



For the Property at:
1SOMEPLACE
SOMEWHERE, NS

Prepared for: CAHPI ATLANTIC
Inspection Date: Friday, January 22, 2010
Prepared by: Armand Dufresne



Total Check Home Inspection
216 New Harbour Road, Suite RR1 Hubbards
Blandford, NS B0J1T0
1 866 704 4888
Fax: 1 866 704 4888

ROOFING

Report No. 1116, v.0

1Someplace, Somewhere, NS January 22, 2010

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

Description

Sloped roofing material: • asphalt shingles Gabled Ends Tar and gravel

Limitations

Roof inspection limited/prevented by: • Snow/ice/frost

Inspection performed: • From roof edge

Recommendations

General

• Roof and roof flashing in very poor condition.

Implication(s): Risk of leaks, damage to contents. Cost of repair. Insurance concerns

Location: Roof

Task: Replace

Time: Immediate



1.



2.



3.



4.

ROOFING

Report No. 1116, v.0

1Someplace, Somewhere, NS January 22, 2010

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

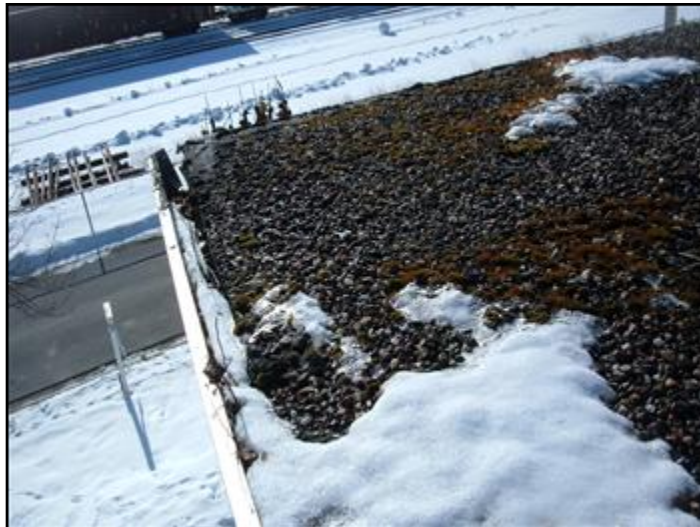


5.

SLOPED ROOF FLASHINGS \ Roof/wall flashings

Condition: • Damage, loose, open seams, patched

Location: Left Side Yard Roof



6.

EXTERIOR

Report No. 1116, v.0

1 Someplace, Somewhere, NS January 22, 2010

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

Description

Gutter & downspout material: • Galvanized steel

Downspout discharge: • Above grade

Lot slope: • Hillside

Wall surfaces : • Vinyl siding • Asbestos cement shingles

Retaining wall: • Concrete • Stone

Driveway: • Gravel

Walkway: • Concrete • Gravel

Deck: • Raised • Pressure-treated wood • Railings

Porch: • Concrete floor wood roof

Limitations

Inspection limited/prevented by: • Snow

Recommendations

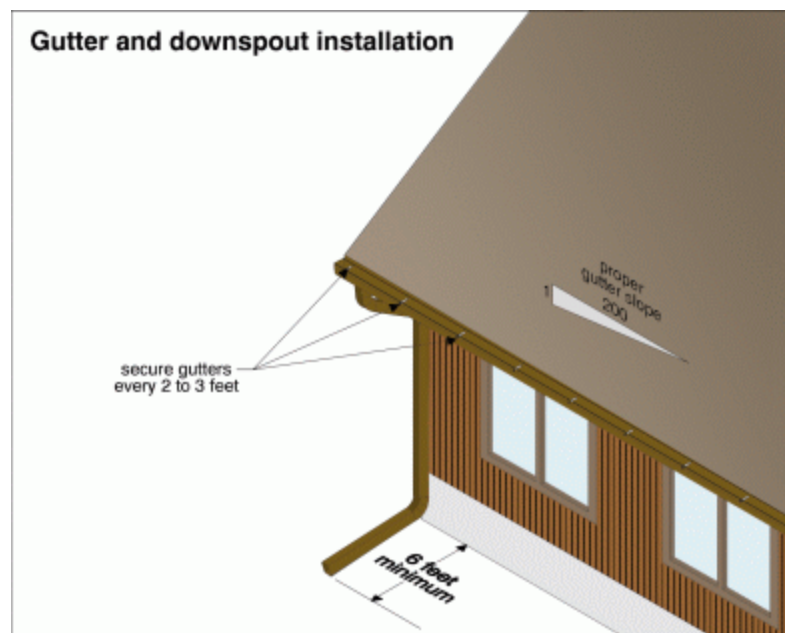
ROOF DRAINAGE \ Gutters

Condition: • Missing

Location: Front

Task: Provide

Time: Immediate



[Click on image to enlarge.](#)

EXTERIOR

Report No. 1116, v.0

1 Someplace, Somewhere, NS January 22, 2010

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

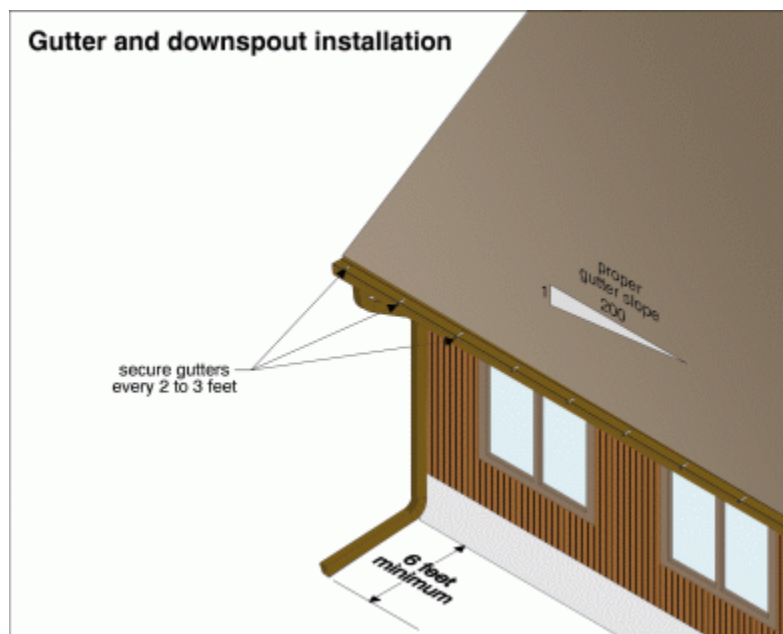
ROOF DRAINAGE \ Downspouts

Condition: • Downspouts end too close to building

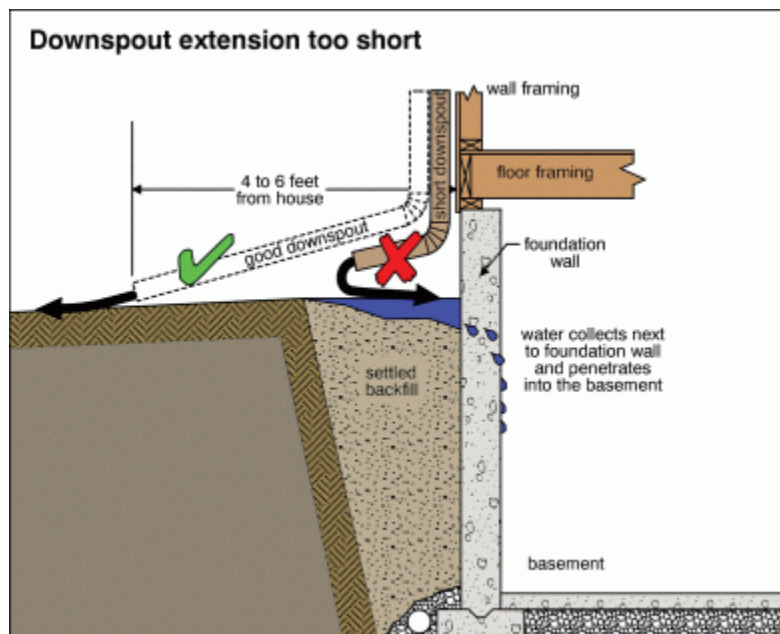
Location: Throughout Exterior Wall

Task: Improve

Time: Immediate



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)

EXTERIOR

Report No. 1116, v.0

1 Someplace, Somewhere, NS January 22, 2010

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR



7.

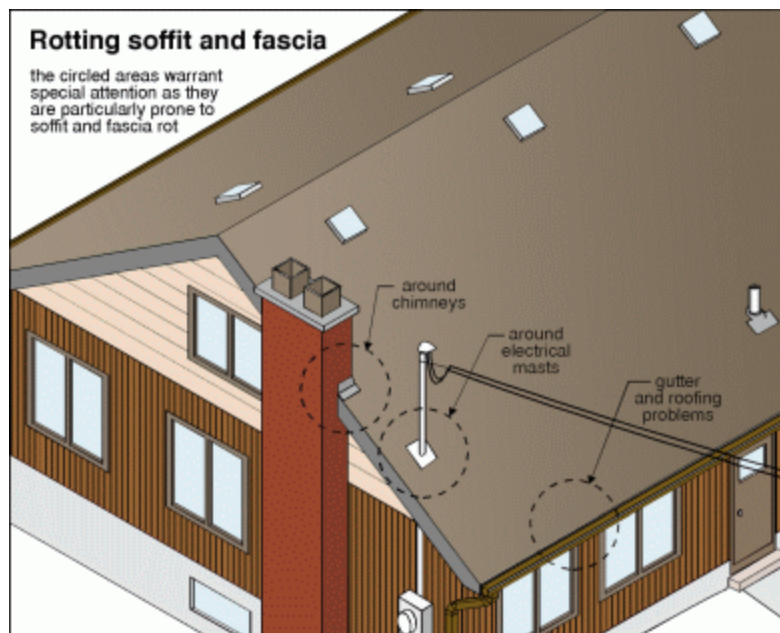
WALLS \ Soffits and fascia

Condition: • Loose or missing pieces

Location: Left Side

Task: Repair or replace

Time: Immediate



[Click on image to enlarge.](#)

EXTERIOR

Report No. 1116, v.0

1 Someplace, Somewhere, NS January 22, 2010

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR



8.

