

INSPECTION REPORT



For the Property at:
325 S. SANTA
CLAUS LANE NORTH POLE, AK 99705

Prepared for: SANTA CLAUS
Inspection Date: Sunday, March 1, 2020
Prepared by: Yevgeny Govshievich



YG Home Inspection Services
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<http://yginspection.com>
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May 11, 2020

Dear Santa Claus ,

RE: Report No. 2356
325 S. Santa
Claus Lane North Pole, AK
99705

We would like to thank you for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of InterNACHI Quebec.

Clients sometimes assume that a home inspection includes many elements that are beyond the scope of a standard inspection. We encourage you to read the Standards of Practice so that you may clearly understand what elements are included in the home inspection and the report.

The report has been prepared for the exclusive use of our client. There should be no use by third parties. We will not be responsible to any parties for the contents of the report, other than the party named herein.

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for events that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thank you very much for choosing us to perform your home inspection. We offer a full satisfaction guarantee.

Sincerely,

Yevgeny Govshievich
on behalf of
YG Home Inspection Services

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SUMMARY

325 S. Santa, Claus Lane North Pole, AK March 1, 2020

Report No. 2356

<http://yginspection.com>

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
INFRA-RED	VENTILATION	SITE INFO	MORE INFO	APPENDIX	REFERENCE				

INTRODUCTION

The purpose of this inspection is to identify significant problems with the building that may cost a significant amount of money to repair, cause further deterioration or could be a safety issue. Only building components that are visible to the inspector at the time of the inspection will be reported on. The inspection is not technically exhaustive and no scientific instruments or engineering calculations are used. Areas where there is normal access to for maintenance are inspected.

The deficiencies listed below and the components related to these should be further evaluated and repaired by a licensed contractor or professional. This will allow a specialist to fully evaluate the system and components, and identify issues beyond our scope of work.

While a home inspection does not address issues such as code compliance and building permits, we encourage you to have someone search the history of the home with the local building department to determine whether all appropriate permits have been applied for and signed off. Your legal advisers may be able to help with this.

A home inspection analyzes hundreds of features from all systems of a home. Our focus is on functional items, and we pay particular attention to those components that are expensive to correct, or may create a significant safety problem in the home. As we look for these major items, we will come across some lesser items as well. As a courtesy, those are documented for you. However, please do not misinterpret this as an exhaustive list of all minor defects in the home. That is not the intent of the home inspection.

The site conditions at the time of the inspection are documented in the section of the report titled Site Info. This can be found at the end of the report.

There are some important things you should do when taking possession of a home. These are detailed in the Priority Maintenance document, which you can access by clicking on the link below.

[Priority Maintenance Items](#)

Roofing

RECOMMENDATIONS \ General

Condition: • All recommendation that required "further evaluation" by certified specialist must be performed before signing the notarized deed of sale

RECOMMENDATIONS \ Overview

Condition: • Typical asphalt shingles roof life expectancies range from about 12 years to 30 years, depending on the material (conventional asphalt shingles 12 - 15 years, top quality asphalt shingles 25 - 30 years).

Keep monitoring the condition of the roof on a regular basis at least twice a year.

Please note that this roof may have to be replaced in couples of years to prevent water from causing damage to the structure as well as to the inside of the house.

Note: Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in

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material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize roof life.

SLOPED ROOFING \ Asphalt shingles

Condition: • [Vulnerable to ice damming](#)

The best way to prevent ice dams from forming is to address the three factors in your attic that contribute to ice dams; insulation, ventilation, and attic air leaks. Attic air leaks (or attic bypasses) is the largest contributor to ice dams. Attic bypasses such as air leakage through incomplete or unsealed vapour barriers & exhaust vents venting into the attic are passageways for warm house air to enter in to the attic space; traditional insulation won't fix this. The best approach to air sealing and insulating is to add 2 inches of closed cell polyurethane foam insulation on the attic floor and blown in fibreglass or cellulose insulation overtop to achieve the current standards for insulation values.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Various Exterior Roof

Task: Correct

Time: Immediate

Exterior

RECOMMENDATIONS \ General

Condition: • All recommendation that required "further evaluation" by certified specialist must be performed before signing the notarized deed of sale

Condition: • Windows:

In order to avoid condensation on the inner surface of windows, it is recommended that the screens be removed during the winter, that the curtains and Venetian blinds be kept open during the day to allow warm air to circulate over the surface of the window, and that an acceptable rate of humidity be maintained in the residence by using mechanical ventilators as required.

Condition: • Seals:

All exterior sealants around holes and other openings should be in good condition. Fissuring, poor adherence and/or the absence of sealant are indications of a high potential risk of water infiltration and damage. The condition of the sealant should be verified regularly and proper maintenance is appropriate.

Condition: • Exterior doors:

Once a year we recommend applying petroleum based lubricant to rubber, vinyl or neoprene weather stripping to maintain its flexibility.

Replace stripping once it has become brittle dried out or has lost its flexibility.

ROOF DRAINAGE \ Gutters

Condition: • [Leak](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

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Location: Various Exterior

Task: Correct

Time: Immediate

ROOF DRAINAGE \ Downspouts

Condition: • [Should discharge 6 feet from building](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Various Exterior

Task: Improve

Time: Immediate

WALLS \ Masonry (brick, stone) and concrete

Condition: • [Cracked](#)

Implication(s): Chance of water entering building | Weakened structure | Chance of movement

Location: Various Exterior

Task: Repair

Time: Immediate

WALLS \ Stucco

Condition: • [Moisture penetration](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration

Location: Various Exterior

Task: Further evaluation (Consult specialist) Correct

Time: Immediate

EXTERIOR GLASS/WINDOWS \ Exterior trim

Condition: • [Sill deteriorated](#)

Implication(s): Material deterioration

Location: Various Exterior

Task: Repair or replace

Time: Discretionary

EXTERIOR GLASS/WINDOWS \ Window wells

Condition: • [Missing](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration

Location: Front Exterior

Task: Provide

Time: Discretionary

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Floors

Condition: • Cracked

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Rear Exterior

Task: Correct

Time: Immediate

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LANDSCAPING \ Retaining wall

Condition: • [Leaning](#)

Implication(s): Weakened structure | Chance of movement

Location: Front Exterior Garage

Task: Repair

Time: Unpredictable

GARAGE \ Vehicle door operators

Condition: • [Fails to auto reverse](#)

Implication(s): Physical injury

Location: Garage

Task: Correct

Time: Immediate

Structure

RECOMMENDATIONS \ General

Condition: • All recommendation that required "further evaluation" by certified specialist must be performed before signing the notarized deed of sale

FOUNDATIONS \ General notes

Condition: • Typical minor cracks

Please refer to the "Recommendations" partition of the EXTERIOR sections of the report.

Implication(s): Chance of water entering building

Location: Various Exterior

Task: Repair

Time: Immediate

Electrical

RECOMMENDATIONS \ General

Condition: • All recommendation that required "further evaluation" by certified specialist must be performed before signing the notarized deed of sale

Condition: • It is recommend to consult a qualified electrician for all electrical repairs.

Condition: • Any electrical recommendations should be considered high priority items, since all electrical issues are safety concerns.

RECOMMENDATIONS \ Overview

Condition: • Smoke and Carbon Monoxide (CO) Detectors Smoke and carbon monoxide detectors should be provided at every floor level of every home, including basements and crawl spaces. (Even if they are present during the inspection, we recommend replacing detectors.)

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Smoke detectors should be close to sleeping areas, and carbon monoxide detectors should be in any room with a wood-burning stove or fireplace.

These devices are not tested as part of a home inspection.

Once you take possession of the home, detectors should be tested regularly, and replaced every 10 years.

If unsure of the age of a smoke detector, it should be replaced. Smoke detector batteries should be replaced annually.

DISTRIBUTION SYSTEM \ Outdoor wiring

Condition: • Wire not protected

Whether it's on the interior or the exterior, wire should always be protected by conduit if it's exposed.

Implication(s): Electric shock, Fire hazard

Location: Exterior

Task: Correct

Time: Immediate

DISTRIBUTION SYSTEM \ Junction boxes

Condition: • [Cover loose or missing](#)

Implication(s): Electric shock | Fire hazard

Location: Garage

Task: Correct

Time: Immediate

DISTRIBUTION SYSTEM \ Lights

Condition: • [Inoperative](#)

Implication(s): Inadequate lighting

Location: Second Floor Bathroom

Task: Correct

Time: Immediate

Condition: • [Loose](#)

Implication(s): Electric shock | Fire hazard

Location: Garage

Task: Correct

Time: Immediate

Condition: • [Conventional lights in wet areas](#)

Implication(s): Electric shock | Fire hazard

Location: Second Floor Master Bathroom

Task: Correct

Time: Immediate

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Heating

RECOMMENDATIONS \ General

Condition: • All recommendation that required "further evaluation" by certified specialist must be performed before signing the notarized deed of sale

RECOMMENDATIONS \ Overview

Condition: • The heating system should be serviced (inspected and cleaned) annually by a qualified technician.

Condition: • An annual maintenance agreement that covers parts and labor is recommended.

OIL FURNACE \ Life expectancy

Condition: • [Near end of life expectancy](#)

Consider replacement.

Please consult a licensed contractors to obtain an exact quote.

Implication(s): Equipment failure | No heat for building

Location: Basement Utility Room

Task: Further evaluation (Consult specialist)

Time: Immediate

OIL FURNACE \ Ducts, registers and grilles

Condition: • [Registers or grilles in garage](#)

Implication(s): Hazardous combustion products entering home

Location: Garage

Task: Correct

Time: Immediate

Condition: • [Missing](#)

Implication(s): Increased heating costs | Reduced comfort

Location: First Floor Laundry Area

Task: Further evaluation (Consult specialist)

Time: Immediate

OIL FURNACE \ Mechanical air filter

Condition: • [Missing](#)

Implication(s): Equipment ineffective | Increased heating costs | Reduced comfort | Increased maintenance costs

Location: Basement Utility Room

Task: Provide

Time: Immediate

SPACE HEATER \ Electric baseboard heater/space heater

Condition: • [Missing or too few heaters](#)

Baseboard heaters missing in the basement, heat is provided by registers only.

It is recommended to install baseboard heaters in the basement.

Without supplemental heat, the basement may be cooler in the winter.

Implication(s): Increased heating costs | Reduced comfort

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Location: Basement Family Room

Task: Provide

Time: Discretionary

FIREPLACE \ General notes

Condition: • Inspect chimney, and sweep, if needed before using

Implication(s): Fire hazard

Condition: • Only your insurance company and city fire department can state whether you can use this unit

Condition: • Gas fireplace should be included in annual service.

Cooling & Heat Pump

RECOMMENDATIONS \ General

Condition: • All recommendation that required "further evaluation" by certified specialist must be performed before signing the notarized deed of sale

RECOMMENDATIONS \ Overview

Condition: • Please refer to the "Recommendations" partition of the HEATING section of the report.

AIR CONDITIONING \ General notes

Condition: • Service air conditioner

Implication(s): Reduced system life expectancy | Increased cooling costs | Reduced comfort

Task: Service annually

Time: Regular maintenance

AIR CONDITIONING \ Condensate drain line

Condition: • [Improper discharge point](#)

Discharge pipe too close to the building

Implication(s): Chance of water damage to contents, finishes and/or structure | Damage to equipment | Contaminants may enter building air

Location: Right Side Exterior

Task: Improve

Time: Immediate

Insulation and Ventilation

RECOMMENDATIONS \ General

Condition: • All recommendation that required "further evaluation" by certified specialist must be performed before signing the notarized deed of sale

RECOMMENDATIONS \ Overview

Condition: • Please refer to the "Insulation Amounts - Current Standards" partition of the MORE INFO section of the report.

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Condition: • [Amount less than current standards](#)

Location: Throughout

Task: Further evaluation (Consult specialist)

Time: Immediate

ATTIC/ROOF \ Insulation

Condition: • [Gaps or voids](#)

Please refer to the "Recommendations" partition of the INFRA RED section of the report.

Implication(s): Increased heating and cooling costs | Reduced comfort

Location: Attic

Task: Further evaluation (Consult specialist)

Time: Immediate

ATTIC/ROOF \ Hatch/Door

Condition: • [Not insulated and not weatherstripped](#)

Implication(s): Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs | Reduced comfort

Location: Attic

Task: Correct

Time: Immediate

WALLS \ Insulation

Condition: • [Sagging or voids](#)

Implication(s): Increased heating and cooling costs | Reduced comfort

Location: Various

Task: Further evaluation (Consult specialist)

Time: Immediate

FOUNDATION \ Interior insulation

Condition: • [Loose, sagging or voids](#)

Chance of condensation damage to contents, finishes and/or structure, possibility of mold growth.

Air test for mold recommended

Please refer to the "Recommendations" partition of the INFRA RED section of the report.

Implication(s): Increased heating costs

Location: Various Basement

Task: Further evaluation (Consult specialist) Correct

Time: Immediate

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Plumbing

RECOMMENDATIONS \ General

Condition: • All recommendation that required "further evaluation" by certified specialist must be performed before signing the notarized deed of sale

Condition: • Caulking

Be sure that all caulking & seals around sinks, bath tubs & enclosures, shower stalls, faucets & base of toilets are in good physical condition and replace when necessary. We also recommend to caulk around the base of the toilet to help secure to the floor and prevent fouling in this area. If mop water, tub water and/or urine gets underneath the toilet, there is no way to clean it up. This is an ongoing maintenance recommendation.

RECOMMENDATIONS \ Overview

Condition: • As a general rule for houses older than 40+ years it is recommended to inspect condition of the sewer line with the camera.

SUPPLY PLUMBING \ Water shut off valve

Condition: • Rust on water meter

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Basement

Task: Further evaluation (Consult specialist)

Time: Immediate

Condition: • No seal on water meter

Location: Basement

Task: Further evaluation (Consult specialist)

Time: Immediate

FIXTURES AND FAUCETS \ Hose bib or bibb (outdoor faucet)

Condition: • [Backflow prevention missing](#)

Implication(s): Contaminated drinking water

Location: Exterior

Task: Further evaluation (consult licensed plumber)

Time: Discretionary

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

Condition: • [Slow drains](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Second Floor Bathroom

Task: Clean

Time: Immediate

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Interior

RECOMMENDATIONS \ General

Condition: • All recommendation that required "further evaluation" by certified specialist must be performed before signing the notarized deed of sale

CEILINGS \ General notes

Condition: • [Water damage](#)

At the time of inspection the ceiling finishing material were dry

Air test for mold recommended

Implication(s): Chance of movement | Rot | Leakage

Location: First Floor Living Room

Task: Further evaluation (Consult specialist)

Time: Immediate

CEILINGS \ Plaster or drywall

Condition: • [Shadow effect](#)

Location: Various

Task: Correct

Time: When remodelling

WALLS \ General notes

Condition: • Water damage

At the time of inspection the wall plaster was dry

Air test for mold recommended

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: First Floor Living Room

Task: Further evaluation (Consult specialist)

Time: Immediate

BASEMENT \ Cold room/Root cellar

Condition: • Mold

Note: Air test for mold recommended Please refer to the "Recommendations" partition of the EXTERIOR sections of the report.

Air test for mold recommended

Implication(s): Air contamination

Location: Cold Room

Task: Further evaluation (Consult specialist) Clean

Time: Immediate

Condition: • Dampness on the wall Please

Implication(s): Chance of condensation damage to contents, finishes and/or structure, Mold

Location: Cold Room

Task: Further evaluation (Consult specialist)

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Time: Immediate

Condition: • Water mark

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Cold Room

Task: Further evaluation (Consult specialist)

Time: Immediate

Condition: • Vent(s) missing/not visible

Implication(s): Odors, molds, etc.

Location: Cold Room

Task: Correct

Time: Immediate

Condition: • Weatherstripping missing around door

Implication(s): Increased heating and cooling costs

Location: Cold Room

Task: Provide

Time: Immediate

GARAGE \ Floor

Condition: • [Cracked](#)

Implication(s): Uneven floors

Location: Various Garage

Task: Repair

Time: Immediate

GARAGE \ Door between garage and living space

Condition: • [No self closer](#)

Implication(s): Hazardous combustion products entering home

Location: Garage

Task: Correct

Time: Immediate

GARAGE \ Vehicle door operators

Condition: • [Fails to auto reverse](#)

Implication(s): Physical injury

Location: Garage

Task: Correct

Time: Immediate

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Infra-Red

RECOMMENDATIONS \ General

Condition: • All recommendation that required "further evaluation" by certified specialist must be performed before signing the notarized deed of sale

Condition: • To evaluate energy efficiency of the house, obtain recommendation about reducing heating (cooling) cost, it is recommended to conduct energy audit of the building envelope.

Please, contact energy audit specialist for further evaluation.

Implication(s): Increase heating/Cooling cost

Task: Further evaluation (Consult specialist)

Time: Immediate

Condition: • Thermal Anomaly (insulation voids)

A thermal anomaly suggests there may be missing insulation at the bottom the exterior wall.

Sometimes, metal bracing in wall can cause false positives.

Further evaluation is recommended.

Implication(s): Increase heating/Cooling cost, Chance of condensation damage to contents, finishes and/or structure, Mold

Task: Further evaluation (Consult specialist)

Time: Immediate

Condition: • Condensation alarm

Implication(s): Chance of condensation damage to contents, finishes and/or structure, Mold

Location: First Floor Living Room

Task: Further evaluation (Consult specialist)

Time: Immediate

Ventilation

RECOMMENDATIONS \ General

Condition: • All recommendation that required "further evaluation" by certified specialist must be performed before signing the notarized deed of sale

ATTIC \ Roof space ventilation

Condition: • Inadequate It is recommended to improve air intake from soffit vents and block old gable vents.

