Prepared for:

District of Summerland

Located at:

9525 Wharton St

Summerland B.C.

By:
Roger Warren
HomePro Inspections BC License # 57453
250.861-1802

09/30/15

Kelowna: 250-861-1802
Penticton: 250-492-4461
Vernon: 250-545-7071
Email: info@homepro.ca

Executive Summary
2525 Wharton St, Summerland B.C.
September 30, 2015
By Home Pro Inspections
Div of 384858 BC Ltd

General Description – Bi-lever commercial building with basement, two stairwells to basement area on both sides of building. Main entrance at south of building with basement entries on south, east and west sides. Washrooms on both the main floor and basement, office space and storage spaces on both.

Structure - Poured concrete foundation. Pour concrete walls in basement framed out and wood frame construction top floor. Wood floor joists and ceiling rafters. Minor foundation/slab cracks typical for age and style of building. No major points of concern observed.

Electrical – Main service is 200 amp 3 phase. Main fuse panel located in basement mechanical room.

- 200 AMP 3 phase sub panel in mechanical room
- 60 AMP 3 phase sub panel in upper floor staff room
- 50 AMP 1 phase sub panel for stair heater in mechanical room

No major points of concern, mostly minor maintenance and couple safety upgrades recommended.

Heating/Cooling – 4 year old, 125,000 Btu gas fired furnace and the 5 year old, 5 ton air conditioner supply heat and cooling to the top floor of the building. Temperature rise was too high during testing likely due to dirty filter. No other issues observed.
33 year old 120,000 Btu gas furnace supplies heat to second floor. No major issues observed other than filter requires replacement. Average life expectancy of this style furnace is 20-25 years. Washrooms and stairwells are heated by electric baseboards.

Plumbing – Main water shut is located in the woman's basement washroom. Gas hot water heater is 13 years old and 151 liter. Most insurance companies

are making their clients change the hot water heaters every 10-12 years. Plumbing is copper. No major concerns observed. Some age related wear/maintenance to fixtures.

Basement/Crawl space – No moisture observed at time of inspection.

Interior – Building is currently vacant. Interior is in average condition and appears to be mostly original. No major concerns observed. All the top floor washroom fans are venting into attic which can lead to increased condensation in attic. No issues observed at time of inspection though. Typical maintenance required and some safety recommendations.

Exterior – The asphalt shingle roof has reached its life expectancy. Areas where shingles have blown off, exposed roof sheathing, curling and granule loss. Expect replacement. Wood trim and siding require repairs and staining. Typical ongoing maintenance around window/door trim, required. Gutters are loose in areas and need to be secured.

Summary -- Overall building is in average condition with the largest concerns being the condition of the asphalt shingle roof and cosmetic repairs and maintenance to the exterior.

Sincerely,

Roger Warren
BC Lic #57453

Roger Lee
BC Lic #51804

HomePro Inspections
Vernon: 250-545-7071
Kelowna: 250-861-1802
Penticton: 250-492-4461
Fax: 1-800-974-1619
Website: www.homepro.ca

9525 Wharton St

Inspection Address

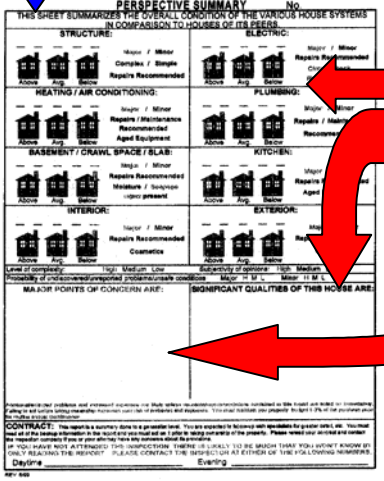
HOMEPRO Inspections

Following is the written report from the HomePro Inspection performed on your new home. Please read the following explanation carefully prior to reviewing the rest of the inspection report

The following copies of the inspection key pages are supplied for information only. The inspection service is a two-part service: the on-site inspection and discussion as well as the recorded report. These pages are that recorded report. As such they are not considered transferable. These pages are the property of the client who contracted with the inspector for the inspection service for this transaction only.

Each HomePro Report includes 10 Key Pages. The Invoice/Receipt is the next page followed by the Perspective Summary & 8 additional pages which refer to the information pages in the complete report detailing the individual systems in the home. Following is an explanation of how to read the Key Pages section of the report. Should you have questions, please call your inspector.

The **Perspective Summary Page** (immediately following) is where the inspector summarizes the Overall Condition of the Various House Systems compared to others of the same age and style. This is very important page as it also lists **Major Points of Concern** and **Significant Qualities**.


PERSPECTIVE SUMMARY No.

THIS SHEET SUMMARIZES THE OVERALL CONDITION OF THE VARIOUS HOUSE SYSTEMS IN COMPARISON TO HOUSES OF ITS PEERS

STRUCTURE: ELECTRIC:

HEATING / AIR CONDITIONING: PLUMBING:

BASEMENT / CRAWL SPACE / SLAB: KITCHEN:

INTERIOR: EXTERIOR:

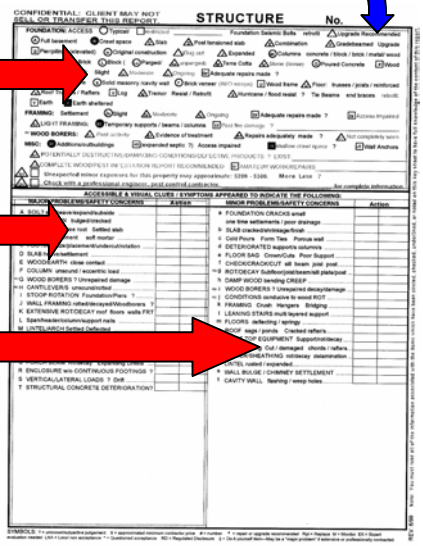
MAJOR POINTS OF CONCERN ARE: SIGNIFICANT QUALITIES OF THIS HOUSE ARE:

In these upper boxes we have rated the home as **Above Average, Average or Below Average** in each of the 8 major areas of the home (Structure, Electrical, Heating/Cooling, Plumbing, Basement/Crawlspace, Kitchen, Interior and Exterior)

In this area, we have listed **Significant Qualities** of the home.

In this area we have listed **Major Points of Concern**. These will be items that represent a significant and present safety risk or are unexpected major expenses for a home of this age and style

There are **8 "Key Pages"** following the Perspective Summary. These pages document the items and conditions observed in the major systems of the home. Refer to follow-up pages in the HOMEBOOK for complete information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STRUCTURE No.

The upper area of the Key Page documents the existing systems and equipment, their ages, the 5-year probability of replacement, as well as evidence of previous repairs and upgrades

The lower left box documents evidence of **Major Points of Concern**. These can include significant safety risks, repairs that will cost in excess of $500.00 or major cost systems that are at the end of their useful life and need immediate replacement

The lower right box documents **Minor Repairs or Maintenance Items** (less than $500.00). These are repairs & maintenance that are minor in nature & cost that are part of typical home ownership.

It must always be remembered that all homes will need minor repairs and maintenance. Deferred repairs and maintenance will result in increased repair costs.