WALLS \ Flashings and caulking

Condition: • Flashings incomplete or ineffective

Location: Various Exterior Wall

Task: Repair

Time: Immediate

WALLS \ Vinyl siding

Condition: • Buckled or wavy

Location: Right Side Exterior

Task: Repair or replace

Time: Discretionary



9.

EXTERIOR

Report No. 1116, v.0

1Someplace, Somewhere, NS January 22, 2010

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Columns

Condition: • Post loose at top

Implication(s): Structural movement, roof porch collapse

Location: Front Porch

Task: Repair

Time: Immediate

Condition: • Rot or insect damage

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Beams

Condition: • Wood/soil contact

Location: Right Side Deck

Task: Improve

Time: Discretionary

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Steps and landings

Condition: • Stairs poorly connected to deck

Implication(s): Risk of collapse, Injury

Location: Deck

Task: Improve

Time: Immediate

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Handrails and guards

Condition: • Weak

Post is loose and too small

Location: Deck

Task: Improve

Time: Immediate



10.

EXTERIOR

Report No. 1116, v.0

1Someplace, Somewhere, NS January 22, 2010

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

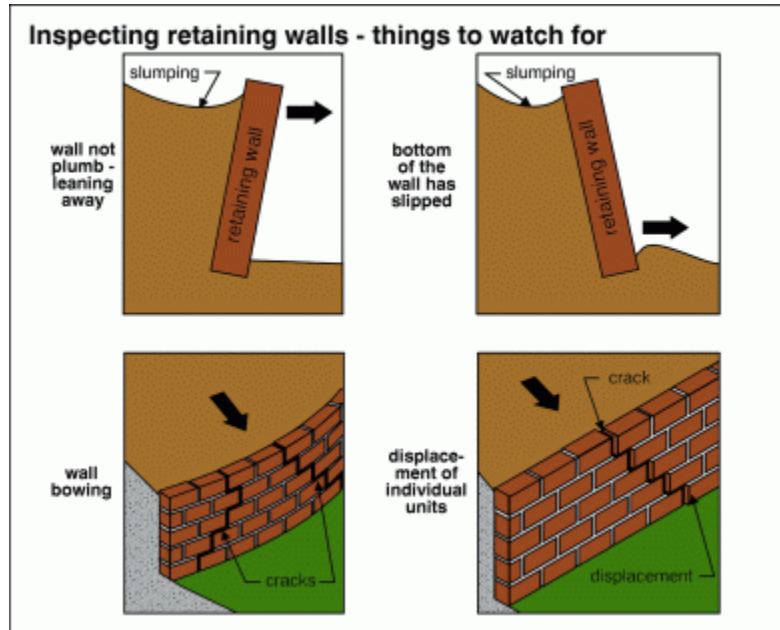
LANDSCAPING \ Retaining wall

Condition: • Cracked

Location: Left Side Yard

Task: Repair or replace

Time: Discretionary



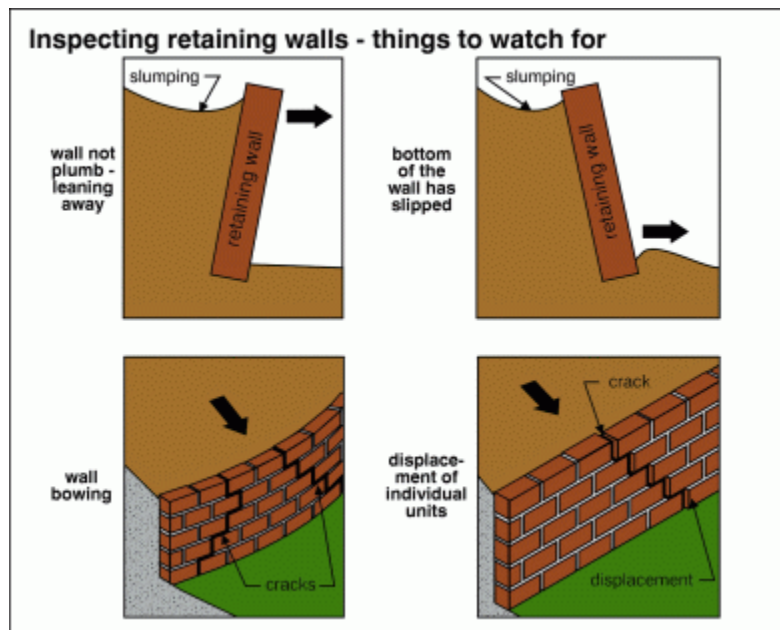
[Click on image to enlarge.](#)

Condition: • Settling or shifting

Location: Left Side Yard

Task: Repair or replace

Time: Discretionary



[Click on image to enlarge.](#)

Description

Configuration: • Crawl space

Foundation material: • Stone

Floor construction: • Joists

Exterior wall construction: • Wood frame

Roof and ceiling framing: • Not visible

Limitations

Attic/roof space: • No access

Crawl space: • Inspected from access hatch

Percent of foundation not visible: • 75 %

Recommendations

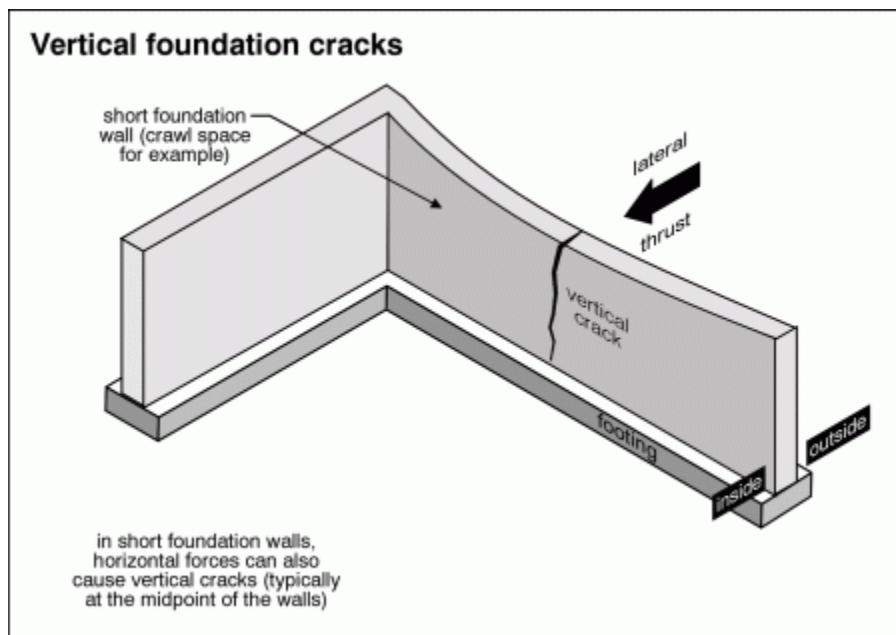
FOUNDATIONS \ Foundation

Condition: • Cracked

Location: Right Side Exterior

Task: Repair or replace

Time: Discretionary



[Click on image to enlarge.](#)

1 Someplace, Somewhere, NS January 22, 2010

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR



11.

Condition: • Cracked

Location: Left Side Exterior Wall

Task: Repair or replace

Time: Discretionary

Condition: • Mechanical damage

Location: Front Crawl Space

Task: Repair

Time: Discretionary

Condition: • Mortar deteriorating or missing

FOUNDATIONS \ Performance opinion

Condition: • Further evaluation required

Location: Crawl Space

Task: Repair or replace

Time: Immediate

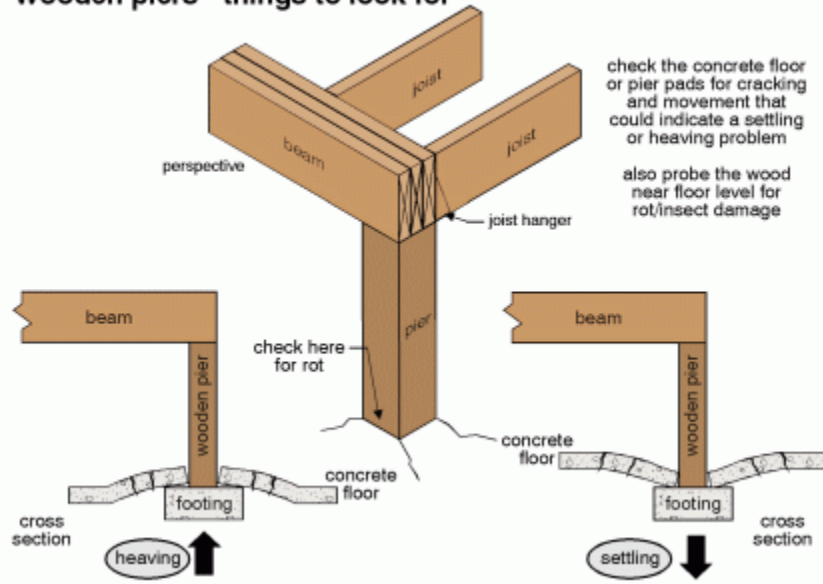
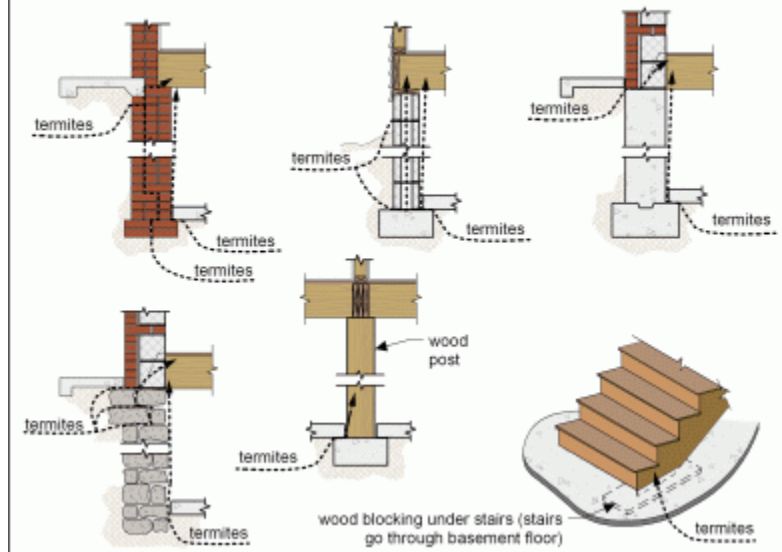
FLOORS \ Columns or piers

