

Atco Structures and Logistics

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This report is solely for the benefit of the Client. Any person or party designated by the Client to receive information in this report shall be subject to the TERMS AND CONDITIONS contained herein. Such designation shall be provided in writing to the inspector.

Client Information:

Thuc Nguyen (House 1)
Parks Canada
30 Victoria Street
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Phone: 819-420-9621
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Property Information:

ID: House 1
General
Resolute Bay

Site Grounds & Grading

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. When decks and porches are built close to the ground where no viewing or access is possible, we cannot make accurate opinions. These areas as well as others that are too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in this report. We routinely recommend that inquiry be made with the seller about knowledge of conditions.

Inspection Information

Date: Nov-12-16

Time: Afternoon

Weather Conditions: Cloudy, Snow, Cold

Comments:

This inspection completed from a requested by Thuc Nguyen with Parts Canada in corrossions with Atco in Resolute Bay.

The property is located in the Hamlet of Resolute Bay, Nunavut. There property is not presently occupied but left vacant when the RCMP staff move into their new units that they had build few years earlier. The property is kept headed all year around since it become vacant in June of 2015.

The house was relocated to the present location back in 1982 from the original Resolute Bay Community when the relocated the New presently Hamlet of Resolute Bay as it is know today. Some repairs were done at that time and more upgrades were done about five years ago to what it is now. The structure itself is in good shape and no signs of major repairs upon this inspection.

The property is presently off level and falling to one side off it's foundation which will need to be addressed. There is no doubt that the property is showing signs of wear from the environment and such.

From this inspection I can see that it would need some renovation to both inside and outside as noted in this report.

Sidewalks / Walkways

Condition: Satisfactory

Type: Gravel

Comments:

The property do not have side walks just all gravel.

Fences and Gates

Comments:

There is no fencing or gates to the property, just wide open. The only small piece of fencing found was from where they had it set up for pet dog.

Trees & Shrubs

Comments:

Because of the location in the high Arctic there are no trees or shrubs, the area is only evident for gravel and that is what surrounds the property.

Deck

Type:Wood

Construction:Nailed to House

Deck:On-Grade

Railing:No

Problems

- There are signs of separation or sagging due to deterioration.
- There are opened or weakened joints between the deck and the house.

Comments:

There are two entrance to the property, one have a small patio wood foundation and the other have a small porch which was attached but is falling loose and the door do not close properly. What is there nee to be upgraded new with door and all electrical work.

Patio / Terrace

Condition: Needs Maintenance

Type:Other

Location: Door side

Comments:

The property do not have such a patio attached to the house, just a small wooden deck on the ground. It is off level and falling with the grade of the property ground which will need to be corrected when the house is set back level.

General Grading / Drainage

Condition: Satisfactory

Comments:

The drainage around the property is good and no signs where any runoff was happening. The inspection was done in the winter and no signs of sloping toward the house is evident. One end of the property do have a drop and this is evident in the house itself as he house is tilted off level.

Grading at House Wall

Condition: Satisfactory

Comments:

There ground are good for any water run off and will not pool around the house or its foundation.

Retaining Walls

Weep Holes:No

Comments:

The property do not have any retaining walls

Window Wells

Condition: Satisfactory

Type:Other

Comments:

The windows in the property is from upgrades done in 1982. The windows in the kitchen is cracked.

Steps to Building

Condition: Satisfactory

Step Type:Wood

Landing Type:Wood

Railing:No

Comments:

As noted earlier in the inspection there is only a small patio that is made on the ground and attach to the house, found in fair shape but off level.

Driveway

Condition: Satisfactory

Type:Gravel

Comments:

There house is completely surrounded by gravel with no lawn any where, the drive way is such that it is not shown as an exact driveway to the property, parking can be anywhere on the road side of the property. The property is located at a corner lot so road run by two corners of the house.

