

# Home Inspection Report

001 Sample Street  
Best Town,

Prepared for:  
Client Name



*HIRE THE EYE OF THE TIGER™*

**1-800-62-TIGER**

Prepared by:  
Licensed Inspector

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.



Our Rating System Is As Follows:

- A:** Item is functioning as originally intended.
- B:** This item is not functioning as originally intended. Maintenance, repair and upgrade required.
- C:** This item is not functioning at time of inspection. Maintenance, repair and upgrade required
- NR:** Not Inspected, not readily accessible or not present. No rating.
- D:** Further consultation with a contractor is advised.

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### AN AGREEMENT

Congratulations on your expected purchase! You have made a wise decision in having your prospective home inspected. Our inspector will present you with an objective, general evaluation of the home, consistent with the professional practices and standards of the home inspection industry. To understand the report, you should read the entire document including all pre-printed and hand-written materials, also please read the Important Information and General Information section on each page. Each of these areas provides critical information. Please note that this inspection is limited in time and scope and not all repairs or defects may be discoverable at the time of this inspection.

Our inspectors present observations that are based on the visual examination of accessible areas of the property on the day of inspection. There is no destructive testing, probing or dismantling of any components. We cannot predict the future life expectancy or sudden failure of any component. This report is not an engineering study, or a substitute for an insurance policy, Home Warranty package (ask your broker or Tiger representative about a Home Warranty), or a Manufacturer's Warranty.

You can certainly understand that we cannot see through walls, remove insulation or suspended ceiling tiles, nor enter crawl spaces that are less than 3 feet. We cannot enter attics that are not specifically designed for safe pass through. This report does not warranty the absence of wood-destroying insects. It is, however, a visual, non-destructive investigation for indications of previous or ongoing activity in readily accessible areas. Future repairs or renovations may reveal defects or wood-destroying insect activity that were not discoverable during the inspection. Tiger is not responsible for damage which is concealed or not readily accessible at the time of the inspection. If wood-destroying insect activity is discovered during the interior or exterior inspection, that activity will be documented on the report. No evaluation has been made regarding air, soil, lead, water, waste disposal or sewage systems, asbestos, urea formaldehyde, lead paint, molds, radon, piping outside the foundation, natural or propane gas fittings or regulations, swimming pools, wood stoves, telephone systems, alarm systems or out-buildings unless otherwise noted. This report does not include the detection of rodents or general pests. We do not make an assessment of compliance with building codes. Tiger is not responsible for pointing out repairs needed to bring the home in compliance with current building codes or other regulations, and we do not report on whether the property may be lawfully used for rental, business or any other purpose. \_\_\_\_\_ Intl.

Please be aware that only those components specifically mentioned in this report have been inspected and those components not included are not part of this report. We do not make any representation, implied or otherwise, concerning the condition of non-inspected areas. You should evaluate concerns about specific components with a qualified specialist and act upon any comments or recommendations before continuing with your purchase. **It is important that you further evaluate those areas not included in this report as well as those items recorded as B, C, or NR prior to continuing on with your purchase. Tiger is not responsible for repairs on any component rated B, C, or NR. This report will not necessarily reveal all defects on the property and should not be used for negotiations.** \_\_\_\_\_ Intl.

In the event that you believe the condition of a component has not been accurately disclosed or that a particular component has been omitted from the report, it is your responsibility to notify Tiger and permit us to investigate and evaluate the situation before you make any corrective action. It is agreed that Tiger is not responsible for costs associated with repairs made prior to Tigers investigation.

If you or anybody on your behalf chooses to initiate any type of civil action or law suit against Tiger or its inspector as a result of this inspection, in which Tiger prevails, you agree to indemnify and reimburse Tiger for its attorney fees, costs and expenses. This inspection is for your use and benefit only it may not be assigned or relied upon by any other party without written consent from Tiger. You also agree to indemnify and hold harmless Tiger for any subrogation action filed by an insurance company or any other third party as a result of this inspection.

Tiger reserves the right to retain the Inspection Report if the fee is not paid for at the time of the inspection. If the Inspector is requested to go back to the property after the inspection to check a component that was turned off, not accessible, or rated NR, there will be a \$125.00 charge. An additional charge of \$125.00 will apply to all requests for typewritten reports.