Condition: • Rot, insect or fire damage

Location: Various Crawl Space

Task: Replace

Time: Immediate

Wooden piers - things to look for[Click on image to enlarge.](#)**Inspecting for subterranean termites - interior**[Click on image to enlarge.](#)

1Someplace, Somewhere, NS January 22, 2010

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR



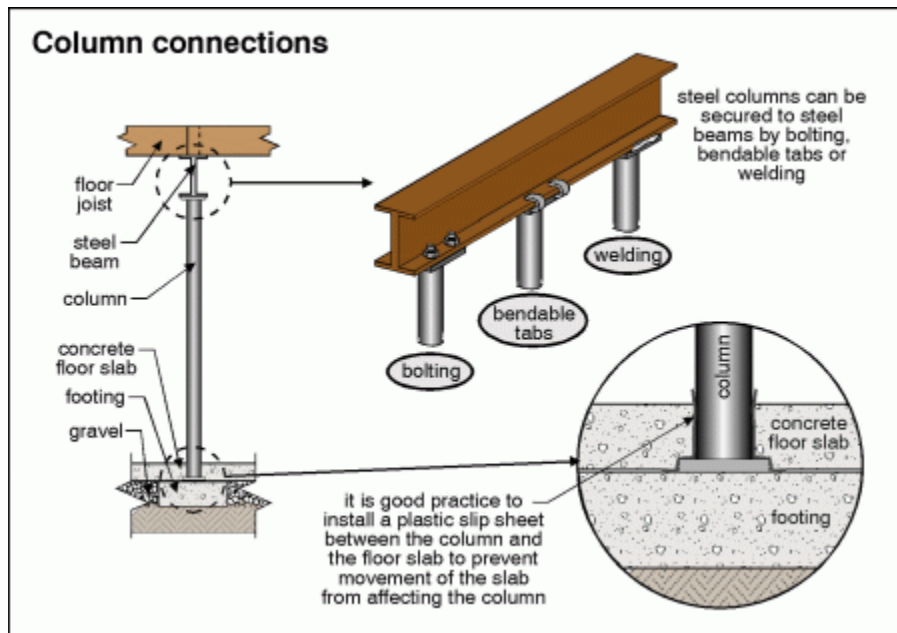
12.

Condition: • Poorly secured at top or bottom

Location: Crawl Space

Task: Repair

Time: Immediate



[Click on image to enlarge.](#)

STRUCTURE

Report No. 1116, v.0

1Someplace, Somewhere, NS January 22, 2010

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR



13.

Condition: • No footing

Location: Various Crawl Space

Task: Provide

Time: Immediate



14.

FLOORS \ Beams

Condition: • Sag

Location: Crawl Space

Task: Repair or replace

Time: Discretionary

1Someplace, Somewhere, NS January 22, 2010

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

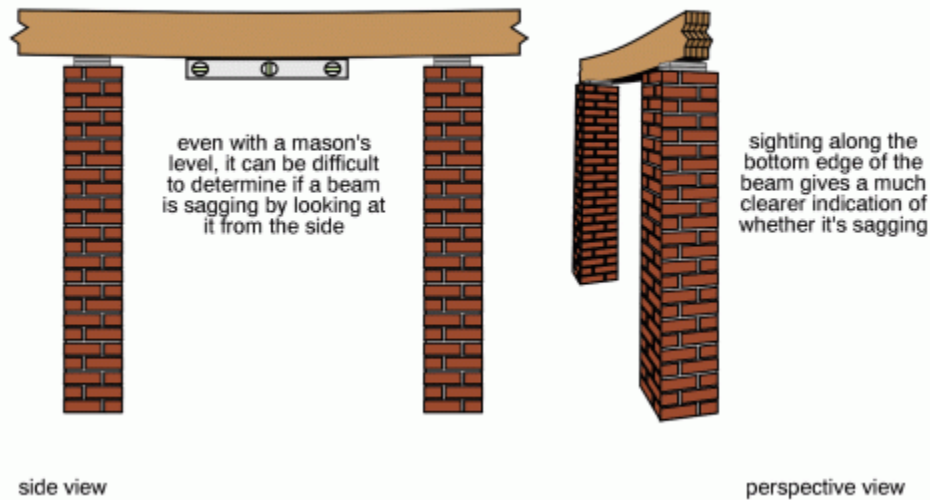
HEATING

INSULATION

PLUMBING

INTERIOR

Sight along beams to check for sag



[Click on image to enlarge.](#)

FLOORS \ Sills

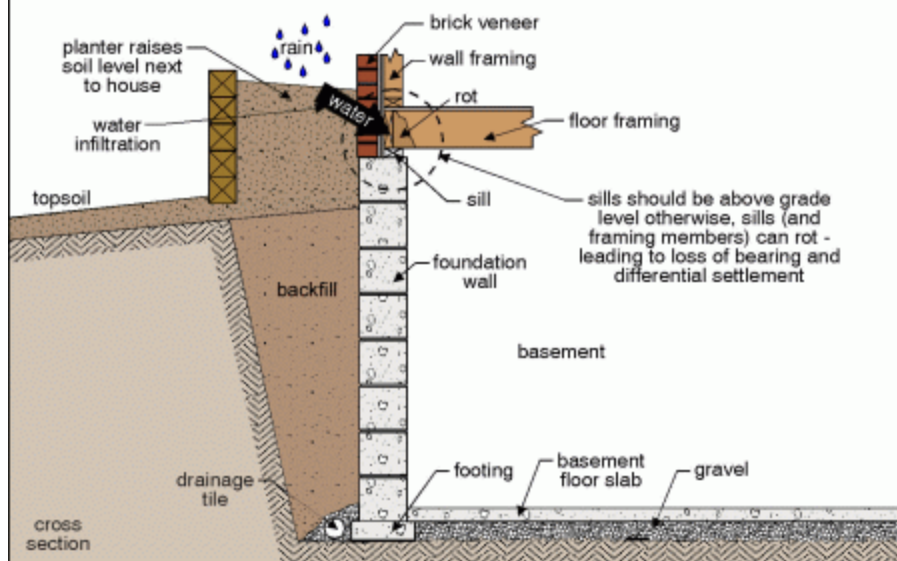
Condition: • Rot or insect damage

Location: Left Side Crawl Space

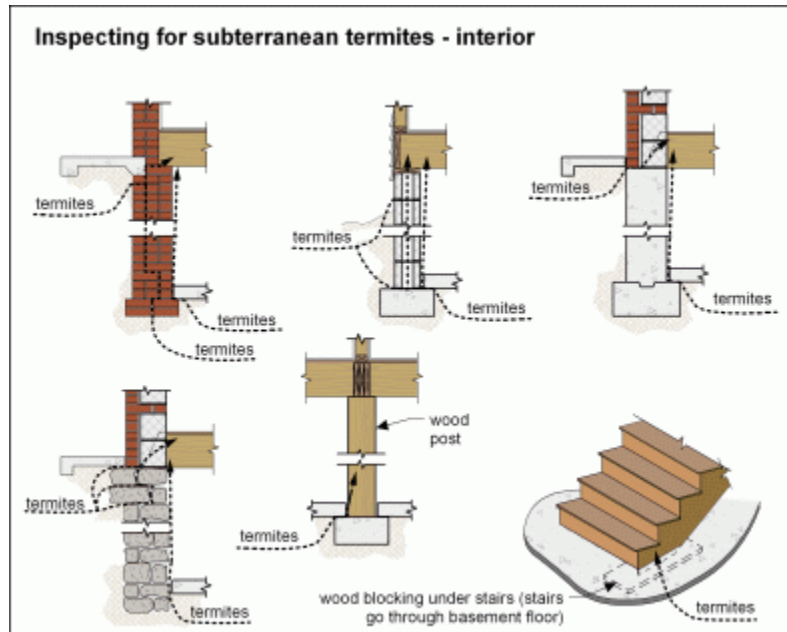
Task: Replace

Time: Discretionary

Sills should be above grade



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)

Description

Service entrance cable and location: • Overhead copper

Service size: • 60 Amps (240 Volts)

Main disconnect/service box rating: • 60 Amps

Main disconnect/service box type and location: • Fuses - first floor

System grounding material and type: • Not visible

Distribution panel rating: • 60 Amps

Distribution panel type and location: • Fuses - basement • Fuses - first floor

Distribution wire material and type: • Copper - non-metallic sheathed • Copper - metallic sheathed

Type and number of outlets (receptacles): • Grounded - upgraded

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • GFCI under kitchen protects exterior outlet



15.

Smoke detectors: • Present

Limitations

System ground: • Quality of ground not determined

Circuit labels: • The accuracy of the circuit index (labels) was not verified.

