



Gambit Inspections Ltd.

Your property inspection report



90210 Electric Ave



Inspection prepared for: John & Jane Doe

Date of Inspection: 6/4/2019 Time: 4:00PM

Home built in: 2008 Size: ~1083sqft

Weather: 28 C, Sun

Inspector: Jarad Collins

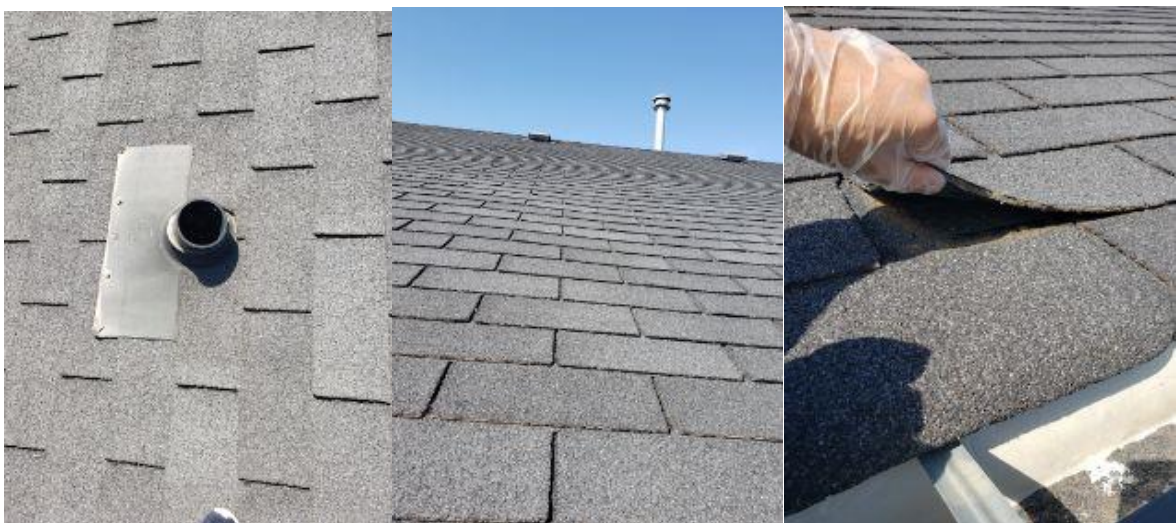
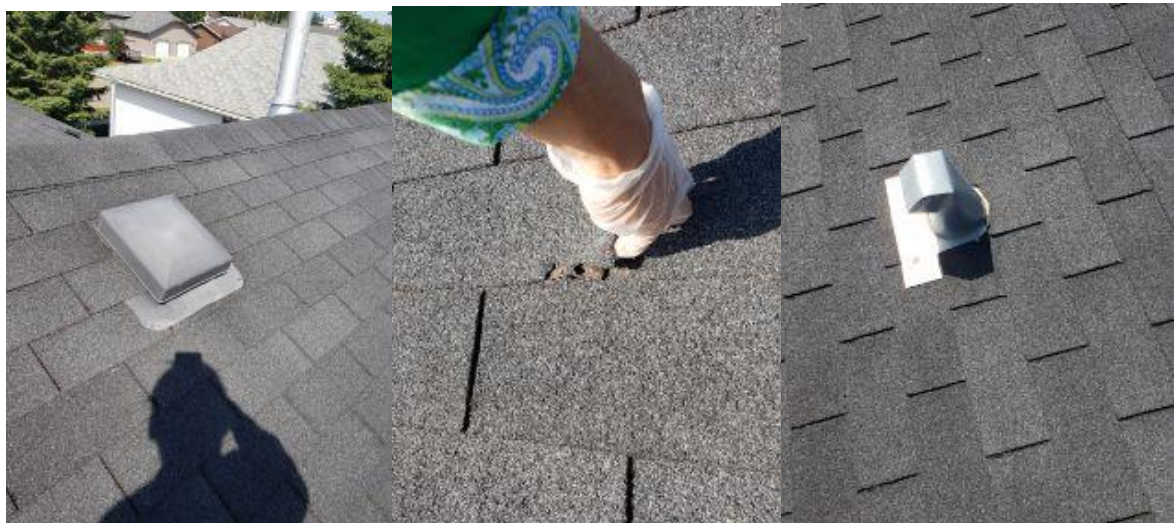
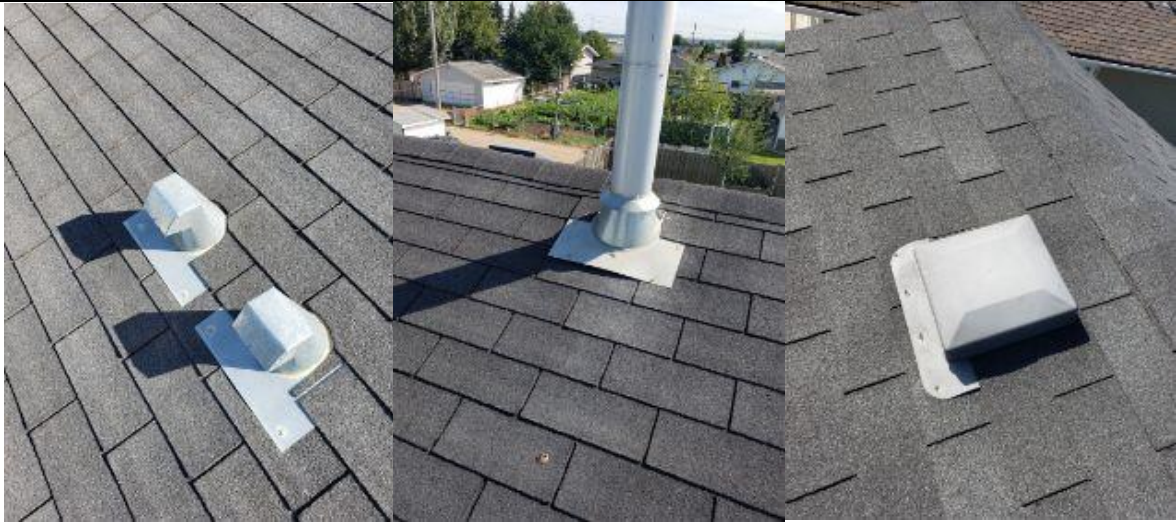
Summary of Items		
1. Exterior		
1.8	Windows & Doors	<ul style="list-style-type: none">• 2 exterior windows were very close to grade. Would recommend window wells be installed to prevent water entry.
		