Implication(s): Chance of water (condensation) damage to contents, finishes and/or structure, Mold

Location: Attic

Task: Improve

Time: Immediate

BATHROOM VENTILATION \ General

Condition: • Missing

Location: First Floor Powder Room

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Task: Provide

Time: Discretionary

DESCRIPTION OF REPORT

The report that follows includes a Description of the systems and components in the house as well as any Limitations that may have restricted our inspection. The most important part of the report is the Recommendations section. It is here that we identify any defects in the home and suggest improvements.

LIMITING FACTORS

The inspection is performed by a generalist, and in some cases, we will recommend specialists to further investigate conditions that we have identified. This is very similar to the doctor who is a general practitioner, identifying a physical condition and recommending further testing by a specialist.

Home inspectors have a limited amount of time on site. Market conditions and inspection fees dictate that inspections typically run about three hours. As a result, there will be things that are not picked up by inspectors. We ask that you understand and accept this. The inspection provides great value, and adds considerably to your understanding of the home. But it is not an insurance policy with a one-time only premium, no exclusions, no deductible and no limits.

Again, the report is a professional opinion, based on the accessible, visible components and systems of the building. We evaluate the current physical condition; we do not perform a design analysis. We visually review the performance, looking for evidence of distress. It should be understood that there are limitations to such an inspection.

The report will identify deficiencies based on a sampling inspection technique. For example, in a 100-foot x 20-foot brick wall, there are roughly 13,500 bricks and 12,000 feet of mortar joints. A brick-by-brick examination and report would require several hours for this building component alone. As a practical alternative, we use our professional judgment and experience to inspect areas and components most likely to show problems. This means that in some cases we will not find localized problems that were detectable.

The report will point out areas requiring improvement. It will not provide specifications or methods for performing the work. In some cases, a more detailed study (FURTHER EVALUATION) is needed to decide what action, if any, is appropriate.

A home inspection does not include an examination for pests, rot or wood destroying insects. There are specialists available who can provide these services.

Please read the report carefully, and feel free to ask any questions that you may have of the inspector. Again, we will remind you that a home inspection addresses visually accessible components of the home, and does not include destructive testing. We will operate mechanical systems with normal homeowner controls. Where there are many systems of a similar type and a home, we inspect a representative sample. For example, we do not inspect every electrical outlet, every piece of siding or every brick or every window.

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As you read the report, we encourage you to contact us with any questions about the report or the home.

[Lifecycles and Costs](#)

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Description

General: • Due to the weather condition the roof covering material was not visible therefore their condition was not inspected.

Only general roofing recommendation offered in this report.

General: • ! The Description section provides a list of the components. This may be useful in answering questions from an insurance company about the house construction, for example !

Sloped roofing material: • [Asphalt shingles](#)

Sloped roof flashing material: • Metal

Approximate age: • 15 years

Typical life expectancy: • 12-25 years

Limitations

General: • Pictures in this partition are representing only the samples of the roofing issues noted

General: • Not included as part of a building inspection:

- observe attached accessories including but not limited to solar systems, antennae, and lightning rods and other such accessories;
- observe the inside of chimneys. • No structural analysis of the roof has been made. Only obvious irregularities have been noted in the report. To obtain a structural analysis you should consult a structural engineer.

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

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Age determined by: • Declarations by the seller of the immovable

Not included as part of a building inspection: • Not readily accessible interiors of vent systems, flues, and chimneys

Recommendations

RECOMMENDATIONS \ General

- 1. Condition:** • Any recommendations regarding personal safety are listed below (if applicable).
- 2. Condition:** • All recommendation that required "further evaluation" by certified specialist must be performed before signing the notarized deed of sale

RECOMMENDATIONS \ Overview

- 3. Condition:** • Typical asphalt shingles roof life expectancies range from about 12 years to 30 years, depending on the material (conventional asphalt shingles 12 - 15 years, top quality asphalt shingles 25 - 30 years).

Keep monitoring the condition of the roof on a regular basis at least twice a year.

Please note that this roof may have to be replaced in couples of years to prevent water from causing damage to the structure as well as to the inside of the house.

ROOFING

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<http://yginspection.com>

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
INFRA-RED	VENTILATION	SITE INFO	MORE INFO	APPENDIX	REFERENCE				

Note: Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize roof life.

SLOPED ROOFING \ Asphalt shingles

4. Condition: • [Vulnerable to ice damming](#)

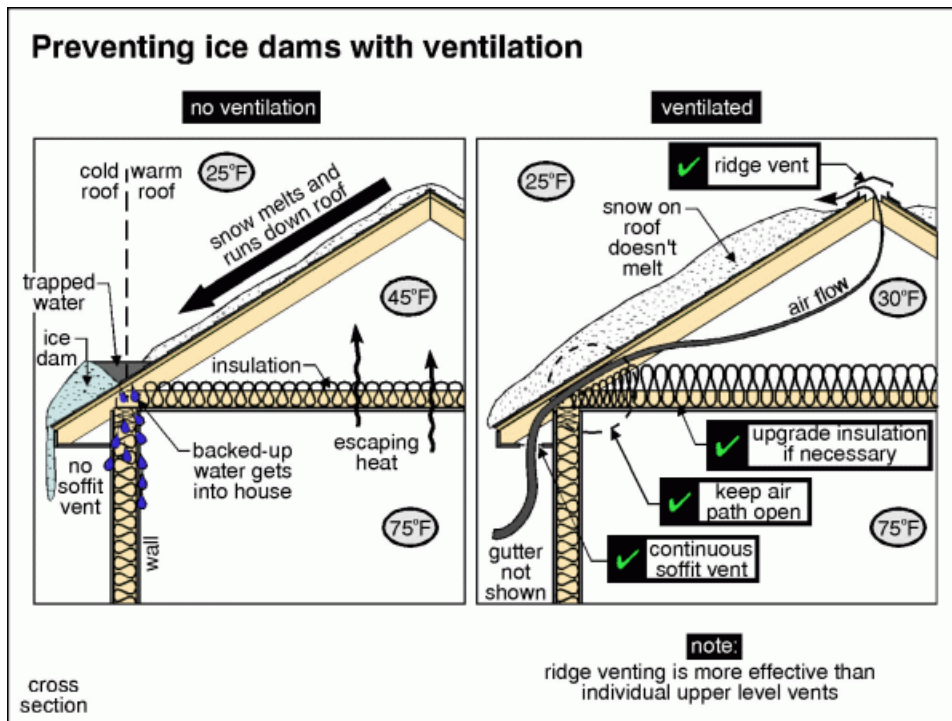
The best way to prevent ice dams from forming is to address the three factors in your attic that contribute to ice dams; insulation, ventilation, and attic air leaks. Attic air leaks (or attic bypasses) is the largest contributor to ice dams. Attic bypasses such as air leakage through incomplete or unsealed vapour barriers & exhaust vents venting into the attic are passageways for warm house air to enter in to the attic space; traditional insulation won't fix this. The best approach to air sealing and insulating is to add 2 inches of closed cell polyurethane foam insulation on the attic floor and blown in fibreglass or cellulose insulation ovetop to achieve the current standards for insulation values.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Various Exterior Roof

Task: Correct

Time: Immediate



ROOFING

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1. *Vulnerable to ice damming*

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Description

General: • Gutters and downspouts must carry water off the roof away from the building to prevent basement or crawl space leakage.

Ground that slopes toward the house can funnel surface water from rain and melting snow against the foundation walls. This can lead to basement or crawl space leakage. The ground around the house should slope down away from the building at a rate of at least 1 inch per foot for the first 6 feet out from the building. • The visible portions of the following components were observed and verified: exterior wall cladding, siding and trim, permanent windows and doors, flashings and mouldings, decks, stoops, steps, porches and railings, eaves, including fascia and soffits, vegetation, grading, drainage.

During the inspection we operated all permanent exterior doors.

During the visual inspection we noted that:

- The condition of the exterior wall cladding had no major visual defects
- The condition of siding and trim - Defects noted
- The permanent doors had no visual defects
- The permanent windows had no major visual defects
- The moldings and flashings - Defects noted
- The condition of vegetation, walkway and driveway - Not inspected (not visible).
- The fascia and soffit were in good condition and did not seem to have any defects at the time of the inspection.
- The decks, steps, porches and railings - Defects noted

Please refer to the "Recommendations" partition of the EXTERIOR section of the report.

Gutter & downspout material: • [Aluminum](#)

Gutter & downspout type: • [Eave mounted](#)

Gutter & downspout discharge: • [Above grade](#)

Lot slope: • [Flat](#)

Soffit (underside of eaves) and fascia (front edge of eaves): • [Aluminum](#)

Wall surfaces and trim: • [Metal siding](#)

Wall surfaces - masonry: • [Brick](#)

Retaining wall: • [Masonry](#)

Driveway: • Pavers

Walkway: • Not visible

Porch: • Concrete

Fence: • Wood • No performance issues were noted.

Garage: • Attached

EXTERIOR

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Limitations

General: • Not included as part of a building inspection the following non-permanent components:

- storm windows, storm doors, screening, shutters, awnings and similar seasonal accessories;
- fences;
- glazing or barred window protection;
- garage door remote control openers;
- soil geology, composition and/or other conditions of the soil including any underground component;
- dykes, retaining walls and docks bordering a body water;
- recreational facilities. • Pictures in this partition are representing only the samples of the exterior issues noted

Inspection limited/prevented by: • Snow / ice / frost

Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Recommendations

RECOMMENDATIONS \ General

5. Condition: • Any recommendations regarding personal safety are listed below (if applicable).

6. Condition: • All recommendation that required "further evaluation" by certified specialist must be performed before signing the notarized deed of sale

7. Condition: • Windows:

In order to avoid condensation on the inner surface of windows, it is recommended that the screens be removed during the winter, that the curtains and Venetian blinds be kept open during the day to allow warm air to circulate over the surface of the window, and that an acceptable rate of humidity be maintained in the residence by using mechanical ventilators as required.

8. Condition: • Seals:

All exterior sealants around holes and other openings should be in good condition. Fissuring, poor adherence and/or the absence of sealant are indications of a high potential risk of water infiltration and damage. The condition of the sealant should be verified regularly and proper maintenance is appropriate.

9. Condition: • Exterior doors:

Once a year we recommend applying petroleum based lubricant to rubber, vinyl or neoprene weather stripping to maintain its flexibility.

Replace stripping once it has become brittle dried out or has lost its flexibility.

ROOF DRAINAGE \ Gutters

10. Condition: • [Leak](#)

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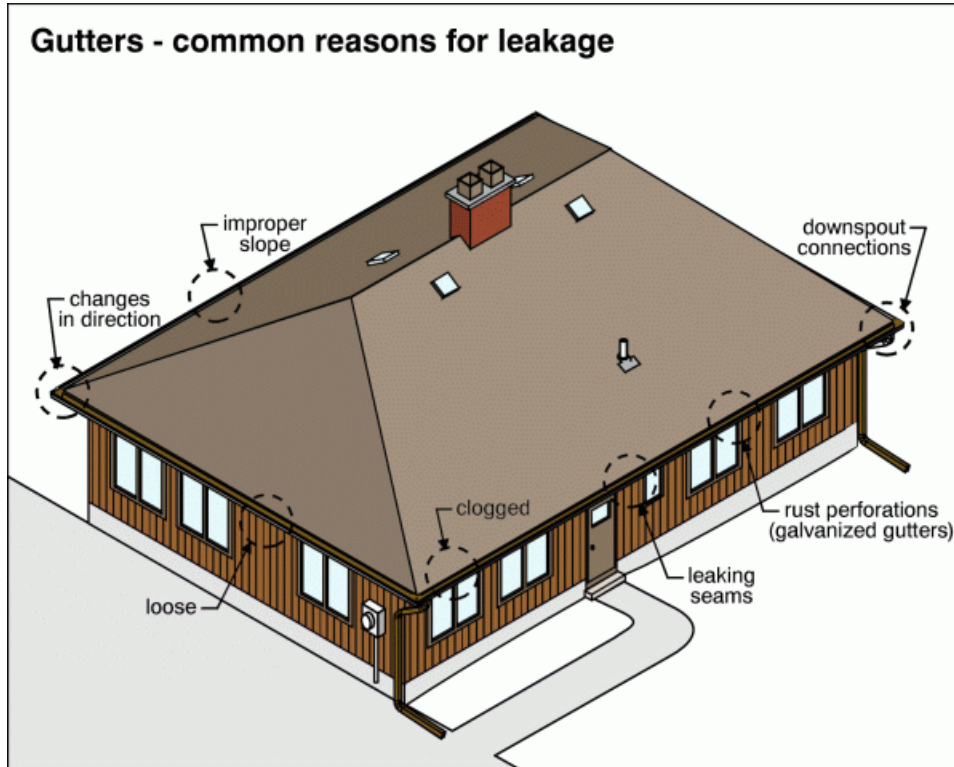
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Various Exterior

Task: Correct

Time: Immediate



2. Leak

ROOF DRAINAGE \ Downspouts

11. **Condition:** • [Should discharge 6 feet from building](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Various Exterior

Task: Improve

Time: Immediate

EXTERIOR

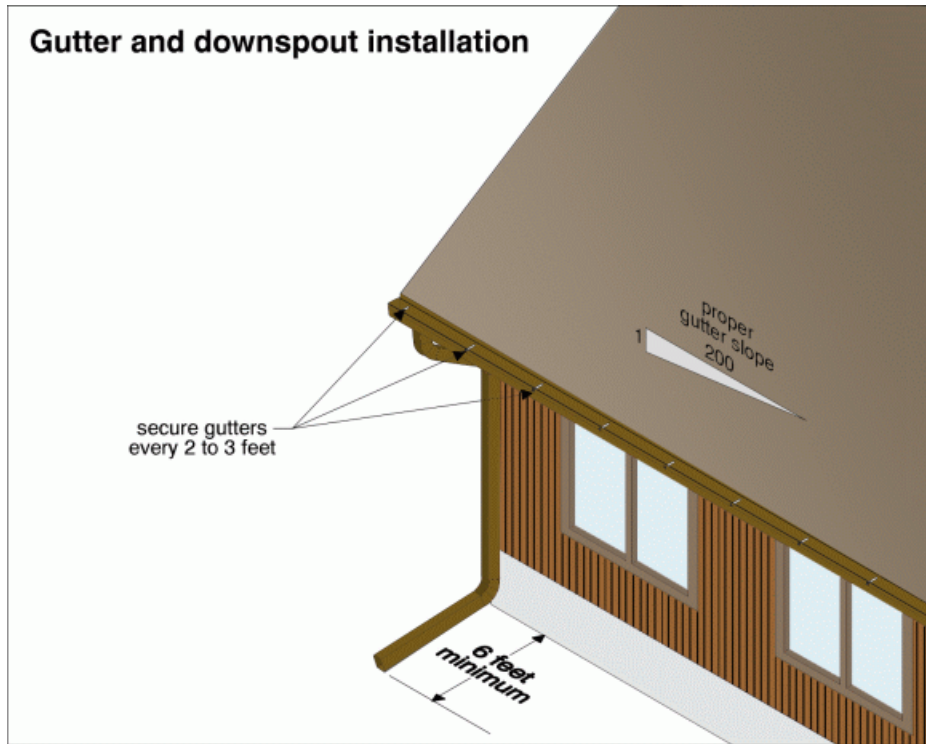
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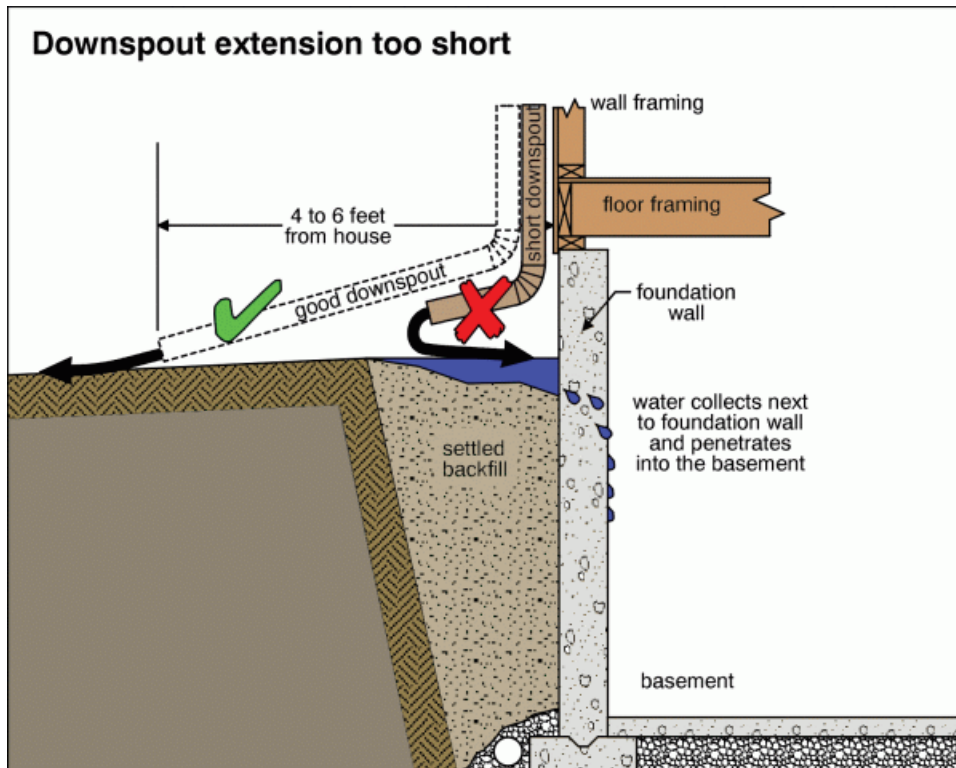
<http://yginspection.com>