**Now that you have read and understand our Agreement and wish to proceed please sign below.**

**This is a duplicate of the AGREEMENT that was signed by you or your representative at the time of inspection and issued at that time.**

Client; Client Name

Inspection Address; 001 Sample Street, Best Town,

Inspector; Licensed Inspector

Inspection Date;

TOTAL AMOUNT DUE;     \$000.00



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## Inspection Information

*Inspection Address:* 001 Sample Street  
Best Town,

*Inspection Date:* mm/dd/yr.

*Client Name:* Client Name.

*Client Email:* Email address where report is to be sent.

*Inspector:* Licensed Inspector.

*Individuals Present:* Buyers. Brokers.

*Outside Temperature:* 50-60 F.

*Ground Conditions:* Wet.

*Current Weather Conditions:* Showers.

*Past Day Weather Conditions:* Rain.

*Inspection Conditions:* Fully Furnished Property.

*Inspection Start Time:* 8:30.

*Inspection Finish Time:* 11:00.

*Inspection Type and Cost:* Single Family Home Inspection: \$000.00.

*Radon Test:* Tiger tests for radon levels using LS Vials or Continuous Radon Monitors  
Radon Vials: \$00.00. *Vial Numbers:* #00000, #00000.  
Continuous Radon Monitor:\$000.00.

*Other Services Provided:* Tiger also offers water quality/quantity testing and lead paint testing.

**TOTAL AMOUNT DUE:** \$000.00.

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**For a Home Maintenance Manual and other information for home buyers visit:**  
<http://www.tigerhomeinspection.com/en/info-for-home-buyers/resources/>



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## Exterior

### General Comments:

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### Roof System:

Structure Type: Pitched and Flat.  
 Surface Type: Asphalt Shingles and Rubber Membrane.  
 How inspected: Binoculars and Ladder to flat roof edge.,  
 Roof Penetrations: Vent Stack, Attic Fan and Bathroom Vent Hood.

	<b>A</b>	<b>B</b>	<b>C</b>	<b>NR</b>	<b>D</b>	
Condition of Roof Structure:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Condition of Roof Surface:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tab spread and curling of shingle reflects the advancing age of the asphalt shingles. Moss and Lichen growth noted. Roofing on the bay windows needs repair /replace. The rubber membrane roof is poorly terminated at the roof edge and does not run up the adjacent pitched roof surfaces the recommended height. Consult a qualified roofer to evaluate and repair.
Condition of Exposed Flashings:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Maintain the flashings at roof penetrations and chimney area.

### Exterior Chimneys (Flue Liners not included):

Condition of Masonry Chimney:      Ask for the history and cause fo the visible repairs, new mortar and bricks noted. There are open mortar joints noted and outward movement of the chimney top. Consult a mason/sweep to evaluate these conditions.

### Siding:

Type and Condition:      Type: Wood Shingles have been face nailed flat causing splitting of shingles. Expect repair/replace of shingles where splitting due to nailing.

### Trim: Eaves/Soffits/Cornerboard/Window

Type and Condition:      Type: Wood Trim at bay windows and garage door are moisture damaged and need repair and replace. Bay windows and rear casement window have sagged and are out of square in the openings. Repair/replace is needed.

### Gutters and Downspouts:

Type and Condition:      Type: Aluminum gutters with aluminum downspouts. Replace missing downspout and add extensions to downspouts to move water away from the foundation. Locate the destination of in-ground drains and monitor for performance.

### Perimeter Drainage and Grading:

Grading/Drainage Conditions:      Grade soil and bark mulch down and away from the structure and reduce water puddling at the foundation. Built up bark



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mulch covering the sill area needs to be removed.

**Basement Windows:**

*Condition:*                    **A**   **B**   **C**   **NR**   **D**  
               Repair cracked/broken glass.

**Exterior Faucets:**

*Condition:*                                   Rear faucet is poorly located at the rear door. Note: Exterior faucets should be shut off and drained during the colder months to prevent frost damage.

**Electric Service Entry:**

*Type and Condition:*                      *Type:* Overhead-Weather Head/Drip Loop with Conduit Drop  
*Service Amperage:* 100 Amp.

**Exterior Outlets:**

*Condition:*                                   GFCI Type.  
 Ground Fault Circuit Interrupter protected outlets are advised wherever a user may come in contact with water.

**Exterior Lighting:**

*Condition (on building):*                

**Oil Fill/Vent:**

*Condition:*                               

**Walkways:**

*Type and Condition:*                      *Type:* Concrete.