3. Electrical, HVAC, Water Heater & Laundry Appliances		
3.2	HVAC	<ul style="list-style-type: none">• Suspected crack in the furnace heat exchanger. Recommend consulting a qualified HVAC technician to confirm and replace if required. Insulated sidewall was very hot to the touch.
		

1. Exterior Areas

1.1 Roof

Materials	3-Tab asphalt shingles, life expectancy 20 years from installation with proper maintenance.	<ul style="list-style-type: none">• No major system safety or function concerns noted at time of inspection. Normal aged.• Flashings installed, no loose nails observed during inspection. Would recommend adding roofing tar to nails that are exposed.• Some loose shingles noticed but no excessive cupping or curling was observed.
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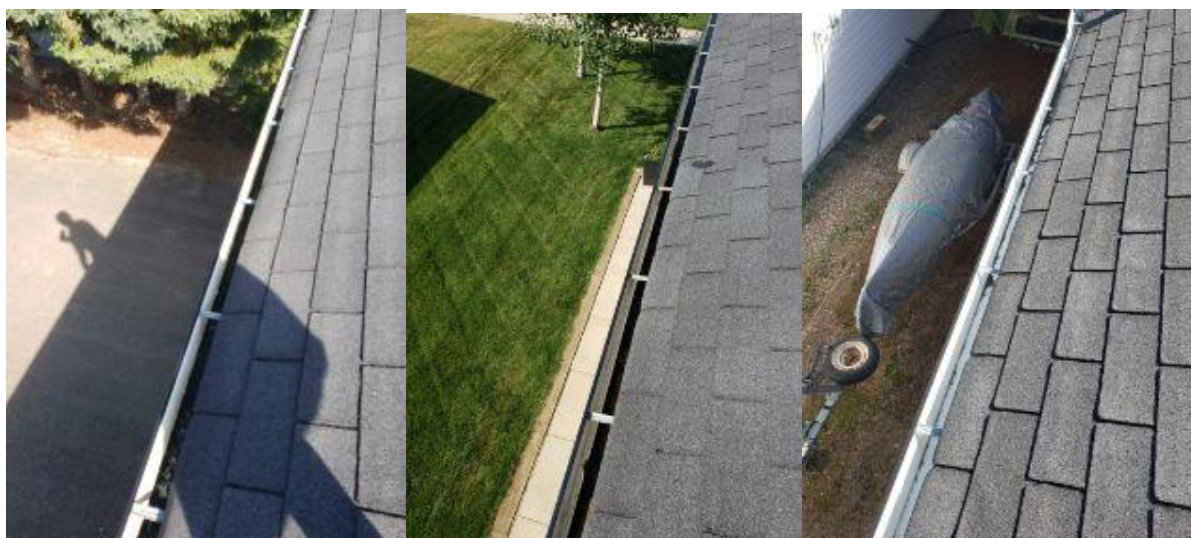
1.2 Gutters and Grading

