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Inspected By:Shane Jost



Home Inspection Report

Prepared For:

Unspecified Client

Property Address:

60 Copperfield Heights SE

Inspected on Thu, Dec 15 2022 at 10:00 AM

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Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

DEFINITION OF CONDITION TERMS
Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

Marginal: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

Repair or Replace: At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

Further Evaluation: The component requires further technical or invasive evaluation by a qualified professional tradesperson or service contractor to determine the nature of any potential defect, the corrective action and any associated cost.

Report Summary

General

I appreciate the opportunity to perform this home inspection for you. Please take the time to read the entire inspection report. If you have additional questions after receiving the report, please call and I can go through it with you. I am available to you through the entire closing process.
A home inspection is primarily visible and done in a limited time. Not every defect will be discovered. For further clarification of the components, procedures and limitations of the home inspection consult the Standard of Practice and inspection agreement that this inspection was performed under.

Site Grading

1) The grading next to the home is negative (slopes toward the home). Recommend adding/removing dirt to ensure grading is sloped away from home and moving downspouts to discharge at least 5' away from foundation.

Patios/Decks

2) Deck, steps and fence are in need of paint/stain to protect from the elements. Recommend that the deck and fence are painted/stained.

3) Gaps between ledger board and deck joists were noted during the inspection. Recommend further evaluation of deck by a qualified tradesperson and any repairs deemed necessary conducted.

Site

4) Gate to backyard rubs against window well. Recommend cutting off a little bit of the wood off the bottom so that gate can move freely.

(Report Summary continued)

Attic Entry

5) Recommend that the attic hatch be insulated with foam insulation and the hatch be sealed with weather stripping to reduce heat loss and moist air within home from entering the attic which can create condensation. A significant amount of energy loss occurs in the winter months into the attic through the hatch when it isn't insulated. Plus excess moisture can create attic rain during winter freeze thaw cycles.

Insulation

6) Some Insulation should be redistributed so that it's covering the entire ceiling. Insulation isn't covering entire ceiling there are bare spots in attic space

Type of Distribution

7) Furnace ducting is dirty. Recommend having the ducts cleaned. Generally furnace ducts are cleaned every 2-3 years.

Bath Tub

8) There is a crack in the upstairs bathroom's bathtub. Recommend having acrylic bathtub repaired to prevent possible moisture leaks.

9) Faucet for upstairs bathroom's bathtub seems to be preventing proper flow of water likely due to mineral buildup. Recommend cleaning the faucet with vinegar to see if this allows water to flow better.

10) Moisture found in ceiling below upstairs bathroom's bathtub. After filling bathtub and letting it drain moisture was detected in the ceiling below with infrared camera and measured with a moisture meter. The tub has an active leak into the ceiling below. The tub drain seal may have dried out or it could be coming from the overflow/plumbing pipe. Recommend further evaluation and repair by a qualified plumbing contractor.

Sink(s)

11) A crack was noted in the upstairs bathroom's sink. Recommend having sink replaced by a qualified contractor.

12) Silicone along vanity top and wall has degraded. Recommend removing old silicone and applying new sealant to help prevent possible moisture entry.

(Report Summary continued)

Tub Surround

13) Silicone around bathtub in upstairs bathroom has failed in a few locations. Recommend removing old silicone and applying new sealant to help prevent possible moisture entry.

Doors

14) The exterior front door requires strike plate and latch adjustment to seal tight against weather stripping. Recommend having door adjusted to prevent heat loss.

Doors

15) Bifold doors at rear entryway have missing hardware and require adjustment. Recommend having the bifold doors repaired so doors operate properly.

Countertops

16) Recommend replacing silicone along laminated counter top and wall in kitchen to help prevent possible water entry.

Kitchen

17) Kitchen sink cabinet was quite warm when opened. It may be that the ducting under the cabinet for the toekick register has come loose. Recommend having ducting repaired so heat goes to kitchen.

18) No GFCI plugs installed near sink in kitchen. It's recommended for safety to have GFCI protection within 3 feet of sink. These would not have been required when Home was built. This is not technically a deficiency as plugs were functional. It as been flagged as a deficiency to bring it to your awareness. Recommend having a electrical contractor install them for safety of homes occupants.