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Gutter and downspout installation



Downspout extension too short



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3. Should discharge 6 feet from building

4. Should discharge 6 feet from building

WALLS \ Masonry (brick, stone) and concrete

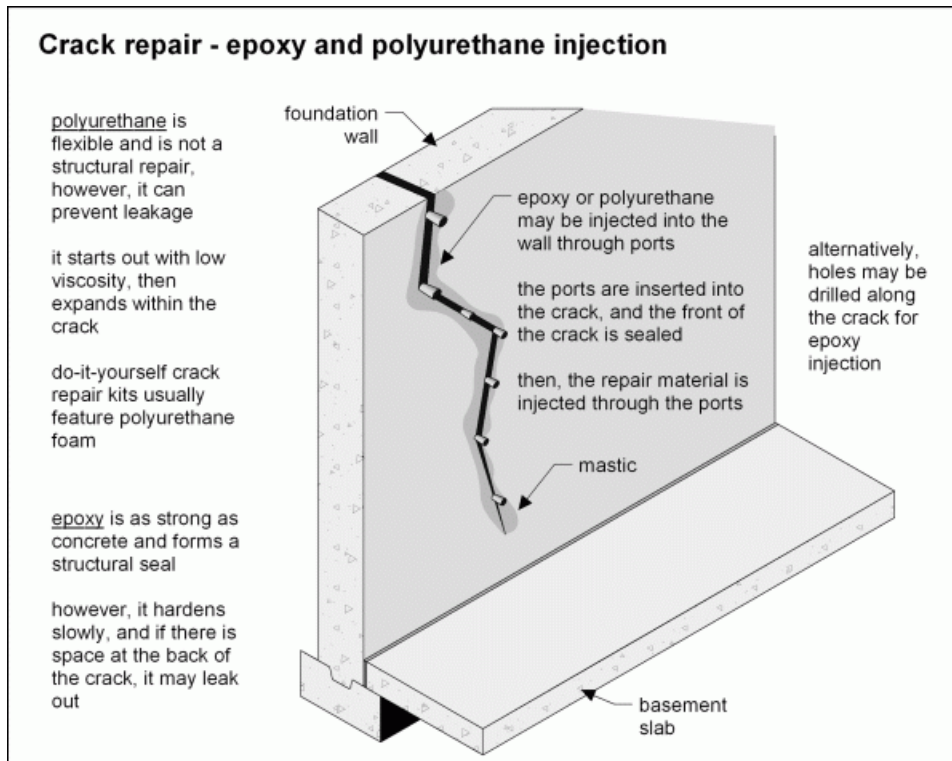
12. Condition: • [Cracked](#)

Implication(s): Chance of water entering building | Weakened structure | Chance of movement

Location: Various Exterior

Task: Repair

Time: Immediate



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5. Crack



6. Crack

WALLS \ Stucco

13. Condition: • [Moisture penetration](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration

Location: Various Exterior

Task: Further evaluation (Consult specialist) Correct

Time: Immediate



7. Moisture penetration



8. Moisture penetration

EXTERIOR GLASS/WINDOWS \ Exterior trim

14. Condition: • [Sill deteriorated](#)

Implication(s): Material deterioration

Location: Various Exterior

Task: Repair or replace

Time: Discretionary

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9. Sill deteriorated

EXTERIOR GLASS/WINDOWS \ Window wells

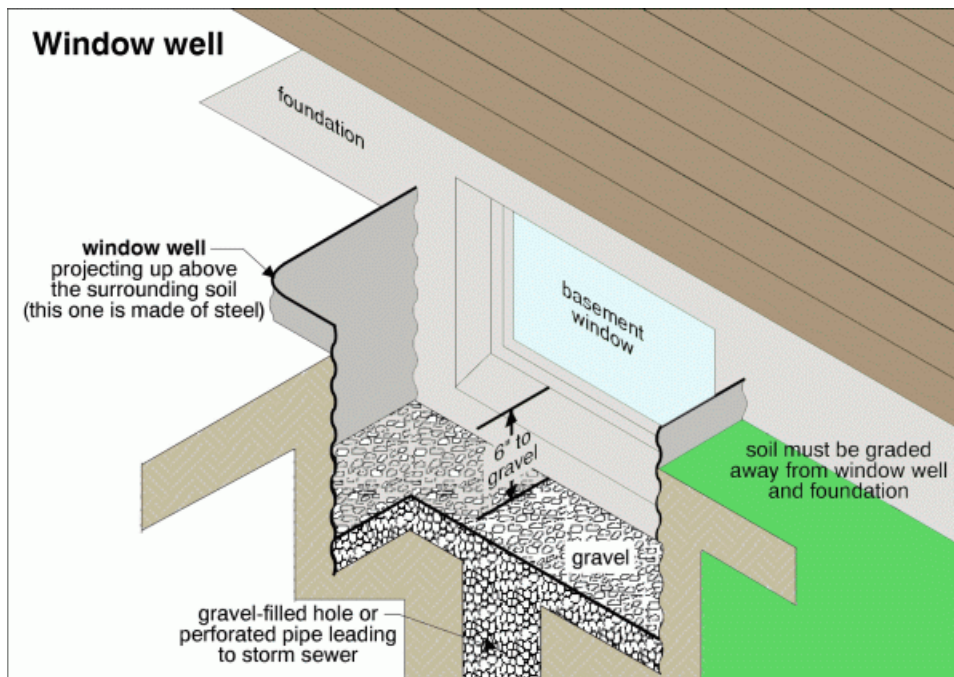
15. Condition: • [Missing](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration

Location: Front Exterior

Task: Provide

Time: Discretionary



EXTERIOR

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10. Missing window well

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Floors

16. Condition: • Cracked

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Rear Exterior

Task: Correct

Time: Immediate



11. Cracked floor

LANDSCAPING \ Retaining wall

17. Condition: • [Leaning](#)

Implication(s): Weakened structure | Chance of movement

Location: Front Exterior Garage

Task: Repair

Time: Unpredictable

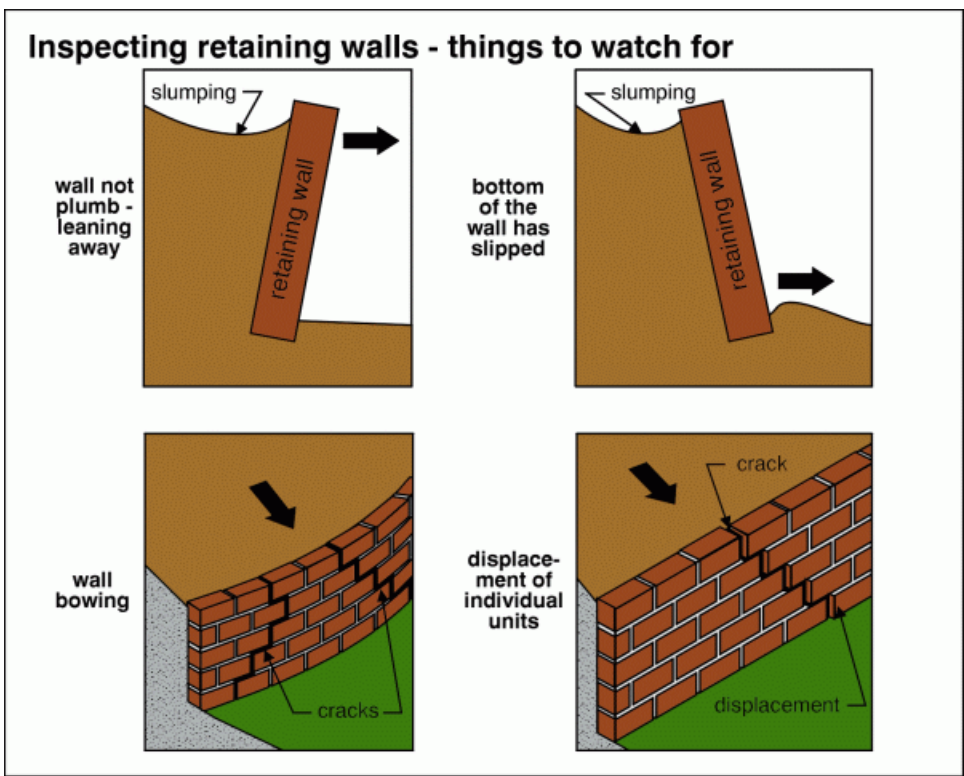
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12. Leaning wall

GARAGE \ Vehicle door operators

18. Condition: • [Fails to auto reverse](#)

Implication(s): Physical injury

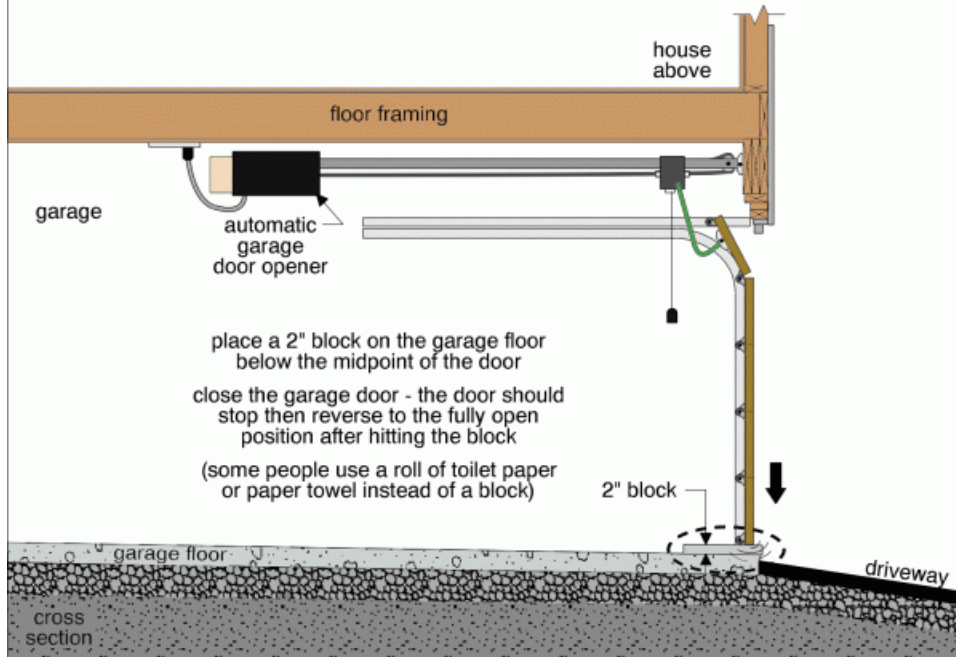
Location: Garage

Task: Correct

Time: Immediate

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Testing automatic reverse



SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Description

General: • The visible portions of the following components were inspected and verified: foundations, floors, walls, columns, beams and joists, roof.

During the visual inspection we noted that:

- At the time of inspections, the basement was completely finished. The main beams and columns were covered with drywall and were not visible. It was thus impossible to determine their condition, but it seemed like they did not have any defects.
- The floor, walls and ceiling of the house were also covered with the finishing materials. It was not possible to observe and determine the condition of their structural components, but it seemed like they did not have any apparent defects.
- A numbers of cracks were discovered on the foundation wall (Please refer to the "Recommendations" partition of the EXTERIOR section of the report.)
- The roof structure was observed and it was noted that it didn't have any major defects at the time of the inspection.
- Signs of water penetration were observed in cold room.
- Signs of condensation were observed in cold room.

Please refer to the "Recommendations" partition of the STRUCTURE section of the report.

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

Floor construction: • Beam and columns were not visible

Exterior wall construction: • [Wood frame / Brick veneer](#)

Roof and ceiling framing: • Rafters • [Plank sheathing](#)

Limitations

General: • Beams and columns (General statement):

It is not appropriate to move or remove braces or columns beneath a beam without consulting a structural specialist
Likewise, when adding a column, the existing structure should not be uplifted when installing the beam. • Bearing walls:

Wooden bearing walls (not visible)

Any new opening in a load-bearing wall must take into consideration appropriate load transfer with beams and columns to redistribute the load. These columns shall be properly braced and supported. Consult a qualified structural specialist before modifying the structure of load-bearing walls. Exterior walls are generally load-bearing walls that support part of the load of the floors on the upper levels and the roof. It is more difficult to identify inside load-bearing walls. To do so, it may be necessary to open some of the inside walls to determine the structural elements. • Floors

Wooden structure

STRUCTURE

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No structural analysis of the walls or floors has been made. Only obvious irregularities have been noted in the report. To obtain a structural analysis you should consult a structural engineer. • Pictures in this partition are representing only the samples of the structural issues noted

General: • Neither engineering, architectural or any other specialized analysis, or any opinion as to the capacity or the projected performance of the structural system were not offered as a result of this inspection.

Inspection limited/prevented by: • Ceiling, wall and floor coverings

Attic/roof space: • Inspected from access hatch

Crawlspace: • Entered but access was limited

Percent of foundation not visible: • 90 %

Not included as part of a building inspection: • The inspector does not have to probe all the components which are identical or alike and which appear to have deterioration, but only a represented number at random, sufficient to permit the inspector to develop a reasonable opinion on their condition.

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos. • Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist of this is a concern.

Recommendations

RECOMMENDATIONS \ General

19. Condition: • Any recommendations regarding personal safety are listed below (if applicable).

20. Condition: • All recommendation that required "further evaluation" by certified specialist must be performed before signing the notarized deed of sale

FOUNDATIONS \ General notes

21. Condition: • Typical minor cracks

Please refer to the "Recommendations" partition of the EXTERIOR sections of the report.

Implication(s): Chance of water entering building

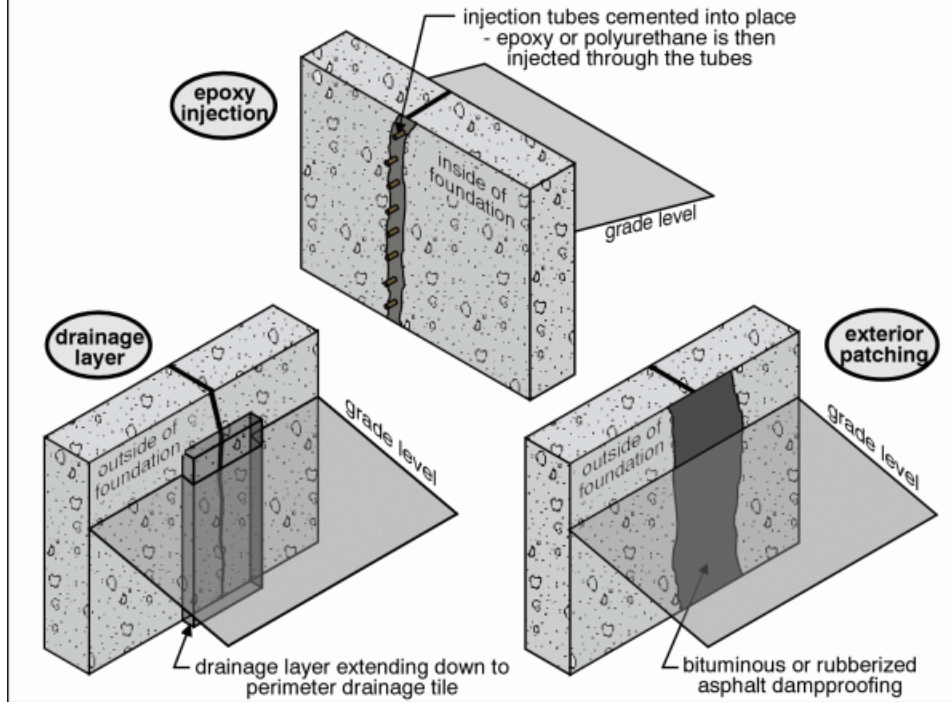
Location: Various Exterior

Task: Repair

Time: Immediate

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Patching cracks



Crack repair - epoxy and polyurethane injection

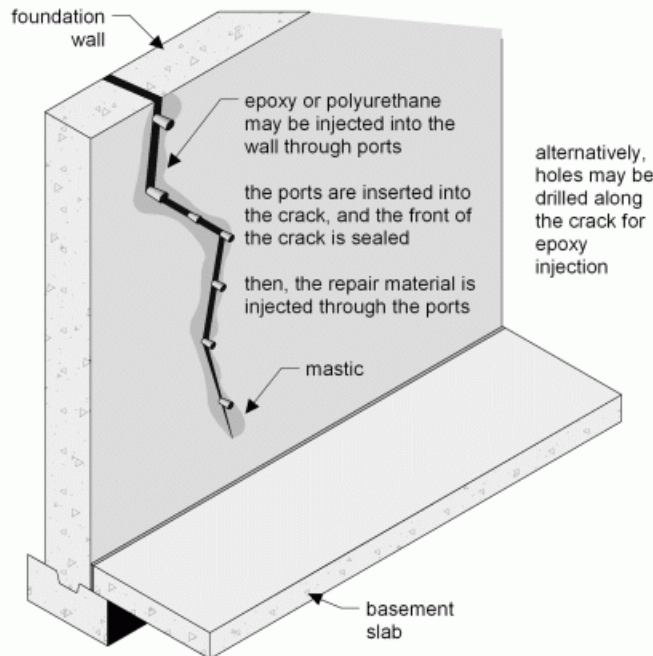
polyurethane is flexible and is not a structural repair, however, it can prevent leakage

it starts out with low viscosity, then expands within the crack

do-it-yourself crack repair kits usually feature polyurethane foam

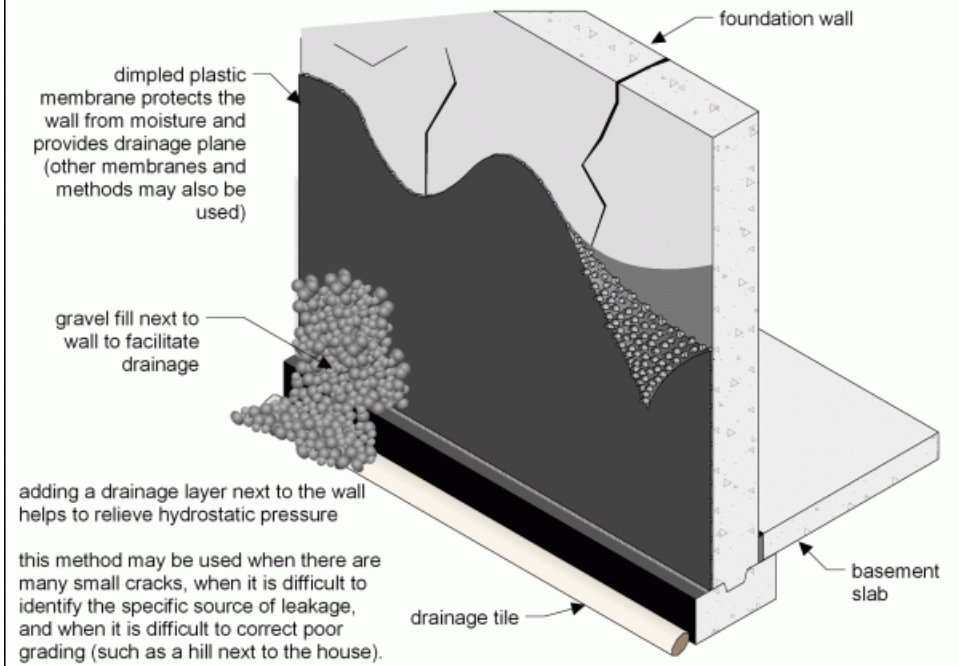
epoxy is as strong as concrete and forms a structural seal

however, it hardens slowly, and if there is space at the back of the crack, it may leak out