Materials

Aluminum

• Annual cleaning recommended

		<ul style="list-style-type: none"> • One downspout was raised during the inspection, would recommend this be lowered during rain. All others drained away from the foundation • Maintenance tip: re-grading due to settlement every 7-10 years recommended.
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1.3 Drives and Walks

Observations	<ul style="list-style-type: none"> • No major system safety or function concerns noted at time of inspection.
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1.4 Facade

Materials	Vinyl, wood frame construction, concrete foundation	<ul style="list-style-type: none"> • No major system safety or function concerns noted at time of inspection. • Clean furnace + dryer air intake cover yearly. • Recommend caulking and sealing all gaps, cracks and openings. • Maintenance tip: addressing parging on foundation wall every 4-5 years recommended to prevent water intrusion in foundation cracks
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1.5 Vegetation	
Observations	<ul style="list-style-type: none">• No vegetation concerns at the time of inspection
	
1.6 Deck and Steps	
Observations	<ul style="list-style-type: none">• No major system safety or function concerns noted at time of inspection.• Handrails felt secure with a firm shake• Proper ledger flashing, ledger brackets fasteners were filled and support columns embedded into footers
	



1.7 Electrical (Exterior)

Observations

- 200A meter outside
- Electrical outlets tested, no safety or functional concerns
- One loose conduit cover observed.





1.8 Doors and Windows

Observations

- Flashings not observed on basement windows to prevent water entry, would recommend using urethane or silicone to prevent moisture intrusion
- Exterior doors opened & closed smoothly
- Back deck door observed some air leakage on the thermal camera. Weather stripping was a bit worn.
- 2 exterior windows were very close to grade. Would recommend window wells be installed to prevent water entry.





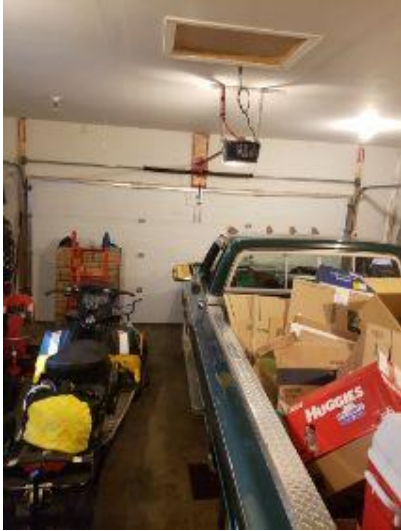
2 Garage, Basement & Attic

2.1 Garage (Detached)

Observations

- Recommend having a fire extinguisher installed beside the door in case of fire in garage & checked yearly.
- Automatic garage door opener. Laser sensor working.
- Furnace working using normal operating controls. No anomalies noticed on the thermal camera. Fittings tested for leaks, nothing observed.
- Did not inspect attic due to valuables/personal items possibly getting scratched with the ladder







2.2 Basement/Crawlspace

Observations

- Poured concrete in visible area
- Sump pump tested and working with direct plug in and raising the float.
- Recommend installing a sump alarm