Range Hood

19) When operating the hood fan, air was blowing back into the kitchen and outside, the exterior hood vent was not opening. Upon further investigation it was found that no hole was provided in cabinetry for air to move from the hood fan to the ducting. Recommend having the microwave/hood fan correctly installed to allow exhausting kitchen cooking vapours to the exterior.

(Report Summary continued)

Interior

20) Stairs to basement missing handrail. Recommend installing a handrail to reduce the risks of accidental falls.

General

Property Type:	Single Family
Stories:	Two
Approximate Age:	2004
Age Based On:	Listing
Bedrooms/Baths:	3/2
Furnished:	Yes
Occupied:	Yes
Weather:	Sunny
Temperature:	Cold
Soil Condition:	Snow, Frozen
Utilities On During Inspection:	Electric Service, Gas Service, Water Service
People Present:	Buyer's Agent

Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading:	Sloped Toward Structure Condition: Further Evaluation Required



Comment 1:
The grading next to the home is negative (slopes toward the home). Recommend adding/removing dirt to ensure grading is sloped away from home and moving downspouts to discharge at least 5' away from foundation.

(Site continued)

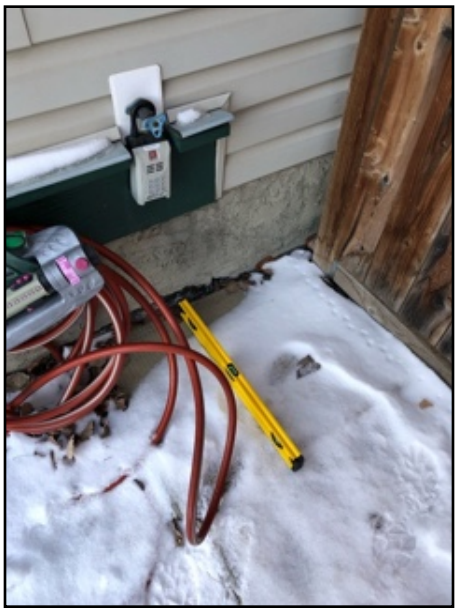


Figure 1-1



Figure 1-2

Vegetation:	Generally Maintained Condition: Satisfactory
Driveway:	Gravel Condition: Satisfactory
Walkways:	Concrete Condition: Satisfactory
Steps/Stoops:	Wood Condition: Satisfactory
Patios/Decks:	Wood Condition: Marginal

⚠ Comment 2:
Deck, steps and fence are in need of paint/stain to protect from the elements. Recommend that the deck and fence are painted/stained.

(Site continued)

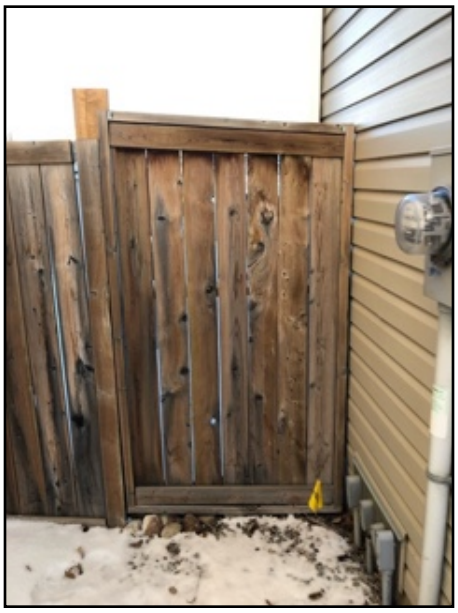


Figure 2-1



Figure 2-2



Figure 2-3



Figure 2-4

(Site continued)



Figure 2-5



Figure 2-6



Figure 2-7



Figure 2-8

(Site continued)

Comment 3:
Gaps between ledger board and deck joists were noted during the inspection. Recommend further evaluation of deck by a qualified tradesperson and any repairs deemed necessary conducted.



Figure 3-1



Figure 3-2



Figure 3-3



Figure 3-4

(Site continued)



Figure 3-5



Figure 3-6

Comment 4:
Window well drains were not visible during inspection. Recommend confirming the installation from seller.



Figure 4-1



Figure 4-2

(Site continued)

Comment 5:
Gate to backyard rubs against window well. Recommend cutting off a little bit of the wood off the bottom so that gate can move freely.