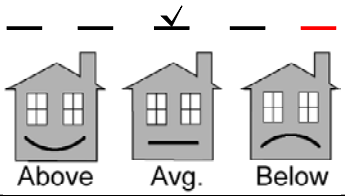
Always refer to the <u>Perspective Summary</u> to assess the condition of the house compared to others of similar age and style.

PERSPECTIVE SUMMARY

No. 9525 Wharton St

THIS SHEET SUMMARIZES THE OVERALL CONDITION OF THE VARIOUS HOUSE SYSTEMS IN COMPARISON TO HOUSES OF ITS PEERS.

STRUCTURE:

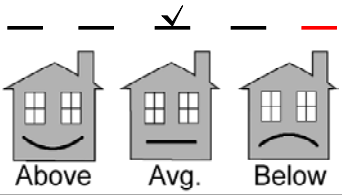


Major / Minor

Complex / Simple

Repairs Recommended

ELECTRIC:

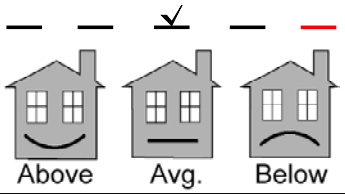


Major / Minor

Repairs Recommended

Circuit Check Recommended

HEATING / AIR CONDITIONING:

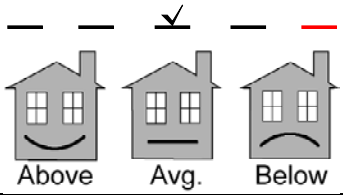


Major / Minor

Repairs / Maintenance Recommended

Aged Equipment

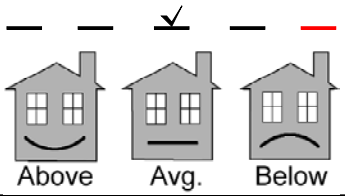
PLUMBING:



Major / Minor

Repairs / Maintenance Recommended

BASEMENT / CRAWL SPACE / SLAB:

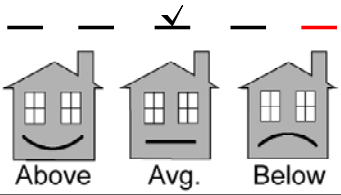


Major / Minor

Repairs Recommended

Moisture / Seepage signs present

KITCHEN:

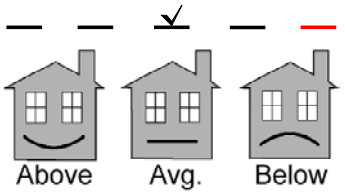


Major / Minor

Repairs Recommended

Aged Equipment

INTERIOR:

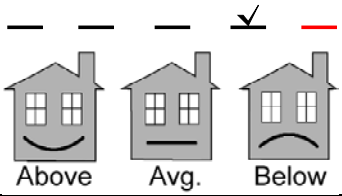


Major / Minor

Repairs Recommended

Cosmetics

EXTERIOR:



Major / Minor

Repairs Recommended

Cosmetics

Level of complexity: High Medium Low

Subjectivity of opinions: High Medium Low

Probability of undiscovered/unreported problems/unsafe conditions Major H M L Minor H M L

MAJOR POINTS OF CONCERN ARE:

- roof replacement
- age of hot water heater

SIGNIFICANT QUALITIES OF THIS HOUSE ARE:

- little significant settlement observed for age of building
- overall maintenance

Additional/enlarged problems and increased expenses are likely unless concerns/recommendations contained in this report are acted on immediately. Failing to act before taking ownership increases your risk of problems and expenses. You must maintain you property; budget 1-3% of the purchase price for routine annual maintenance.

CONTRACT: This report is a summary done to a generalist level. You are expected to follow-up with specialists for greater detail, etc. You must read all of the backup information in the report and you must act on it prior to taking ownership of the property. Please reread your contract and contact the inspection company if you or your attorney have any concerns about its provisions.

IF YOU HAVE NOT ATTENDED THE INSPECTION, THERE IS LIKELY TO BE MUCH THAT YOU WON'T KNOW BY ONLY READING THE REPORT. PLEASE CONTACT THE INSPECTOR AT EITHER OF THE FOLLOWING NUMBERS:

Daytime Roger Warren 250.492-4461 Evening Roger Warren 250.492-4461

REV.7/12 rl

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STRUCTURE

No. 9525 Wharton St

FOUNDATION: ACCESS ◯ Typical/ ☐ restricted finishings Foundation Seismic Bolts retrofit △ Upgrade Recommended

(A) Full basement (B) Crawl space (C) Slab (D) Post tensioned slab (E) Combination (F) Gradebeamed Upgrade

(G) Pier/piling (elevated) (H) Original construction △ Dug out (J) Expanded (N1) Columns concrete / block / brick / metal/ wood

MATERIALS: (K) Brick (L) Block ((La) Parged/ (Lb) unparged) (M) Terra Cotta (N) Stone (loose) (O) Poured Concrete (P) Wood

SETTLEMENT NOTED: Slight (Qb) Moderate (Qc) Ongoing (Qd) Adequate repairs made ?

HOUSE IS: (R) Stone (S) Solid masonry /cavity wall (T) Brick veneer (W/O weeps) (U) Wood frame (Uj) Floor: trusses / joists / reinforced

(Ur) Roof Trusses / Rafters (V) Log (W) Tremor Resist / Retrofit (X) Hurricane / flood resist ? Tie Beams end braces retrofit:

(Y) Earth (Y) Earth sheltered 2 Story commercial building

FRAMING: Settlement (Za) Slight (Zb) Moderate (Zc) Ongoing (Zd) Adequate repairs made ? (Zd) Access impaired

(A1) **LIGHT FRAMING:** (B1) Temporary supports / beams / columns (C1) Past fire damage ? _____

RD **WOOD BORERS:** (D1) Past acitivity (E1) Evidence of treatment (F1) Repairs adequately made ? (F1) Not completely seen

MISC: (G1) Additions/outbuildings (H1) (expanded septic ?) Access impaired (I1) shallow crawl space ? (J1) Wall Anchors

(K1) POTENTIALLY DESTRUCTIVE/DAMAGING CONDITIONS/DEFECTIVE PRODUCTS ? EXIST: _____

(L1) COMPLETE WOOD/PEST INFESTATION REPORT RECOMMENDED (M1) AMATEUR WORK/REPAIRS _____

(N1) ☑ **Unexpected minor expenses for this property may approximate: $200 - $300.** More Less (?)

(O1) ☐ **Check with a professional engineer, pest control contractor, _____ for complete information.**

ACCESSIBLE & VISUAL CLUES / SYMPTOMS APPEARED TO INDICATE THE FOLLOWING:

MAJOR PROBLEMS/SAFETY CONCERNS	Action	
A SOIL? slip/heave/expand/subside		
B FOUNDATION bulged/cracked		
Excess load Tree root Settled slab		
Ongoing settlement soft mortar		
C FOOTING size/placement/undercut/rotation		
D SLAB heave/settlement		
E WOOD/EARTH close contact		
F COLUMN unsound / eccentric load		
RD G WOOD BORERS ? Unrepaired damage		
RD H CANTILEVER/S unsound/rotted		
I STOOP ROTATION Foundation/Piers ?		
J WALL FRAMING rotted/decayed/Woodborers ?		
K EXTENSIVE ROT/DECAY roof floors walls FRT		
L Span/header/column/support nails		
M LINTEL/ARCH Settled Deflected		
N BRICK VENEER separation settlement		
O WALL bulge CHIMNEY settlement/cracked		
P Poor bearing soil? Soil/rock ?		
RD Q PORCH BEAM rot/decay Expanding Lintels		
R ENCLOSURE w/o CONTINUOUS FOOTINGS ?		
S VERTICAL/LATERAL LOADS ? Drift		
T STRUCTURAL CONCRETE DETERIORATION?		