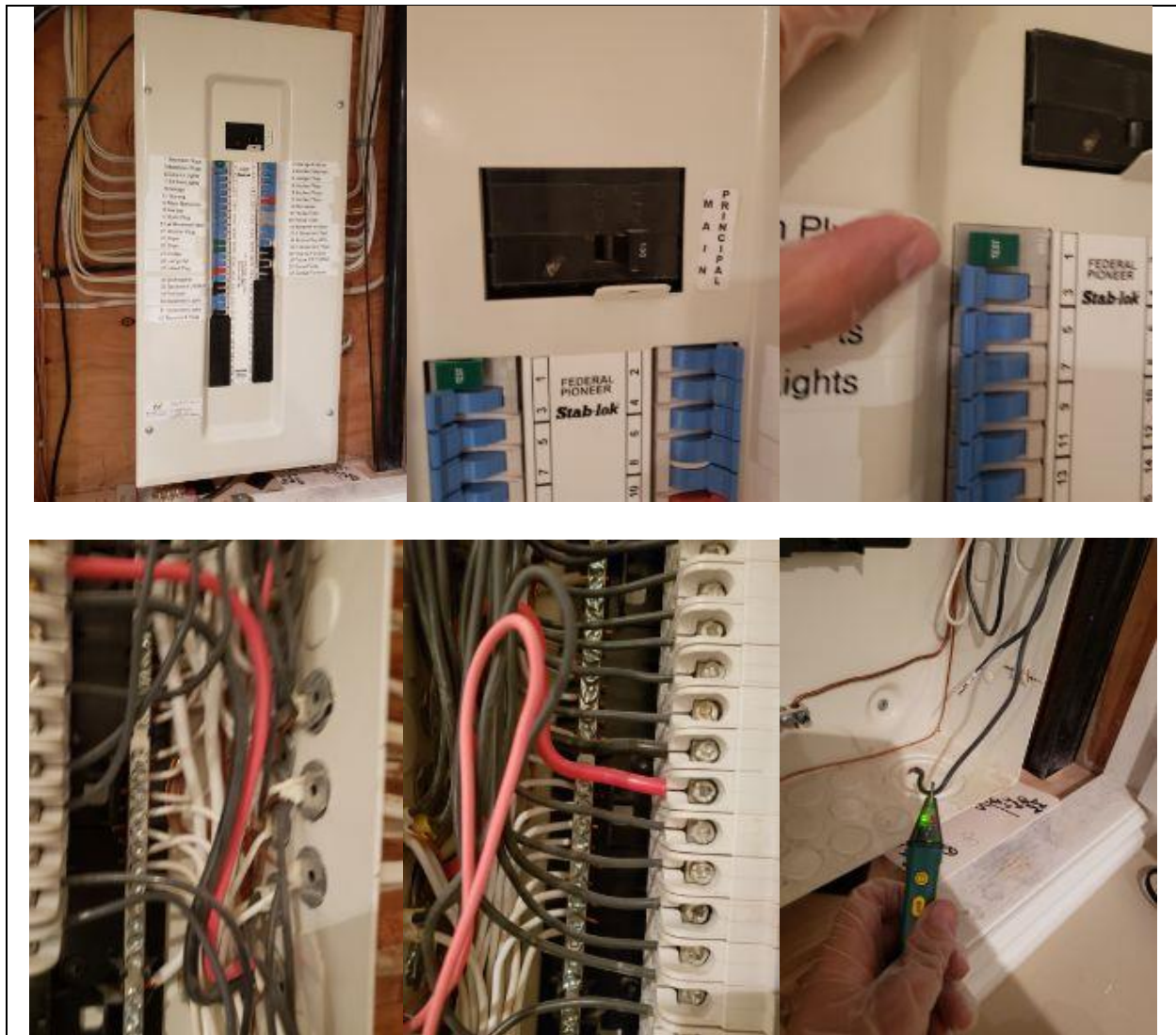
2.3 Attic

Observations

- Blown in cellulose insulation observed. About 9" in main house attic.
- Venting observed into attic space. Recommend this go through a roof vent to prevent moisture problems in the attic. The duct to the vent appears to have just fallen out
- Active roof leaks not observed.
- Uninsulated soffit venting is over the main porch area.