Figure 5-1

Exterior

Exterior

The visible condition of exterior coverings, trim, entrances and drainage are inspected with respect to their effect on the condition of the home. It is vital that your home be properly maintained. Moisture intrusion can lead to significant deterioration and damage to the home. Unfortunately, evidence of moisture intrusion may not have be evident on the day of the inspection and may only be obvious when it is raining or after a significant amount of consecutive wet days. It is recommended that the homeowner be vigilant during and after rain events and perform a visual inspection for water intrusion. Maintaining seals, caulking and paint around all windows, doors, vents, decks, walkways. Also, ensuring proper grading and drainage to keep moisture away from the foundation is also imperative in preventing moisture intrusion and damage.

Exterior Covering:	Vinyl Siding Condition: Satisfactory
Exterior Trim Material:	Wood Condition: Satisfactory
Windows:	Vinyl Condition: Satisfactory

Comment 6:

Windows
Windows can be constructed as single, double or triple pane (Glazed). Also known as hermetically sealed windows. These seals slowly deteriorate over time and can fail at any time. Never pressure wash your homes windows to clean them. The water pressure can make the seals fail instantly and cost thousands of dollars to replace/repair. Failed seals are not always apparent at the time of the inspection. The condensation that forms a cloudy like appearance between a failed seal may only appear under certain temperature, pressure and humidity conditions. Therefore, I disclaim any evaluation of hermetic seals unless otherwise noted on the day of inspection.

Entry Doors:	Steel Condition: Satisfactory
Railings:	Wood Condition: Satisfactory

(Exterior continued)

Comment 7:
Exterior vents are located within deck structure and may get covered with snow or blocked by debris. Recommend providing additional clearance in from of vents to allow better air flow and maintenance by cleaning vents frequently to prevent possible clogging.



Figure 7-1



Figure 7-2

Roofing

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy. Please ask the seller about the age and history of the roof. As a home ages so does the roof covering material. It's important as a homeowner to periodically inspect the roof from the ground with binoculars or camera to ensure shingles haven't been dislodged from wind, rain or hail. Also, ensuring gutters aren't clogged and that downspouts are properly draining water away from the foundation. It is also recommended that you have an approved contractor reinspect the roof every 3-5 years to ensure all roof vents and flashing remain rain tight and secure. Water intrusion can lead to expensive repairs and or replacement.

Inspection Method: Drone





(Roofing continued)













(Roofing continued)





Roof Design:	Hip
Roof Covering:	3 Tab Shingle Condition: Satisfactory
Approximate Roof Age:	Unknown

Comment 8:
Roof appeared to be newer, installation date is unknown.

Ventilation Present:	Roof, Soffit Condition: Satisfactory
Vent Stacks:	Metal, Plastic Condition: Satisfactory
Chimney :	Metal, Wood Frame Condition: Satisfactory
Flashings:	Metal Condition: Satisfactory
Soffit and Fascia:	Aluminum Condition: Satisfactory
Gutters & Downspouts:	Metal Condition: Satisfactory

Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types:	Basement
Foundation Material:	Poured Concrete
	Condition: Satisfactory
Signs of Water Penetration:	Not Present
Wall Structure:	Wood Frame
	Condition: Satisfactory

Attic

Attic

It is recommended that all attic hatches are insulated and sealed with a weather stripping to reduce warm moist air from within the home from entering the attic space. Proper attic ventilation is equally important to prevent condensation. When an attic has high levels of humidity from condensation or water leak from a compromised flashing or roof covering mold can form. It is also recommended that the homeowner or contractor periodically inspect the inside of the attic from the hatch with a flashlight for possible water intrusion or condensation.

Attic Entry: Bedroom



(Attic continued)

Comment 9:
Recommend that the attic hatch be insulated with foam insulation and the hatch be sealed with weather stripping to reduce heat loss and moist air within home from entering the attic which can create condensation. A significant amount of energy loss occurs in the winter months into the attic through the hatch when it isn't insulated. Plus excess moisture can create attic rain during winter freeze thaw cycles.



