



RAILINGS

Location: South East, Metal, Rot or deterioration require repairs,



FENCES

Location: throughout, Metal, is corroded and rusty requiring eventual repairs,



SIDEWALKS

Location: South, Stone, Minor settlement requiring minimal repairs, Evaluate further & repair,



GUTTERS & DOWNSPOUTS

Location: throughout, Aluminum, Above grade gutter discharge, In relatively good shape with some minor damage, Discharge clearance needs improvement,



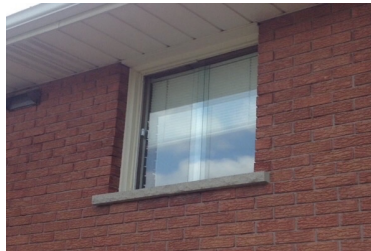
PORCH & DECK

Level: 2nd floor, Concrete, Generally in good shape,



WINDOWS

Retrofitted with old wood frames clad over in metal, General maintenance / Repairs needed throughout, No general concerns,



WINDOWS (2)

Location: throughout, Caulking is cracked on some windows requiring maintenance,



WINDOWS (3)

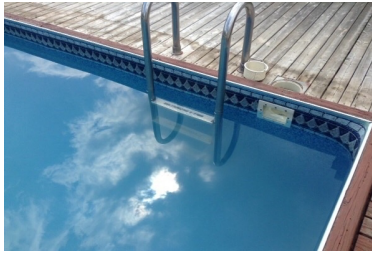
Level: basement, Location: North, Sills, Caulk sills / Mortar sills,



POOL

Above ground permanent (fixed), Not thoroughly inspected, Have a qualified contractor evaluate and service,





POOL (2)

Pump appears to be operating well. Service annually,



POOL (3)

Fountain Pond, Pump mechanics not thoroughly tested.
Vendor advised of a smooth operation with easy
winterization,



STRUCTURE

FOUNDATIONS OVERVIEW

Location: throughout, Poured concrete, In relatively good shape with some minor cracking, Monitor for any activity and repair as needed,



BASEMENT/ CRAWL SPACE

Concrete slab-on-grade, Finishes greatly hindered access to structure, No substantial signs of moisture noted during the inspection, What visible appears good,



COLD CELLAR / CANTINA

Level: basement, Visibility: Excessive storage prevented access,



WALLS - OVERVIEW

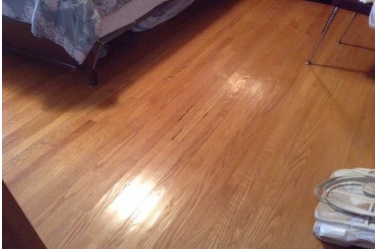
Wood frame with Brick veneer, Wood frame with Siding,
Generally, in sound shape with some minimal repairs
needed,



INTERIOR

FLOORS

Hardwood, Ceramic tile, Carpet, All appear to waring normally,



DOORS

Garage man door, Required automatic garage door closer is missing, Evaluate further and repair ,

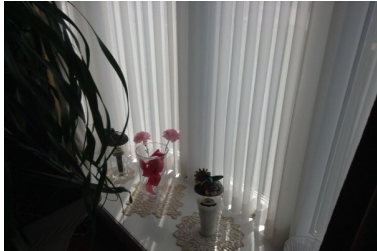


CABINETRY / COUNTER

Kitchen, Improved nicely ,

WINDOWS OVERVIEW

Vinyl, Casement, Sliding, Single glazed, Double glazed, Many have been updated, Consider replacement for the obsolete original windows,



WINDOWS OVERVIEW (2)

Level: 2nd floor, Location: West, Wood, Minimal sill water damage requires repair. Ensure the actual problem is repaired,



ATTIC INSULATION

Life expectancy: R28-32, Glass fibre, Compressed in areas but servicing the structure well,

ELECTRICAL

DELIVERY (MAIN)

Overhead with mast, Mast height is not to current standards, Drip loop is obsolete, Evaluate further & Improve, Only qualified contractors should conduct repairs,



MAIN DISCONNECT (AMPS)

Level: basement, Location: North East, Amperes: 100 amps, Breaker (Main disconnect), In good operating order,



DISTRIBUTION PANEL

Level: basement, Location: North East, Breakers - Older panel, Panel upgrade would be prudent ,