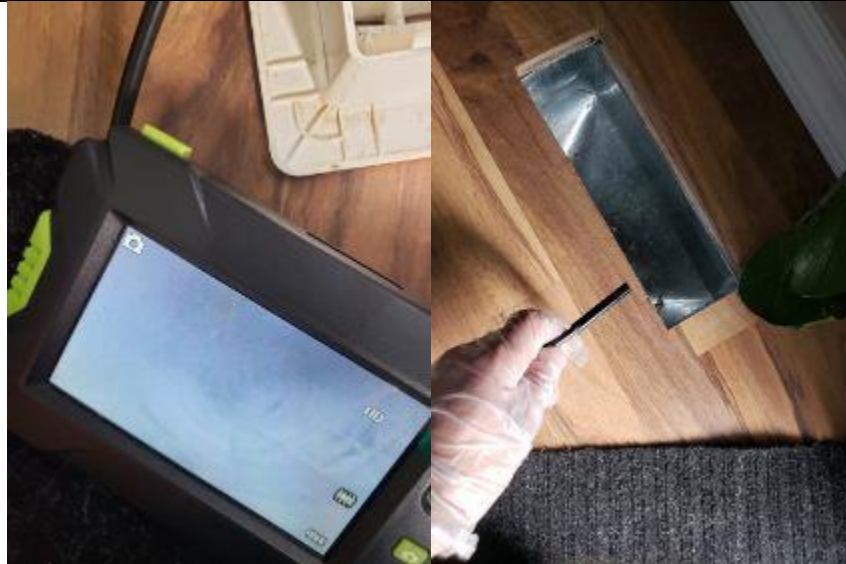
3 Electric, Heat, Water Heater & Laundry Appliances		
3.1 Electrical Panel		
Observations	Copper wiring 100A Breaker	<ul style="list-style-type: none"> • No major system safety or function concerns noted at time of inspection. Normal aged. • Legend clearly labeled • No abnormalities observed on thermal camera



3.2 HVAC System

Observations	<ul style="list-style-type: none"> • Mid efficiency furnace (up to ~80% AFUE) • Frigidaire (2007) 	<ul style="list-style-type: none"> • Suspected crack in the furnace heat exchanger. Recommend consulting a qualified HVAC technician to confirm and replace if required. Insulated sidewall was very hot to the touch. • Change furnace filter as directed by manufacturer (typically 3-6 months) • Gas fittings were leak tested. Nothing observed. No active or previous condensation was observed in the furnace. • Ductwork checked for dust. Would not recommend duct cleaning at this time, typically, every 5 years.
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3.3 Water Heater

Observations	<p>Piping: Copper + PEX</p> <p>Gas Heated, 50 Gallon tank</p> <p>A.O. Smith (2017)</p>	<ul style="list-style-type: none"> • No major system safety or function concerns noted at time of inspection. Gas fittings were leak tested. Nothing observed. • Life expectancy about 15 year for water tanks • Water shutoff beside stairs in case of a leak, public supply
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3.4 Laundry Appliances	
Observations	<ul style="list-style-type: none">• No major system safety or function concerns noted at time of inspection. Washer and dryer both worked using normal controls. No leaks behind or below washer unit observed.
	

4. Interior	
4.1 Kitchen	
Observations	<ul style="list-style-type: none">• No major system safety or function concerns noted at time of inspection.• Dishwasher, stove, range, microwave and refrigerator were all working at the time of inspection.• No leaks observed around or below refrigerator, or dishwasher.• Some areas could not be inspected due to personal items.
	