Figure 9-1



Figure 9-2

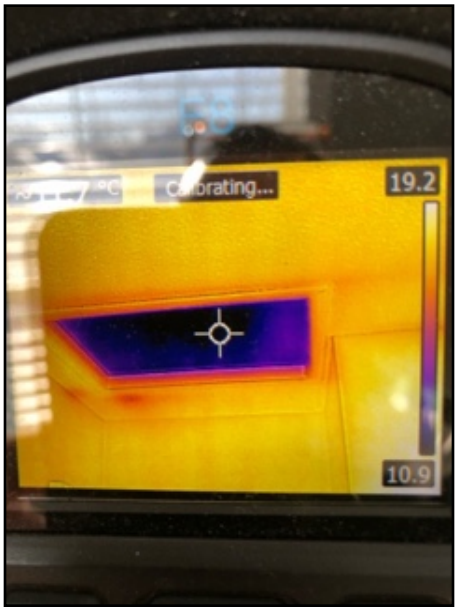


Figure 9-3

(Attic continued)

Roof Framing Type:

Wood Trusses
Condition: Satisfactory



Roof Deck Material:

Oriented Strand Board
Condition: Satisfactory



(Attic continued)

Vent Risers:

ABS
Condition: Satisfactory



Insulation:

Blown In Cellulose
Condition: Further Evaluation Required

Comment 10:
Insulation R value appears to be R25. The current standard is R40.

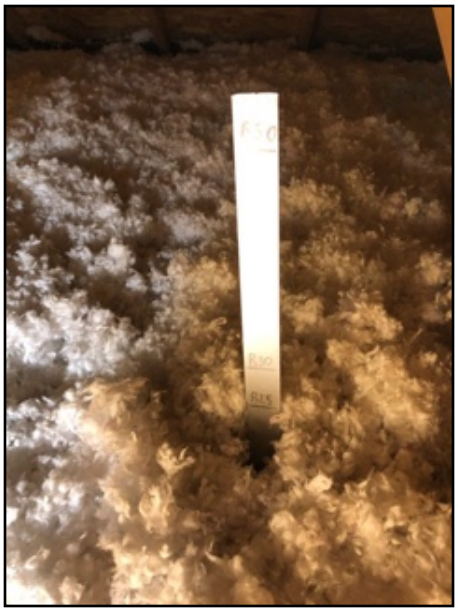


Figure 10-1

(Attic continued)

Comment 11:
Some Insulation should be redistributed so that it's covering the entire ceiling. Insulation isn't covering entire ceiling there are bare spots in attic space



Figure 11-1

Basement

Basement Developed:	No
Ventilation Present:	Yes Condition: Satisfactory
Moisture Condition:	Dry during inspection Condition: Satisfactory

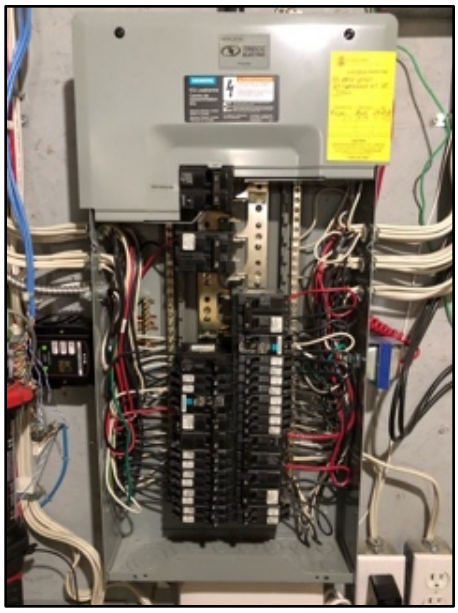
Comment 12:
No signs of water penetration in basement on day of inspection. Home owner should consider all basements as wet until experience proves it to be dry. Ensuring outside water does not accumulate near foundation walls seasonally is imperative.

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service:	Underground
Main Disconnect Location:	Service Panel
Service Panel Location:	Basement
Service Panel Manufacturer:	Siemens
	Condition: Satisfactory





Service Voltage:	240 volts
Service Amperage:	100 amps
Service Panel Ground:	Unknown Not Visable
Branch Circuit Wiring:	Non-Metallic Shielded Copper
	Condition: Satisfactory
Overcurrent Protection:	Breakers
	Condition: Satisfactory
GFCI/AFCI Breakers:	Yes
	Condition: Satisfactory
Smoke Detectors:	Hard Wired Interconnected
	Condition: Satisfactory

HVAC

HVAC System Type:	Central Split System
Thermostat:	Programmable Condition: Satisfactory
Thermostat Location:	Living Room

Comment 13:
Last service to furnace by a qualified HVAC technician could not be determined. Recommend having furnace serviced by a qualified HVAC contractor and then performed annually.