Recommendations

SERVICE DROP AND SERVICE ENTRANCE \ Service size

Condition: • Marginal service size

60 amp service may not be enough to support your life style requirements. Also you insurance company may have concerns and refuse to insurance

Location: Exterior

Task: Upgrade

Time: Discretionary

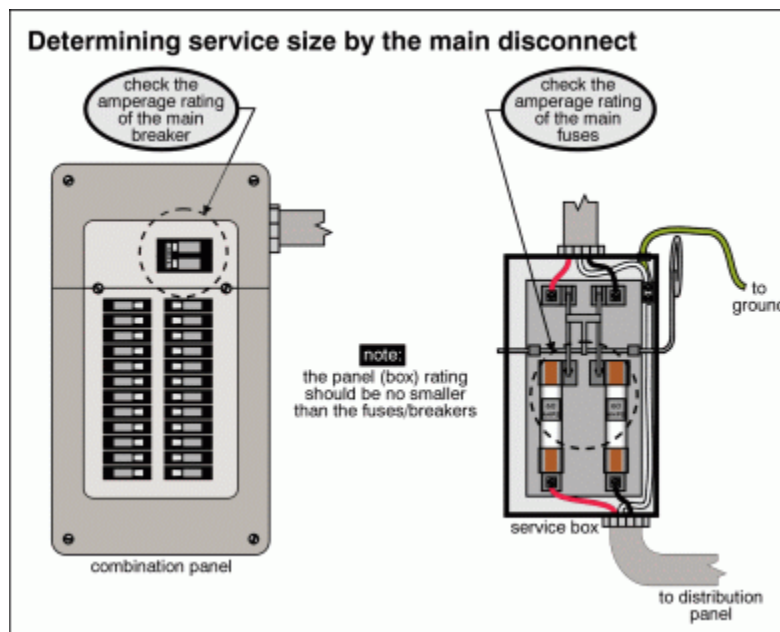
SERVICE BOX, GROUNDING AND PANEL \ Service box - fuse, breaker, wire

Condition: • Wrong fuse or breaker size

Location: First Floor

Task: Correct

Time: Immediate



[Click on image to enlarge.](#)



16.

1Someplace, Somewhere, NS January 22, 2010

ROOFING

EXTERIOR

STRUCTURE

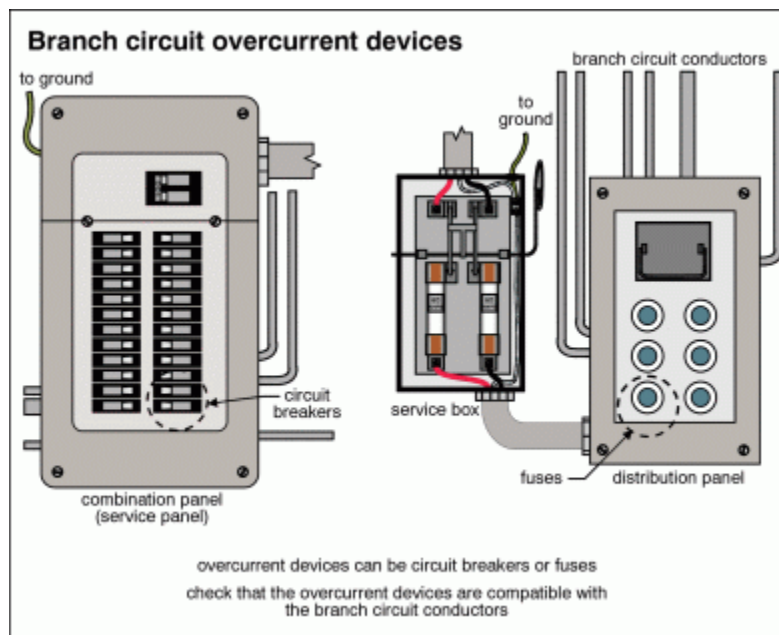
ELECTRICAL

HEATING

INSULATION

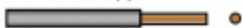
PLUMBING

INTERIOR

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel**Condition:** • Obsolete**Location:** First Floor**Task:** Upgrade**Time:** Discretionary**Condition:** • Circuits not labeled**SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers****Condition:** • Fuses or breakers too big**Location:** First Floor**Task:** Correct**Time:** Immediate[Click on image to enlarge.](#)

Common household wire and fuse sizes

14 AWG copper wire

common uses:

most circuits for lighting and receptacles, electric baseboard heaters

typical fuse/breaker size:

15 amps

10 AWG copper wire

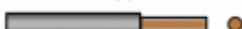
common uses:

electric clothes dryers, air conditioners, water heaters

typical fuse/breaker size:

30 amps

12 AWG copper wire

common uses:

some receptacles, electric baseboard heaters, small air conditioners

typical fuse/breaker size:

20 amps

8 AWG copper wire

common uses:

electric stoves and ovens

typical fuse/breaker size:

40 amps

[Click on image to enlarge.](#)

DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

Condition: • Damaged and exposed wire and box in crawl space entry

Implication(s): POSSIBLE SHOCK HAZARD, INJURY

Location: Crawl Space

Task: Repair or replace

Time: Immediate



17.

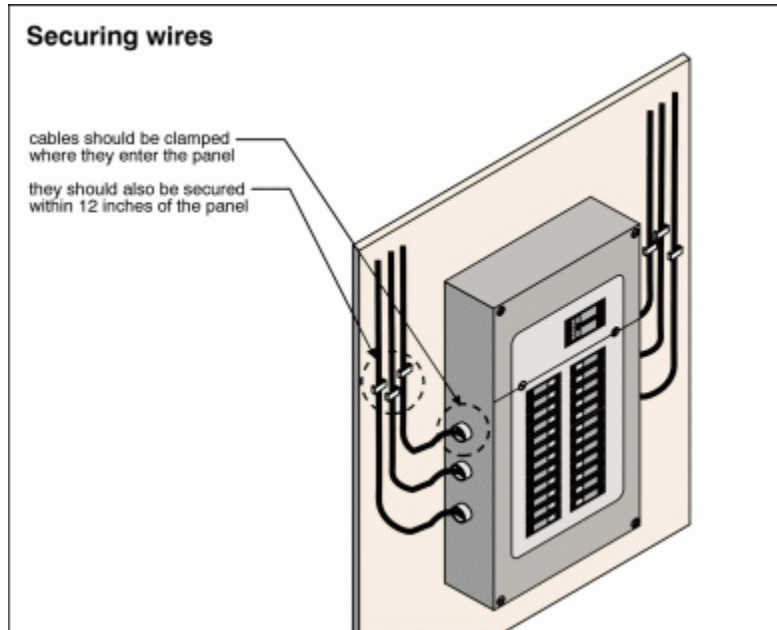
DISTRIBUTION SYSTEM \ Wiring - installation

Condition: • Not well secured

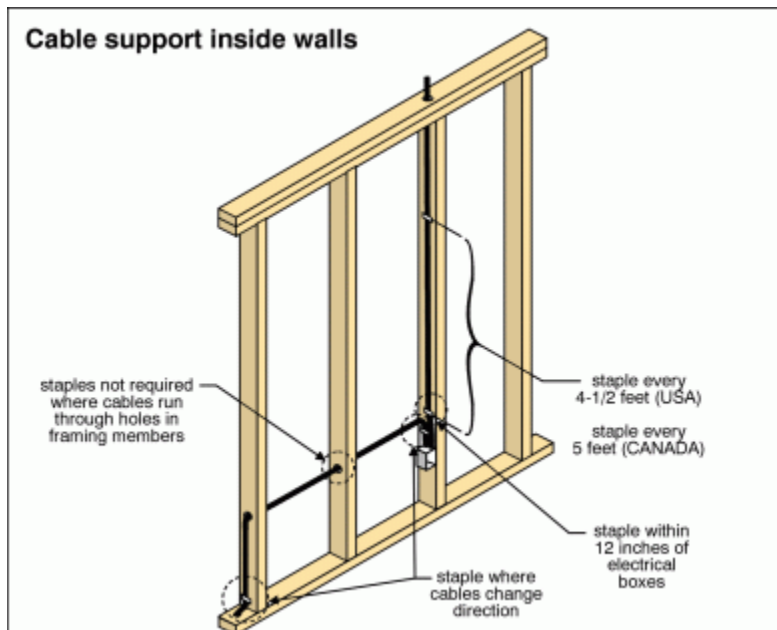
Location: Crawl Space

Task: Improve

Time: Immediate



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)



18.

Condition: • Abandoned wire

Large wire next to panel. Purpose unknown.

Location: First Floor**Task:** Remove**Time:** Immediate**DISTRIBUTION SYSTEM \ Switches****Condition:** • There is a switch box in closet purpose unknown. Also could not open to inspect.**Implication(s):** Poor location. Not easy to locate in an emergency. Safety/fire hazard**Location:** Bedroom**Task:** Further evaluation**Time:** Immediate

19.

1Someplace, Somewhere, NS January 22, 2010

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

DISTRIBUTION SYSTEM \ Outlets (receptacles)**Condition:** • Damage**Location:** Second Floor Bedroom**Task:** Replace**Time:** Immediate**Condition:** • Ungrounded**Location:** Various**Task:** Correct**Time:** Immediate**Condition:** • Ground needed for 3-slot outlet**Location:** Various**Task:** Correct**Time:** Immediate**DISTRIBUTION SYSTEM \ Cover plates****Condition:** • Missing**Location:** Various**Task:** Provide**Time:** Immediate

HEATING

Report No. 1116, v.0

1Someplace, Somewhere, NS January 22, 2010

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

Description

Fuel/energy source: • Oil

System type: • Furnace

Heat distribution: • Ducts and registers

Efficiency: • Conventional

Approximate age: • Near end of life expectancy

Typical life expectancy: • Furnace (conventional or mid-efficiency) 18 to 25 years

Main fuel shut off at: • Exterior wall

Failure probability: • High

Oil tank type/age: • 5 years

Chimney/vent: • Metal

Recommendations

OIL FURNACE \ Life expectancy

Condition: • Near end of life expectancy

Location: First Floor Kitchen

Task: Replace

Time: Discretionary



20.