**Driveways:**

*Type and Condition:*                      *Type:* Asphalt. Fill and seal to protect and preserve driveway. The driveway pitches back down in toward the garage. The drive bottom drain that empties into the garage sump pit needs to be kept clear of debris.

**Front Stairs:**

*Materials and Condition:*                  *Materials:* Masonry.

**Rear Porch:**

*Materials and Condition:*                  *Materials:* Concrete deck with wood framed screens/panels. Repair of torn and missing screens are needed.

**Patios:**

*Type and Condition:*                      *Type:* Pavers. Reset dry set pavers where settlement has taken place.

**Retaining Walls:**

*Type and Condition:*                      *Type:* Concrete, Concrete Block. The driveway side walls have settled inward and have spalling and broken parge coats. Work to limit water movement toward the walls to reduce hydrostatic pressure and resulting wall movement. Continued movement would require rebuild/replace of the walls.



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#### **Additional Important Information:**

-We suggest that you verify the age of the roof with the selling party. Roofing material performance estimates relate to typical conditions, assuming proper installation and maintenance. The actual life of the roofing material can be influenced by external sources like weather extremes, internal attic conditions, roof ventilation, house orientation, conditions caused by trees and vegetation or mechanical damages. Advise regular inspection of your roof flashing.

-Due to limited access to the flashing, the findings in this report only apply to the exposed flashing and/or accessible evidence of flashing failure.

-The condition of the flue liners or determining whether they are present is not part of this inspection. It is recommended that you further investigate this component. Local regulations in some communities require the presence of a flue liner when using certain fuels. Consult your local authorities.



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## Garage

### General Comments:

*Garage Type:*

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2 Car Under Living Space.

### Foundation:

*Type and Condition:*

**A**  **B**  **C**  **NR**  **D**  *Type:* Concrete.

### Floor:

*Type and Condition:*

*Type:* Concrete. Inspection limited by personal storage.

### Sill:

*Type and Condition:*

*Type:* Wood. Limited access due to finished ceiling.

### Siding/Wall:

*Type and Condition:*

*Siding Type:* Wood Shingles and exposed foundation.

### Trim:

*Type and Condition:*

*Type:* Wood Trim. Garage door trim where it meets grade is soft and water damaged. Repair/replace is needed.

### Garage Door(s):

*Components and Condition:*

*Components:* Panels, Rollers, Tracks, Springs, Safety Cables and Windows. The top pair of rollers jump out of the tracks when the door is operated. Adjustment/repair is needed for proper function.

### Automatic Door Opener(s):

*Condition:*

Auto safety does not properly respond. Adjust down force to ensure proper response of garage door when obstructed. Opener is plugged into an extension cord that plugs into a light fixture adaptor. A proper outlet is needed.

### Electrical:

*Condition:*

Properly protect/support exposed romex wiring on hard surfaces in the garage.

### Fume Barrier:

*Condition:*

### Man Door:

*Condition:*

### Windows:

*Condition:*

Cracked glass noted.

### Interior Walls/Ceiling:

*Type and Condition:*

Seal missing and open areas of ceiling/wall board. Water staining noted at the ceiling. Ask for the history and cause.





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#### **Additional Important Information:**

- Fume barriers, fire grade sheetrock, and fire rated doors are required in most new construction. For safety, if your attached garage does not have these features you should consider adding them.
- Garage doors are the largest piece of moving equipment in a residential home. To ensure safe operation it is advised to regularly test the safety components.



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## Basement

### General Comments:

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### Foundation:

	<b>A</b>	<b>B</b>	<b>C</b>	<b>NR</b>	<b>D</b>	
Type and Condition:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type: Concrete.