MINOR PROBLEMS/SAFETY CONCERNS	Action	
(a) FOUNDATION CRACKS small	Monitor	
one time settlements / poor drainage	Monitor	
(b) SLAB cracked/shrinkage/finish	Monitor	
c Cold Pours Form Ties Porous wall		
d DETERIORATED support/s column/s		
e FLOOR SAG Crown/Cuts Poor Support		
f CHECK/CRACK/CUT sill beam joist post		
RD g ROT/DECAY Subfloor/joist/beam/sill plate/post		
h DAMP WOOD bending CREEP		
RD i WOOD BORERS ? Unrepaired decay/damage		
RD j CONDITIONS conducive to wood ROT		
k FRAMING Crush Hangers Bridging		
l LEANING STAIRS multi layered support		
m FLOORS deflecting / springy		
n ROOF sags / ponds Cracked rafter/s		
RD o ROOF TOP EQUIPMENT Support/rot/decay		
RD p TRUSS Rising Cut / damaged chords / rafters		
q RAFTER/SHEATHING rot/decay delamination		
r LINTEL rusted / expanded		
s WALL BULGE / CHIMNEY SETTLEMENT		
t CAVITY WALL flashing / weep holes		

a/b) typical for age and style of house, monitor

SYMBOLS: ? = unknown/subjective judgment $ = approximated minimum contractor price # = number ■ = repair or upgrade recommended Rpl = Replace M = Monitor EX = Expert evaluation needed LNA = Local non acceptance * = Questioned acceptance RD = Regulated Disclosure ‡ = Do-it-yourself item—May be a "major problem" if extensive or professionally contracted.

Note: You must read all of the information associated with the items which have been circled, checked, underlined, or noted on this key sheet to have full knowledge of the content of this report.

REV. 3/10 rl

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ELECTRICAL

No. 9525 Wharton St

NOTE: Sealed boxes are not opened, electromagnetic fields (EMF) are not checked. △EMF Electromagnetic Fields ? Main Disconnect Y N

ACCESS: (A) Typical [B] restricted [C] Utility off/system not checked Voltage 120/240/208 1 3 Phase Breaker Fuse 200 A Amp

Approx. Amps: [D] Entrance cable 200 A Meter base 200 A ? (E) Main Box/es 200 A / (F) EXPANDED SYSTEM

[G] Underground (H) Weatherhead [I] Breakers (J) fuses [J] Buzz/hot (K) (resettable) Useful Upgrade

PANEL: Location: Main Panel Mechanical room

Sub Panel: upper floor Main Disconnect: fuse panel

(L) Labeled [M] unlabeled (partial) (N) Single (O) multiple [P] trough

(Q) Expansion Room Y [R] N

(S) A/C Readily Accommodated Y [T] N N/A

[U] Loose wiring in panel △Ua Hostile environment

INSURANCE INFORMATION:

(V) Original Service [W] Up-graded [X] (incomplete)

[Y] % wiring upgrade/added Yrs Ago

(Za) Entrance CU (Zb) Major Appl CU (Zc) Gen Light CU

(A1) (CU = Copper AL = Aluminum)

(B1) Romex/(Loomex) C1 ungrounded romex (D1) BX (E1) Conduit △F1 Knob + Tube

GROUNDING: △G1 Plumbing/gas/rod foundation multiple central ? [H1] Surge suppressor/s [I1] Lightning rods useful upgrade/s

GROUND/ARC FAULT BREAKER/S: (J1) Panel/Bath/Garage/Exterior/Pool/Kitchen/Basement Extended/Useful Upgrade

PLUG DISTRIBUTION: △K1 Minimum △L1 typical △M1 upgraded △N1 two/three hole type/combination [N1] Hidden devices/switches?

WIRING: △O1 Closet/Custom/Pool Lighting [P1] Outbuilding/Yard [Q1] Low Voltage/DC Lighting Auxiliary/heat tape Extra circuitry recommended

Supplemental Power △R1 Substandard maintenance △R1 Circuit check recommended

△S1 AMATEUR WORKMANSHIP:

△T1 ☑ Unexpected minor expenses for this property may approximate: $200 - $300. More Less ?

△U1 ☐ Check with an electrician, code authority, for complete information.

ACCESSIBLE & VISUAL CLUES / SYMPTOMS APPEARED TO INDICATE THE FOLLOWING:

MAJOR PROBLEMS/SAFETY CONCERNS	Action	
A INADEQUATE POWER SERVICE		
B ENTRANCE CABLE UNDERSIZED		
* C ALUMINUM general lighting circuits		
D UNFUSED/UNPROTECTED circuit/s (>5')		
E OVER FUSING		
F WATER/RUSTED connections in box		
G SHORT CIRCUIT burned/frayed wiring		
H GFCI/CIRCUIT BREAKER bad/broken/ARC Fault		
LNA I KNOB AND TUBE wiring system		
J EXTENDED major appliance circuit		
K GROUND BONDING STRAP/ROD missing/loose		
L CONTACT HAZARD exterior/interior		

MINOR PROBLEMS/SAFETY CONCERNS	Action	
a ENTRANCE/MAJOR APPLIANCE LEADS loose		
ANTIOXIDANT needed		
b TRIPPED BREAKER/S BLOWN FUSES		
(c) MULTIPLE taps/Circuits ? EXTENDING of circuitry ?	Repair	
d CIRCUIT(S) not connected in panel		
e EXTENSION cords SPLICED wires		
f FRAYED appliance wires PLUGS		
g ADAPTERS Nonpolarized/ungrounded		
h WIRES/BOXES uncovered/loose unprotected	Repair	
FIXTURES broken/defective clearance ?		
i RECEPTACLES dead/ungrounded		
painted/broken/covers/rusted/loose	Repair	
poor connections reversed polarity		
j SWITCHES/DIMMERS defective	bulbs	
multiple pole needed		
k ANTENNA Close wire contact/ungrounded		
l ENTRANCE frayed/in trees		
m METER/ENTRANCE CABLE loose/frayed/drip leg		
n OUTSIDE FIXTURES open to weather		
o WIRE/PANEL damage/inappropriate		
p DOORBELL nonfunctional		
q SUB PANEL bonding/grounding ?		