OIL FURNACE \ Oil supply lines

Condition: • Unprotected

Location: Exterior Wall

Task: Improve

Time: Immediate

HEATING

Report No. 1116, v.0

1Someplace, Somewhere, NS January 22, 2010

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

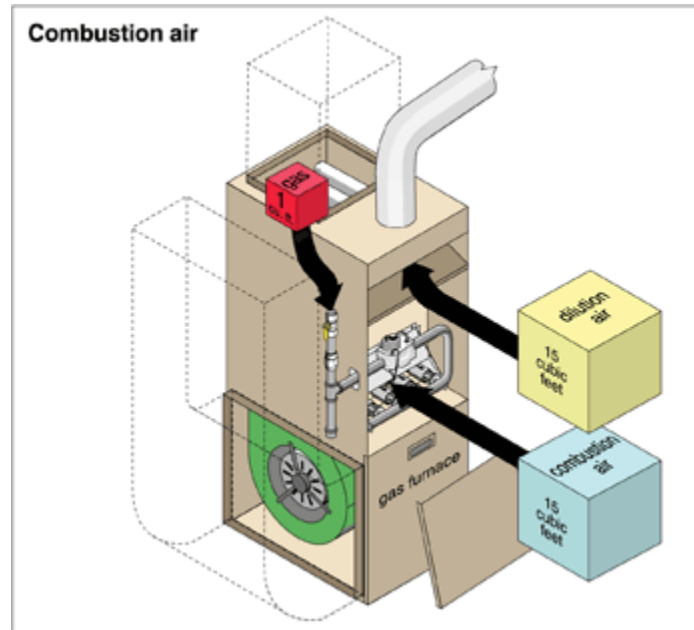
OIL FURNACE \ Combustion air

Condition: • Inadequate combustion air

Location: First Floor Kitchen

Task: Improve

Time: Immediate



[Click on image to enlarge.](#)

OIL FURNACE \ Ducts, registers and grilles

Condition: • Dirty, obstructed or collapsed

Location: Throughout

Task: Clean

Time: Immediate

Condition: • Missing

The is no duct work for return aria. Ceiling being used as a duct.

Location: First Floor Living Room

Task: Provide

Time: Immediate

HEATING

Report No. 1116, v.0

1Someplace, Somewhere, NS January 22, 2010

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR



21.

OIL FURNACE \ Mechanical air filter

Condition: • Dirty

Location: First Floor Kitchen

Task: Replace

Time: Immediate



22.

INSULATION AND VENTILATION

1Someplace, Somewhere, NS January 22, 2010

Report No. 1116, v.0

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

Description

Attic/roof insulation amount/value: • Not visible

Attic/roof ventilation: • None found

Wall insulation amount/value: • None found

Limitations

Inspection prevented by no access to: • Roof space

Crawl space inspection performed: • From access hatch

Roof ventilation system performance: • Not evaluated

Recommendations

ATTIC/ROOF \ Insulation

Condition: • Amount inadequate

Condition: • Amount less than current standards

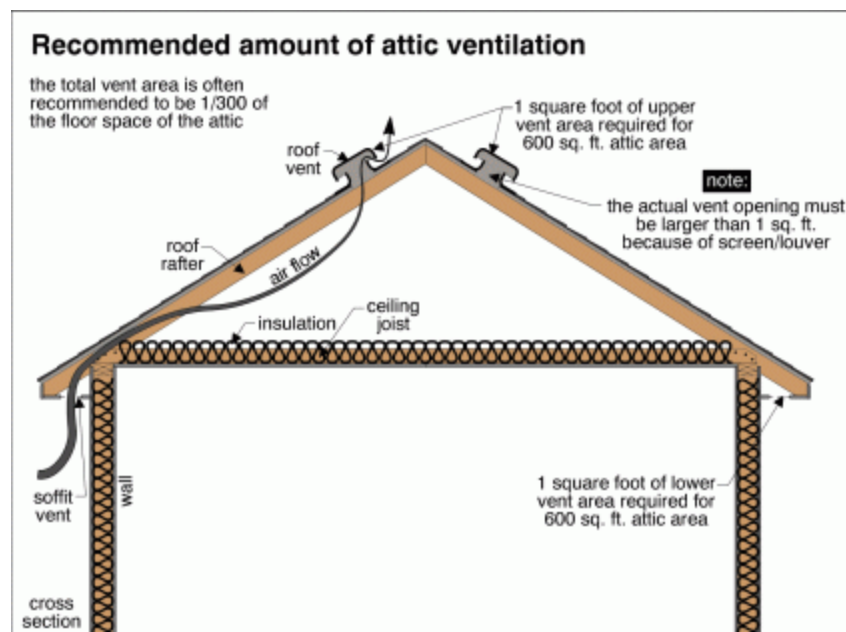
ATTIC/ROOF \ Roof vents

Condition: • Inadequate

Location: Throughout Roof

Task: Further evaluation

Time: Immediate



[Click on image to enlarge.](#)

INSULATION AND VENTILATION

Report No. 1116, v.0

1 Someplace, Somewhere, NS January 22, 2010

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

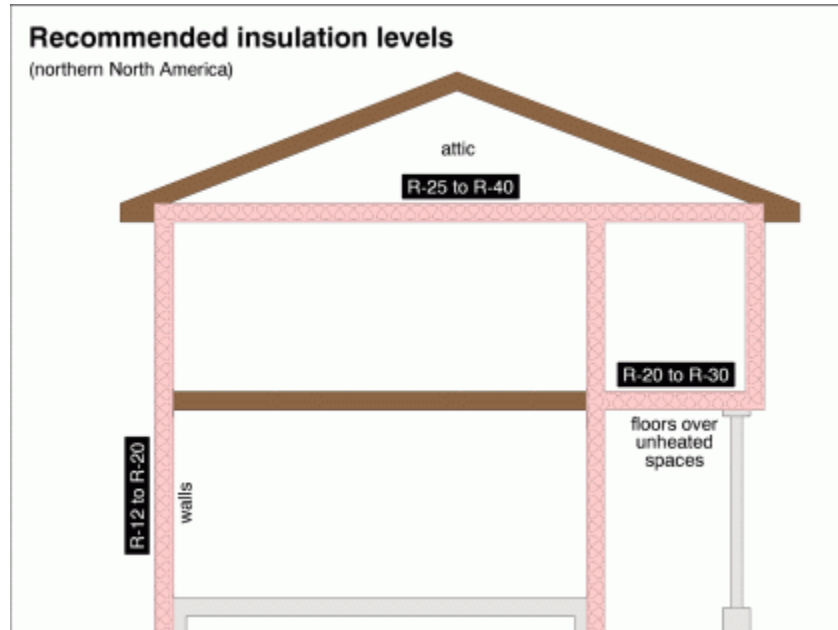
WALLS \ Insulation

Condition: • Too little

Location: Throughout

Task: Improve

Time: Discretionary



FLOORS \ Floors over unheated areas

Condition: • Too little insulation

Insulation above crawl in poor condition, voids parts missing

Location: Crawl Space

Task: Improve

Time: Discretionary

FOUNDATION \ Crawlspace ventilation

Condition: • Inadequate

Location: Crawl Space

Task: Improve

Time: Immediate

1Someplace, Somewhere, NS January 22, 2010

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

Description

Water supply source: • Public

Service piping into building: • Copper

Supply piping in building: • Copper

Main water shut off valve at the: • West • Crawlspace

Water flow and pressure: • Functional

Water heater fuel/energy source: • Electric

Water heater type: • Conventional

Tank capacity: • 175 LITERS

Water heater approximate age:

• 5 years



23.

Waste disposal system: • Public

Waste piping in building:

• ABS plastic

• Cast Iron

Some insurance companies have concerns with cast iron pipes. Refuse to provide insurance.

Recommendations

WATER HEATER \ Temperature/pressure relief valve

Condition: • Missing

1Someplace, Somewhere, NS January 22, 2010

ROOFING

EXTERIOR

STRUCTURE

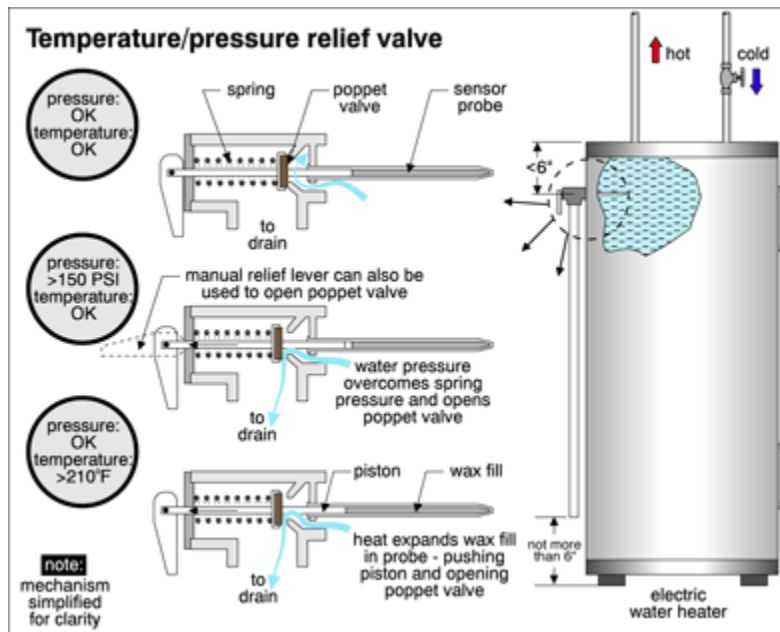
ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR



WASTE PLUMBING \ Drain piping - performance

Condition: • Cast iron pipe broken in crawl space. Risk of sewer gases entering house. Health hazard.

Implication(s): Health hazard.