### Floor:

Type and Condition:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Type: Concrete. Finished areas limit access to inspect floor.
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### Windows:

Condition:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Repair cracked glass.
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### Girder(s):

Type and Condition:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Type: Wood, Evidence of wood destroying insect noted, termite damaged wood, termite mud tubes. Limited access due to finished areas. Advise further evaluation by specialist.
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### Support Columns:

Type and Condition:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type: Steel Lally.
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### Sill:

Type and Condition:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type: Wood.
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### Subfloor:

Condition:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Floor Type: Wood Plank. Insulation Type: Fiberglass, Limited access due to insulation.
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### Joists:

Type and Condition:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type: Wood, Limited access to joists due to finished areas.
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### Bridging:

Condition:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Limited access to bridging due to finished areas.
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### Chimneys (Flue Liners not included):

Type and Condition:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Type: Masonry. Exterior cleanout openings need to be properly installed.
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### Basement Entrance:

Type and Condition:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type: Walkout Door. To avoid back up and water penetration, monitor and clear drain tile in landing of basement walkout.
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### Water Penetration and Dampness:

Comments: Evidence of water penetration and dampness noted at time of inspection. The source and amount of water penetration may not be observable at the time of inspection. Tiger suggests you consult the owner for a historical perspective regarding previous water penetration. *Sump Pump:* Sump pump in place. *Locate the destination of the sump discharge line.* *French Drain:* Performance or condition of the French drain system can not be determined. No representation has been made regarding the



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performance of the pump, drain or sub slab drainage system. No access to the french drain system that the buyer was told was installed.

**Addition Important Information:**

-A separate Wood Boring Insect report is provided with your inspection, either on site or by mail. Please review and follow through on directions as needed.



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## Plumbing System

### General Comments:

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There is little access to the supply lines due to finished interior spaces and no access to the waste lines due to the in slab installation.

### Supply Plumbing Information:

*Water Service:* The service will be either private or municipal.  
Verified by the seller, sellers representative or your representative.

### Waste Plumbing Information:

*Waste Service:* The service will be either private or municipal.  
Verified by the seller, sellers representative.

### Accessible Water Supply Lines:

	A	B	C	NR	D	
<i>Type and Condition:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Type:</i> Copper.

### Accessible Drain/Waste Lines:

<i>Type and Condition:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Type:</i> Copper, PVC, Cast Iron, Anticipate upgrades and repairs of worn cast iron waste lines. Observed evidence of pitting.
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### Main Vent Stack:

<i>Condition:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The waste vent system is designed to maintain barometric pressure throughout the waste system. This ensures proper draining and avoid siphoning of the traps. A siphoned trap may emit sewer gasses into the dwelling. Waste venting system is sealed inside walls and not accessible for inspection.
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### Water Heater:

<i>Type and Condition:</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>System Type:</i> Tankless coil on boiler. <i>Fuel Type:</i> Oil. Corrosion and evidence of leaking present at tankless coil. Further evaluate and repair.
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### Washer/Dryer Connections:

<i>Washer Connections:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<i>Dryer Connections:</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Exterior exhaust hood is needed. The laundry room entry pocket door rubs and binds.

### Additional Important Information:

- Operation of main valves, individual fixture shutoffs and other valves is beyond the scope of a home inspection.
- The type of sewage disposal system as noted above is determined by information provided by either seller, broker or client. It is not a determination of its actual type, design or condition. An optional inspection report is available to offer an opinion of the systems type, effectiveness and condition.
- Supply and waste line information is for reference purposes only. Tiger recommends you confirm this information with the municipality.



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-The warranty period for water heaters vary from manufacturer to manufacturer; this should not be confused with the actual life expectancy which could be more or less. Please refer to the warranty for the extent and terms, if any.

-The laundry appliances are not operated during inspection. Observations are for identification purposes only, not determination of proper operation or termination.



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## Electric System

### General Comments:

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### System Information:

*Supply Voltage:* 120/240 Volts.  
*Main Disconnect Amperage:* 100 Ampere.  
*Service Wire Size and Type:* AWG #2, CU.  
*Over-Current Devices Type:* Circuit Breakers.  
*Panel Location:* Garage.  
*Over-Current Devices Off:* Observed over-current device in the off position. Marked spare in the sub-panel.  
*CU/AL Compatible:* Over-current protection devices are CU/AL rated.  
*Anti-Oxidant Present:* Copper wire only. Anti-oxidant is not required.

### Accessible Wiring:

*Type and Condition:*

<b>A</b>	<b>B</b>	<b>C</b>	<b>NR</b>	<b>D</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*Type:* Romex. Support/protect the garage area wiring.

### Service Panel:

*Condition:*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*Panel Location:* Garage. *Devices Off:* No over-current devices in the off position. The panel is directly mounted onto the concrete foundation. This is not an accepted practice. Consult local authorities regarding approval.