Note: main 225 amp 3 phase service panel
- 200 amp main fuse panel
- (Sub A 225 A) 200 amp 3 phase panel in mechanical room
- (Sub B 225 A) 60 amp 3 phase panel in upper floor staff room
- 50 amp 1 phase sub panel for exterior stair heat

c) in mechanical room sub panel A

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HEATING/AIR CONDITIONING

No. 9525 Wharton St

ACCESS: (A) Typical [B] restricted (D) COMBUSTION AIR SUPPLY (D) out/makeup/house air to air heat exchanger HRV / ERV
[C] Utilities/pilots off/equipment not checked △ Heat exchanger inaccessible/non-visible MAIN GAS VALVE LOCATION: inside/outside/gas tank
HEAT: [E] Space [F] central (G) combination (H) Multiple system/zone/balance devices △ Rooftop unit/Hostile environment/Garage
(J) **GAS/OIL/ELECTRIC APPROX. BTU/KW/TON:** Heating 125000 / 120000 / 7.5 MBTU/KW Cooling: 5 / / TON
(K) **GRAVITY** △ **FORCED:** airflow (M) up [N] down [N] side [N] counter flow (crawl space) Attic garage (O) Duct damper/booster fan
[P] Flexible ducts (Q) Hi/low pressure (R) Slab ducts (transite) (S) Radiant ceiling plenum (T) **returns:** Central (U) individual
(V) Humidifier: Evap/atom/drip/steam (W) Electronic/special filter (X) Condensate pump
HOT WATER: (Y) One/Two Pipe (Z) circulated (A1) Radiators (B1) convectors (C1) baseboards (D1) fan coils △ (E1) radiant △ (F1) overhead loop
BOILER: [G1] Conversion (H1) tube type (I1) STEAM: △ (J1) one/two/pipe △ (K1) boiler upgraded
FUEL/S: (L1) Gas (M1) oil (N1) electric/radiant (O1) heatpump element ? (P1) wood (Q1) coal (R1) Kerosene (S1) LP gas △ Fuel change △ (T1) Outside air
EQUIP: (U1) Pilot (V1) elect ignition (W1) Flue damper (X1) power burner (Y1) Induced draft (Z1) Condensing type (discharge?)
(A2) Catalytic [B2] sealed combustor △ (C2) (separate flues ?) FLUES: (D2) Masonry (E2) Terra cotta △ (F2) Transite (G2) Metal/Plastic/ △ (H2) Pre-heater
(I2) **OIL:** Tank (J2) (Inside △ (J2) Patched (K2) outside (L2) buried △ (M2) Abandoned ?) (N2) Filter △ (O2) Old masonry flue
(P2) **SPACE HEATING:** (Q2) Elec. (bsbd/fan) △ (D2) Radiant (R2) Heat Pump (S2) Gas (T2) Kero (△ (T2) Unvented) (U2) Wood stove (V2) (insert) △ (W2) Cool flue
AIR CONDITIONING: (X2) space/central/combination split/packaged (Y2) Electric compressor/s (Z2) Gas Chiller/s (A3) Window/wall units
△ (B3) water heat sink [C3] Evaporative △ (C3) Retrofitted Overhead Replaced Compressor ?
THERMOSTAT/CONTROLS: (D3) Single/multiple (E3) Central (F3) Combination [G3] setback △ (H3) (SIMULTANEOUS OPERATION)
[I3] **SOLAR SYSTEM:** Operating: Y N △ (J3) **AMATEUR WORK:** △ (K3) Substandard Maintenance △ (L3) Living units on same air system

HEAT AGE: 4 / 33 / 5 Yr. replace prob. H M (L) $ ____ $ ____ Temperature Rise ____ Degrees
AC AGE: 6 / / 5 Yr. replace prob. H M (L) $ ____ $ ____ Temperature Drop ____ Degrees F

△ (M3) ☑ **Unexpected minor expenses for this property may approximate: $200 - $300. More Less ?**
△ (N3) ☐ **Check with a code authority, health official, mechanical contractor, ____ for complete information.**

ACCESSIBLE & VISUAL CLUES / SYMPTOMS APPEARED TO INDICATE THE FOLLOWING:

MAJOR PROBLEMS/SAFETY CONCERNS	Action	
A MISMATCH unit/house/distribution		
B HEAT EXCHANGER ? cracked/holed/rusted test		
C BOILER LEAKAGE frozen system ?		
D FLUE unsafe clearance/capacity/mixed draft ?		
E COMBUSTION AIR insufficient ?		
F AC/HEAT PUMP UNIT/S out/partial/not tested		
BACKUP heat out/partial ?		
RD G ASBESTOS? exposed friable ?		
H STEAM CONTROL repair replace		
I APPLIANCE/WOODSTOVE clearance ?		
J FLUE DAMPER malfunction ?		
K OIL BURNER/HEATER dangerous		
L SPACE HEATER dangerous ?		
M UNEVEN HEAT Distribution/Stratification ?		
SUPPLY/RETURN placement ?		
N ROOMS WITHOUT heat/cooling		
O ELECTRIC UNIT out/series ?		

Note: 4 year old furnace is for top floor
- 33 year old furnace is for basement floor
- each floor has separate thermostat
- electric baseboards in public washrooms/stair wells

Temp Rise first floor
77 F - 179 F = 102 F
Temp Drop 2 floor only
Discharge 31.2 F Return 72.2 = 39.1 F

Temp Rise basement
74 F - 125 F = 51 F

MINOR PROBLEMS/SAFETY CONCERNS	Action	
a HEAT EXCHANGER/casing/duct rust		
b FURNACE/BOILER water/rust/clean/service	Expert	
c FLUE rust/connection/incline/length		
d WIRING burned/loose		
e PILOT/BURNER adjust/clean/replace		
f AIR HANDLER vibrating/loose/dirty/drip pan/drain ?		
g "V" BELT adjust/replace pulley		
h CONTROLS/GAUGES repair/replace ?		
i AC COIL dirty clean tray fix pump		
j SWITCH missing/broken poor location		
k HUMIDIFIER/STAT out water/service ?		
l ELEC FILTER out? hookup/dirty/service		
m FILTER/DUCT dirty/loose/missing ?	Replace	Both
n PLENUM/DUCTS noisy/tape/insulate/repair		
o CIRCULATOR out/repair/lubricate		
p VALVES feed/relief/zone AIR TANK		
q AIR BLOCK High/low pressure/purging		
r OIL BURNER FIRE BOX seal reline		
BAROMETRIC damper install service		
s UTILITY ROOM enclosure ?		
t RADIATOR/BASEBOARD valves/handles		
u REGISTER missing/damaged/stuck		
v CONDENSER/Heat Pump/chiller Clearance Support		
Refrigerant Lines Fins Oil stains Service		
w FLUE CAP missing/rusted/loose		
x THERMOSTAT broken/loose/old/location		

b) recommend servicing on an annual basis, temp rise too high on first floor furnace likely due to dirty filter

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PLUMBING

No. 9525 Wharton St

ACCESS: (A) Typical [A] restricted [B] Utilities off/equipment not checked △B Dry system Water Pressure ____ PSI Reducing valve Upgrade

WATER: (C) Public ? △D Private Separate △E together △F Shallow [F] deep [G] abandoned

TREATMENT: (Ha) Hookups [Hb] Equipment [Hc] Operating ? △Hd Bottled water (I) Fixture stains [J] Quality test recommended

MAIN SHUTOFF: (K) Location basement ladies washroom (K) Poor access **[L] FIXTURE SHUTOFFS:** Y N (La) Some

(M) Backflow/Anti-siphon devices △N HOSEBIBBS Standard/Frostproof/off △N access, needed ? △N Valve △N petcock

[O] Street/well supply line: △a Lead △b Gal △c Brass △d Copp △e Plas ?