Exterior & Structure

Our inspection of the Exterior grounds includes the surface drainage, grading, some fencing, gates, sidewalks, patios, driveways, and retaining walls adjacent to the structure. The inspection of the exterior of the building includes the cladding, trim, eaves, fascias, decks, porches, downspouts, railings, doors, windows and flashings. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks present along with rotation, we routinely recommend further evaluation be made by a qualified professional structural engineer. The grading of the soil should allow for surface and roof water to flow away from the foundation. All concrete slabs experience some degree of cracking due to shrinkage in the drying process or minor settlement. All items listed are inspected for their proper function, poor installation, excessive wear and general state of repair. Where deck carpeting, stacked firewood, excessive vegetation, soil and other coverings are installed over decking and patio surfaces, the materials or their nature of construction and condition of the underneath these coverings cannot be determined.

Building Information

Year Constructed: 1955

Type:Single

Comments:

The building was built back in the 1950's at the old Community Location and relocated in the actual location it now stand-in or around 1982. There were upgrades done to the property in 1982 which is still as per today with more done about five years ago.

The building are showing signs of tear and wear and need some upgrading both inside and outside. The house is falling to one side off level as the ground underneath have caved in some what so will need the house jacked and level up before performing and major maintenance inside or the outside.

The lower level in in fair shoe but in need of maintenance and upgrade to energy efficient rooms in the house.

Exterior Receptacles

Condition: Needs Maintenance

Type:Non-GFCI

Problems

- There are exterior receptacles without GFCI circuits.

Comments:

The outside receptacles are not equipped with GFCI's, this will need to be upgrade to electrical code.

Exterior Windows

Condition: Needs Maintenance

Problems

- There are defects in windows which could cause water damage.
- There are gaps or openings around windows that are uncaulked.
- There are cracked, broken, or missing windows.

Comments:

The windows looks like originals so there is signs improper sealing,of broken glass and should be upgrade to more energy efficient northern style windows.

Downspouts

Comments:

The house is not equipped with down spouts.

Trim

Condition: Needs Maintenance

Type: Wood, Metal

Problems

- The trim is bent or detached.
- The caulking is shrinking / pulling loose.

Comments:

There are signs of bent metal and chalking that need to be done around the complete property.

Eaves & Soffits

Condition: Needs Maintenance

Problems

- There are sagging soffit panels.
- There are eave vent screens that have been torn or damaged.

Comments:

There are signs of the soffit been blown off that will need replacement along the roof edging of the property. The roof is a flat style roof with the flashing from the roof bent to cover the roof edges around the top.

Chimneys

Condition: Satisfactory

Comments:

The chimney was installed with the upgrade of the property from the information provided in or around 5 years ago.

Gas Meter / Piping

Condition: Satisfactory

Comments:

The fuel piping is in good shape

Exterior Doors

Condition: Needs Maintenance

Type: Wood

Problems

- The exterior door is difficult to open and close.

·There are cracked, broken, or delaminating sections.

Comments:

All outside doors need to be upgraded and fitted to properly seal to against the weather. The side with the porch on have the door not closing properly and need upgrade.

Exterior Wall Covering

Condition: Needs Maintenance

Type:Wood

Problems

- Blistering or puckering was observed in composite clapboard siding.
- Cracks, holes, or deflections were observed in siding.

Comments:

The siding on the house is what have been there what looks been from the 1982 upgrade. It is suggested that maybe look at replacement of new siding along with full seal with vapour barrier to help with the protection of the outside walls.

Columns

Condition: Satisfactory

Type:Wood

Problems

- There are wood posts buried directly in dirt.

Comments:

The foundation is constructed from wood, there is no such rotting of wood in the environment so in good shape. Unable to see underneath the house as there are build up of snow on the property.

Foundation

Condition: Needs Maintenance

Type:Wood

Comments:

The foundation of the property have dropped from the far side of the house and will need to be jack back in position to level the house. In 1982 levelling of the property was done during the upgrade of the property, it was once again level back up about 5 years ago and have since dropped again. This will certainly need to be done before any maintenance or upgrade are done to the inside or outside of the building.