Comment 14:
The humidifier was not operational during inspection. Recommend further evaluation and repair if a functioning humidifier is important to you. Many homes do not have humidifiers.



Figure 14-1



Figure 14-2

(HVAC continued)

Heating

Heating
The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location: Basement
Type of Equipment: Forced Air
Condition: Satisfactory
Manufacturer: Carrier





(Heating continued)



Heating Fuel: Gas

Condition: Satisfactory

Approximate Age: 2003

Comment 15:
Furnace is 19 years old. The estimated life cycle of a typical furnace is 20-25 years. It's not possible to predict how many more years the furnace service life will be. It's always recommended to budget for its replacement now that it's older then 20 years. Recommend having furnace evaluated and serviced by a qualified HVAC contractor.

(Heating continued)

Filter Type:

Disposable
Condition: Satisfactory



Type of Distribution:

Metal Ducting
Condition: Further Evaluation Required

Comment 16:
Furnace ducting is dirty. Recommend having the ducts cleaned. Generally furnace ducts are cleaned every 2-3 years.



Figure 16-1

(Heating continued)

Furnaces over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Service: Public
Supply Pipe Material: PEX
Condition: Satisfactory
Location of Main Water Shutoff: At Meter



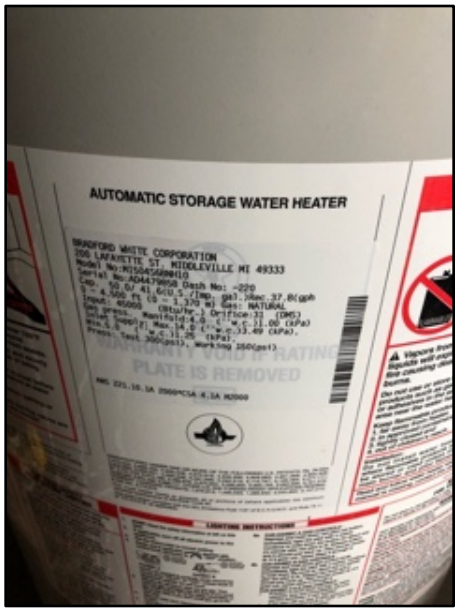
Sewer System: Public
Waste Pipe Material: ABS Plastic
Condition: Satisfactory
Location of Fuel Shutoff: At Meter and in room

(Plumbing continued)

Water Heater

Manufacturer: Bradford White





Fuel: Natural Gas
Capacity: 50 gal
Approximate Age: 2004
Temp & Pressure Relief Valve: Present With Blow Off Leg
Condition: Satisfactory
Fuel Disconnect: In Same Room

Bathrooms

Bathroom #1

Location: Main Level Bathroom
Sink(s): Pedestal
Condition: Satisfactory
Toilet: Standard Tank
Condition: Satisfactory

(Bathroom #1 continued)

Floor:	Vinyl Condition: Satisfactory
Ventilation Type:	Ventilation fan Condition: Satisfactory
GFCI Protection:	Outlets Condition: Satisfactory

Bathroom #2

Location:	Ensuite Bathroom
Bath Tub:	Recessed Condition: Further Evaluation Required

Comment 17:
There is a crack in the upstairs bathroom's bathtub. Recommend having acrylic bathtub repaired to prevent possible moisture leaks.



Figure 17-1



Figure 17-2

(Bathroom #2 continued)

Comment 18:
Faucet for upstairs bathroom's bathtub seems to be preventing proper flow of water likely due to mineral buildup. Recommend cleaning the faucet with vinegar to see if this allows water to flow better.