### Sub Panel:

*Condition:*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*Sub Panel Location:* Family room closet. Panel should not be located inside closet. Observed over current device/s in the off position, marked spare and not utilized.

### Ground Terminal Bar:

*Condition:*

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 Terminal bar appears to be properly bonded to the panel enclosure.

### Grounding/Bonding:

*Condition:*

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 The ground wire is properly attached at both sides of the water meter but there is no ground rod in place. You may want to consider adding one to bring the bonding up to the current standard.

### GFCI Breakers:

*Condition:*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 No GFCI breakers present in the panel.

### AFCI Breakers:

*Condition:*

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 Arc Fault Circuit Interrupter breakers protect not only against over-current, but also against arcing caused by poor contact or other deficiencies in the electrical system. The AFCI serves a breaker marked "bath fan only". Why is this on a AFCI?



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Consult an electrician.

**Junction Box Covers:**

*Condition:*

**A** **B** **C** **NR** **D**

**Switch/Outlet Covers:**

*Condition:*

**Additional Important Information:**

- The decision to upgrade electric service can be influenced by client's need, local regulations and mortgage lending institutions.
- The present main over-current protection capacity is not always an indication of its maximum capacity. Consult with an electrician for Amperage verification.
- Once or twice a year flip circuit breakers off and on to maintain good mechanical contact. Regular testing of the GFCI protected outlets/circuits is advised per manufacturer's recommendation.
- Furnishing and living conditions allow for only random testing of electrical outlets. Light switches and light fixtures are not part of this inspection and are not rated.
- Smoke and CO detectors should be present and approved by the local fire department prior to purchase. Tiger makes no representation as to the operability or installation.



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## Central Heating and Cooling

### General Information:

**THIS IS SAMPLE INSPECTION REPORT YOUR REPORT WILL BE PROPERTY SPECIFIC.**

*System Location:*

Garage Rear Boiler Room.

*Fuel Source:*

Oil.

*Emergency Shut Off:*

Present in the kitchen. Not properly labeled emergency switch present. Install red cover labeled "oil burner emergency switch"

### Thermostat(s):

*Condition:*                      **A**   **B**   **C**   **NR**   **D**  
           

*Location: (1) Family Room, (1) Living/Dining Area, (2) Bedroom Level - verify that one is for Heat and one is for AC.*

### Oil Tank:

*Condition:*                                 

*Components In Place: Fill and Vent Stacks, Oil Filter Emergency Shut Offs Oil Level: 3/4. There is weeping at the nipple and signs of blow by at the union in the fill pipe. Consult a service person to evaluate and repair.*

### Fire Grade Sheetrock:

*Condition:*                                 

### Exposed Flue/Damper:

*Type and Condition:*                                 

*Flue Material: Galvanized Thimble: No thimble in place at chimney entry point. Consult a heating technician or local authorities regarding regulations and requirements.*

### Burner/Gun:

*Condition:*                                 

*Gun appeared to produce a typical flame during inspection. Consult with heat tech to confirm that setup supplies heat plant with sufficient make-up air. Fossil fuel combustion systems in a confined space need proper vent openings or a fan to supply combustion air.*

### Firebox Liner:

*Condition:*                                 

*Limited access into fire box due to small access port. Only limited section of firebox liner could be observed during inspection.*

### Boiler:

*Type and Condition:*                                 

*Boiler Type: Forced Hot Water Components Include: Expansion Tank, Auto Feed Valve, Pressure Relief Valve, Back Flow Preventer System Pressure: 15-20 psi System Temperature: 180F. Soot build up noted in the flue pipe and corrosion noted at the tankless coil. Have the boiler maintained and evaluated at this time.*

### Circulator Pump(s):





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- D:** Further consultation with a contractor is advised.

	<b>A</b>	<b>B</b>	<b>C</b>	<b>NR</b>	<b>D</b>	
<i>Condition:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Number of Circulator Pumps:</i> 1.
<b>Zone Valve(s):</b>						
<i>Condition:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Number of Valves:</i> 3.
<b>Accessible Distribution Pipes/Plumbing:</b>						
<i>Type and Condition:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Distribution Piping Type:</i> Copper, Black Iron.
<b>Cooling System (Ducted Systems):</b>						
<i>Type and Condition:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Type:</i> Ducted. The cooling system was not tested due to exterior temperatures below 65 degrees.
<b>Condenser:</b>						
<i>Condition:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Location:</i> On Grade.
<b>Evaporator Unit:</b>						
<i>Condition:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No access to evaporator coil and other components due to sealed design.
<b>Service Line:</b>						
<i>Condition:</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Advise upgrade of worn and compromised insulation on exterior suction line.
<b>Condensate Components:</b>						
<i>Condition:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Components:</i> Gravity Drain Line, Drain Pan and Float Switch.
<b>Electric Disconnect:</b>						
<i>Condition:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Compressor Slab/Base:</b>						
<i>Condition:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**Additional Important Information:**