Wall Structure

Condition: Satisfactory

Type:Wood Frame

Comments:

The wall structure is in good shape, no signs of issue during the inspection

Roof

The inspection of the roof system includes a visual examination of the surface materials, connections, penetrations and roof drainage systems. We examine the roofing material for damage and deterioration. We examine the roof system for possible leaks, damage and conditions that suggest limited remaining service life. We may offer opinions concerning repair and/or replacement if warranted. Opinions stated herein concerning the roofing material are based on the general condition of the roof system as evidenced by our visual inspection. These do not constitute a warranty that the roof is or will remain, free of leaks. All roofing systems require annual maintenance. Failure to perform routine maintenance will usually result in leaks and accelerated deterioration of the roof covering and flashings. When provided, our estimates of the roof's life expectancy are based on the assumption that the roof will be properly maintained during that period. The only way to determine whether a roof is absolutely watertight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection and we cannot confirm this condition. We suggest that an annual inspection of the Attic area be performed where accessible to identify if any leaks are evident.

Roof Style

Type:Flat

Comments:

The roof have a flat style, it was done with metal about 5 years ago.

Roof Covering

Condition: Needs Maintenance

Tile Type:Other

Shingle Type:Other

Observations

Layers Observed: 1

Approximate Age: 34 yrs

Comments:

The roof was upgrade in 1982 to metal roof, will need some small maintenance.

Roof Leaks

Condition: Satisfactory

Leaks Observed:None Observed

Viewed From:Ground, Ladder, Roof

Comments:

There were no evidence of any roof leaks observed during this inspection from the inside of the house.

Exposed Flashing

Condition: Needs Maintenance

Type:Aluminum

Problems

- There is flashing that has been improperly installed.

Comments:

There is signs of flashing that were blown off and need replacement or upgrade along the roof edging.

Skylights

Comments:

The property do no have such

Gutters & Downspouts

Comments:

As noted earlier the property do not have any.

Plumbing

Our inspection of the plumbing system includes a visual examination of the exposed portions of the domestic water supply, drain waste, vent, gas lines, faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint connection, especially in walls, floors and ceiling voids. A sewer lateral test is necessary to determine the condition of the underground sewer lines. This type of test is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, off site community water supply systems, or private (septic) waste disposal systems unless specifically noted. A qualified specialist prior to the closing of escrow can perform review of these systems. Our inspection of the water heater includes a visual examination of the accessible portions of the tank, gas, electrical and/or water connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair.

Water Service

Condition: Satisfactory

Type:Public

Comments:

The water service is supplied by the Town of Resolute Bay, just newly upgraded and fully operational.

Fixtures

Condition: Needs Maintenance

Problems

- There is corrosion on the pipes or valves.
- There are signs of leakage.

Comments:

There are signs of seepage from some of the fixtures, again here is where some plumbing work need to be done to avoid and issues.

Water Heater

Condition: Satisfactory

Fuel type:Gas

Water Heater Data

Extension:Present

Relief valve:Present

Seismic Restraint:Not applicable

Gas shutoff:Not applicable

Venting (air supply):Not applicable

Expansion tank:Not applicable

Location & Capacity

Location: Lower level room

Capacity (gallons): 32

Comments:

The hot water tank was operational upon this inspection. From the history looks like it was install about 5 years ago when some work was done to the house.

Fuel Service

Condition: Needs Maintenance

Type:Oil tank

Locations

Shutoff-valve location: on the tank

Comments:

The fuel tank will need to be upgrade to todays standards to meet with Insurance and Nunavut regulations Standards.

Drain

Type:Brass, Copper, Plastic

Comments:

The drainage was found okay during the inspection with no issues, the system is old and could use some maintenance.