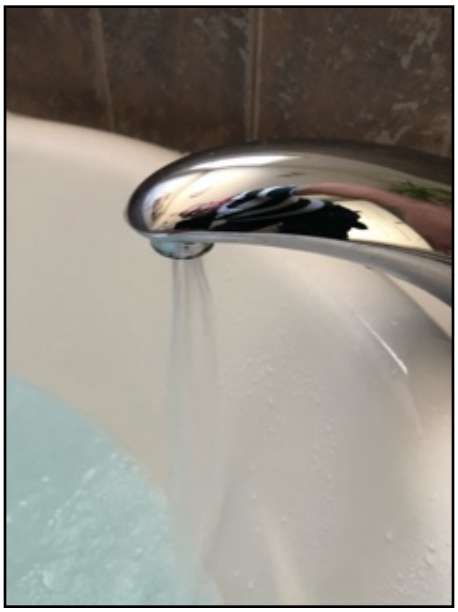


Figure 18-1

Comment 19:
Moisture found in ceiling below upstairs bathroom's bathtub. After filling bathtub and letting it drain moisture was detected in the ceiling below with infrared camera and measured with a moisture meter. The tub has an active leak into the ceiling below. The tub drain seal may have dried out or it could be coming from the overflow/plumbing pipe. Recommend further evaluation and repair by a qualified plumbing contractor.

(Bathroom #2 continued)



Figure 19-1

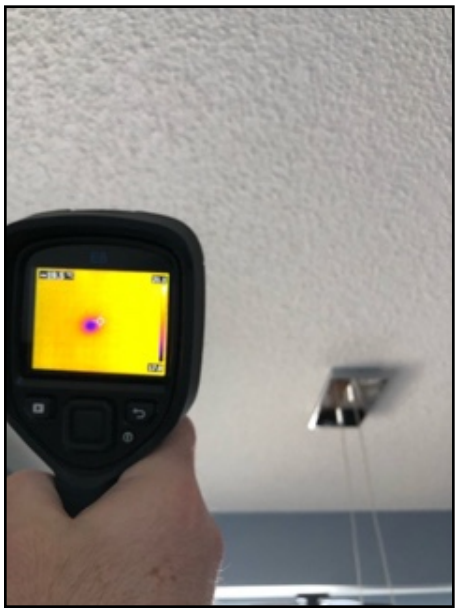


Figure 19-2



Figure 19-3

Shower: Stall
Condition: Further Evaluation Required

(Bathroom #2 continued)

Comment 20:
Shower door in upstairs bathroom rubs against trim when opening and closing. Recommend having repairs completed on door so it opens and closes properly.



Figure 20-1

Sink(s): Single Vanity
Condition: Further Evaluation Required

Comment 21:
A crack was noted in the upstairs bathroom's sink. Recommend having sink replaced by a qualified contractor.

(Bathroom #2 continued)



Figure 21-1

Comment 22:
Silicone along vanity top and wall has degraded. Recommend removing old silicone and applying new sealant to help prevent possible moisture entry.



Figure 22-1

Toilet: Standard Tank
Condition: Satisfactory

(Bathroom #2 continued)

Shower Walls:	Fiberglass Condition: Satisfactory
Tub Surround:	Tile Condition: Further Evaluation Required

Comment 23:
Silicone around bathtub in upstairs bathroom has failed in a few locations. Recommend removing old silicone and applying new sealant to help prevent possible moisture entry.



Figure 23-1



Figure 23-2

(Bathroom #2 continued)



Figure 23-3

Floor:	Vinyl Condition: Satisfactory
Ventilation Type:	Ventilation fan Condition: Satisfactory
GFCI Protection:	Outlets, Lights Condition: Satisfactory

Living Room

Flooring:	Carpet Condition: Satisfactory
Ceiling and Walls:	Drywall/Plaster Condition: Satisfactory
Electrical:	Switches and Outlets, Light Fixture, Smoke Detector Condition: Satisfactory
Windows:	Single Hung, Screens, Fixed Condition: Satisfactory
Doors:	Hinged Condition: Further Evaluation Required

(Living Room continued)

Comment 24:
The exterior front door requires strike plate and latch adjustment to seal tight against weather stripping. Recommend having door adjusted to prevent heat loss.