Location: Crawl Space

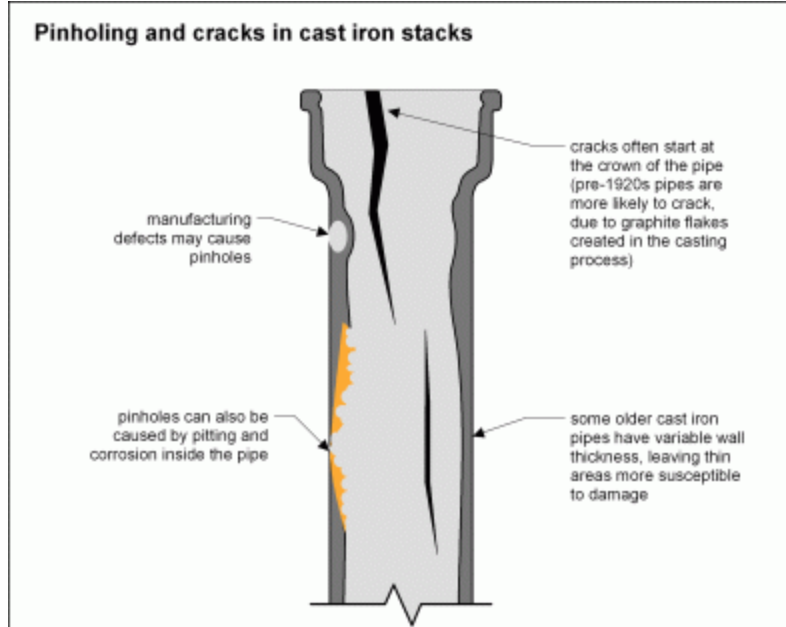
Task: Replace

Time: Immediate

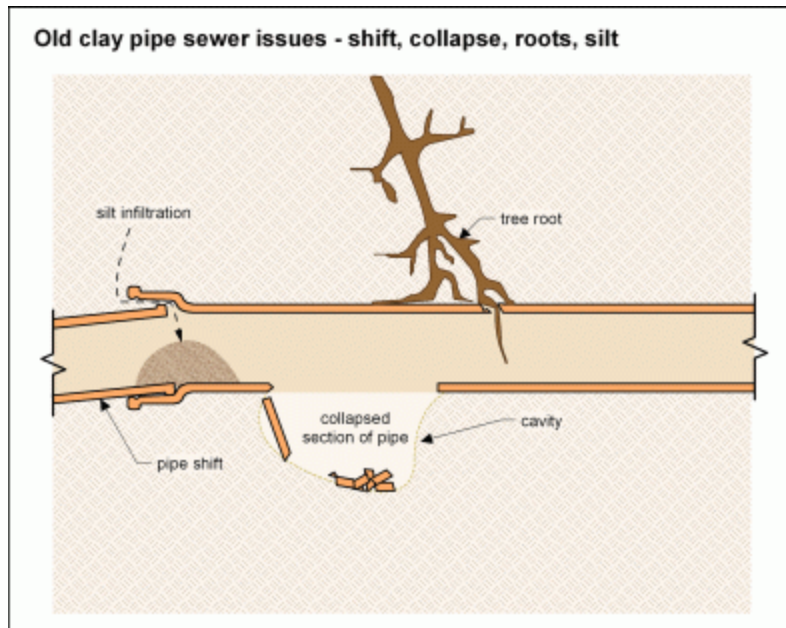


24.

Condition: • Split, damaged, crimped pipe



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)

Condition: • Rust

Old cast iron

Location: Crawl Space

Task: Replace

Time: immediately

1Someplace, Somewhere, NS January 22, 2010

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

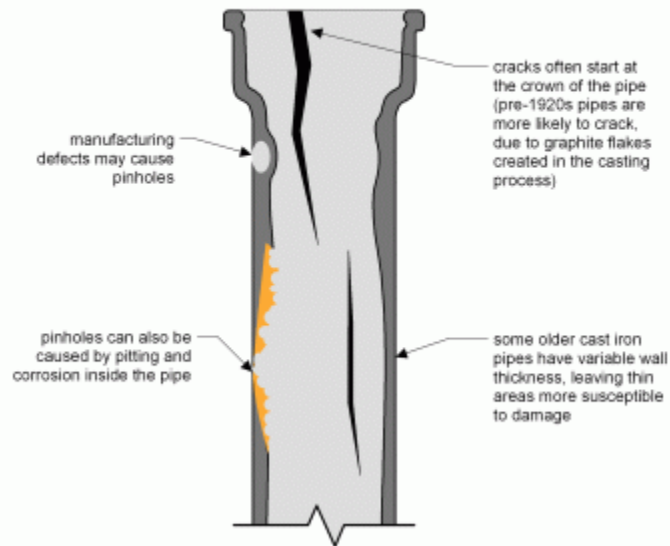
HEATING

INSULATION

PLUMBING

INTERIOR

Pinholing and cracks in cast iron stacks



[Click on image to enlarge.](#)



25.

Condition: • Poor slope

Location: Crawl Space

Task: Improve

Time: Discretionary

1Someplace, Somewhere, NS January 22, 2010

ROOFING

EXTERIOR

STRUCTURE

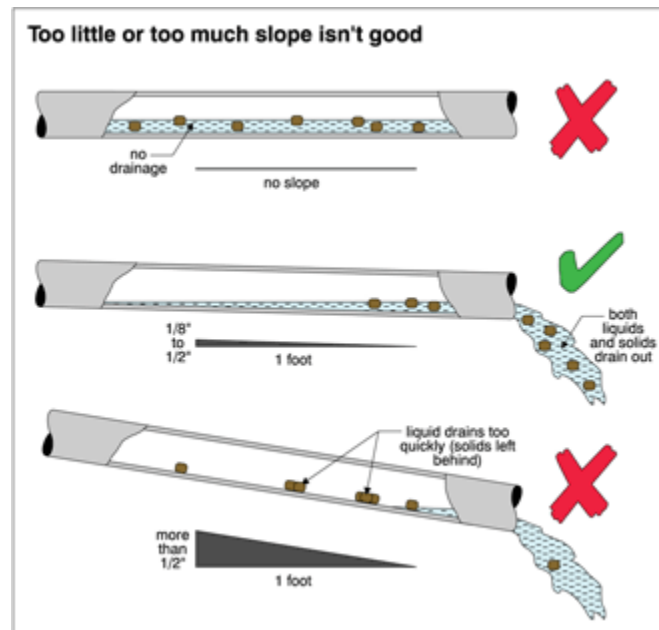
ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR



[Click on image to enlarge.](#)

WASTE PLUMBING \ Drain piping - installation

Condition: • Poor support

Location: Various Crawl Space

Task: Improve

Time: Discretionary

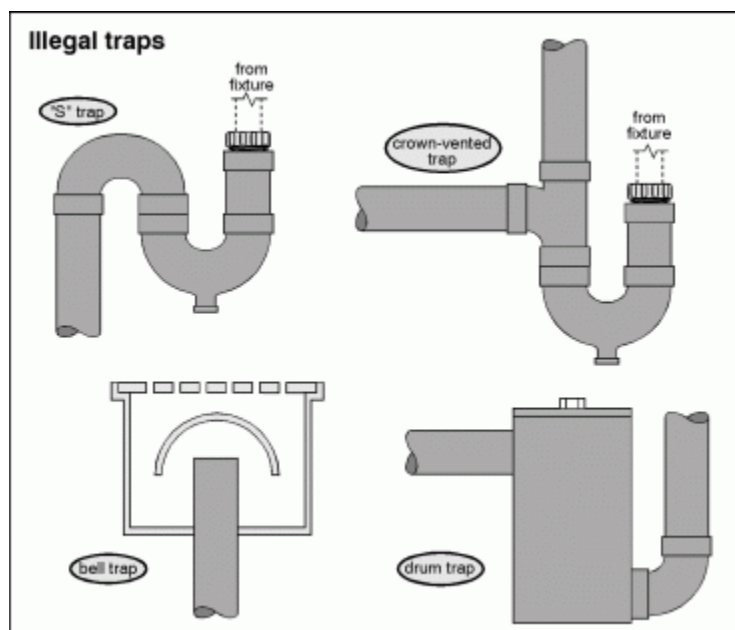
WASTE PLUMBING \ Traps - installation

Condition: • Wrong type

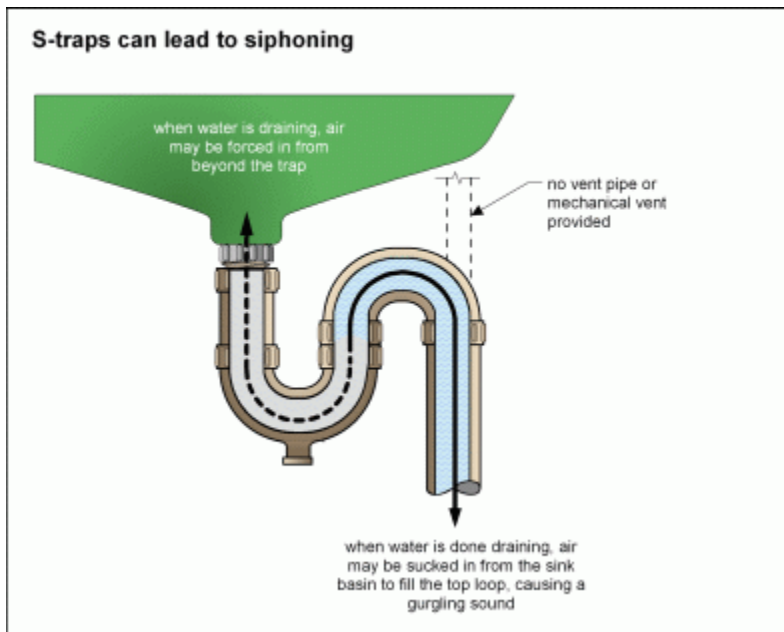
Location: Second Floor Bathroom

Task: Replace

Time: Immediate



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)



26.

FIXTURES AND FAUCETS \ Faucet

Condition: • Drip, leak

Location: Second Floor Bathroom

Task: Repair

Time: Immediate

1Someplace, Somewhere, NS January 22, 2010

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR



27.