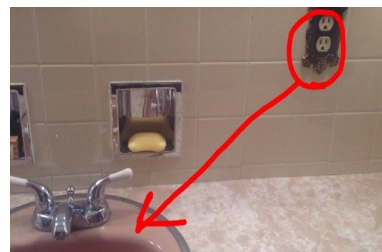
AUXILIARY PANEL

Breakers, Operating well ,



BRANCH WIRING

Location: throughout, COPPER wiring, What accessible appeared to be in good working order, Ground Fault Interruptors should be installed in washrooms and kitchen sink for safety,



PLUMBING

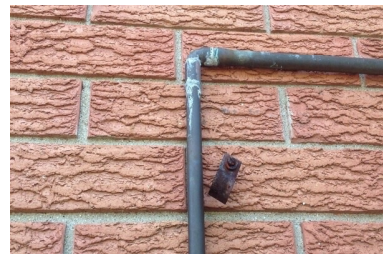
WATER SOURCE (SUPPLY)

Level: basement, Location: North East, Public - City municipal supply, Copper, In good shape,



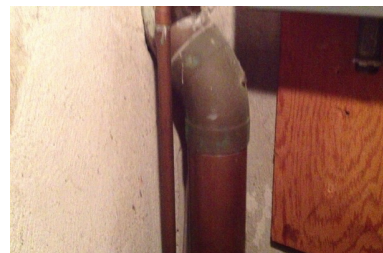
INTERIOR PIPING (SUPPLY)

Location: throughout, Copper, What accessible appeared to be in good working order, Ensure garden hose is winterized annually to avoid leaks,



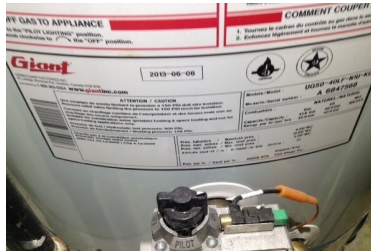
WASTE PIPING

Location: throughout, Copper, Plastic, What accessible appeared to be in good working order,



WATER HEATER TANK

Level: <5 years, Location: 40 gallons, Life expectancy: 12-15 yrs, Draft hood tank, Natural Gas, Appears to be operating well,



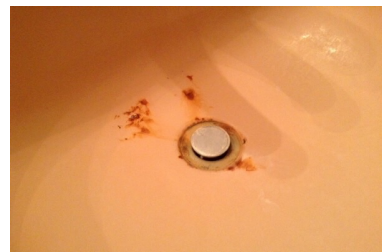
TUB (ENCLOSURE)

Level: 3rd floor, Location: East, Principle Main bathroom, Preventative maintenance will soon be required,



SINK (BASIN)

Bathroom #1, Rust & corrosion, Vanity base is damaged, Evaluate further & repair, Inaction will cause eventual water damage throughout,



SINK (BASIN) (2)

Level: basement, Laundry, Updated nicely !,



EXHAUST FAN(S)

Level: basement, Kitchen, Exhaust is missing and strongly recommended , Required in this location, Evaluate further & repair,





COOLING

SYSTEM TYPE / SPECS

Age: 13 - 18 yrs, btu's: < 1.5 ton, Life expectancy: 16 - 20 yrs, Air Conditioner, On the older side, but still some life should exist, Appears to be in a reasonably good working condition, Mid life in terms of service with MEDIUM failure probability,



REFRIGERANT LINES

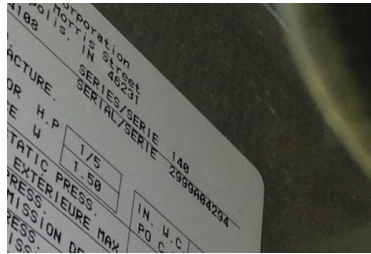
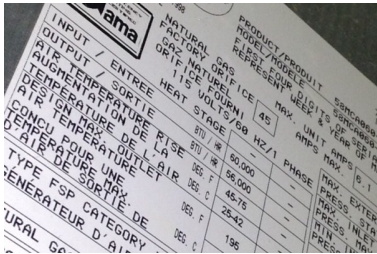
Cooling plant #1, Incomplete insulation reduces efficiency, Evaluate further & repair,



HEATING

🚩 SYSTEM TYPE / SPECS

Age: 15-20 yrs, btu's: 50-60000 btu, Life expectancy: 20 yrs, Forced air furnace, High-Efficiency, Nearing the end of its natural life expectancy, Old in terms of service with HIGH failure probability, SUMMARY,