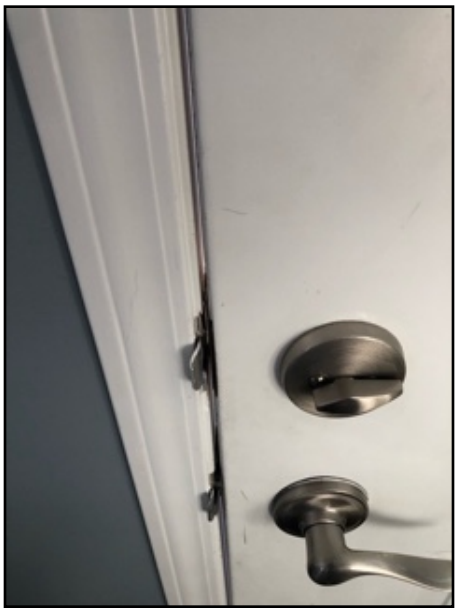


Figure 24-1

Heat Source:	Register Condition: Satisfactory

Dining Room

Flooring:	Vinyl Plank Condition: Satisfactory
Ceiling and Walls:	Drywall/Plaster Condition: Satisfactory
Electrical:	Switches and Outlets, Light Fixture Condition: Satisfactory
Windows:	Fixed Condition: Satisfactory
Doors:	Hinged, Bi-Fold Condition: Further Evaluation Required

(Dining Room continued)

Comment 25:
Bifold doors at rear entryway have missing hardware and require adjustment. Recommend having the bifold doors repaired so doors operate properly.



Figure 25-1

Heat Source: Register
Condition: Satisfactory

Bedrooms

Bedroom #1

Flooring: Carpet
Condition: Satisfactory

Ceiling & Walls: Drywall/Plaster
Condition: Satisfactory

(Bedroom #1 continued)

Electrical:	Switches and Outlets, Light Fixture, Ceiling Fan, Recommend adding a smoke detector Condition: Satisfactory



Windows:	Screens, Sliding Condition: Satisfactory
Doors:	Hinged Condition: Satisfactory
Heat Source:	Register Condition: Satisfactory
Location:	Primary Bedroom

Bedroom #2

Flooring:	Carpet Condition: Satisfactory
Ceiling & Walls:	Drywall/Plaster Condition: Satisfactory
Electrical:	Switches and Outlets, Light Fixture, Recommend adding a smoke detector. Condition: Satisfactory
Windows:	Single Hung, Screens, Fixed Condition: Satisfactory

(Bedroom #2 continued)

Doors:	Hinged, Bi-Fold Condition: Satisfactory
Heat Source:	Register Condition: Satisfactory
Location:	Upstairs On Left

Bedroom #3

Flooring:	Carpet Condition: Further Evaluation Required

Comment 26:
Minor damage to carpet in upstairs bedroom on right.



Figure 26-1

Ceiling & Walls:	Drywall/Plaster Condition: Satisfactory
Electrical:	Switches and Outlets, Light Fixture, Recommend adding a smoke detector Condition: Satisfactory
Windows:	Single Hung, Screens, Fixed Condition: Satisfactory

(Bedroom #3 continued)

Doors:	Hinged, Bi-Fold Condition: Satisfactory
Heat Source:	Register Condition: Satisfactory
Location :	Upstairs On Right

Kitchen

Cabinets:	Wood Condition: Satisfactory
Countertops:	Laminated Condition: Further Evaluation Required

Comment 27:
Recommend replacing silicone along laminated counter top and wall in kitchen to help prevent possible water entry.



Figure 27-1

Sink:	Double Condition: Satisfactory

(Kitchen continued)

Comment 28:
Kitchen sink cabinet was quite warm when opened. It may be that the ducting under the cabinet for the toekick register has come loose. Recommend having ducting repaired so heat goes to kitchen.



Figure 28-1



Figure 28-2

Comment 29:
No GFCI plugs installed near sink in kitchen. It's recommended for safety to have GFCI protection within 3 feet of sink. These would not have been required when Home was built. This is not technically a deficiency as plugs were functional. It as been flagged as a deficiency to bring it to your awareness. Recommend having a electrical contractor install them for safety of homes occupants.

(Kitchen continued)



Figure 29-1



Figure 29-2

Appliances

Appliances
This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Oven:

General Electric
Condition: Satisfactory



(Appliances continued)

Range:

General Electric
Condition: Satisfactory





Range Hood:

General Electric
Condition: Further Evaluation Required



(Appliances continued)

Comment 30:
When operating the hood fan, air was blowing back into the kitchen and outside, the exterior hood vent was not opening. Upon further investigation it was found that no hole was provided in cabinetry for air to move from the hood fan to the ducting. Recommend having the microwave/hood fan correctly installed to allow exhausting kitchen cooking vapours to the exterior.