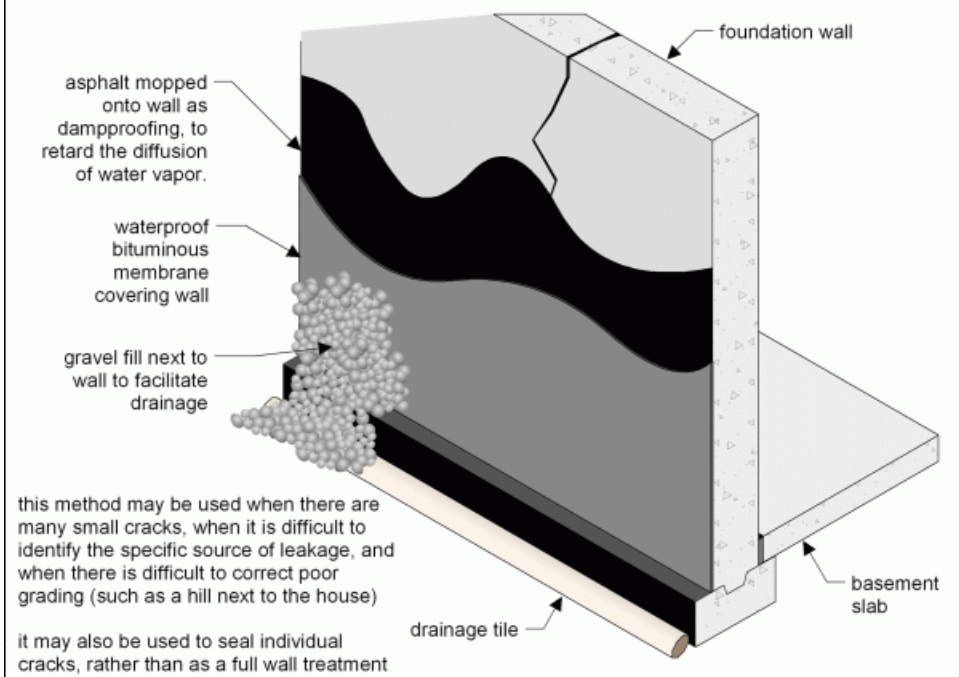


SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Crack repair - drainage layer



Crack repair - exterior patching



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Description

General: • The visible portions of the following components were observed and verified: service type, grounding equipment, amperage and voltage ratings according to main fuses or circuit breaker on main service box, main service box (condition, protective device, posted capacity, location), distribution panels (condition, protective device, posted capacity, location), branch circuit wiring, their over current devices, and the compatibility of their ampacities and voltages, the operation of a representative number of installed lighting fixtures and switches located inside and outside the building, polarity and grounding of a representative number of outlets, operation of ground fault circuit interrupters (GFCI).

During the inspection we noted that:

- The conditions of main service disconnect, distribution panels, the protective device of the main service has no visual defects at the time of the inspection.
- The condition of the grounding equipment cannot be determined
- The GFCI (Ground Fault Interrupter) present bathroom and exterior outlets.
- The AFCI (Arc Fault Interrupter) - Not noted
- The operation of installed GFCI (Ground Fault Interrupter) was verified - No defects noted
- We have checked a considerable amount of switches and lights within the building and in the exterior - Defects noted.
- We have checked the polarity and grounding of a considerable amount of outlets. No defects were noted.
- The branch circuit wiring, over current devices (breakers) was observed and the compatibility of their amperage and voltage was verified.
- During the inspection we have operated all electronic thermostats installed in the house. All of them were in working condition.
- During the inspection we found missing cover plate

Please refer to the "Recommendations" partition of the ELECTRICAL section of the report.

Service entrance cable and location:

- [Underground - cable material not visible](#)

Service entrance location - left side of the building

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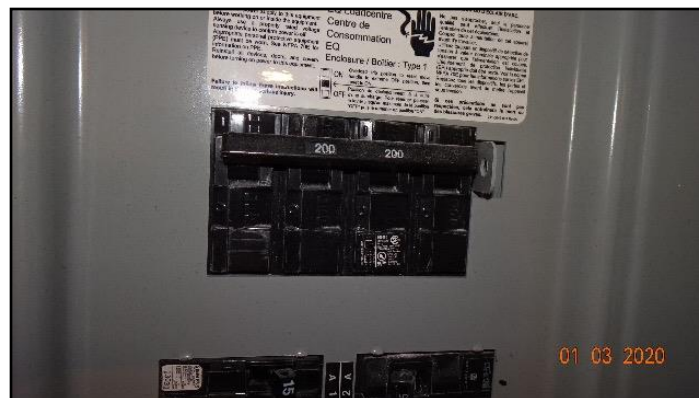


13. Underground Service entrance

Service size: • [200 Amps \(240 Volts\)](#)

Main disconnect/service box rating:

• [200 Amps](#)



14. 200 Amps Main disconnect

Main disconnect/service box type and location: • [Breakers - basement](#)

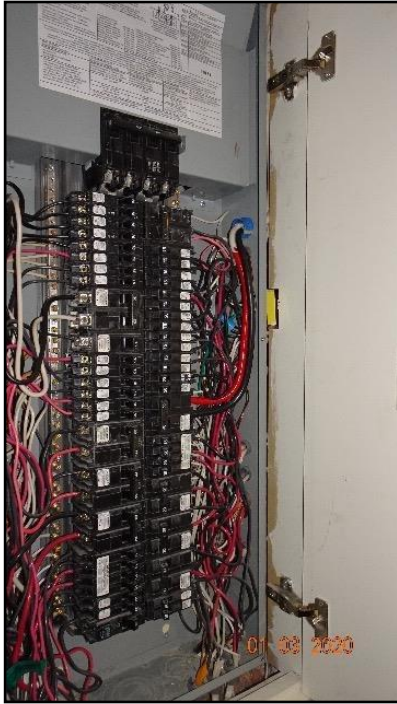
System grounding material and type: • [Not visible](#)

Distribution panel type and location: • [Breakers - basement](#)

Distribution panel rating:

• [200 Amps](#)

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15. 200 Amps Distribution panel



16. 200 Amps Distribution panel

Electrical panel manufacturers: • Siemens

Distribution wire (conductor) material and type: • [Copper - non-metallic sheathed](#)

Type and number of outlets (receptacles): • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom](#) • [GFCI - exterior](#) • No AFCI

Smoke alarms (detectors): • [Present](#)

Limitations

General: • Not included as part of a building inspection:

- testing or operation any over current device and arc fault interrupters except ground fault circuit interrupters;
- dismantle any electrical device or control.
- observation of low voltage systems;
- observation of telephone, security, cable TV or other ancillary wiring that is not a part of the primary electrical distribution system. • Pictures in this partition are representing only the samples of the electrical issues noted

Inspection limited/prevented by: • Concealed electrical components are not part of a home inspection.

Inspection limited/prevented by: • A visual inspection cannot identify circuits that might be overloaded. It is not normal for fuses and circuit breakers to constantly need to be replaced or reset. This generally indicates that a circuit is overloaded. Appliances that consume high amounts of electricity (refrigerators, freezers, air conditioners, dishwashers, etc.) should be connected to separate, dedicated circuits.

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Panel covers: • Disconnect covers are not removed by the building inspector • The main disconnect/service box was not opened since it is integrated the main distribution panel and it is unsafe to do so.

System ground: • Continuity not verified

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

Recommendations

RECOMMENDATIONS \ General

22. Condition: • It is recommend to consult a qualified electrician for all electrical repairs.

23. Condition: • Any electrical recommendations should be considered high priority items, since all electrical issues are safety concerns.

24. Condition: • Any recommendations regarding personal safety are listed below (if applicable).

25. Condition: • All recommendation that required "further evaluation" by certified specialist must be performed before signing the notarized deed of sale

RECOMMENDATIONS \ Overview

26. Condition: • Smoke and Carbon Monoxide (CO) Detectors Smoke and carbon monoxide detectors should be provided at every floor level of every home, including basements and crawl spaces. (Even if they are present during the inspection, we recommend replacing detectors.)

Smoke detectors should be close to sleeping areas, and carbon monoxide detectors should be in any room with a wood-burning stove or fireplace.

These devices are not tested as part of a home inspection.

Once you take possession of the home, detectors should be tested regularly, and replaced every 10 years.

If unsure of the age of a smoke detector, it should be replaced. Smoke detector batteries should be replaced annually.

DISTRIBUTION SYSTEM \ Outdoor wiring

27. Condition: • Wire not protected

Whether it's on the interior or the exterior, wire should always be protected by conduit if it's exposed.

Implication(s): Electric shock, Fire hazard

Location: Exterior

Task: Correct

Time: Immediate

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17. Wire not protected



18. Wire not protected

DISTRIBUTION SYSTEM \ Junction boxes

28. Condition: • [Cover loose or missing](#)

Implication(s): Electric shock | Fire hazard

Location: Garage

Task: Correct

Time: Immediate



19. Cover missing

DISTRIBUTION SYSTEM \ Lights

29. Condition: • [Inoperative](#)

Implication(s): Inadequate lighting

Location: Second Floor Bathroom

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Task: Correct
Time: Immediate



20. Inoperative

30. Condition: • [Loose](#)
Implication(s): Electric shock | Fire hazard
Location: Garage
Task: Correct
Time: Immediate



21. Loose

31. Condition: • [Conventional lights in wet areas](#)
Implication(s): Electric shock | Fire hazard
Location: Second Floor Master Bathroom
Task: Correct
Time: Immediate

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22. Conventional lights in wet areas

Description

General: • The visible portions of the following components were observed and verified: energy source, type of heating equipment, normal operating controls, heat distribution systems, number of permanently installed heat sources and the presence of one in each habitable room.

During the inspection we note that:

- At least one of the permanently installed heat sources present in each habitable room was functional and in working condition.
- During the inspection we have operated all electronic thermostats installed in the house. All of them were in working condition.

Please refer to the "Recommendations" partition of the HEATING section of the report.

System type:

- [Furnace](#)



23. Furnace

Fuel/energy source: • [Oil](#)

Furnace manufacturer: • Lincoln

Heat distribution: • [Ducts and registers](#)

Approximate capacity: • [100,000 BTU/hr](#)

Exhaust venting method: • [Natural draft](#)

HEATING

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Combustion air source: • Interior of building

Approximate age: • [22 years](#)

Main fuel shut off at:

- Cold room



24. Main fuel shut off

Oil tank type/age: • 7 years

Oil tank type/age: • 1111liters



25. Oil tank

Auxiliary heat:

- Radiant floor heating (electric)

Bathrooms

Fireplace/stove:

- [Gas fireplace](#)

HEATING

325 S. Santa, Claus Lane North Pole, AK March 1, 2020

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26. Gas fireplace

Chimney/vent:

- [Masonry](#)
- Sidewall venting
For gas fireplace

Chimney liner: • [Metal](#)

Humidifiers:

- [Steam type](#)



27. Humidifier

Location of the thermostat for the heating system: • Basement • First Floor • Second Floor

HEATING

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Limitations

General: • Not included as part of a building inspection:

The interior of the following elements:

- chimneys;
- flues;
- dampers;
- heating devices or apparatus.
- humidifiers;
- electronic air filters;
- the uniformity or adequacy of heat supply to each habitable room. • Buried tanks are not included in the inspection.

Environmental consultants can assist if this is a concern. • Pictures in this partition are representing only the samples of the heating system issues noted

Safety devices: • Not tested as part of a building inspection

Zone, boiler and radiator valves: • Not tested as part of a building inspection

Heat loss calculations: • Not done as part of a building inspection

Fireplace/wood stove: • Quality of chimney draw cannot be determined • Dataplate not found • Connection to chimney not inspected

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos. • Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern.

Recommendations

RECOMMENDATIONS \ General

32. Condition: • Any recommendations regarding personal safety are listed below (if applicable)

33. Condition: • All recommendation that required "further evaluation" by certified specialist must be performed before signing the notarized deed of sale

RECOMMENDATIONS \ Overview

34. Condition: • The heating system should be serviced (inspected and cleaned) annually by a qualified technician.

35. Condition: • An annual maintenance agreement that covers parts and labor is recommended.

OIL FURNACE \ Life expectancy

36. Condition: • [Near end of life expectancy](#)

Consider replacement.

Please consult a licensed contractors to obtain an exact quote.

Implication(s): Equipment failure | No heat for building

Location: Basement Utility Room

Task: Further evaluation (Consult specialist)

Time: Immediate

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OIL FURNACE \ Ducts, registers and grilles

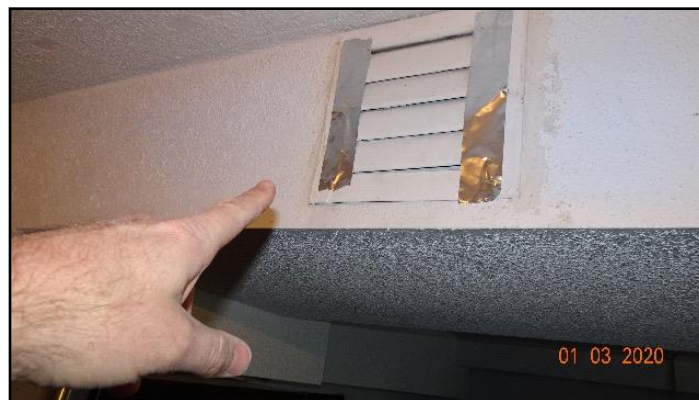
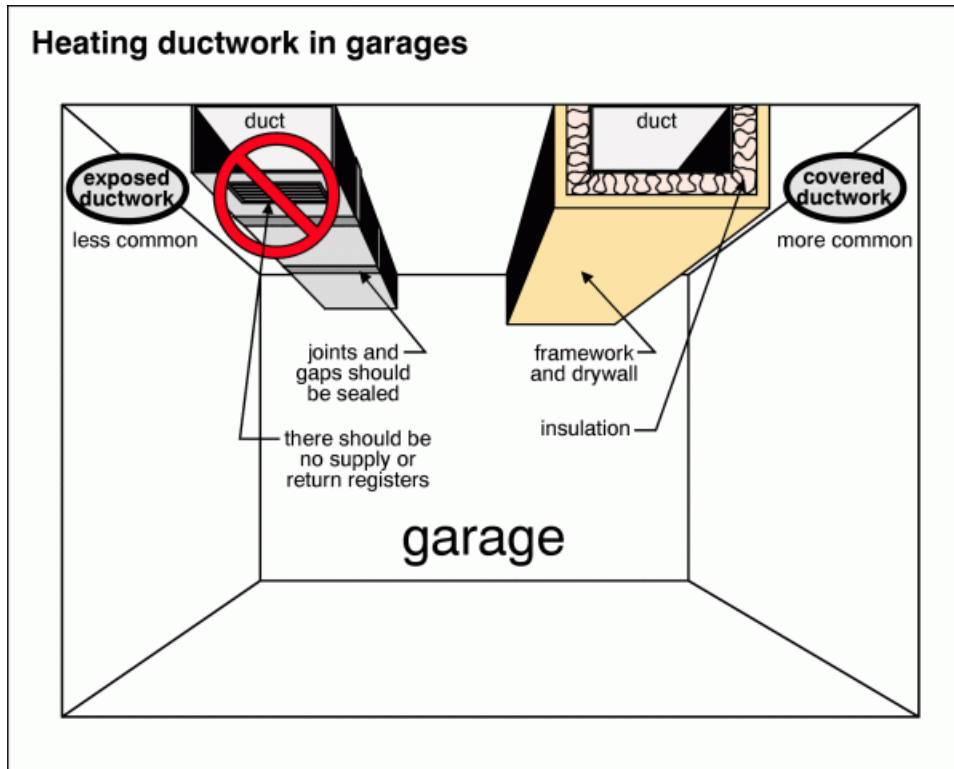
37. Condition: • [Registers or grilles in garage](#)

Implication(s): Hazardous combustion products entering home

Location: Garage

Task: Correct

Time: Immediate



28. Registers or grilles in garage

38. Condition: • [Missing](#)

Implication(s): Increased heating costs | Reduced comfort

Location: First Floor Laundry Area

Task: Further evaluation (Consult specialist)

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Time: Immediate

OIL FURNACE \ Mechanical air filter

39. Condition: • [Missing](#)

Implication(s): Equipment ineffective | Increased heating costs | Reduced comfort | Increased maintenance costs

Location: Basement Utility Room

Task: Provide

Time: Immediate



29. Missing filter

SPACE HEATER \ Electric baseboard heater/space heater

40. Condition: • [Missing or too few heaters](#)

Baseboard heaters missing in the basement, heat is provided by registers only.