Condition: • Hot and cold faucets not identified clearly

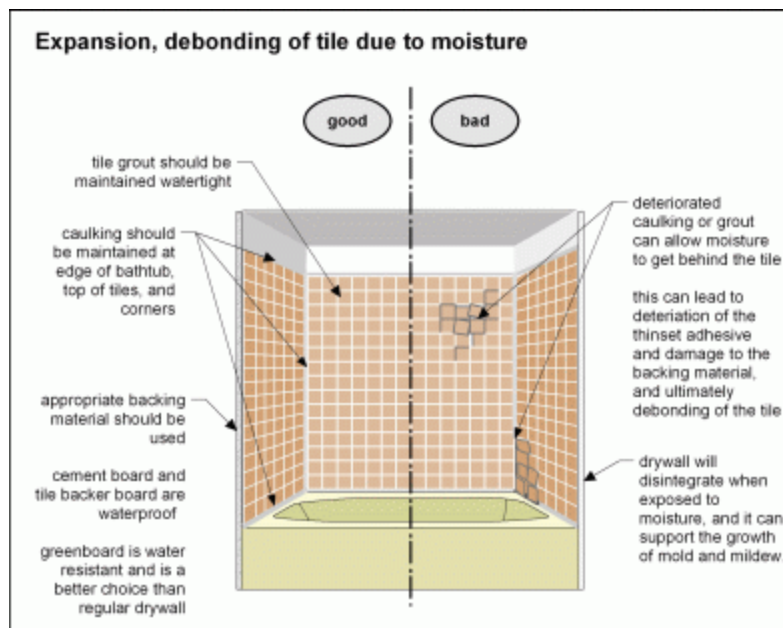
FIXTURES AND FAUCETS \ Bathtub enclosure

Condition: • Caulking loose, missing or deteriorated

Location: Second Floor Bathroom

Task: Repair or replace

Time: Immediate



[Click on image to enlarge.](#)

PLUMBING

Report No. 1116, v.0

1Someplace, Somewhere, NS January 22, 2010

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR



28.

INTERIOR

Report No. 1116, v.0

1Someplace, Somewhere, NS January 22, 2010

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

Description

Major floor finishes: • Hardwood • Resilient • Softwood

Major ceiling finishes: • Plaster/drywall • Stucco/texture/stipple • Acoustic tile

Major wall and ceiling finishes: • Plaster/drywall

Windows: • Sliders • Casement • Vinyl • Vinyl-clad wood

Glazing: • Double • Primary plus storm

Exterior doors - type/material: • Metal

Oven type: • Conventional

Oven fuel: • Electricity

Range fuel: • Electricity

Laundry facilities: • Washer • Hot/cold water supply • Dryer • 120-Volt outlet • 240-Volt outlet • Waste standpipe

Limitations

Restricted access to: • Crawlspace • Furnace room

Not included as part of a building inspection: • Carbon monoxide detectors, security systems, central vacuum • Central vacuum systems • Cosmetic issues • Appliances • Perimeter drainage tile around foundation, if any

Percent of foundation not visible: • 50 %

Recommendations

FLOORS \ General

Condition: • Loose or missing pieces

Location: Throughout First Floor

Task: Repair or replace

Time: Discretionary



29.

1 Someplace, Somewhere, NS January 22, 2010

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

Condition: • Trip hazard

Location: Dining Room

Task: Improve

Time: Discretionary

Condition: • Trip hazard

Location: First Floor Foyer

Task: Repair or replace

Time: Discretionary

Condition: • Bouncy

Location: Throughout

Task: Repair or replace

Time: Discretionary

FLOORS \ Resilient flooring

Condition: • Some older floor tile may contain asbestos fibres, which is considered a health hazard when inhaled. Prior to removing or working tile I recommend you have a sample tested by a qualified lab and follow the advise of an environmental technician if the tiles do contain asbestos.

Implication(s): Possible health hazard and high cost of removal

Location: Various

Task: Further evaluation

Time: Immediate

Condition: • Damage

Location: Second Floor Hall

Task: Replace

Time: Discretionary



30.

1Someplace, Somewhere, NS January 22, 2010

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

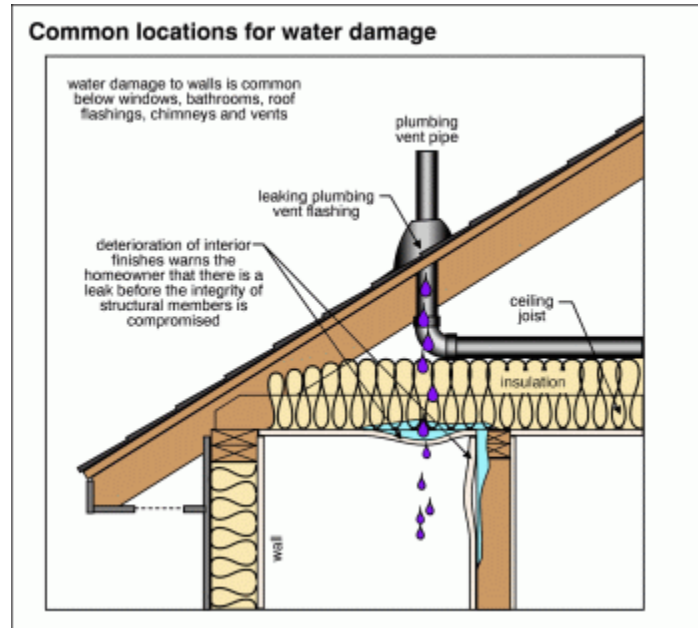
WALLS \ General

Condition: • Damaged

Location: First Floor Foyer

Task: Repair

Time: Discretionary



[Click on image to enlarge.](#)



31.

CEILINGS \ General

Condition: • Some acoustic ceiling tiles may contain asbestos fibres, which is considered a health hazard when inhaled. Prior to removing or working tile I recommend you have a sample tested by a qualified lab and follow the advise of an environmental technician if the tiles do contain asbestos.

Implication(s): Possible heath hazard, High cost of removal

Location: Various

Task: Further evaluation

INTERIOR

Report No. 1116, v.0

1Someplace, Somewhere, NS January 22, 2010

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

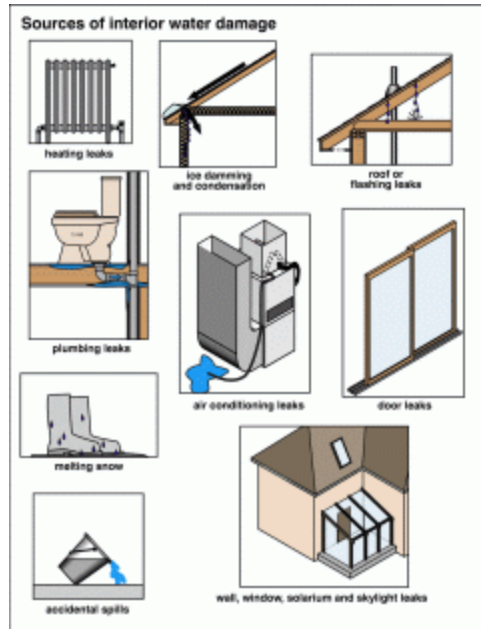
Time: Immediate

Condition: • Water damage

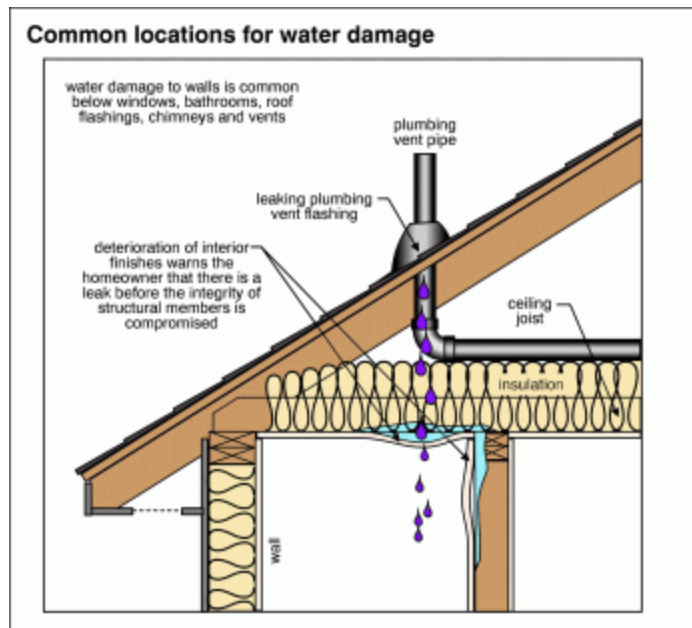
Location: First Floor Kitchen

Task: Repair or replace

Time: Discretionary



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)

INTERIOR

Report No. 1116, v.0

1 Someplace, Somewhere, NS January 22, 2010

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

Condition: • Cracked

Location: Various Second Floor

Task: Repair

Time: Discretionary

CEILINGS \ Plaster or drywall

Condition: • Patched

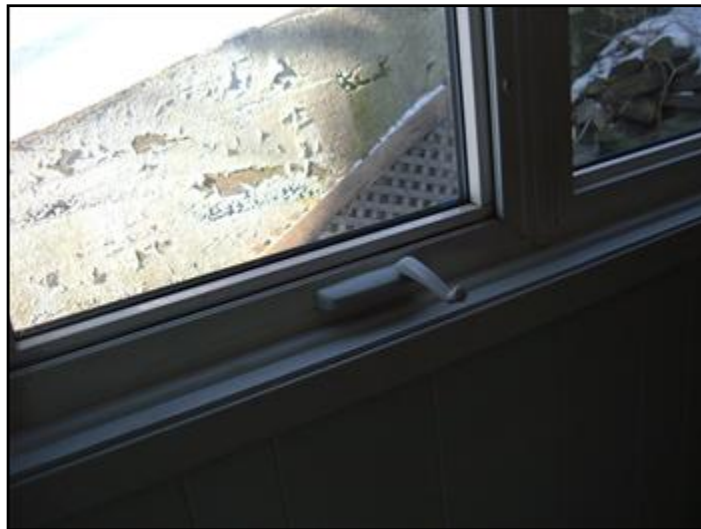
WINDOWS \ General

Condition: • Inoperable

Location: First Floor

Task: Repair

Time: Discretionary



32.

WINDOWS \ Hardware

Condition: • Inoperable

Location: Various

Task: Repair or replace

Time: Immediate

DOORS \ Doors and frames

Condition: • Damage

Location: Second Floor Bedroom

Task: Repair or replace

Time: Discretionary

1Someplace, Somewhere, NS January 22, 2010

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

Condition: • Swings open or closed by itself

CARPENTRY \ Cabinets

Condition: • Kitchen cabinet are in poor condition, parts broken and loose.