Vent Pipes

Condition: Satisfactory

Type:Cast iron, Plastic

Comments:

The vent system is in good shape on the tank in place.

Waste

Pipe type:Cast iron, Plastic

Septic type:Public

Comments:

The house sewage system is connected to the town main sewage line.

Pipes

Condition: Satisfactory

Type:Black iron, Copper

Flow rate:Satisfactory

Comments:

The piping is in good shape when inspected.

Water Entrance

Condition: Satisfactory

Type:Copper

Comments:

The water entrance was just upgrade this past 2016 summer season with the new water and sewer installed by the Government of Nunavut. It is equipped with a re-circ and heat trace system to keep it from freezing.

Electrical

Our examination of the electrical system includes a visual examination of the exposed and accessible branch circuits, wiring, service panel, over current protection devices, lighting fixtures, switches, and receptacles. Service equipment, proper grounding, wiring methods and bonding are focal points. We inspect for adverse conditions such as lack of grounding and bonding, over-fusing, exposed wiring, open-air wire splices, reverse polarity and defective GFCI's. The hidden nature of the electrical wiring prevents inspection of every length of wire or their connections. Telephone, video, cable, audio, security systems and other low voltage systems were not included in this inspection unless specifically noted. We recommend you have the seller or a specialist demonstrate the serviceability or locations of these systems to you if necessary. Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all Bedroom doors and in Bedrooms. These units should be tested monthly.

Service Line Entrance

Conductor:Copper

Type of wiring:Conductor in conduit

Main disconnect location: outside the house

Number of circuits: 27

Comments:

The main mast is bent as noted and will need to be repaired/replaced

Outlets, Fixtures, & Switches

Condition: Needs Maintenance

Testing Information

Number Tested:All visible

Outlets

·Non-GFCI

Problems

- There are missing / broken faceplates.
- There is dangerous or temporary wiring.
- Most of the receptacles are only 2 wire receptacles.

Comments:

Some outlets in the living area are mounted to the floor which do not meet code, will have to be upgraded to meet code.

Circuits & Conductors

Condition: Needs Maintenance

Type of wiring:B/X

Exterior GFCI Outlets

Exterior GFCI Receptacles:No

of Outlets: 1

Kitchen GFCI Outlets

Kitchen GFCI Receptacles:No
of Outlets: 4

Bathroom GFCI Outlets

Bathroom GFCI Outlets:No
of Outlets: 1

Problems

- There are improperly wired GFCI circuits.
- There are improperly supported cables or wires.

Comments:

There are no GFCI circuits install any where in this property. Would need upgrade to electrical standards. There are wires strong which do not meet with code that will need to be corrected.

Smoke Detectors

Condition: Needs Maintenance

Smoke Detectors:Not tested

Comments:

There were location where smoke detectors were install yet they were all out of service, need new replace smoke detectors along with carbon dioxide detector.

Sub Panel

Condition: Satisfactory

Volts:240 - 120V

Capacity:100 A

Type:Circuit-breakers

Grounding & Bonding

Grounding:Grounded

Bonding:Bonded

Problems

- The system is not properly grounded.

Comments:

There is a sub/aux pannel installed to allow for extra circuits as per when the upgrade was done about 5 years ago. Again as noted earlier the main electrical entrance need to be upgrade to electrical standards.

Main Panel

Condition: Needs Maintenance

Location: Lower level room

Volts:240 - 120V

Capacity:125 A

Type:Circuit-breakers

Grounding & Bonding

Grounding:Grounded

Bonding:Bonded

Problems

- The system is not properly grounded. *Item Not Inspected*
- The system is not properly bonded. *Item Not Inspected*

Comments:

There are wiring that will need to be upgraded from some temporary work done previously with some lights and junction boxes. When some upgrades were done back when there was an aux panel installed to provide more circuits. The main entrance should be upgrade to 200 amp system to meet with electrical codes.