[P] Internal Supply lines: △a Gal △b Brass △c Copp △d Plas

[Q] Drain, Waste, Vents (mechanical): Exterior △a Gal △b Cast △c Lead △d Copp △e Plas

WASTE: (R) Public ? △S Private septic system △S (Infringements) [ ] Expansion room ?

△T Pump dependent system/cistern

INSURANCE INFORMATION:
% supply piping updated ____
Number of years ago ____

MISC: [V] Hot tub △W Whirlpool (X) Steam bath (Y) Sauna

△Z Lawn sprinklers (work) ? Zones ? △Z Well Problems: ____

TILE: △A1 Mastic/Mud/Painted ____ △B1 Previous repairs: ____ △B1 Vulnerable

△C1 **ATTENTION:** △D1 Sewer pipe thru wall △E1 Bar/laundry pump △F1 Small/old septic system △G1 Orangeburg ? △H1 Check/flush valve
△I1 Fixtures W/O overflow/painted/relined/fiberglass △J1 Tub W/O Access △K1 Ceramic tub/stall △L1 Safety Glass? Enclosure ? △M1 Fixtures/pipes overhead/outside wall
△N1 Fire Sprinkler △O1 Old gas lighting system △P1 rigid pipe/seismic area △Q1 Lead supply line △K2 Cisterns

(R1) Rough in/partial △S1 House trap △T1 Stains tub/shower ____ Problems

(U1) WASHER: N/A Age ____ Replace Prob. H M L $____ W/D connection/s available

(V1) DRYER: N/A Age ____ Replace Prob. H M L $____ Gas/electric △W1 Un-vented/long/cold/Plastic

(W1) WATER HEATERS: #1 Age 13 Replace Prob. (H) M L $____ #2 Age ____ Replace Prob. H M L $____ Gas (X1) electric (Y1) oil

△Z1 lp gas [A2] solar (B2) Heat pump (C2) Circulated (D2) Integral boiler (E2) 151 / ____ Liters Tank/s △F2 strap/flex line upgrade (G2) Instant [H2] Central

AMATEUR WORK: [I2] ____ △J2 Substandard Maintenance ____

△L2 ☑ **Unexpected minor expenses for this property may approximate: $200 - $300.** More Less ?

△M2 ☐ **Check with a plumbing contractor, code authority, health official, ____ for complete information.**

ACCESSIBLE & VISUAL CLUES / SYMPTOMS APPEARED TO INDICATE THE FOLLOWING:

MAJOR PROBLEMS/SAFETY CONCERNS	Action	
A WELL/SEPTIC failure/equip. out/repairs		
B GRAY/BLACK water septic remains ?		
C EXTRACTOR PUMP failure/seal		
D VERY/LOW FLOW ½" pipe/clog/kink ?		
E FROZEN SYSTEM present/past ?		
F FREEZE VULNERABLE pipes pumps ?		
G SHOWER/TUB leak split? Rusted		
H CROSS CONNECTION Supply/Waste ?		
I TILE REPAIR Wall protection		
J T/P VALVE needed/relocate ?		
K DWV/SUPPLY Pipes Leaking/broken Lead ?		
L BACKVENT missing/location ?		
M BRASS PIPE Deposits Copper/lead Acid		

MINOR PROBLEMS/SAFETY CONCERNS	Action	
a FLOOD RIM Laundry tub "S" trap backvent ?		
b DRAIN slow/stopped/incline trap/missing		
c STORM WATER to sanitary sewer		
d WATER HAMMER hangers/unlike metals		
e WATER HEATER leak/drain/clean dip tube ?	aged	
adjust flame shield/flue connection/backdraft ?		
elements/thermostat/thermocouple ? extension pipe		
f FIXTURES missing/loose/marred/crack		
stained/chipped/peeling/crazing	X	
g HARDWARE clog/chatter/reverse/rebuild WELL		
h POPUP DRAIN CONTROL repair/missing	Repair	
‡ i VALVE repack/washer/seat handle/no access		
‡ j TOILET loose/leaks/hardware/flush/cracked		
‡ k SHOWER DOORS/HEAD repair hardware caulk		
‡ l TILE caulk/grout/reset/replace shower guards		
m BATH FANS out/noisy/extend Upgrade		
n TUB COMPRESSION SEALS out/no access ?		
o GAS leak/valves/drip legs/flex pipe		
p DRIP TRAY water heater/washing machine/air handler		
q LEAKS/CORROSION pipes/fittings/other		
r SPRINKLER REPAIRS		

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BASEMENT/CELLAR/CRAWL SPACE/SLAB

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No. **9525 Wharton St**

ACCESS: (A) Typical/ [A] restricted/ △ none Traversed: fully partially none _____

UNDER HOUSE SPACE IS BEST DESCRIBED AS:

(B) Basement (C) Cellar (D) Crawl space (E) Slab (F) Combination (G) Grade beams used (Ga) Open (elevated unit)

FLOOR: (H) Dirt (No vapor barrier) (I) Concrete Finish: [J] tiles (K) carpeting (L) wood linoleum

(M) **CRAWL SPACE:** entered/inaccessible (Ma) DEEP FROST (N) Conditioned [O] ceiling/walls insulated (partial)

(P) Air passage basement/crawl space

(Q) VENTILATION: (Qa) Typical (Qb) Restrictive (Qc) none) (R) Ducts wrapped Upgrade Pipes wrapped Upgrade

FINISHING: [S] All/some/none Original ? (S) added later [T] professional ? (U) amateur (Ua) no chimney access

(V) Heat/cool (Partial) Original (V) Extended Added (W) Ceiling/walls insulated ? (W) (Partial)

(X) Mildew noticed (Y) Dehumidifier recommended (Z) Form ties/foundation: unparged

LOWEST LEVEL: (A1) Floor drain: Y (A1) N (B1) Outside entrance: Y N (C1) Areaway drain: Y (C1) N N/A

(D1) Stiffening posts/beams (F1) Floors shimmed/ (F1) bridging added (G1) Hearth forms remain

(H1) Window/Door damaged/loose [I1] Basement newly finished ? △ freshly painted

WATER/MOISTURE SYMPTOMS: (J1) Efflorescence (K1) Peeling paint (L1) Swelled materials (M1) Stains (N1) Loose flooring

(O1) Rotted/decayed wood (P1) Silt (Q1) Water on floor (R1) Damp floor/walls (S1) Mildew/odor (T1) Raised appliances/storage

(U1) Window stains (V1) Rust stains/appliances △ Other _____

EXISTING WATER CONTROL MEASURES: (W1) Wall sealants (X1) Joint fillers (Y1) Filler/coving against wall (Z1) Floor-wall sluice

(A2) drain (B2) Perimeter drain/Sump pump (B2) Retrofitted (AC/DC) Location/Restricted/Sealed ? (C2) Wall/Floor plastic

△ Other _____

(D2) Water seepage/dampness probability after recommended changes (See below and also see exterior key sheet for changes) HIGH MEDIUM (LOW)

AMATEUR WORKMANSHIP: [E2] _____ (F2) Radon Mitigation active/passive

(G2) ☑ **Unexpected minor expenses for this property may approximate: $200 - $300. More Less ?**