Figure 30-1

Refrigerator:

General Electric
Condition: Satisfactory



(Appliances continued)

Dishwasher:

Bosch
Condition: Satisfactory



Microwave:

General Electric
Condition: Satisfactory



Laundry

Dryer Venting:

To Exterior
Condition: Satisfactory





Laundry Hook Ups:

Yes
Condition: Satisfactory



(Laundry continued)

Washer:

Samsung
Condition: Satisfactory



Comment 31:
Recommend replacing washing machine hoses to braided stainless steel hoses and also add an electronic shutoff valve to prevent flooding. Washing machine hoses should be replaced every 3-5 years. Or according to manufactures recommendations.

Dryer:

Samsung
Condition: Satisfactory



(Laundry continued)

Comment 32:
Recommend having dryer vent cleaned annually as part of your homes preventive maintenance program to prevent the possibility of lint fires.

Interior

Interior
The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. We do not move furniture, cabinets or boxes. We do not lift carpets or rearrange items in closets or cabinets. A representative number of windows and doors and electrical plugs will be tested. Electrical outlets that are behind furniture or other large items cannot be tested during the inspection. These conditions or limitations are set out in accordance to home inspector industry standards. Cosmetic imperfections will not be commented on or identified.

Floors:	Carpet, Vinyl Condition: Satisfactory
Walls:	Painted Drywall Condition: Satisfactory
Window Types:	Single Hung, Sliders, Fixed Condition: Satisfactory
Window Materials:	Vinyl
Entry Door Types:	Hinged Condition: Satisfactory
Entry Door Materials:	Steel
Interior Door Materials:	Wood

(Interior continued)

Comment 33:
Infrared
Although infrared thermal imaging is a far better diagnostic tool than the naked eye, it does not guarantee 100% accuracy, unless removal or destruction of components can be achieved to validate findings. When possible, other tools are used to verify thermal images, but even with these considerations we do not claim to have x-ray vision. Conditions may change and cause the apparent temperatures revealed on thermal images to be different at any given time.



Figure 33-1



Figure 33-2

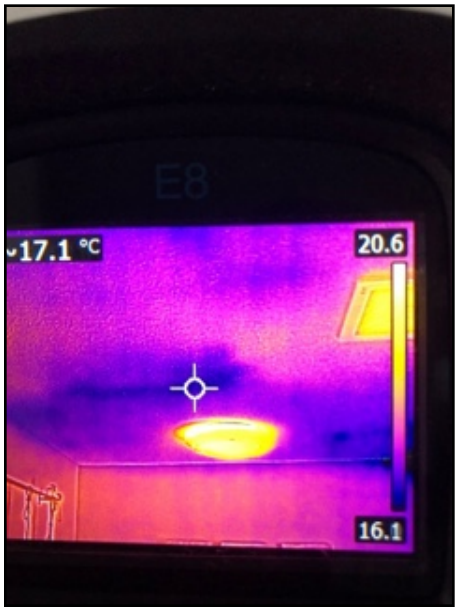


Figure 33-3



Figure 33-4

(Interior continued)



Figure 33-5



Figure 33-6



Figure 33-7

(Interior continued)

Comment 34:
Personal items in the structure can/will prevent the inspector from viewing all areas and walls of the home. The inspector will do their best to see behind objects but inspection can be limited. Electrical plugs behind heavy furniture will not be tested during inspection. For your safety and liability purposes, we recommend that a licensed contractor evaluate and repair any critical concerns or defects noted in this report. This report is a snapshot in time. A home inspection is a non invasive visual examination of a residential dwelling. A home inspection will not necessarily reveal every concern that exists or could exist, but only the material defects observed on the day of the inspection. This inspection does not include the identification of, or research for, appliances or other items that could have been recalled or consumer safety alerts. Product recalls and consumer safety reports can change daily. We recommend visiting an up to date online website if recalls are a concern to you. Window treatment functionality and condition is outside the scope of a home inspection. This inspection does not include testing for Radon or Mold unless specified prior to the inspection. The home inspectors objective is to identify as many issues as possible during the inspection but some problems may be undetectable due to problems within walls or under flooring or changing weather conditions not evident on the day of the inspection.

Comment 35:
Stairs to basement missing handrail. Recommend installing a handrail to reduce the risks of accidental falls.

(Interior continued)



Figure 35-1