Service Entrance Cable

Volts:240 - 120V

Type:Overhead

Capacity: 125 amps

Location: side of house peaking the roof

Comments:

The main mast on the house is bent with the pressure from the line entrance from the pole, need to be replace or repaired.

Attic

Our inspection of the Attic includes a visual examination of the roof framing, plumbing, electrical, and mechanical systems. There are often heating ducts, bathroom vent ducts, electrical wiring, chimneys and appliance vents in the Attic. We examined these systems and components for proper function, unusual wear and general state of repair, leakage, venting and unusual or improper improvements. When low clearances and deep insulation prohibits walking in an unfinished Attic, inspection will be from the access opening only. Vaulted ceilings cannot be inspected.

Attic Sheathing

Condition: Satisfactory
Observed: Observed
Type of Sheathing: Plywood

Comments:
The sheathing show no signs of leakage

Attic Access

Access Method: Not applicable

Problems

-Attic access is blocked or sealed.

Comments:
The design of the house there is no such as an attic, the insulation and barrier then the finish materials.

Moisture & Mildew

Condition: Satisfactory
Degree of Damage: None

Comments:
No signs of moisture or mildew

Vent Pipes & Flashing

Condition: Satisfactory
Leaks Observed: No leaks

Comments:
All in good shape no signs of leaks or weather stricken areas.

Attic Ventilation

Comments:
The way the ceiling is there is no ventilation

Attic Insulation

Condition: Satisfactory
Type of Insulation: Batts

Location:In-rafters

Average Depth (inches): 4

Comments:

The insulation cannot be checked unless opening the ceilings, this was not done.

Roof Frame

Condition: Satisfactory

Type:Not determined

Comments:

The roof frame looks to be in good shape no signs of bending or sagging.

Ceiling Frame

Condition: Satisfactory

Type:Joist framing

Comments:

The ceiling framing is in good shape no deterioration.

Interior

Our inspection of the Interior includes a visual inspection of the readily accessible portions of the walls, ceilings, floors, doors, cabinetry, countertops, steps, stairways, balconies and railings. Please note that a representative sample of the accessible windows and electrical receptacles are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of furnishings and personal items. In these cases some of the items may not be inspected. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

Floors

Condition: Needs Maintenance

Type:Other

Problems

- The floor is sagging, uneven, or not level.

Comments:

The floor have floating floor installed about 5 years ago, there are areas uneven or not level, in fact the house is not level as noted in the report.

Windows

Condition: Needs Maintenance

Type:Fixed

Material:Vinyl

Problems

- The windows are poorly insulated.
- There is cracked / broken glass.
- There are single-glazed windows without storm windows.

Comments:

The windows looks like been in the house from original but could have been since the upgrade in 1982 unable to determine during the inspection, they do not meet the building code standards for efficiency.

Fireplace

Comments:

The house do not have a fireplace

Interior Information

Number of Bedrooms: 3

Number of Bathrooms: 1

Comments:

There are three bedrooms on the upper level that need work along with one bathroom that need upgrading.

Moisture & Mildew

Condition: Satisfactory
Degree of Damage:None

Comments:

There are no signs of moisture or mildew

Skylights

Comments:

The property do not have a skylight

Other Entry Doors

Condition: Needs Maintenance
Insulated:Not insulated

Problems

- The doors are poorly insulated.
- The door malfunctions when opening/closing.
- The doors are damaged.
- The door is out of square.

Comments:

Both outside doors need new replacement and upgrade to meet building code standards and make the house energy efficient for the North.

Stairs / Railings

Condition: Needs Maintenance

Problems

- The handrails are too short (less than 34").

Comments:

The stairway need work done and have no hand rails, need to be installed for building code standards. The steps also need some work done and upgrade to standards.

Interior Doors

Condition: Needs Maintenance

Comments:

The doors will need to be upgrade, again looks like from 1982 upgrade.