4.2 Bathrooms

Observations

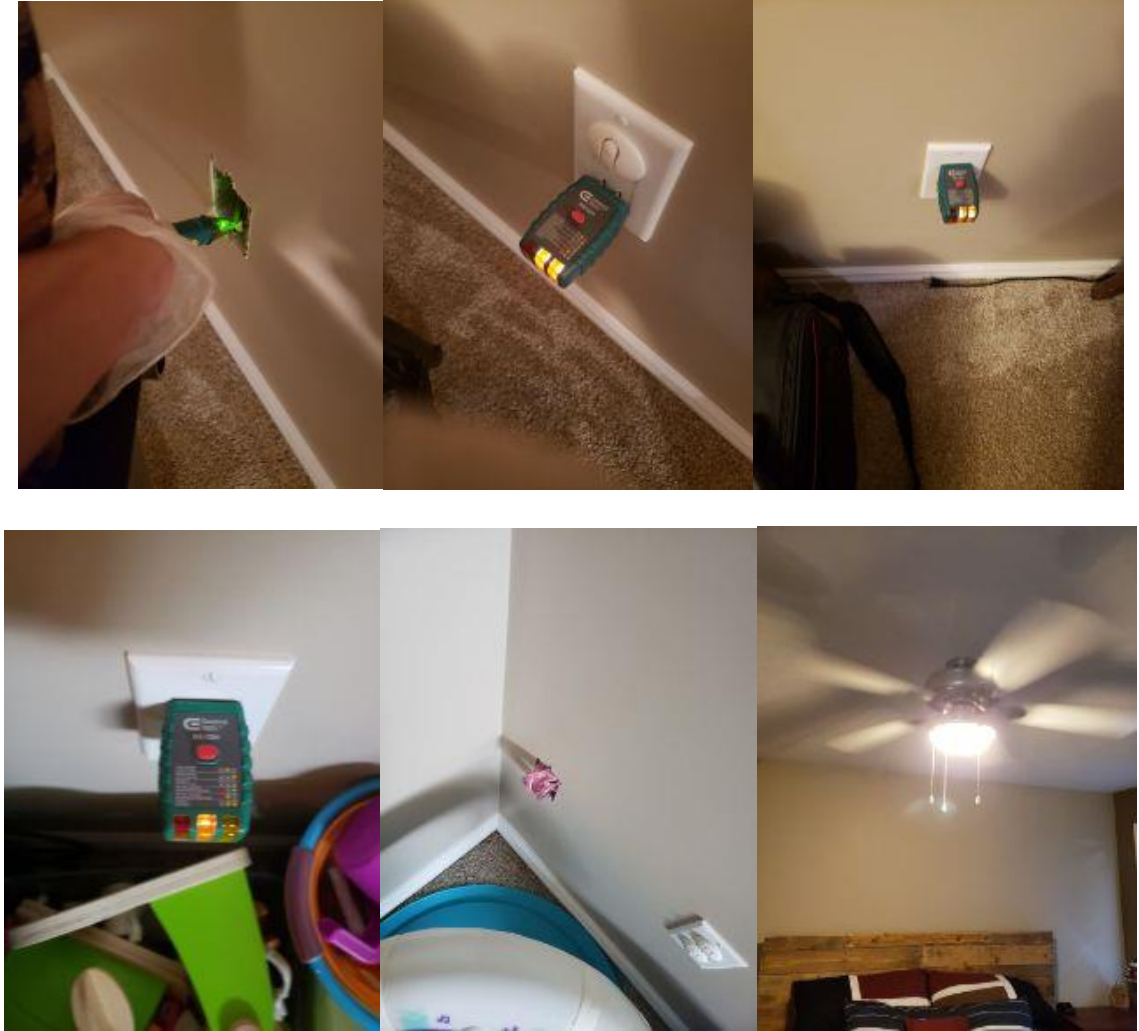
- All bathroom vents had sufficient suction to hold a piece of paper against the guard.
- Downstairs toilet was loose recommend retightening, some missing caulking around the bases
- Showers, toilets and sinks all working during the inspection. No active leaks were observed.
- Flooring between the tubs in upstairs bathrooms has become loose. Recommend re-securing and recaulking
- No active leaks observed.







4.3 Interior Electric

Observations	<ul style="list-style-type: none">• Tested all visible outlets, could not confirm ground working on one outlet in the basement. Likely just a loose wire, contact a qualified electrician.• Recommend covering any exposed wires or electrical boxes.
	

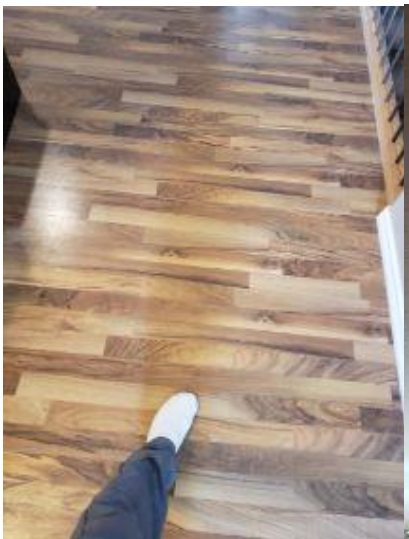
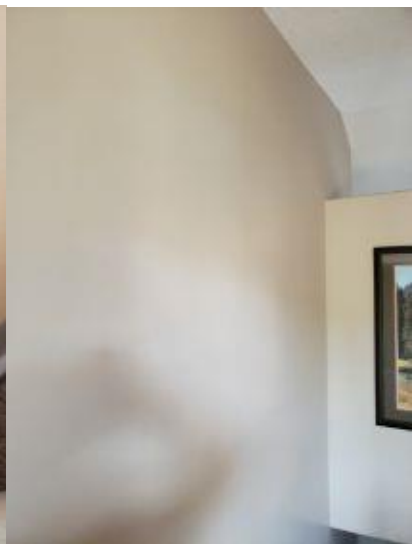
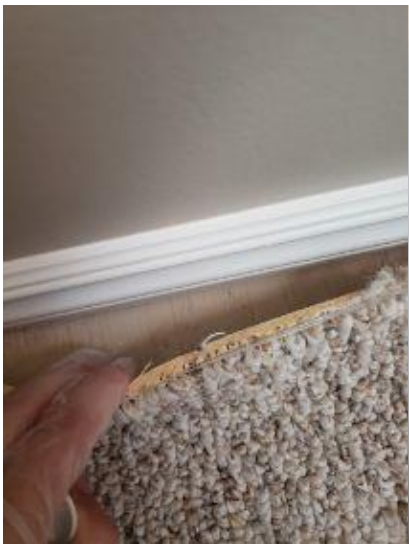