It is recommended to install baseboard heaters in the basement.

Without supplemental heat, the basement may be cooler in the winter.

Implication(s): Increased heating costs | Reduced comfort

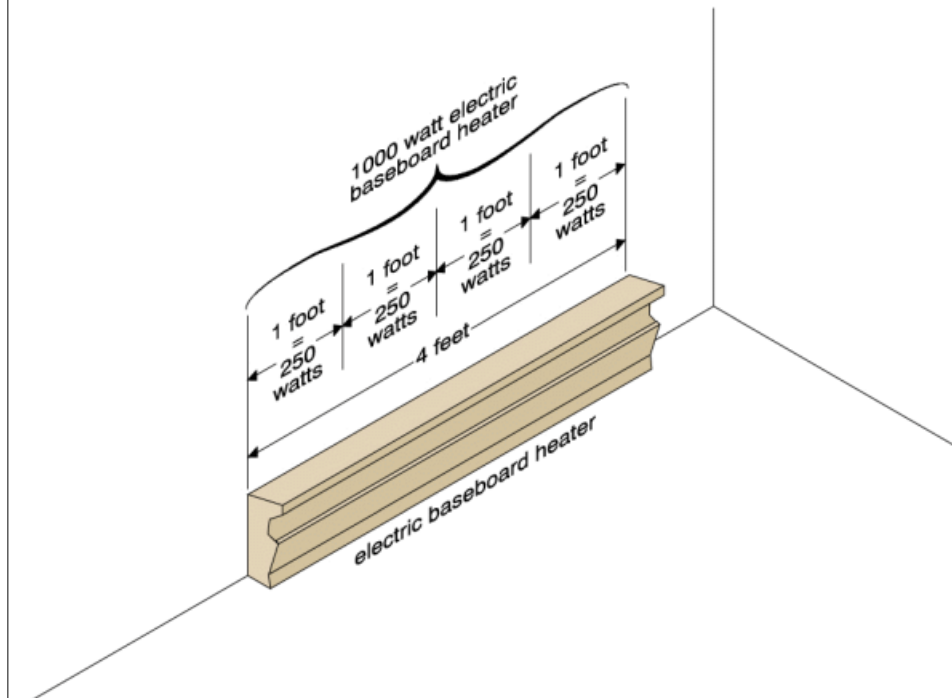
Location: Basement Family Room

Task: Provide

Time: Discretionary

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Determining baseboard heater wattage - general rule



FIREPLACE \ General notes

41. Condition: • Inspect chimney, and sweep, if needed before using

Implication(s): Fire hazard

42. Condition: • Only your insurance company and city fire department can state whether you can use this unit

43. Condition: • Gas fireplace should be included in annual service.

COOLING & HEAT PUMP

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Description

General: • The visible portions of the following components were observed: energy source, cooling equipment type and location, drainage installation, distribution systems (including: air ducts, registers and air filters, number of cooling sources installed and the presence of one in each habitable room)

During the inspection we note that:

- Air conditioning (central system) - Defects noted.
- Heat pump (ductless system) did not seem to have any visual defects at the time of the inspection.
- A permanently installed cooling source was present in each habitable room.
- Drainage of the cooling system was partially verified.
- We did not operate the air conditioning system during the inspection because of low outdoor temperature.

Please refer to the "Recommendations" partition of the COOLING section of the report.

Air conditioning type:

- [Air cooled](#)

Central system

Heat pump type:

- [Ductless \(Mini split\) system](#)

Ductless system



30. Indoor unit

Manufacturer:

- Panasonic
Ductless system

Manufacturer: • Bosch (central system)

Cooling capacity:

- 60,000 BTU/hr
Central system
- 9,000 BTU/hr

COOLING & HEAT PUMP

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Ductless system

Compressor type: • Electric

Compressor approximate age:

- 1 year

According to the seller the A/C (central system) is old but compressor is one year old

- 2 years

According to the seller

Ductless system

Typical life expectancy: • 12 to15 years

Evaporative cooler damper location:

- [Rear of building](#)

Central system

- [Right side of building](#)

Ductless system



31. Outdoor unit

Refrigerant type:

- R-410A

Ductless system

- Could Not Determine

Central system



32. Outdoor unit

COOLING & HEAT PUMP

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Limitations

General: • Not included as part of a building inspection:

- movable and/or portable air conditioning systems.
- verifying the uniformity, adequacy or appropriateness of cool-air supply to the rooms. • Pictures in this partition are representing only the samples of the cooling system issues noted

Inspection limited/prevented by: • Low outdoor temperature

Heat gain calculations: • Not done as part of a building inspection

Not part of a home inspection: • Home inspectors cannot typically access or inspect the indoor coil • Home inspectors do not verify that the size of the indoor coil matches the outdoor coil

Recommendations

RECOMMENDATIONS \ General

44. Condition: • Any recommendations regarding personal safety are listed below (if applicable)

45. Condition: • All recommendation that required "further evaluation" by certified specialist must be performed before signing the notarized deed of sale

RECOMMENDATIONS \ Overview

46. Condition: • Please refer to the "Recommendations" partition of the HEATING section of the report.

AIR CONDITIONING \ General notes

47. Condition: • Service air conditioner

Implication(s): Reduced system life expectancy | Increased cooling costs | Reduced comfort

Task: Service annually

Time: Regular maintenance

AIR CONDITIONING \ Condensate drain line

48. Condition: • [Improper discharge point](#)

Discharge pipe too close to the building

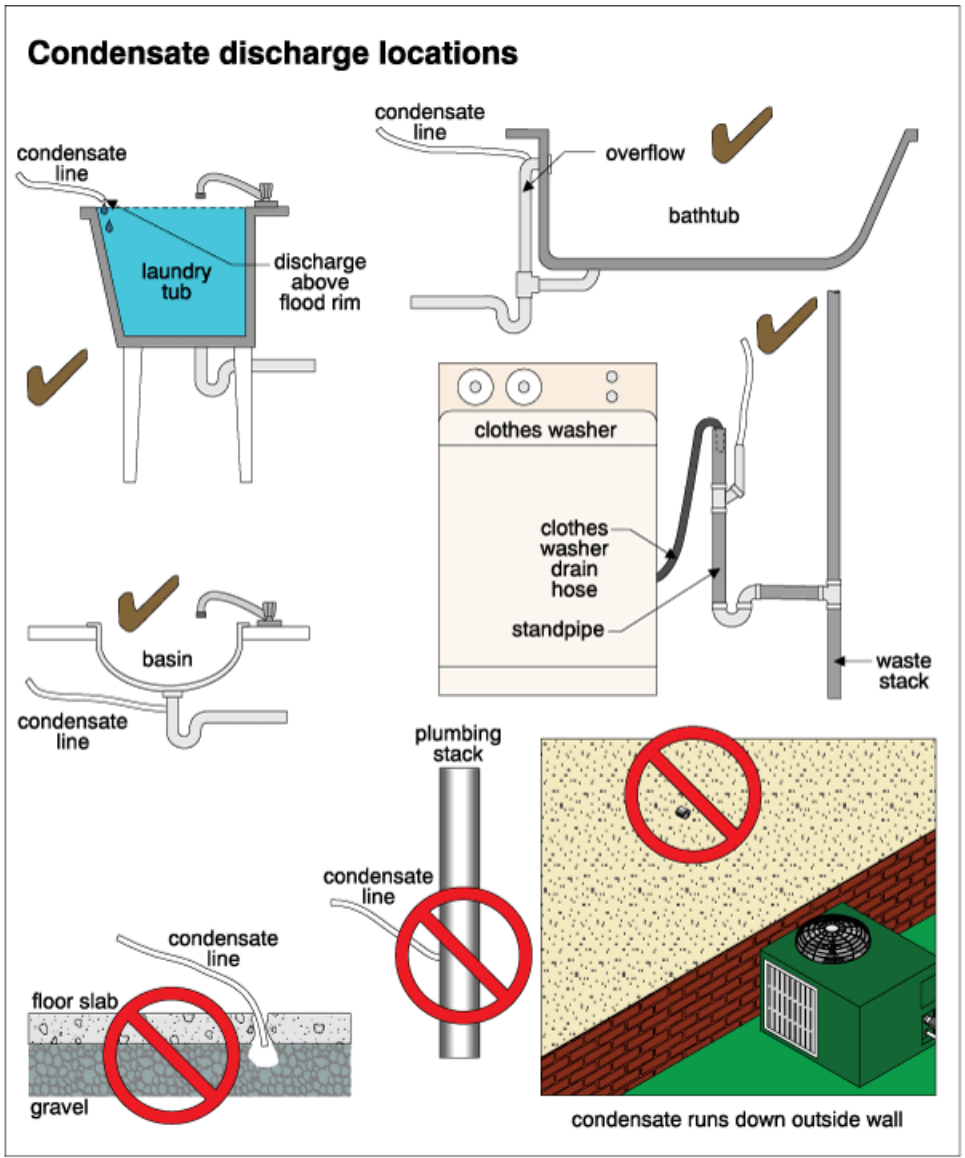
Implication(s): Chance of water damage to contents, finishes and/or structure | Damage to equipment | Contaminants may enter building air

Location: Right Side Exterior

Task: Improve

Time: Immediate

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33. Improper discharge point

INSULATION AND VENTILATION

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Description

General: • The visible portions of the following components were observed and verified: insulation materials (type and amount), vapour barriers seen in unfinished spaces (attics, walls, ceilings and floors).

During the inspection we note that:

- During the inspection we could not verify the amount of the wall insulation because all walls were covered with drywall (only spots were checked to determine the type of insulation).
- The attic insulation was observed and verified.

Please refer to the "Recommendations" partition of the INSULATION section of the report.

Attic/roof insulation material:

- [Cellulose](#)



34. Attic insulation



35. Attic insulation

Attic/roof insulation amount/value: • 220-250mm of cellulose insulation

Attic/roof air/vapor barrier: • Not determined

Wall insulation material: • Not visible

Wall insulation amount/value: • Not determined

Wall air/vapor barrier: • Not determined

Foundation wall insulation material: • Not insulated

Limitations

General: • Not included as part of a building inspection:

- compliance with standards, or on the uniformity and adequacy of the insulation in the building. • Pictures in this partition are representing only the samples of the insulation issues noted

Inspection prevented by no access to: • Wall space • Floor space • Knee wall areas • Walls, which were spot checked only

INSULATION AND VENTILATION

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Attic inspection performed: • From access hatch

Crawlspace inspection performed: • By entering space, but access was limited

Air/vapor barrier system: • Continuity not verified

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos. • Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern.

Not included as part of a building inspection: • Insulation cannot be disturbed

Recommendations

RECOMMENDATIONS \ General

49. Condition: • Any recommendations regarding personal safety are listed below (if applicable)

50. Condition: • All recommendation that required "further evaluation" by certified specialist must be performed before signing the notarized deed of sale

RECOMMENDATIONS \ Overview

51. Condition: • Please refer to the "Insulation Amounts - Current Standards" partition of the MORE INFO section of the report.

52. Condition: • [Amount less than current standards](#)

Location: Throughout

Task: Further evaluation (Consult specialist)

Time: Immediate

ATTIC/ROOF \ Insulation

53. Condition: • [Gaps or voids](#)

Please refer to the "Recommendations" partition of the INFRA RED section of the report.

Implication(s): Increased heating and cooling costs | Reduced comfort

Location: Attic

Task: Further evaluation (Consult specialist)

Time: Immediate

ATTIC/ROOF \ Hatch/Door

54. Condition: • [Not insulated and not weatherstripped](#)

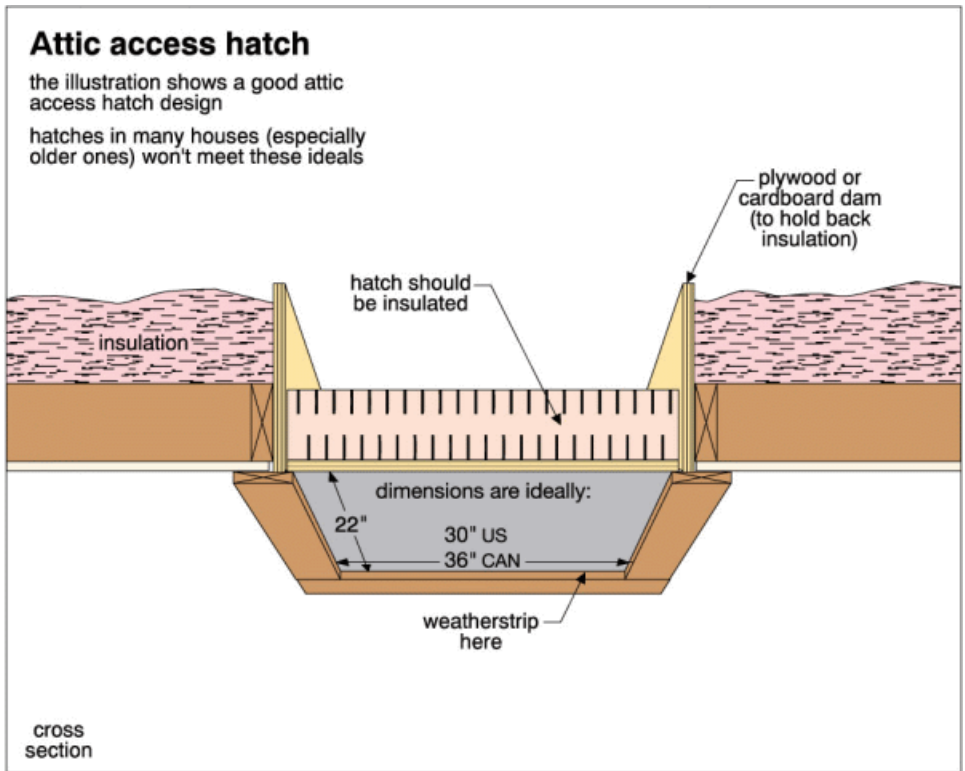
Implication(s): Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs | Reduced comfort

Location: Attic

Task: Correct

Time: Immediate

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WALLS \ Insulation

55. Condition: • [Sagging or voids](#)

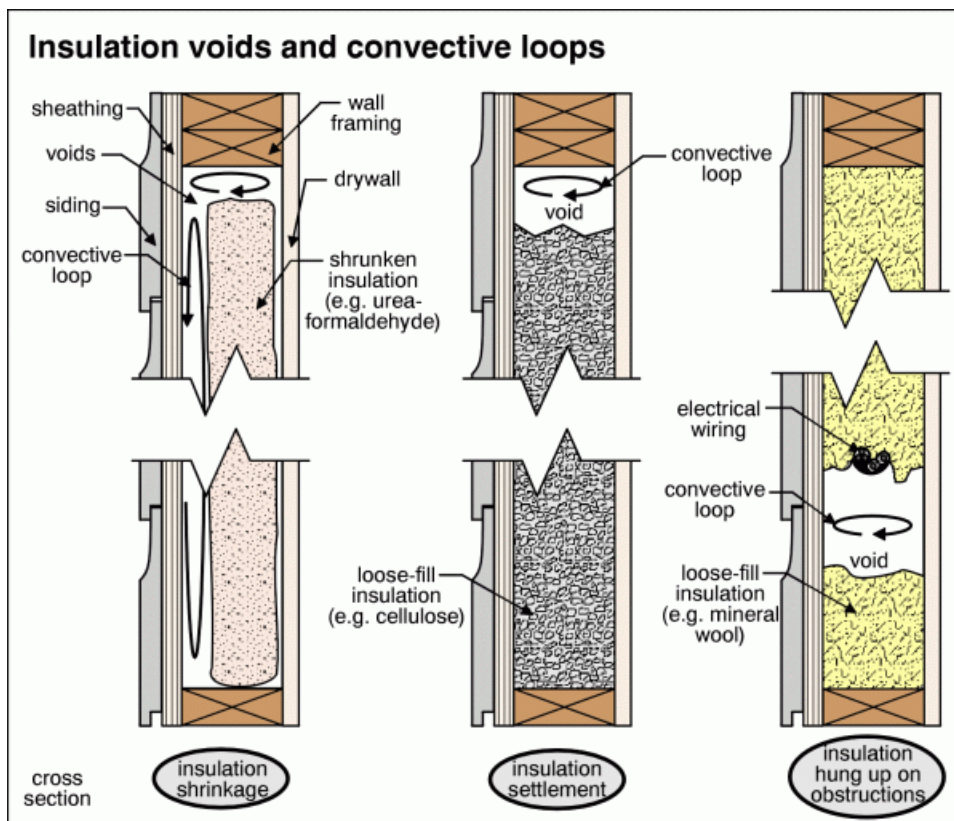
Implication(s): Increased heating and cooling costs | Reduced comfort

Location: Various

Task: Further evaluation (Consult specialist)

Time: Immediate

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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FOUNDATION \ Interior insulation

56. Condition: • [Loose, sagging or voids](#)

Chance of condensation damage to contents, finishes and/or structure, possibility of mold growth.
Air test for mold recommended

Please refer to the "Recommendations" partition of the INFRA RED section of the report.