Walls

Condition: Needs Maintenance
Type:Wood

Problems

·There is paint peeling or chipping off the walls.

Comments:

The walls need to be upgrade to dry wall and finish. The walls are presently constructed from fibre board from original from the inspection.

Ceilings

Condition: Needs Maintenance

Type:Wood

Problems

·There are cracks or loose sections in the ceiling.

·The ceiling is sagging.

Comments:

Some areas the ceiling is saying especially bathroom and other noticeable areas. There is some work need on all the ceiling within the house.

Bedrooms

Our inspection of the Bedrooms includes a visual inspection of the readily accessible portions of the walls, ceilings, floors, doors, & cabinetry. Please note that a representative sample of the accessible windows and electrical receptacles are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of furnishings and personal items. In these cases some of the items may not be inspected. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

Master Bedroom

Location: upper level

Walls & Ceiling: Needs Maintenance

Flooring: Needs Maintenance

Doors & Windows: Needs Maintenance

Ceiling Fan:Not Present

Receptacles:Non-GFCI

Heating Source:Forced Air

Smoke Detector:Outside bedroom

Comments:

The room need some maintenance, last upgrades done about 5 years ago.

Bedroom 2

Location: upper level

Walls & Ceiling: Needs Maintenance

Flooring: Needs Maintenance

Doors & Windows: Needs Maintenance

Ceiling Fan:Not Present

Receptacles:Non-GFCI

Heating Source:Forced Air

Smoke Detector:Outside bedroom

Comments:

The room need maintenance here agin last upgrade done about 5 years ago.

Bedroom 3

Location: upper level

Walls & Ceiling: Needs Maintenance

Flooring: Needs Maintenance

Doors & Windows: Needs Maintenance

Ceiling Fan:Not Present

Receptacles:Non-GFCI

Heating Source:Forced Air

Smoke Detector:Outside bedroom

Comments:

The room need maintenance again same here upgrade done about 5 years ago.

Kitchen

Inspection of standalone refrigerators, freezers and built-in icemakers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection to inspect below or behind them. Portable dishwashers are not inspected, as they require connection to facilitate testing and are sometimes not left with the home.

Cabinets

Condition: Satisfactory

Problems

·The cabinets are scratched or damaged.

Comments:

Doors missing from top cabinets. Signs of tear and wear on the cabinets, installed 1982 upgrade years ago could need upgrading for longer life of the kitchen.

Sink

Condition: Satisfactory

Problems

·The caulking is deteriorating.

Comments:

Need some clean up and re-seal

Range / Oven

Condition: Satisfactory

Type:Operating

Make: Moffat

Comments:

Operation during inspection, looks like it may have been install with the upgrade about 5 years ago.

Moisture & Mildew

Condition: Satisfactory

Degree of Damage:None

Comments:

No signs of moisture or mildew

Trash Compactor

Comments:

Do not have a trash compactor or no visible during inspection

Dishwasher

Comments:

No dish washer in the property

Disposal

Comments:

There were no such disposal in the kitchen

Counters

Condition: Satisfactory

Type: Solid surface

Problems

·The counter tops are scratched or damaged.

Comments:

The counter top is average condition for the years of usage.

Flooring

Condition: Needs Maintenance

Type: Carpet

Comments:

The flooring show signs of wear should be upgraded.

Receptacles

Condition: Needs Maintenance

Type: Non-GFCI

Problems

·There are non-GFCI receptacles in the kitchen.

Comments:

This will need to be upgrade to code, presently do not meet the electrical code

Ventilation

Fan Vents to: No fan present

Comments:

No ventilation except for the range hood fan

Microwave

Condition: Satisfactory

Type:Operating
Make: Sunbeam

Comments:
When checked was operational.