4.4 Floors, Ceilings and Walls

Observations

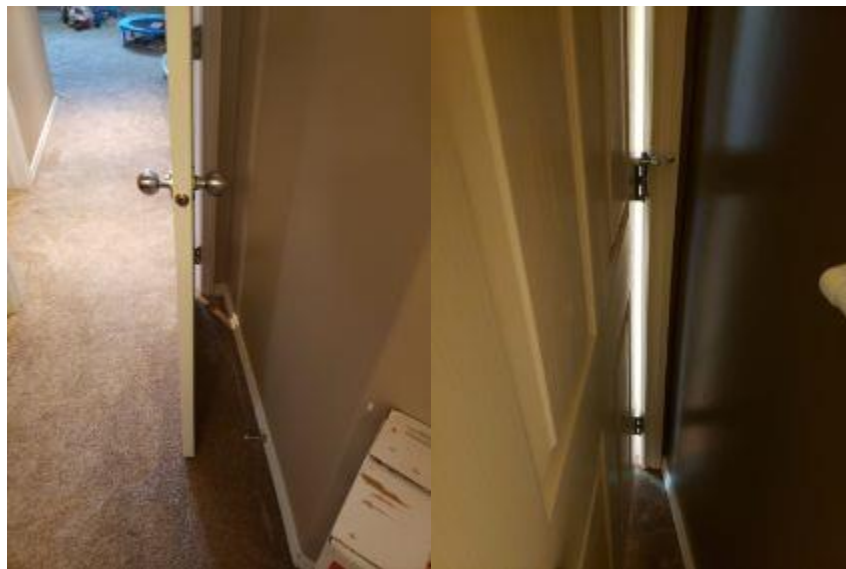
- No major system safety or function concerns noted at time of inspection.
- Not every area of the house was able to be inspected due to personal items (closets, etc.)
- One small ceiling crack noticed on the ridge between the kitchen and living space
- One carpet area in the upstairs bedroom did not extend to the wall, repair marks on wall observed.
- Some of the upstairs flooring was a bit creaky, possibly from very warm weather and thermal expansion. Creaks can be fixed with graphite powder.
- Moisture meter was used in the basement to try to find wet wall spots, nothing observed.





4.5 Doors

Observations	<ul style="list-style-type: none"> • One missing doorstop noticed downstairs. • Had to do some adjusting to get the downstairs bathroom door to close. Recommend adjusting.
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4.6 Windows	
Observations	<ul style="list-style-type: none"> • All windows and blinds were operating and able to adjust. • Weather stripping on one basement window was damaged



4.7 Stairways

Observations

- No areas of concern



Final Notes

- The House was occupied at time of inspection.
- This inspection does not include environmental investigation, condition assessment only.
- This is not a code inspection, nor am I licensed to perform any code inspections pertaining to this specific property. All code enforcement questions must be directed to the authority having jurisdiction.
- This report is not a guaranty or warranty. Anything can fail at any time. This inspection report is only reporting on the conditions as observed at the time of the inspection, and is not intended to be considered as a guaranty or warranty, expressed or implied, of the installation, adequacy of, or performance of, systems or structures, or their component parts, or of their remaining life expectancy or usefulness.
- This report is a snapshot in time, at the time and date of the inspection.
- Conditions in a house can change at any time, for any number of reasons.
- Pictures are included to help you understand and see what I saw at the time of the inspection. They are intended to show an example or illustration of an area of concern but may not show every occurrence and may not accurately depict its severity. Also note that not all areas of concern will be pictured. Do not rely on pictures alone.
- Structures that are occupied and fully or partially furnished at the time of the inspection many times prevent home inspectors from seeing everything, testing everything, or having access to everything. Concealed defects are not within the scope of the home inspection.
- Systems, equipment and components can, and do, fail—randomly and without prior warning.
- Thank you for letting me inspect your home.