- This report indicates the condition of the heat plant on the day of the inspection without regard to life expectancy. We suggest that you obtain a major service policy for the heat plant from a dealer or HVAC contractor, which should include annual servicing, adjustments, efficiency testing, warranty and emergency service.
- Relief valves, valves, gauges, control components, switches, and other safety devices can not be tested. They are listed on the report to denote that they were observed in place in the system.
- Identification of asbestos containing materials is beyond the scope of a home inspection. Further evaluation by a licensed specialist is suggested if potentially asbestos containing materials were noted at accessible areas during your inspection.



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## Kitchen and Interior Accessories

### Kitchen:

General Comments:

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	<b>A</b>	<b>B</b>	<b>C</b>	<b>NR</b>	<b>D</b>	
Sink:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Temp: 145F. Suggest lowering water temperature to 120F at source.
Counters:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Cabinets:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adjust/repair loose cabinet doors/hinges. Lazy Susan does not have its stop installed.
Ceiling:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type: Gypsum.
Walls:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type: Gypsum.
Floor:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type: Tile.
Windows:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Painted shut.
Electrical Outlets:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ground Fault Circuit Interrupter protected outlets are advised wherever a user may come in contact with water.
Heat Source:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type: Baseboard; temp: 134F.

### Appliances:

General Comments:

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Stove:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fuel Type: Electric. The burner marked "warming zone" did not get hot and was slow to heat. More information regarding the performance of this burner is needed. Consult manufacturer or appliance service person.
Ventilation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Note: The exhaust vent is a re-circulating filter type.
Dishwasher:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Waste Disposal:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Remove debris from the disposal.

### Interior Accessories:

Main Door:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Incomplete threshold installation noted.
Rear Door:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Side Door:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Door lock/bolt needs its door frame plate installed.
Interior Stairway/Railings:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stairway down to the family room needs a handrail.
Hallways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fireplace:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The boiler flue is visible from inside the smoke chamber of the fireplace. There is a gap visible between sections of the boilers clay tile liner. Consult a mason/sweep to evaluate and repair. The flue liner is not included in the inspection. Fireplaces are inspected visually only. Test fires are not started as a part of this inspection.

### Additional Important Information:

-Unless otherwise noted, all appliances listed are working on the day of the inspection.



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Tiger Home Inspection, Inc. does not represent a guarantee or warranty of the continuous operation of the appliances. Self-cleaning mechanism, oven convection systems, timers, clocks, thermostats, gasket or seal performance and cosmetic blemishes are not part of this inspection report. Fridges, microwave ovens, laundry washing machines and dryers are not included.

-The fireplace flue liners are not included in the inspection. Test fires are not started as a part of this inspection. Fireplaces are inspected visually only. When purchasing a home with a fireplace it is good practice to have the fireplace and flue inspected by a licensed CSIA chimney sweep prior to use.



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## Bathrooms

### General Comments

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#### 1st Floor Bath:

	<b>A</b>	<b>B</b>	<b>C</b>	<b>NR</b>	<b>D</b>	
Sink:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Temp: 145F. Suggest lowering water temperature to 120F at source.
Toilet:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Tub/Shower:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Tub/Shower Walls:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type: Tile.
Ceiling:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type: Gypsum.
Walls:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type: Gypsum.
Floor:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type: Tile.
Windows:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Door(s):	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Electrical Outlet(s):	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ground Fault Circuit Interrupter protected outlets are advised wherever a user may come in contact with water.
Ventilation Fan:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Heat Source:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type: Baseboard; temp: 132F.