(H2) ☐ **Check with a professional engineer, code official, _____ for complete information.**

ACCESSIBLE & VISUAL CLUES / SYMPTOMS APPEARED TO INDICATE THE FOLLOWING:

MAJOR PROBLEMS/SAFETY CONCERNS	Action	
A PERSISTENT FLOODING likely		
B PERSISTENT MINOR SEEPAGE likely		
RD C HIGH MOISTURE/ROT/DECAY conditions		
D SPRING/HIGH WATER TABLE likely ?		
E DEWATERING SYSTEM needed		
F DEWATERING VITAL AC dependent		
G POINTING/PARGING needed ?		
H WATER SPOTS through slab		
I SLAB SETTLEMENT		
J WICKING MOISTURE/CONDENSATION		

MINOR PROBLEMS/SAFETY CONCERNS	Action	
(a) OCCASIONAL SEEPAGE DAMP WALL Mildew/mold formation likely/possible ?	Monitor	
b CRAWL SPACE ventilation inadequate ?		
‡ c VAPOR BARRIER needed/incomplete		
d AREAWAY damp STEP rust/rot		
e SUMP PUMP inoperative ? shallow/ no checkvalve/freeze vulnerable/cover missing/ discharge short/to sewer		
f STEPS loose/rotted/decayed tripping hazard		
g ASHDUMP Clean/secure/provide door		
‡ h INSULATION fallen/reversed		
i Wood forms/debris present		

a) no moisture observed at time of inspection, monitor

"Seepage" would rarely be expected to build water more than an inch or so deep.

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KITCHEN

No. 9525 Wharton St

NOTE: Appliances are not moved, areas beneath are not checked. Freezers and food centers are not checked.

KITCHEN: (A) Complete [A] Incomplete ACCESS: [B] Typical [B] restricted

(C) New Original (C) Updated partially/completely (D) Approx. _____ years ago

EXHAUST FANS: [E] External discharge ((E) down draft) (F) Recirculating None Upgrade

APPLIANCE	Heat Source	Approximate Ages			Replace Prob.	Cost		
(G) Range/s wall oven/s	G E LPG				(cook) H M L $			
Convection - (H) Cont./Self cleaning								
Microwave					(micro) H M L $			
Cook top (ceramic)	G E LPG				(Cook) H M L $			
(I) Refrigerator [I] (ice maker)		-			(Ref.) H M L $			
(J) Dishwasher (portable)					(D.W.) H M L $			
(K) Compactor					(Comp.) H M L $			
(M) Instant Hot					(I.H.) H M L $			
(L) Disposer Poor Switch Location					(Disp.) H M L $			

batch feed / Water pipe switch Disposer feed guard in place Y N

(N) Water filter in use: Y N

APPLIANCES NOT TESTED: [O] _____ (P) Pest telltales (Q) Extermination recommended

AMATEUR WORKMANSHIP: (R) _____ (S) Substandard Maintenance

(T) [x] **Unexpected minor expenses for this property may approximate: $200 - $300.** More Less (?)

(U) [ ] **Check with an appliance contractor, code official, _____ for complete information.**

ACCESSIBLE & VISUAL CLUES / SYMPTOMS APPEARED TO INDICATE THE FOLLOWING:

MAJOR PROBLEMS/SAFETY CONCERNS	Action	
A TOTAL REMODELING recommended		
B FLOORING buckled/swelled/split/seams		
scratched/damaged		
C CABINETS or COUNTERTOPS damaged		
D EXTRA CIRCUITRY recommended		
E GAS/MICROWAVE leakage/problem ?		
F STOVE CLEARANCE top/side/window		
G CHARCOAL COOKING EQUIPMENT		

MINOR PROBLEMS/SAFETY CONCERNS	Action	
a OVEN bake/broil element out/together		
DOOR hinges ? warped/glass/latch		
gasket/closure oven dirty		
b COOKTOP element/burner out/stained		
c MICROWAVE out/timer/malfunction ?		
d REFRIGERATOR/freezer out/noisy/closure		
cabinet not level/dirty/damaged		
GASKETS torn/loose/dirty DEFROST FAN/		
SHELVES/TRAYS/CASING damaged/missing		
e ICEMAKER out/noisy/leaking ?		
f DISHWASHER noisy/out/leaks		
discharge hose blocked/traps water		
no vacuum breaker latch ineffective		
DOOR springs/rust/gasket		
g DISPOSER out/leaks/jammed/noisy		
smells/rusted/wire loose		
h INSTANT HOT out/leaking/wire		
i EXHAUST FAN out/dirty/noisy/drafty/flap discharge ?		
j COMPACTOR out/dirty/noisy/locked ?		
k SINK damaged hardware leaks RINSE HOSE out		
(l) CABINETS/COUNTERTOPS damaged/loose	X	
(m) DOORS/DRAWERS strike/guides/hardware	X	
n FLOOR seams/buckled/uneven/loose/		
dirty/delaminated/torn ?		
o PILOTS/CONTROLS out range no power		

l/m) wear and tear appropriate with age.

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INTERIOR

No. 9525 Wharton St

ACCESS: (A) Typical [A] restricted **ATTIC ACCESS:** (A) Typical [B] restricted [B] none ENTERED: Fully Partially _____

WALLS/CEILINGS: Plaster ([C] Wood (D) Rock (E) Wire lath) (F) Drywall (G) Paneling (H) Beaverboard [I] Acoustic tile

[J] Dropped tile (K) Wood (L) Tin (M) Precast (N) Wallcovering/paint over paper (O) Textures/sand paints

[P] HI HAT Recessed lighting fixtures (P) (no access) (Q) **PREVIOUS WALL/CEILING REPAIRS:** _____

PRIMARY FLOORS: (R) Strip (S) Tongue and groove (face nailed) (T) Parquet (U) Ceramic/quarry tile [V] Vinyl squares [W] Sheet vinyl

(X) Carpet (Y) Slate (Z) Marble (A1) Cork Other: linoleum

PRIMARY WINDOWS: (B1) (W=Wood M=Metal V=Vinyl) GLAZING: (C1) Single (D1) double other: _____

(E1) Single/double hung _____ (F1) Casement wood (G1) Sliding _____ (H1) Awning _____ ?

(I1) Jalousie _____ (J1) Fixed metal (K1) Original [L1] upgrades (M1) Old casings remain (N1) Sun Awnings Storm shutters ?