EXHAUST FLUE / LINER

Level: 1st floor, Location: South West, Life expectancy: 1 year, Powered vent induced draft motor, Inadequate clearance from combustibles, Evaluate further and repair,



AIR FILTER

Fiber filter, Clean / service quarterly,



FUEL, DELIVERY LINES

Natural gas, Appears to be in good operating condition ,

FIREPLACE & STOVE

Level: basement, Location: South East, Gas, Normal wear /
Appears to be operating well, Excessive carbon on protective
glazing, requiring cleaning,



Terms and Conditions

Pre-INSpection Agreement - Please Read Carefully

THE CASTLE GROUP agrees to conduct an inspection for the purpose of informing the CLIENT of major problems in the condition of the building, subject to the Unconditional Release and Limitation of Liability below. The inspection and report are performed and prepared for the sole, confidential and exclusive use and possession of the CLIENT and for the purpose of assisting the CLIENT in making his / her decision regarding purchasing the property and for no further or other purpose of any kind.

The inspection is performed in accordance with "The American Society of Home Inspectors" - Standards of Practice enclosed herewith. This is not a building code or by-law compliance inspection.

It is understood and agreed that this inspection will be of readily accessible areas of the building and is limited to visual observations of apparent conditions existing at the time of the inspection only. Latent or concealed defects, deficiencies and other problems are excluded from the inspection; and what can be reasonably observed during the visit given safety considerations, weather conditions and any other circumstances in effect at the time; and, without moving or dismantling any items, systems or equipment and without making intrusions into the structure or form of the building or anything else.

The inspection and report do not address and are not intended to address the possible presence of or danger from any potentially harmful substances and environmental hazards including but not limited to: airborne or surface moulds and mildews, radon gas, lead paint, asbestos, urea formaldehyde, toxic or flammable chemicals and water and airborne hazards. Also excluded are inspections of and report on swimming pools, wells, septic systems, security systems, central vacuum systems, water softeners, sprinkler systems, fire and safety equipment and the presence or absence of rodents, termites (wood boring insects) and other insects and wildlife. The CLIENT acknowledges that he / she is responsible for arranging separate inspections, by qualified persons, regarding such matters at their own discretion and their own expense, and THE CASTLE GROUP has no duties or obligations to same.

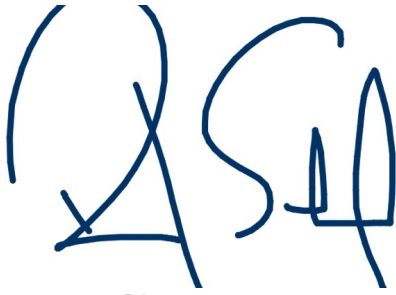
The inspection will consist of a single visit to the property to be arranged by the CLIENT. The fee is for said inspection plus pursuant report only and does not include further or other work, inspections, reports, advice, consultations or whatever and separate arrangements must be made as appropriate. Maintenance and other items may be discussed, but are not part of the inspection.

The CLIENT acknowledges that the inspection is a visual inspection only and is not comprehensive and so there may be some problems not identified in this report and that cannot reasonably be expected to be revealed by the inspection. Further, the CLIENT acknowledges that the building, as with all such, requires maintenance on a regular basis and all such are in no way the responsibility of THE CASTLE GROUP.

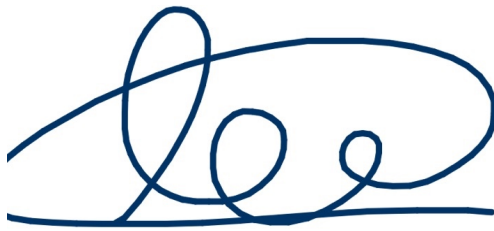
Unconditional Release and Limitation of Liability

It is understood and agreed that THE CASTLE GROUP is not an insurer and that the inspection and report are not intended or to be construed as a guarantee or warranty of the adequacy, performance or condition of any structure, item or system at the property address. The CLIENT hereby releases and exempts THE CASTLE GROUP and its agents and employees of and from all liability and responsibility for the cost of repairing or replacing any unreported defect or deficiency and for any consequential damage, property damage or personal injury of any nature.

In the event that THE CASTLE GROUP and / or its agents or employees are found liable due to breach of contract, breach of warranty, negligence, negligent misrepresentation, negligent hiring or any other theory of liability, then the liability of THE CASTLE GROUP and its agents and employees shall be limited to a sum equal to the amount of the fee paid by the CLIENT for the inspection and report.



Inspector Signature



Client Signature



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