Implication(s): Costs of repairs or replacement.

Location: First Floor Kitchen

Task: Repair or replace

Time: Immediate

STAIRS \ General

Condition: • Mechanical damage

Location: First Floor Staircase

Task: Repair

Time: Immediate

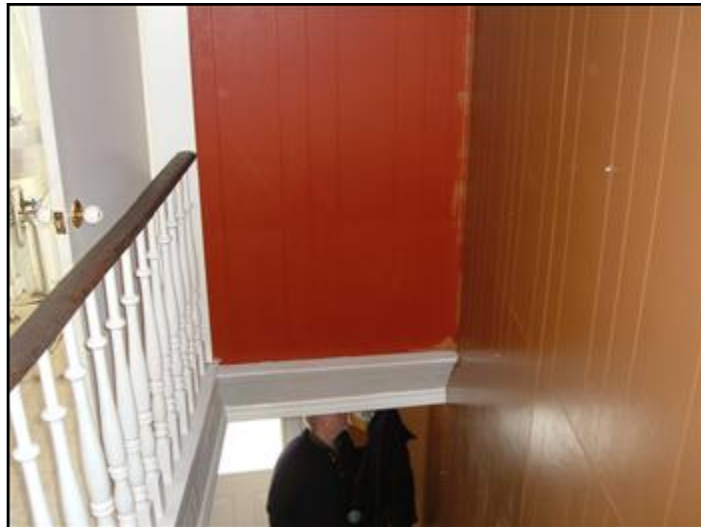
STAIRS \ Height

Condition: • Headroom - less than ideal

Location: First Floor Foyer

Task: Remodel

Time: Discretionary



33.

STAIRS \ Handrails

Condition: • Damage

Location: First Floor Staircase

Task: Repair

Time: Immediate



34.

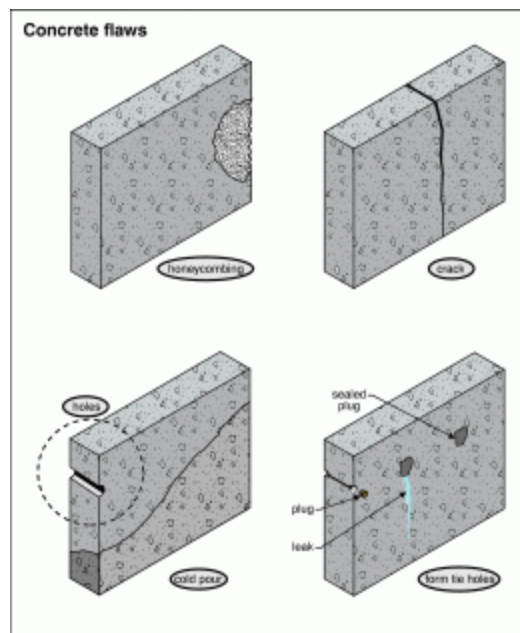
BASEMENT \ Wet basement - evidence

Condition: • Wall cracks with water stains

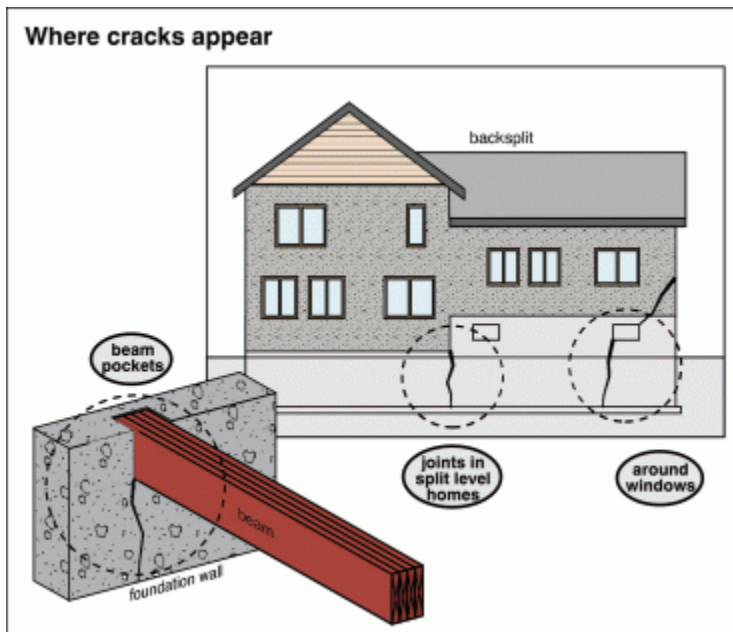
Location: Crawl Space

Task: Replace

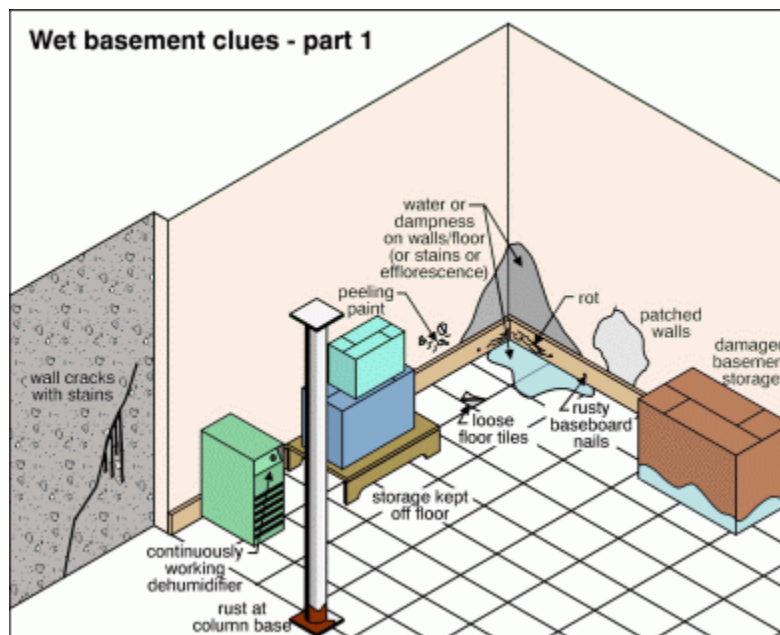
Time: Discretionary



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)

1Someplace, Somewhere, NS January 22, 2010

ROOFING

EXTERIOR

STRUCTURE

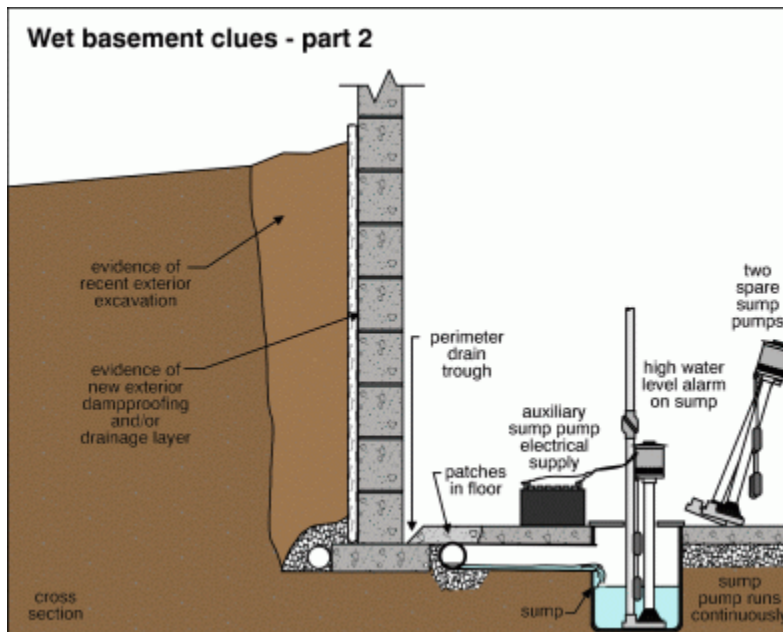
ELECTRICAL

HEATING

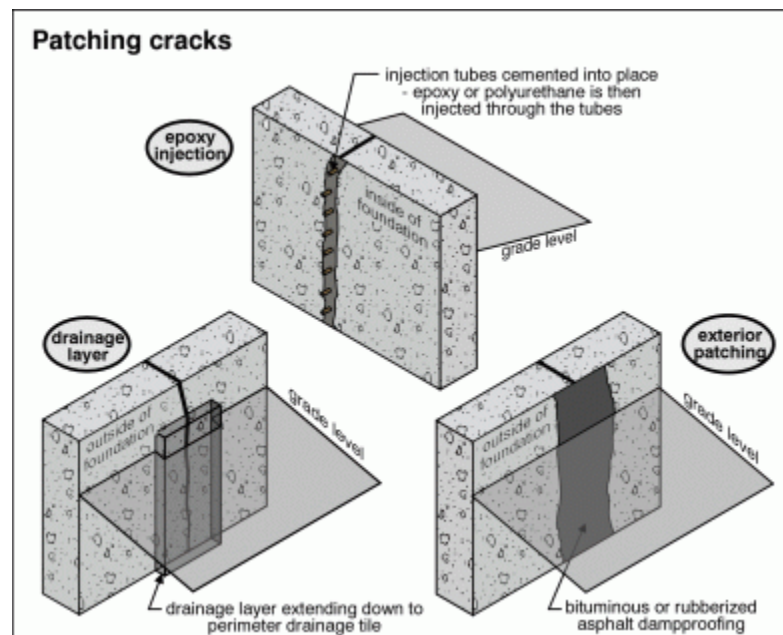
INSULATION

PLUMBING

INTERIOR



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)

EXHAUST FANS \ Kitchen exhaust system

Condition: • Missing

Location: First Floor Kitchen

Task: Provide

Time: Discretionary

INTERIOR

Report No. 1116, v.0

1Someplace, Somewhere, NS January 22, 2010

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR



35.

APPLIANCES \ Dryer

Condition: • Not vented to exterior

Location: Second Floor Laundry Area

Task: Provide

Time: Discretionary

END OF REPORT