STORM WINDOWS: [O1] None/some/all/incomplete upgrade recommended Major / Minor condensation evidence

FIREPLACE/S: [P1] Prefab # _____ (Q1) masonry # _____ (R1) unlined/relined ? (S1) Without damper/s (T1) Firebrick ? (U1) Access restricted

INSULATION: (U1) Attic fiberglass ? R Value 25+/- Wall Fibreglass _____ ? R Value 20 [W1] upgrade _____

(R=Retrofitted P=Partial U=Upgrade Recommended)

ATTIC VENTILATION: (X1) Typical/ [X1] restrictive/damaged (Y1) none Soffits (baffles) Gables Ridge thru roof Window Wall grilles upgrade

ROOF: **Leakage Evidence** (Z1) stains active/inactive ? **Leakage Probability:** HIGH MEDIUM LOW Evidence of condensation

FAN/S: (A2) Bath ((A2) discharge to attic) (B2) Attic/thermostat (C2) Whole house (unguarded) (D2) Ceiling paddle fans Upgrade _____

PARTY/FIRE WALLS VISIBLE: (E2) Basement crawl space garage attic (E2) Masonry/gypsum (F2) Open _____

MISC: (F2) **Garage Door:** (F2) Auto Reversing (F2) Non-reversing Release (K2) **Alarms:** Smoke/Carbon Monoxide Recommended Upgrade Test

Elevator: (I2) inclinator (tension safety) [J2] **Security/Intercom System** [G2] **Central Vacuum** (H2) **PAINT: FRESH LEAD ?**

***Pest Telltales:** (L2) rodents / birds (M2) Exterminate/clean/deodorize (N2) **Ext. Doors:** Sliding/hollow core Safety Glass ? Bars

AMATEUR WORKMANSHIP: [O2] _____ (P2) Substandard Maintenance: _____

(Q2) ☑ **Unexpected minor expenses for this property may approximate: $200 - $300.** More Less (?)

(R2) ☐ **Check with a professional engineer, code official,health official, _____ for complete information.**

ACCESSIBLE & VISUAL CLUES / SYMPTOMS APPEARED TO INDICATE THE FOLLOWING:

MAJOR PROBLEMS/SAFETY CONCERNS	Action	
* A FIREPLACE/CHIMNEY unsafe		
B WOOD STOVE clearance/creosote		
C HEATING unit clearance ?		
D HI-HAT lights (recessed) insulation ?		
E INSULATION uncovered UFFI Vermiculite ?		
F GARAGE SLAB elevation/flames separation ?		
RD G FRIABLE ASBESTOS ?		
H SLAB DUCTS water/chemicals ?		
I Condensation/ventilation/ice dams ?		
J CEILINGS/WALLS damaged/loose wallpaper/paint repairs		
K FLOOR stained/swelled/rotted damaged		
L CARPET Worn/Torn/Stained/pet odor		
M WINDOW/DOOR repair/replace/secure clouded between panes		
N PARTY/FIRE WALL material type/missing/ incomplete		
(O) Smoke/CO Alarms	Upgrade	

MINOR PROBLEMS/SAFETY CONCERNS	Action	
a WALL/CEILING loose/cracks/nail pops stains/spalling/repairs	Repair	
b PAINT old/faded/peeling/alligatoring		
c FLOOR/CARPET loose/marred/stained/dirty	X	
d FLOOR SAG cracked floor tiles		
e WINDOW/DOOR adjust/repair/replace/stuck/ weatherstrip/hardware/locks/screens/glazing/seals ?	Repair	
f STORM SASH incomplete/broken/adjust caulk/weep holes		
g TRIM missing/damaged/renail	Repair	
h FIREPLACE smoky cracked/point up (cap+screen) Gas logs service/repair Clean ashdump/tile Clearance Damper seal/warped/rod		
i INSULATION placement/baffles/vapor barrier vents blocked/pests/screening		
j FAN/S attic/whole house out/mounting	Repair	
k GARAGE DOOR broken/sags/tracks/springs/ locks/power supply/remotes ?		
l BATH TRANSOM loose/missing		
m CENTRAL VACUUM out/activators ?		
n STAIR Risers uneven railing		
o VAPOR RETARDER in attic missing/reversed		

Note: evidence of possible small fire damage to ceiling joist observed in attic space

Note: upper floor staff room emergency door does not have a panic bar and basement lower storage area door

Note: next service on fire safety equipment 10/14/2015

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EXTERIOR

No. 9525 Wharton St

EXTERIOR: ACCESS: (A) Typical [A] restrictive [A] none _____ **ROOF:** ACCESS: (A) Typical [A] restrictive [A] none _____

ROOF INSPECTION TYPE: △ Walked/viewed from: edge/ground △b ROOF PITCH: Steep Moderate Low Flat

ROOF LOC.	TYPE	AGE	LAYERS	5 YR. REPLACE PROB. ($)
MAIN	A	20+/-	1	(H) M L $
PORCH(ES)				H M L $
BAY				H M L $
GARAGE				H M L $
OTHER				H M L $

ROOFING LEGEND

A= (B) Asphalt Shingle
BUR= (C) Built UP Roofing
RM= (D) Rolled Mineral
TC= (E) Terra Cotta/Clay/ Concrete
AL= (F) Aluminum Panel
CP= (G) Corrugated Plastic
S= (H) Slate
V= (I) Vinyl
AC= (J) Asbestos Cement
M= (K) Metal
SP= (L) Single Ply Membrane
WS= (M) Wood Shake/Shingle
Open/Solid Sheath/Felts
CS= (N) Composite Shingles

(N) SKYLIGHT/S (Curb/s △ flush) (O) ROOF COATING (asphalt/polyurethane/ _____) (P) ROOF HATCH

(Q) REPAIRS to roof/flashing _____ (R) HIGH Maintenance/VULNERABLE areas: _____

(S) 5 YR. Maintenance Budget: $ _____ (T) Mold/Moss/Discoloration noted: _____

GUTTERS: △U Incomplete (U) Attached △V Box △W Trough (X) Yankee (Y) Internal (Z) Alum (A1) Galv (B1) Copper (C1) Vinyl (D1) Wood
(E1) Screens △F1 Underground Drains (G1) 5 year replace prob.: (H) M L $ _____

SIDING MATERIAL: WOOD (H1) Drop (I1) Panel / no "Z" flashing (J1) Shiplap (K1) Board + Batten (L1) Shingle/Shake (M1) Pressboard
(N1) Asphalt shingle O1 Asbestos cement (P1) Aluminum/steel (ground recommended)/vinyl Other _____ (Q1) no "J" channel
(R1) stucco (permastone) (S1) Texture/EIFS (T1) Stone/brick/block (U1) Painted Masonry (V1) SOFFIT/TRIM Unstable Materials

CHIMNEY(S): (W1) gable/ (W1) eave/ridge/other No cricket **GAS:** △X1 lawn light/Grill abandoned *△X1a LAWN SPRINKLER Zones 3?

PREVIOUS REPAIRS: (Y1) stoops/steps/walks _____ Upgrade △Z1 **TREES:** Large/overhanging

DRAINAGE: (A2) Recent improvements/repairs made A2 Swale/french drain close to house

IMPROVEMENTS: POOL (B2) Heated Cover Repairs _____ TENNIS COURT C2 lights △D2 Retain/seawall/s

(E2) **SITE:** Above/below street Risk H M L Test F2 **YARD:** F2 Flat/ F2 rolling/steep △G2 Waterfront/flood ? (H2) Debris

DRIVEWAY: (I2) dirt/gravel/asphalt/concrete/brick △J2a Slab/freeze J2 SUBSTANDARD MAINTENANCE K2 **PAINT: FRESH LEAD ?**

AMATEUR WORK: L2 _____ Porch/deck/dock 5 Yr. replace prob. H M (L) $ _____

M2 ☑ **Unexpected minor expenses for this property may approximate: $200 - $300.** More Less (?)