Refrigerator

Condition: Satisfactory
Type:Operating
Make: Frigidaire
Model: FRT18IL6DWC

Comments:
The fridge was operation during inspection

Bathroom

Our inspection of the bathrooms included a visual examination of the readily accessible portions of the floors, walls, ceilings, cabinets, countertops and plumbing fixtures. Bathrooms are inspected for water drainage, damage, deterioration to floor and walls, proper function of components, active leakage, unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water flow and pressure. Fixtures are tested using normal operating controls. Vent fans and their ductwork are tested for their proper operation and examined where visible. Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are watertight is beyond the scope of this inspection. It is very important to maintain all grout and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

Location

Location: upper level

Comments:

The bathroom is small

Floor

Condition: Needs Maintenance

Type: Vinyl (Linoleum)

Problems

- The edges of the floor are lifting.
- The floor is not sealed properly.

Comments:

The flooring is damaged and needs replacement, was leaking around the toilet at one time and some repairs were done but did not do the flooring

Toilets

Condition: Needs Maintenance

Problems

- The toilet fixture is unstable.

Comments:

The floor underneath the toilet has been repaired so really what needs to be done is another sub-floor install in the bathroom

Bathtub

Condition: Needs Maintenance

Type: Built-in

Problems

- The seal is caulked improperly.

Comments:

The bathtub is old and shows signs of wear but needs to be upgraded along with the rest of the surrounding room

Shower Walls

Condition: Needs Maintenance

Type:Other

Comments:

The surround tub is worn and should be replaced with upgrade of the bathroom

Receptacles

Condition: Needs Maintenance

Type:Non-GFCI

Problems

- There are receptacles within reaching distance of the tub.
- There are non-GFCI receptacles in the bathroom.

Comments:

The electrical receptacles are serviceable but will need upgrade to meet with electrical codes.

Moisture & Mildew

Condition: Satisfactory

Degree of Damage:None

Comments:

No signs

Sinks

Condition: Satisfactory

Comments:

The sink is usable and here again with bathroom upgrade should be replaced

Ventilation

Condition: Needs Maintenance

Bathroom window present:Yes

Problems

- There is a bathroom without a fan or ventilation source present.

Comments:

The bathroom do not have a fan or was one found during the inspection

Heating

Our examination of the heating system includes a visual examination of the exposed and accessible heating equipment, thermostat, safety controls, venting and the means of air distribution. Our inspection of the heating system includes activating the heating system via the thermostat and a visual examination of the accessible components listed below. These items are examined for proper function, excessive or unusual wear and general state of repair. Heat exchangers are inaccessible by design, and are not part of the ASHI standards of practice. They must be completely removed from the furnace to be fully evaluated. Our inspection does not include disassembly of the furnace. The inspector cannot light pilot lights due to the liability. The inspector does not test safety devices. To obtain maximum efficiency and reliability from your heating system, we recommend annual servicing and inspections by a qualified heating specialist. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard, which is sometimes a costly condition to address.

Heating System

Condition: Satisfactory

Type: Forced air

Heating System Data

Furnace Age: 9 years

Location: lower level

Thermostat Location: upper level

Comments:

The furnace is not new and from the information found it is around 9 years old, the furnace is operational.

Air Filter

Condition: Needs Maintenance

Type: Disposable

Comments:

The last work found was 2009 on the furnace so will need maintenance

Oil Fired Furnace

Condition: Satisfactory

Oil Tank: Observed

Location: Other

Comments:

The furnace was working when the inspection was completed, unknown when the furnace was service or the original install no documents.

Heat Distribution

Condition: Needs Maintenance

Type: Ductwork

Pipes: Galvanized

Location: Each room

Problems

- There are duct joints leaking.
- There are ducts that are sagging.
- There are louvers that don't open and close properly.

·There is improper insulation on ductwork in crawlspaces.

Comments:

The duct work inlance will need some upgrade to make it energy efficient.

Unit Venting

Condition: Satisfactory

Problems

·The system draws in air from inside the house.

Comments:

The system draw air from the inside of the house, open room where it is located.