Implication(s): Increased heating costs

Location: Various Basement

Task: Further evaluation (Consult specialist) Correct

Time: Immediate

Description

General: • The visible portions of the following components were inspected and verified: all toilet flush valves, fixture faucets and hose faucets, the interior water distribution system, the interior drainage system, the water heater equipment for the production of domestic hot water, the exterior of chimneys, exhaust systems, flues and vents.

During the inspection we noted that:

- The condition of the visible parts of the supply, distribution, waste and vent piping was proper. No defects were noted.
- The condition of the main entry shut-off valve was appropriate. No defects were noted.
- The condition and functionality of the interior fixtures and faucets was verified. No defects were noted.
- The condition and functionality of hose faucet is acceptable. No defects were noted.
- No faulty connections (cross connections) were discovered.
- No leaks were detected in the water distribution system at the time of inspection.
- No leaks were detected in the interior drainage system at the time of inspection.
- Water drainage in the sinks, bathtubs, shower was adequate.
- The piping supports were observed. No defects were noted.
- The interior floor drain was observed. No defects were noted.
- The exterior floor drain was not visible.
- A vacuum breaker was missing on the exterior faucet(s).
- The flow from the plumbing fixtures was functional.
- The flow of the water drainage system was functional.

- The water heater equipment was observed.
- The shut off valve on water heater - present
- The pressure relief valve (TPR) water heater - present

We examined each of the faucets of all of the plumbing fixtures, but some conditions may not be detected by simple activation of the faucets or flushing mechanism. A fixture may become defective or leak after a certain period of use. The emergency valves of the household appliances, toilets and sinks were not tested because of the risk of causing leaks.

No valve or faucet of the household appliances on site was verified during the inspection.

Please refer to the "Recommendations" partition of the PLUMBING section of the report.

Water supply source: • Public

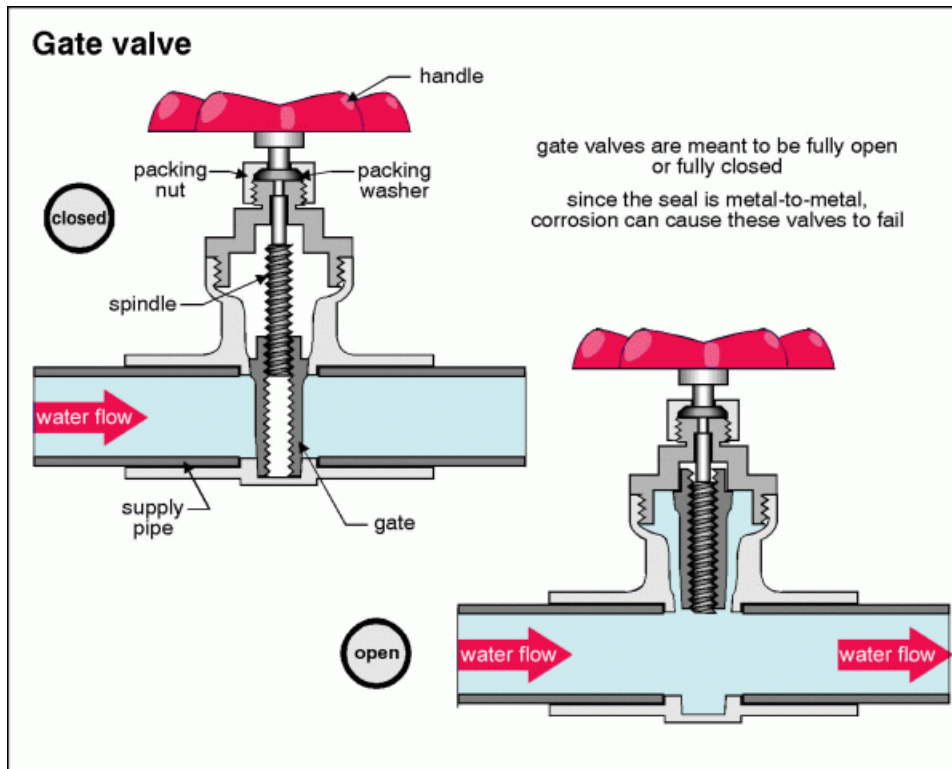
Service piping into building: • [Copper](#)

Supply piping in building: • [Copper](#)

Main water shut off valve at the:

- Front of the basement

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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36. Main water shut off valve

Water flow and pressure: • [Functional](#)

Water heater type:

- Owned
- Two tanks were installed

Water heater location: • Utility room

Water heater fuel/energy source:

- [Electric](#)

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37. Water heater II



38. Water heater I

Water heater manufacturer: • Rheem

Water heater tank capacity:

- 285 liters
- Each tank

Water heater approximate age:

- 5 years
- Both tanks

Water heater typical life expectancy: • Most insurance companies are requiring water heater over 10 years in age to be replaced

Water heater failure probability: • [Medium](#)

Waste disposal system: • [Public](#)

Waste and vent piping in building: • [Plastic](#)

Pumps: • Not sump pump was installed at the time of inspection.

Floor drain location: • Near water heater

Backwater valve: • Present. These valves help prevent sewer backup. Many insurance companies insist these be installed before they will offer a sewer backup endorsement, which we strongly recommend you obtain.

Exterior hose bibb (outdoor faucet): • Present

Limitations

General: • Pictures in this report are representing only the samples of the issues noted

Inspection limited/prevented by: • The concealed components of the plumbing system are not included as part of a home inspection. Overflows for plumbing fixtures including bathtubs and basins are not examined or tested as part of a home inspection.

Items excluded from a building inspection: • Water quality • Septic system • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains • Backflow valve

Items excluded from a building inspection: • - operation of safety devices and shut off valves.

- observation or operation of water conditioning systems;
- observation or operation of automatic fire sprinkler systems;
- observation or operation of lawn sprinkler systems;
- observation or operation of water supply quality and quantity;
- observation or operation of garbage disposal and compaction systems.

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos. • Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern.

Not included as part of a building inspection: • Washing machine connections

Recommendations

RECOMMENDATIONS \ General

57. Condition: • Any recommendations regarding personal safety are listed below (if applicable)

58. Condition: • Caulking

Be sure that all caulking & seals around sinks, bath tubs & enclosures, shower stalls, faucets & base of toilets are in good physical condition and replace when necessary. We also recommend to caulk around the base of the toilet to help secure to the floor and prevent fouling in this area. If mop water, tub water and/or urine gets underneath the toilet, there is no way to clean it up. This is an ongoing maintenance recommendation.

59. Condition: • All recommendation that required "further evaluation" by certified specialist must be performed before signing the notarized deed of sale

RECOMMENDATIONS \ Overview

60. Condition: • As a general rule for houses older than 40+ years it is recommended to inspect condition of the sewer line with the camera.

SUPPLY PLUMBING \ Water shut off valve

61. Condition: • No seal on water meter

Location: Basement

Task: Further evaluation (Consult specialist)

Time: Immediate

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39. No seal on water meter

62. Condition: • Rust on water meter

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Basement

Task: Further evaluation (Consult specialist)

Time: Immediate

FIXTURES AND FAUCETS \ Hose bib or bibb (outdoor faucet)

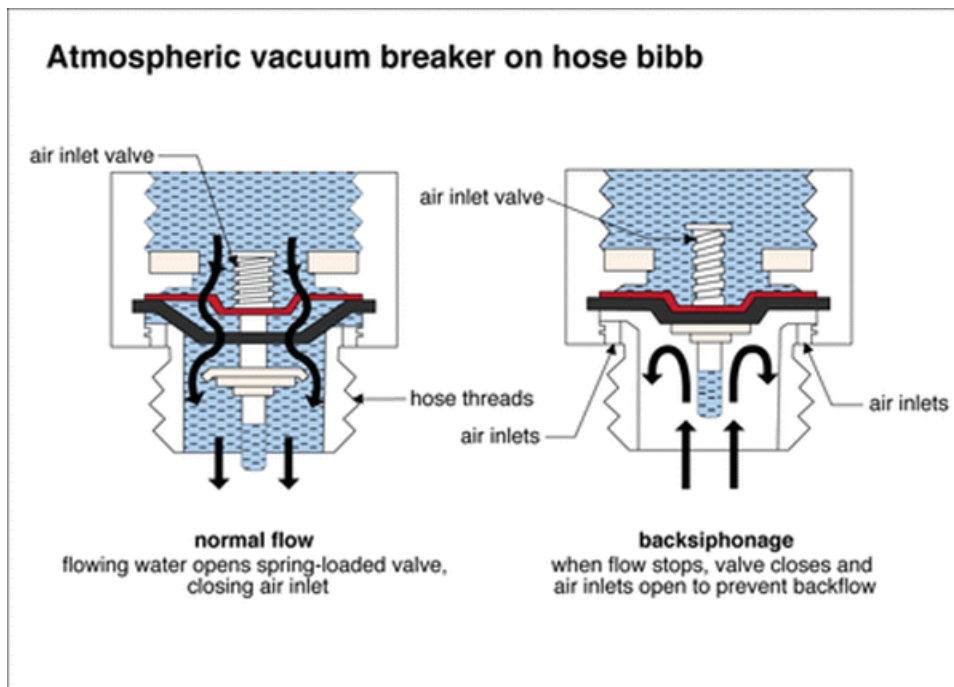
63. Condition: • [Backflow prevention missing](#)

Implication(s): Contaminated drinking water

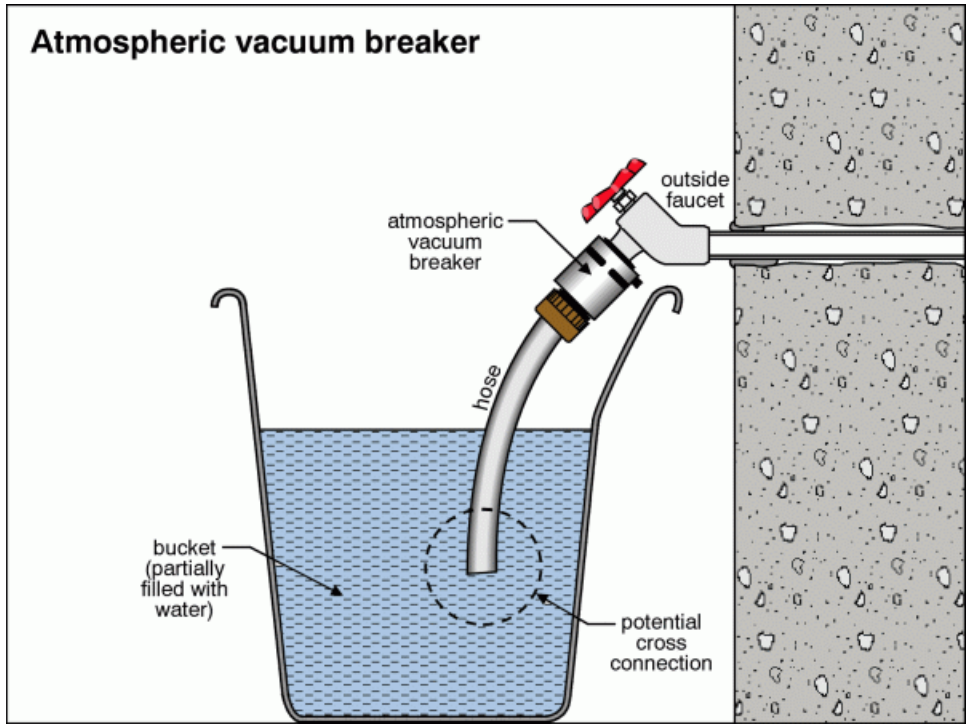
Location: Exterior

Task: Further evaluation (consult licensed plumber)

Time: Discretionary



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FIXTURES AND FAUCETS \ Basin, sink and laundry tub

64. Condition: • [Slow drains](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Second Floor Bathroom

Task: Clean

Time: Immediate



40. *Slow drains*

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Description

General: • The visible portions of the following components were inspected and verified: walls, floors, ceilings, steps, stairways, railings, cabinets and counters, windows and doors.

During the inspection we noted that:

- Signs of water penetration inside the house were discovered
- No signs of abnormal humidity inside the house were discovered.
- Signs of visible mold inside the house were discovered.
- Representative number of the permanent windows and doors of the house were observed. No defects were noted.
- The hardware of the windows and doors of the house were observed - No defects noted.
- We operate a representative number of permanent windows and interior doors. No defects were noted.
- There were no skylights installed at the time of inspection.
- The kitchen cabinets and countertop were observed - No defects noted.
- The stairs and railings were observed and inspected. No defects noted.
- At the time of inspection laundry facilities were located on the first floor.

Please refer to the "Recommendations" partition of the INTERIOR section of the report.

Major floor finishes: • Wood

Major wall and ceiling finishes: • [Plaster/drywall](#)

Windows: • [Casement](#) • Metal

Windows: • A representative number of the permanent windows and interior doors were operated.

Glazing: • [Double](#)

Exterior doors - type/material: • Hinged

Doors: • Inspected

Laundry facilities:

- Laundry facilities



41. Laundry facilities

- Washer
- Laundry tub
- Hot/cold water supply

- Dryer
- Vented to outside
- 120-Volt outlet
- 240-Volt outlet

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Counters and cabinets: • Inspected

Stairs and railings: • Inspected

Limitations

General: • Almost every basement (and crawlspace) leaks under the right conditions.

Basement leakage is the most common problem found in houses; 98% of all basements will leak at some point during their life. While structural damage caused by leakage is very rare, water in the basement can be a major inconvenience and often causes damage to interior finishes and storage. In addition, odors caused by mold, mildew, and lack of ventilation are particularly offensive to some people.

Unfortunately, wet basements cannot be assessed for their severity, frequency, and inconvenience factor during a one-time visit. There may or may not be clues that indicate a history of basement dampness. Even if visible, the clues usually do not give an indication of the severity or frequency.

Rust, mold and mildew can be caused by moisture penetration into the basement, but can also be caused by condensation forming on foundation walls as hot, humid summer air comes in contact with the cool walls.

Moisture problems are also intermittent. In some houses, water penetration will occur after virtually every rain. In other houses, it will occur only after periods of prolonged rain, and in still others, it will only happen with wind driven rain or during a spring thaw. In most cases however, the resultant damage gives no indication of frequency.

Please refer to the "MORE INFO" partition of this report. • From the 1930s to 1990 there was widespread use of asbestos in house-building materials in Canada.

Depending on the age of the home, asbestos can be found in many different building products including (but not limited to): siding, shingles, pipe insulation, cement, drywall, plaster, paints, ceiling tiles, vinyl floor tiles, wiring, ironing board pads, clay pottery, and vermiculite insulation.

From the 1970s there was increasing concern about the dangers of asbestos, and its use was phased out. Mining ceased in 1983. The use of asbestos was phased out in 1989 and banned entirely in December 2003.

Note: Asbestos fibers when not disturbed into the air are not a risk for habitants.

The home inspector cannot report on the presence (or lack of presence) of asbestos in a home. The presence and severity of asbestos must be determined by lab tests performed by environmental experts. Due to the number of possible substances that may contain asbestos, the limitations of a visual home inspection, and limitations of insurance coverage, professional home inspectors do not report on asbestos in a home. • Not included as part of a building inspection observation and evaluation of:

- paint, wallpaper and other finishes on the interior walls and ceilings;
- carpeting;

INTERIOR

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- draperies, blinds and other window treatments;
- household appliances;
- recreational facilities.
- acoustical characteristics of any system or component. • Pictures in this partition are representing only the samples of the interior issues noted

General: • Lost seal on double (or triple) glazing might be not always detectable.
The condensation (or foggy window) in thermal pane glass may appears seasonally.
Therefore, inspection of the window is limited.

Inspection limited/prevented by: • Storage/furnishings • New finishes/paint

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

Cosmetics: • No comment offered on cosmetic finishes

Appliances: • Appliances are not inspected as part of a building inspection • Appliances are not moved during an inspection

Percent of foundation not visible: • 90 %

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Environmental issues are outside the scope of a home inspection: • Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist of this is a concern.