#### 2nd Floor Bathroom:

Sink:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Slow drain noted. Temp: 145F. Suggest lowering water temperature to 120F at source.
Toilet:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Tub/Shower:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Tub/Shower Walls:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type: Tile.
Ceiling:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type: Gypsum.
Walls:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type: Gypsum.
Floor:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type: Tile.
Windows:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Door(s):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Entry door rubs when closing.
Electrical Outlet(s):	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ground Fault Circuit Interrupter protected outlets are advised wherever a user may come in contact with water.
Ventilation Fan:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Heat Source:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type: Baseboard; temp: Temp: 125F.

#### Additional Important Information:

-Inspection is limited to visual conditions at tub/shower wall. Conditions behind finished surfaces are not accessible (NR). Maintain all caulk and grout seals to prevent negative effects of moisture.



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Poor grouting will cause water penetration, lifting of tiles and deterioration of flooring, plaster, drywall and structural members.



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## Interior - Rooms

### General Comments:

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### Living and Dining Room:

	<b>A</b>	<b>B</b>	<b>C</b>	<b>NR</b>	<b>D</b>	
Ceiling:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type: Gypsum.
Walls:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type: Gypsum.
Floor:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type: Wood.
Windows:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dining Room bay window has a broken crank arm.
Electrical Outlets:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Heat Source:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type: Baseboard; Temp.137F.

### Family Room:

Ceiling:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type: Gypsum.
Walls:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type: Gypsum.
Floor:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type: Wood.
Windows:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cracked, broken window pane is noted.
Door(s):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Office entry door is poorly installed, out of square in its opening.
Electrical Outlets:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Heat Source:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type: Baseboard; Temp.138F.

### Master Bedroom:

Ceiling:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Type: Gypsum. There is water staining and damage at the vent stack penetration in the closet ceiling. Ask for the history, cause and repair of this condition.
Walls:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type: Gypsum.
Floor:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type: Wood.
Windows:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Rear casement window is painted shut and does not operate or close properly. Repair/replace is needed.
Door(s):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Room entry door rubs when closing.
Electrical Outlets:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Heat Source:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type: Baseboard; Temp.139F.

### 2nd Floor Bedrooms:

Ceiling:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type: Gypsum.
Walls:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type: Gypsum.
Floor:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type: Wood.
Windows:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Door(s):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Entry doors rub. Adjust/repair is needed.
Electrical Outlets:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



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Heat Source:

**A** **B** **C** **NR** **D**  
     Type: Baseboard; Temp.138.

**Additional Important Information:**

- Cosmetic defects such as: worn carpets, fading or peeling paint, and holes and blemishes on walls, ceilings, flooring, doors and trim are not reported.
- Hairline cracks are not unusual on interior wall and ceiling surfaces, due to minor shrinkage and settlement.
- Due to the nature of the deficiency, insulated double-pane windows and skylights may have broken thermal seals that may not be detected.



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## Attic/Ventilation/Insulation

### General Comments:

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The multi-level construction of this house creates two separate attic spaces. The attic over the mid level (living/dining) is entered through an opening in the upper hall linen closet. The attic over the bedrooms is entered using the pull down ladder in the bedroom level hallway.

### Attic Access:

	<b>A</b>	<b>B</b>	<b>C</b>	<b>NR</b>	<b>D</b>	
Type and Condition:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type: Pull Down Ladder & Wall Access Panel. Inspection Method: Entered accessible areas. Flooring: Centre strip attic floor in place. Attic Lighting: Upgrade, install full lighting.

### Structural Components:

Roof Framing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Support Type: Wood Rafters, Collar Ties.
Roof Backing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type: Wood Planks.
Ceiling Joists:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Type: Wood. No access to joists due to flooring and insulation.

### Insulation (attic only):

Type and Condition:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Type: Fiberglass Batt. The upper attic has minimal insulation and needs upgrade. The lower attic needs its insulation adjusted and upgraded where moved and missing.
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### Ventilation:

Type and Condition:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Type: Gable Vents. A proper roof ventilation system will prevent moisture build up, ice damming and will prolong the life of your roof and roof backing. The existing system does not supply sufficient ventilation of the attic cavity. Installation of a balanced entry and exit venting system is needed.
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Whole House Fan:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Whole house fan could not be tested because there is no power at this location. The wire carrying power to the fan has been cut. Advise further investigation.
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Bathroom Fan(s):	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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### Ductwork:

Type and Condition:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type: Flexiduct.
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### Electrical:

Exposed Wiring:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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### Water Penetration:

Evidence of Water Penetration: Staining and water damaged ceiling noted in the Master bedroom closet.