N2 ☐ **Check with a professional engineer, pest control contractor,** _____ **for complete information.**

ACCESSIBLE & VISUAL CLUES / SYMPTOMS APPEARED TO INDICATE THE FOLLOWING:

MAJOR PROBLEMS/SAFETY CONCERNS	Action	
A ROOF/FLASHING Repairs		
(B) ROOFING prematurely aged	Replace	
C ROOF PITCH sagging/ponding		
RD D SHEATHING/RAFTER Rot likely ?		
E CHIMNEY Roof height/top repair		
F MASONRY Repair/point up/parge		
G BRICK flaking/spalling		
(H) SIDING/TRIM Clean/repair/replace/paint/stain	Repair	
I PAINT failure/chalked		
J STUCCO texture bulge/crack(s) EIFS		
K PARAPET WALL Sofit damage		
L PORCH/DECK/DOCK/pier/rail/escape/repair/replace		
M STOOP/STEP/SLAB Repair/replace		
N DRIVEWAY repair/slope/drain		
O RETAIN/SEAWALL repair/rebuild/replace		
* P POOL repairs/fencing Tripping hazard/s		
* Q OUTBUILDING (S E H P E) Placement ?		

B) roof has reached its life expectancy, expect replacement
- areas where sheathing is exposed, blown off shingles, granule loose and shingles curling

H) areas where wood siding split, paint
- areas where stucco parging on cement retaining walls spalling
- minor stucco damage

MINOR PROBLEMS/SAFETY CONCERNS	Action	
a ROOFING material repairs		
b FLASHING repairs vent collars	maintenance	caulk
valley/sidewall/chimney/base		
c CHIMNEY cap/weathering repairs		
d MASONRY flaking/point/clean/repair		
‡ e GUTTER realign/renail/clean/repair Add	Upgrade	
‡ f DOWNSPOUT add/clean secure/extend	Upgrade	
g VENT STACK opens below roof		
RD h SIDING/STUCCO buckled/kinked/delaminated		
split/loose/rotted/decayed ? No "J" Channel	Repair	
RD i TRIM/SIDING Caulk/paint/repair	Repair	
Roof contact Wood borers Earth contact		
j PORCH/DECK/DOCK/pier/rail/escape pad/bracing/repair		
k CAULK windows/doors/thresholds/utilities/slabs	maintenance	
‡ l STOOP/walk/patio/drive voids/repairs		
m BREEZEWAY/GARAGE/SLAB settled/seal		
n DRIVEWAY/SLABS drain to house		
‡ o LANDSCAPE grading/swales/catches		
p RETAIN/SEAWALL point/weepholes/repair		
RD q FENCE posts/slats rotted/decayed/broken		
‡ r TREES/LIMBS/VINES/SHRUBS trim/remove		
RD s Form boards/debris pests present		
t IRON work/rail rusted/damaged		
u COLUMN BASE rot/crush vent holes		
v PARAPET WALL soffit damage		

SYMBOLS: ? = unknown/subjective judgment $ = approximated minimum contractor price # = number ■ = repair or upgrade recommended Rpl = Replace M = Monitor EX = Expert evaluation needed LNA = Local non acceptance * = Questioned acceptance RD = Regulated Disclosure ‡ = Do-it-yourself item—May be a "major problem" if extensive or professionally contracted.

Note: You must read all of the information associated with the items which have been circled, checked, underlined, or noted on this key sheet to have full knowledge of the content of this report.

REV. 6/99

Photos from 2525 Wharton St

Front of building

rear of building

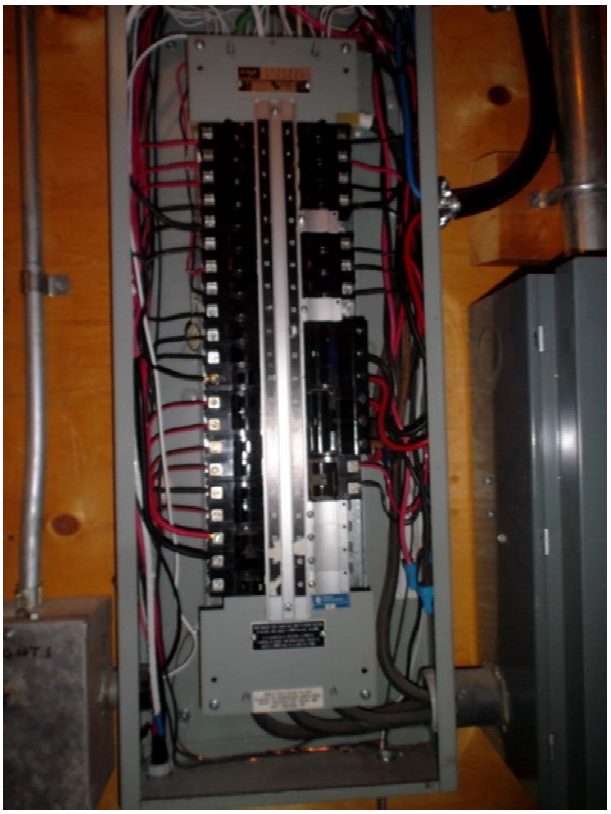
Side of building

driveway side of building, monitor slope towards corner of building

Interior view of the main floor

view of above the dropped ceiling main floor

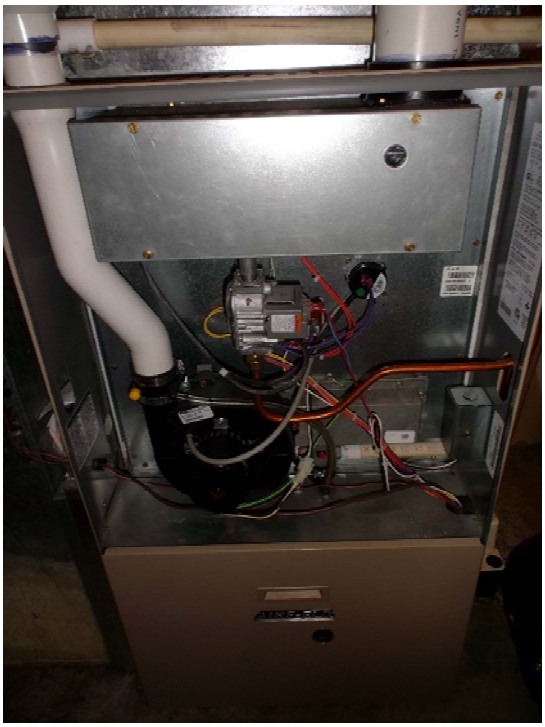
Main 200 amp fuse panel



200 amp breaker panel in mechanical room

100 amp sub panel in main floor staff room

60 amp sub panel for stair heat



4 year old 125,000 Btu gas furnace

33 year old 120,000 Btu gas furncae

5 year old 5 ton air conditioner

13 year old 151 liter gas hot water heater

Main water shut off in basement washroom

past minor fire damage to joists in attic space

awl space

Views of the attic space with fibreglass insulation

View of the attic space

washroom fans venting into attic space

Attic fan loose mounting

hole in siding, access to attic space

Sample of wood siding splitting, repairs/paint

sample of stucco parging spalling on concrete walls

Parking curbs damaged

gutters loose

Views of the asphalt shingle roof. Note granule loss and curling

View of the roof

view of the blown off shingles on roof

Close up of shingles, roof sheathing showing through

roof over covered walkway