Recommendations

RECOMMENDATIONS \ General

65. Condition: • Any recommendations regarding personal safety are listed below (if applicable)

66. Condition: • All recommendation that required "further evaluation" by certified specialist must be performed before signing the notarized deed of sale

CEILINGS \ General notes

67. Condition: • [Water damage](#)

At the time of inspection the ceiling finishing material were dry

Air test for mold recommended

Implication(s): Chance of movement | Rot | Leakage

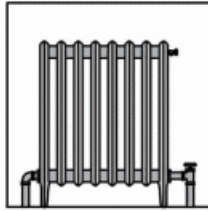
Location: First Floor Living Room

Task: Further evaluation (Consult specialist)

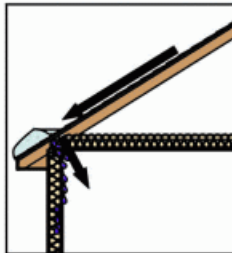
Time: Immediate

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
INFRA-RED	VENTILATION	SITE INFO	MORE INFO	APPENDIX	REFERENCE				

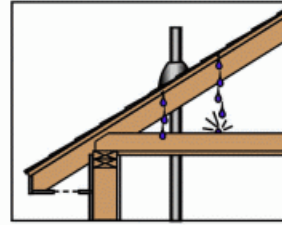
Sources of interior water damage



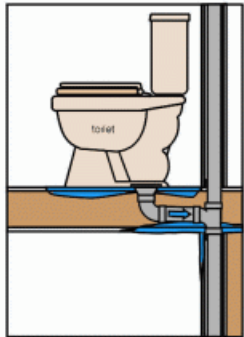
heating leaks



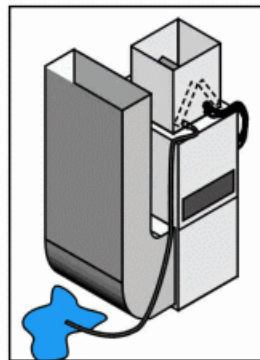
ice damming and condensation



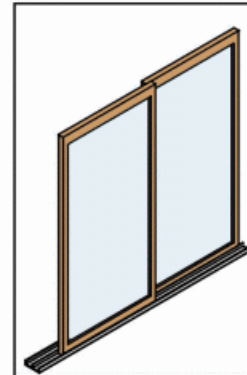
roof or flashing leaks



plumbing leaks



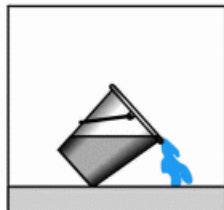
air conditioning leaks



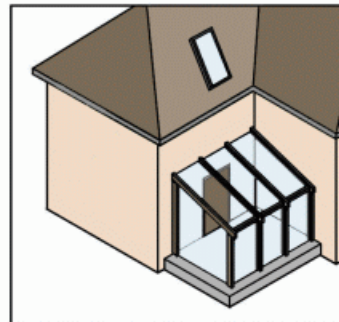
door leaks



melting snow



accidental spills



wall, window, solarium and skylight leaks

INTERIOR

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INFRA-RED	VENTILATION	SITE INFO	MORE INFO	APPENDIX	REFERENCE				



42. Moisture meter reading



43. Water damage

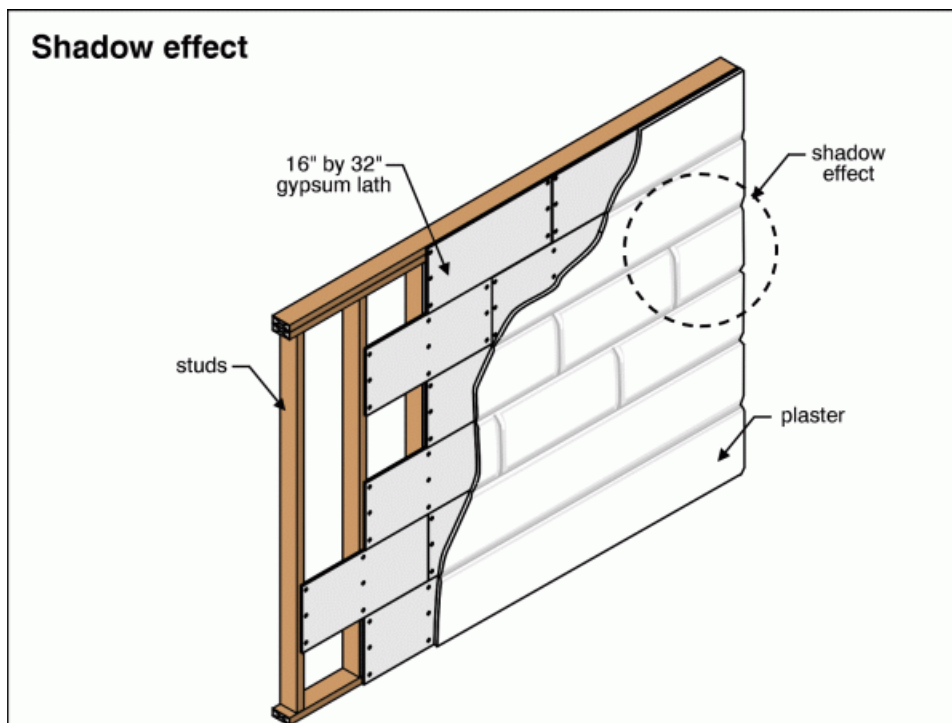
CEILINGS \ Plaster or drywall

68. Condition: • [Shadow effect](#)

Location: Various

Task: Correct

Time: When remodelling



WALLS \ General notes

69. Condition: • Water damage

At the time of inspection the wall plaster was dry

Air test for mold recommended

Implication(s): Chance of water damage to contents, finishes and/or structure

INTERIOR

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
INFRA-RED	VENTILATION	SITE INFO	MORE INFO	APPENDIX	REFERENCE				

Location: First Floor Living Room
Task: Further evaluation (Consult specialist)
Time: Immediate



44. Moisture meter reading



45. Water damage

BASEMENT \ Cold room/Root cellar

70. Condition: • Vent(s) missing/not visible

Implication(s): Odors, molds, etc.

Location: Cold Room

Task: Correct

Time: Immediate

71. Condition: • Weatherstripping missing around door

Implication(s): Increased heating and cooling costs

Location: Cold Room

Task: Provide

Time: Immediate

72. Condition: • Mold

Note: Air test for mold recommended Please refer to the "Recommendations" partition of the EXTERIOR sections of the report.

Air test for mold recommended

Implication(s): Air contamination

Location: Cold Room

Task: Further evaluation (Consult specialist) Clean

Time: Immediate

INTERIOR

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INFRA-RED	VENTILATION	SITE INFO	MORE INFO	APPENDIX	REFERENCE				



46. Mold



47. Mold

73. Condition: • Dampness on the wall Please

Implication(s): Chance of condensation damage to contents, finishes and/or structure, Mold

Location: Cold Room

Task: Further evaluation (Consult specialist)

Time: Immediate

74. Condition: • Water mark

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Cold Room

Task: Further evaluation (Consult specialist)

Time: Immediate



48. Water mark

GARAGE \ Floor

75. Condition: • [Cracked](#)

Implication(s): Uneven floors

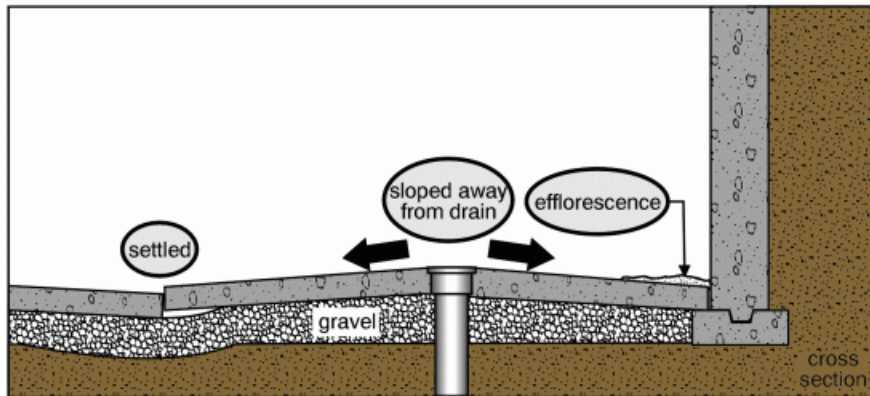
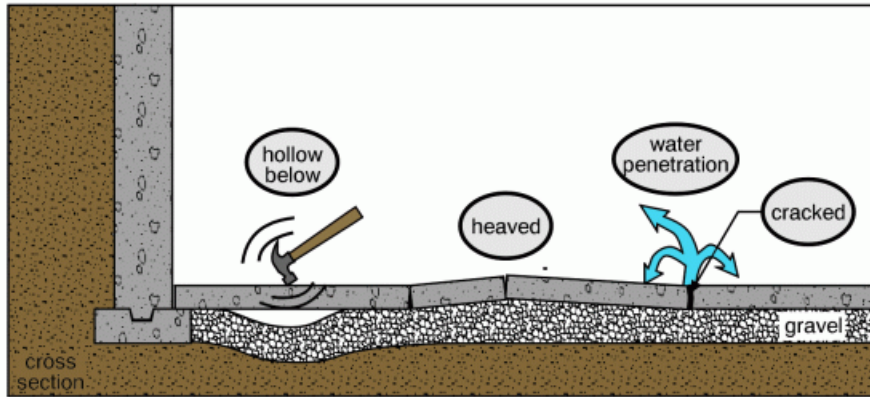
Location: Various Garage

Task: Repair

Time: Immediate

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
INFRA-RED	VENTILATION	SITE INFO	MORE INFO	APPENDIX	REFERENCE				

Concrete floor problems



49. Cracked floor

GARAGE \ Door between garage and living space

76. Condition: • [No self closer](#)

Implication(s): Hazardous combustion products entering home

Location: Garage

Task: Correct

INTERIOR

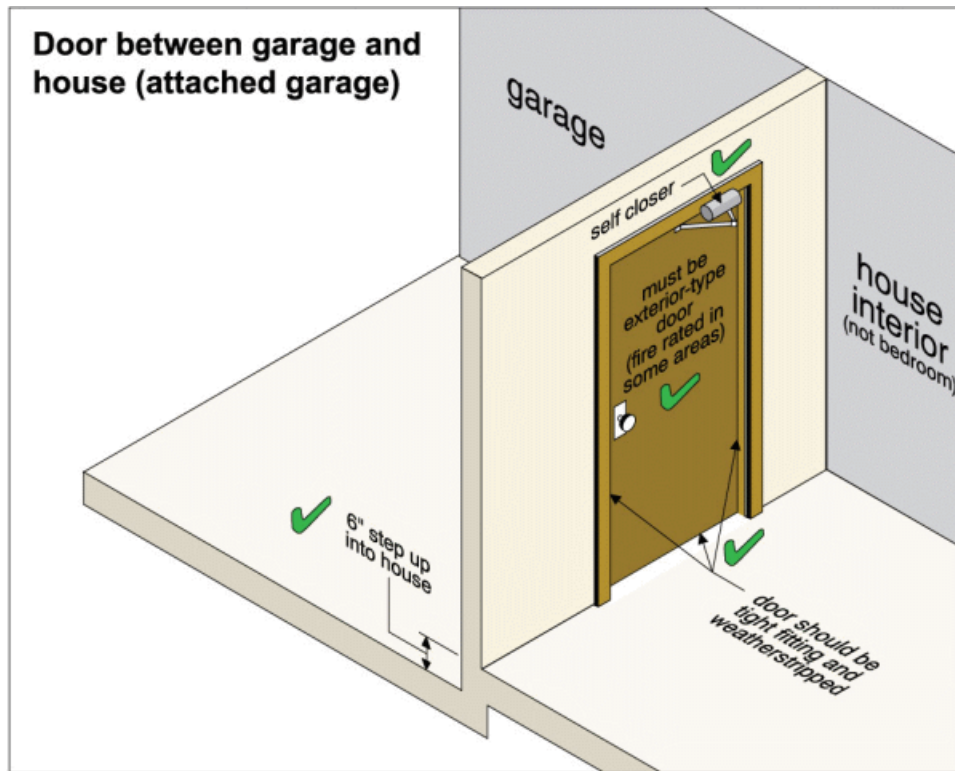
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INFRA-RED	VENTILATION	SITE INFO	MORE INFO	APPENDIX	REFERENCE				

Time: Immediate



50. No self closer

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
INFRA-RED	VENTILATION	SITE INFO	MORE INFO	APPENDIX	REFERENCE				

GARAGE \ Vehicle door operators

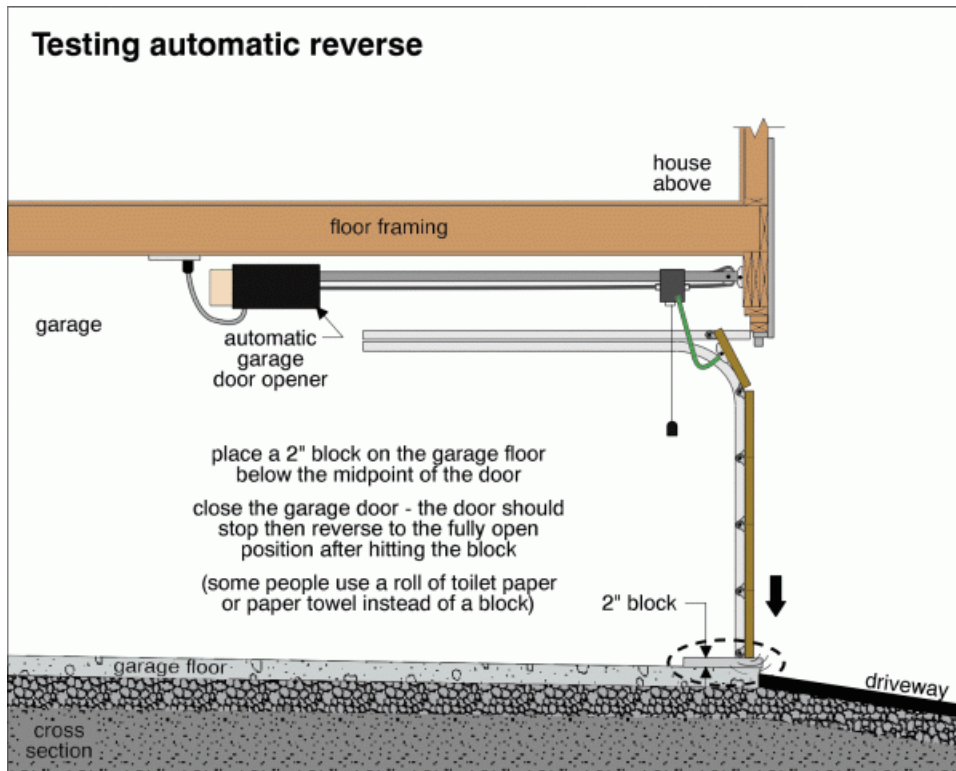
77. Condition: • [Fails to auto reverse](#)

Implication(s): Physical injury

Location: Garage

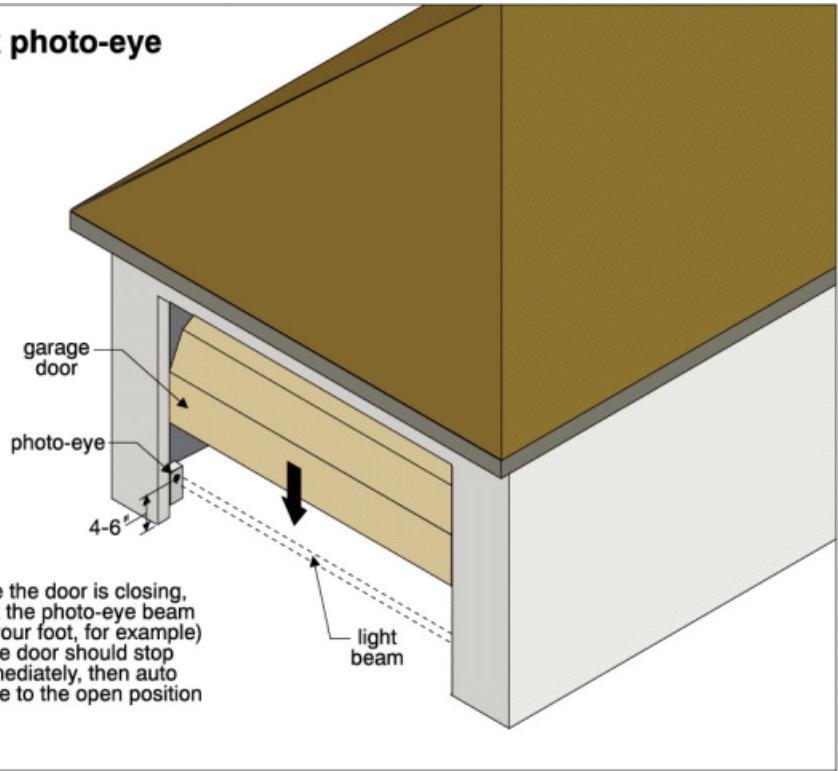
Task: Correct

Time: Immediate



SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
INFRA-RED	VENTILATION	SITE INFO	MORE INFO	APPENDIX	REFERENCE				

Check photo-eye



while the door is closing,
break the photo-eye beam
(with your foot, for example)
- the door should stop
immediately, then auto
reverse to the open position

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

INFRA-RED

VENTILATION

SITE INFO

MORE INFO

APPENDIX

REFERENCE

Description

General: • Thermal imaging produces images of invisible heat energy emitted from objects and systems in the building. Thermal imaging helps to diagnose the problem rather than merely identify symptoms, and can sometimes, but not always, identify and document:

- electrical faults before they cause a fire, overloaded and undersized circuits, circuit breakers in need of immediate replacement,
- missing, damaged, and/or wet insulation,
- heat loss and air infiltration in walls, ceilings, floors, windows and doors,
- water and moisture intrusion that could lead to mold,
- possible pest infestation,
- roof leaks before they cause serious damage,
- air-conditioner compressor leaks,
- under-fastening and/or missing framing members,
- structural defects,
- broken seals in double-pane windows,
- energy loss and efficiency,
- dangerous flue leaks,
- damaged and/or malfunctioning radiant heating systems,
- unknown plumbing leaks, and overheated equipment.

This is a thermographic survey and is in no way a substitute for a building inspection.

This survey IS NOT an energy audit. The purpose of this survey is not an evaluation of energy efficiency of the building envelope, is not a determination of leakage rate or infiltration of air through the building envelope or quality of door seals such as weatherstripping. It is in addition to a building inspection to achieve an overall understanding of the condition of the Property.

These thermal images can then be included in your inspection report, providing supporting documentation to the report.

Please refer to the Recommendations partition of the INFRARED section of the report.

Limitations

General: • Limitation of this Thermographic Survey listed in Addendum to the Inspection Agreement.

NOTE: Although Infrared Thermal Imaging is a far better diagnostic tool than the naked eye, it does not guarantee 100% accuracy, unless removal or destruction of components can be achieved to validate findings. When possible, other tools are used to verify Thermal Images.

Conditions may change and cause the apparent temperature readings revealed in Thermal Images to be different at any given time. • Pictures in this partition are representing only the samples of the issues noted

Inspection Prevented/Limited by: • Furnishings • Storage • Restricted Access

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
INFRA-RED	VENTILATION	SITE INFO	MORE INFO	APPENDIX	REFERENCE				

Recommendations

RECOMMENDATIONS \ General

78. Condition: • All recommendation that required "further evaluation" by certified specialist must be performed before signing the notarized deed of sale

79. Condition: • To evaluate energy efficiency of the house, obtain recommendation about reducing heating (cooling) cost, it is recommended to conduct energy audit of the building envelope.

Please, contact energy audit specialist for further evaluation.

Implication(s): Increase heating/Cooling cost

Task: Further evaluation (Consult specialist)

Time: Immediate

80. Condition: • Thermal Anomaly (insulation voids)

A thermal anomaly suggests there may be missing insulation at the bottom the exterior wall.

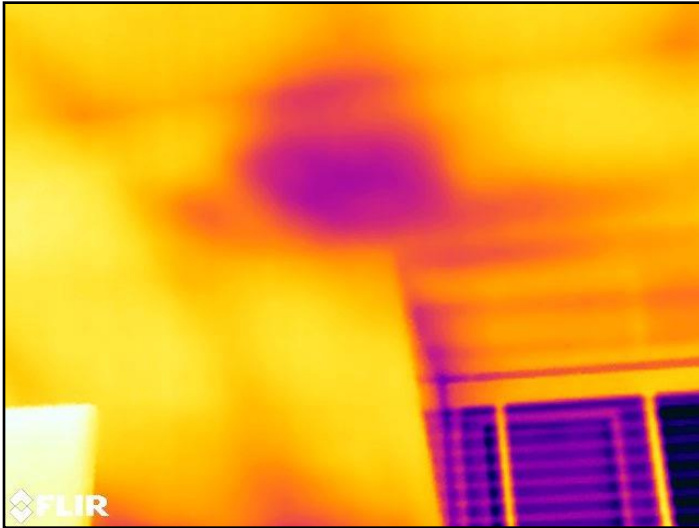
Sometimes, metal bracing in wall can cause false positives.

Further evaluation is recommended.

Implication(s): Increase heating/Cooling cost, Chance of condensation damage to contents, finishes and/or structure, Mold

Task: Further evaluation (Consult specialist)

Time: Immediate

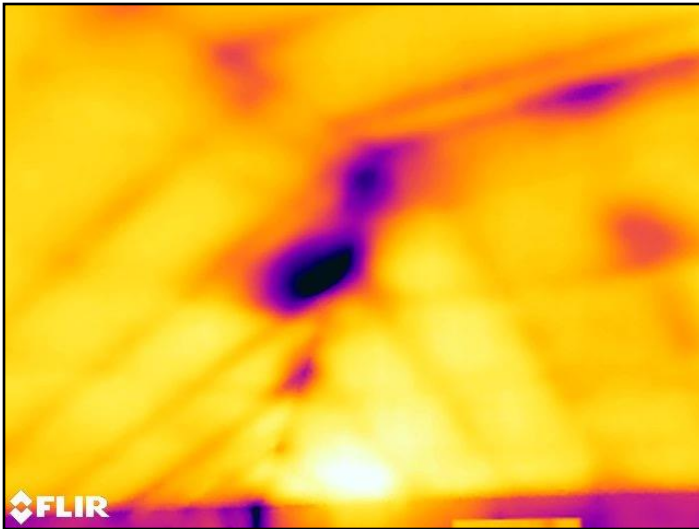


51. Voids (IR VIEW)

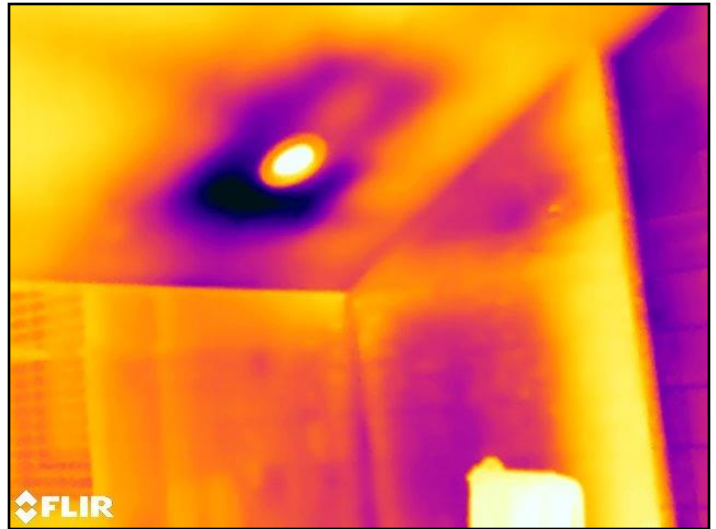


52. Voids (IR VIEW)

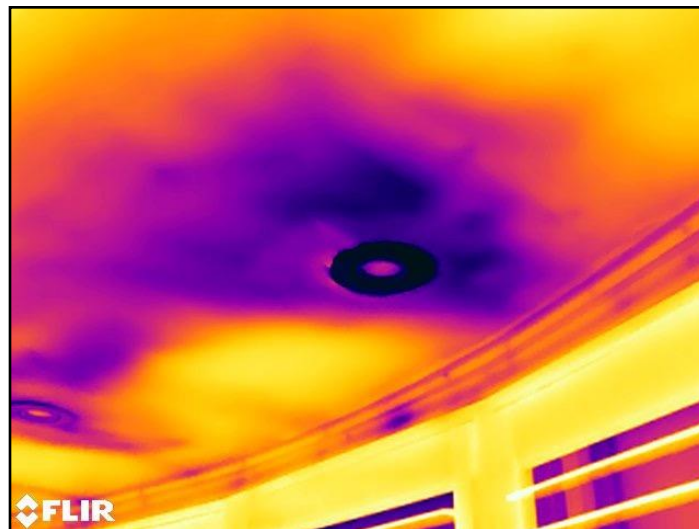
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
INFRA-RED	VENTILATION	SITE INFO	MORE INFO	APPENDIX	REFERENCE				



53. Voids (IR VIEW)



54. Voids (IR VIEW)



55. Voids (IR VIEW)

81. Condition: • Condensation alarm

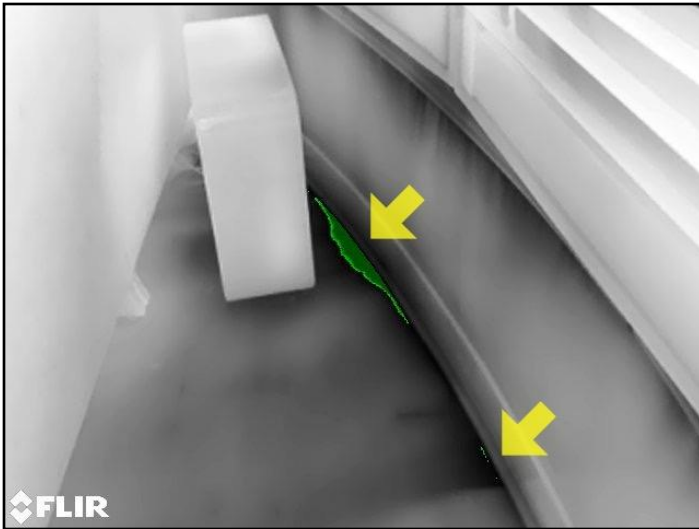
Implication(s): Chance of condensation damage to contents, finishes and/or structure, Mold

Location: First Floor Living Room

Task: Further evaluation (Consult specialist)

Time: Immediate

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
INFRA-RED	VENTILATION	SITE INFO	MORE INFO	APPENDIX	REFERENCE				



56. Condensation alarm (IR VIEW)



57. Condensation alarm

VENTILATION

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
INFRA-RED	VENTILATION	SITE INFO	MORE INFO	APPENDIX	REFERENCE				

Description

General: • The visible portions of the following components were observed and verified: ventilation of the attic, basement area, kitchen, bathroom and laundry room venting system, dryer venting system.

During the inspection we noted that:

- The mechanical ventilation system for home - Kitchen exhaust fan, Bathroom exhaust fan.
- The attic ventilation was verified - Defects noted.
- Kitchen ventilation is assured by range hood fan. No defects noted.
- The dryer venting system is installed - No defects noted.
- Bathroom ventilation is assured by ceiling exhaust fan. No defects noted.
- The basement ventilated with air ducts.
- At the time of home inspection no air exchanger was installed.

Please refer to the "Recommendations" partition of the VENTILATION section of the report.

Attic/Roof ventilation: • Gable vent • [Roof and soffit vents](#)

Air Exchanger: • No air exchanger was installed at the time of home inspection.

Bathroom Ventilation: • Ceiling extractor fan

Kitchen Ventilation: • Range hood fan

Basement/Crawl space Ventilation: • Air ducts

Laundry Area Ventilation: • None

Dryer Ventilation: • Dryer venting system

Limitations

General: • Not included as part of a building inspection:

- compliance with standards, or on the uniformity, adequacy or need for building ventilation and for the interior air quality. • Pictures in this partition are representing only the samples of the ventilation issues noted

Inspection prevented/limited: • Restricted access

Roof ventilation system performance: • Not evaluated

Recommendations

RECOMMENDATIONS \ General

82. Condition: • Any recommendations regarding personal safety are listed below (if applicable).

83. Condition: • All recommendation that required "further evaluation" by certified specialist must be performed before signing the notarized deed of sale

VENTILATION

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INFRA-RED	VENTILATION	SITE INFO	MORE INFO	APPENDIX	REFERENCE				

ATTIC \ Roof space ventilation

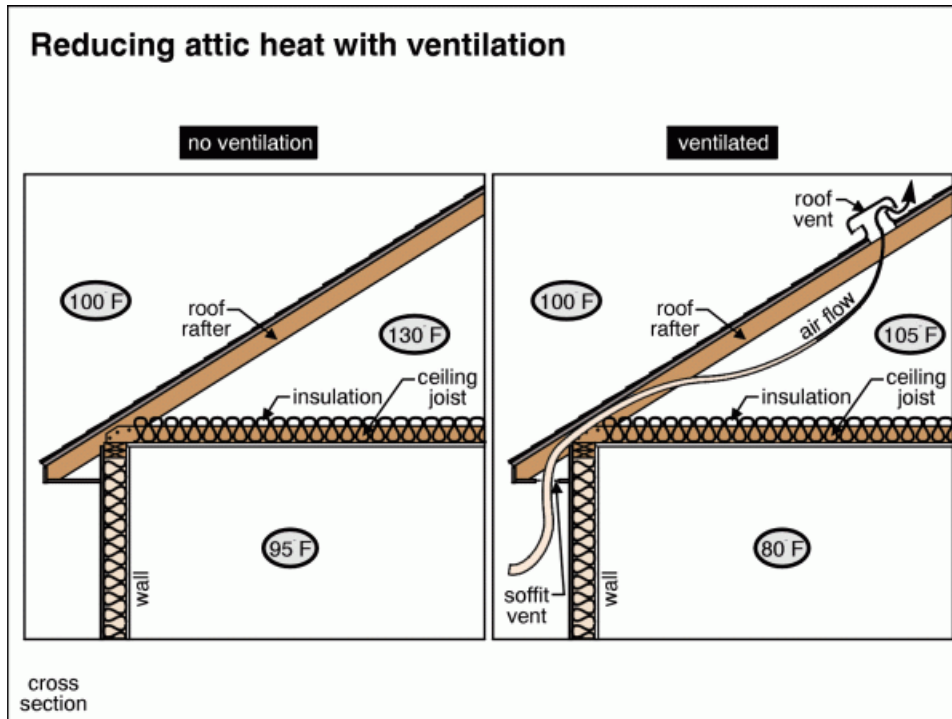
84. Condition: • Inadequate It is recommended to improve air intake from soffit vents and block old gable vents.

Implication(s): Chance of water (condensation) damage to contents, finishes and/or structure, Mold

Location: Attic

Task: Improve

Time: Immediate



VENTILATION

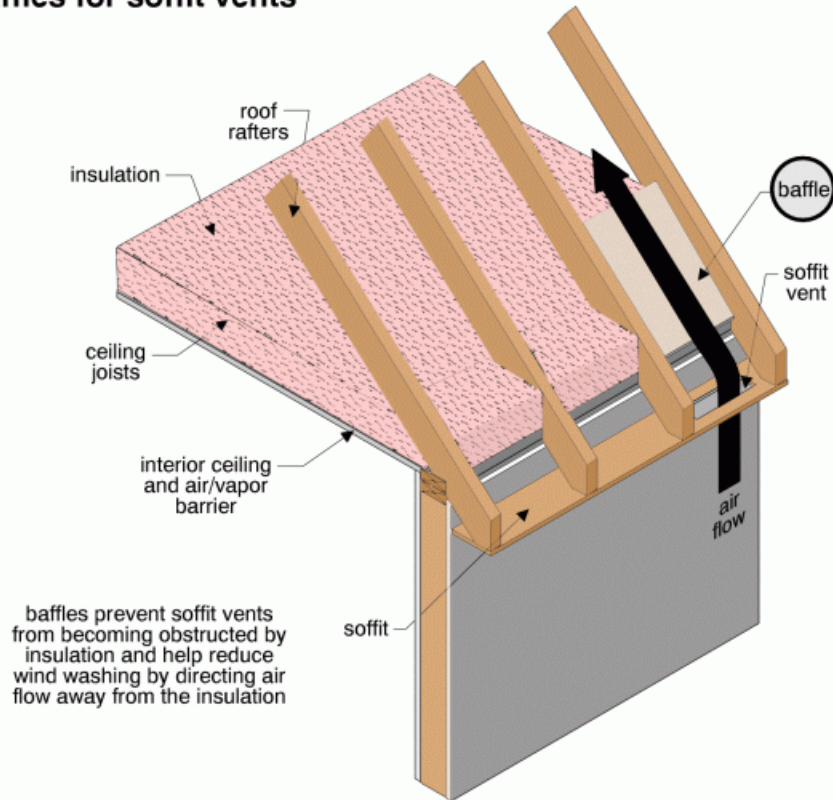
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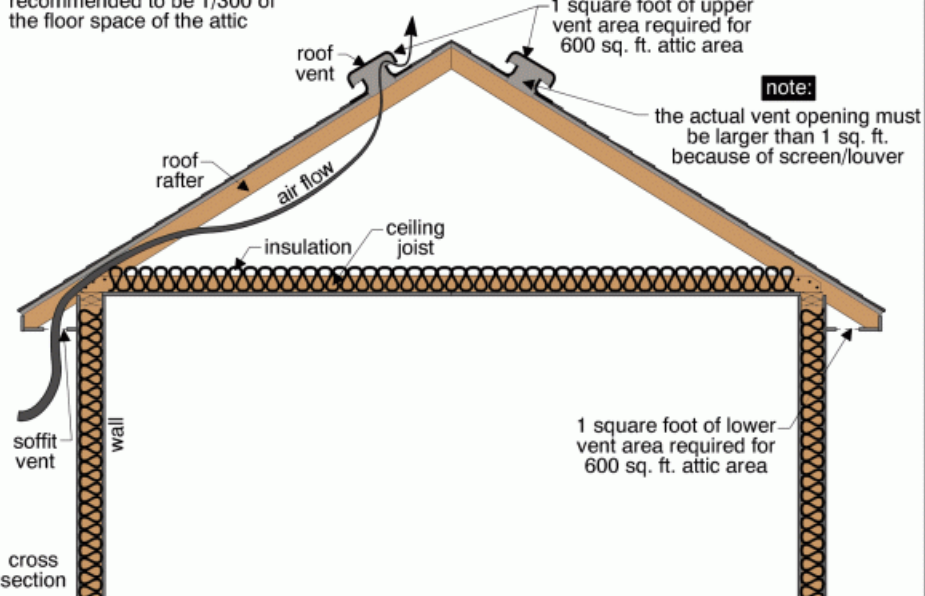
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
INFRA-RED	VENTILATION	SITE INFO	MORE INFO	APPENDIX	REFERENCE				

Baffles for soffit vents



Recommended amount of attic ventilation

the total vent area is often recommended to be 1/300 of the floor space of the attic



VENTILATION

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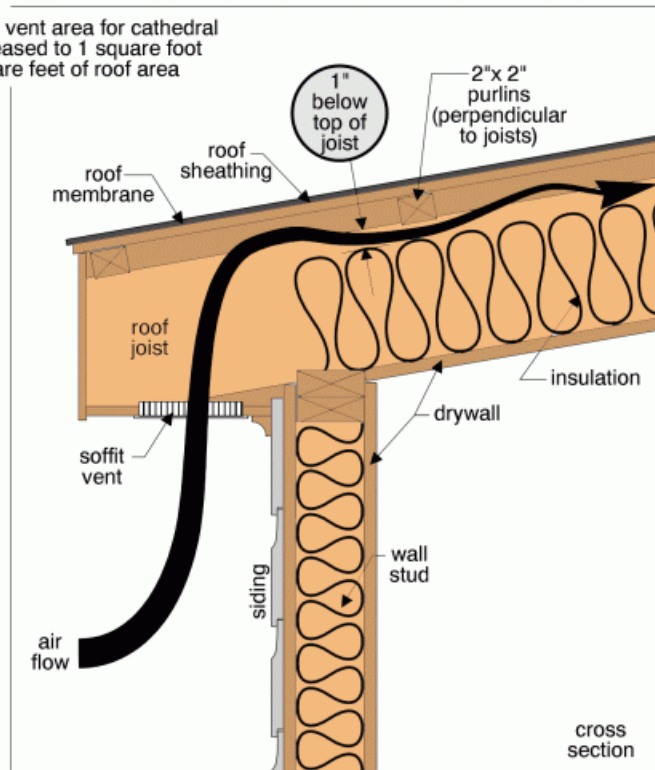
<http://yginspection.com>

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
INFRA-RED	VENTILATION	SITE INFO	MORE INFO	APPENDIX	REFERENCE				

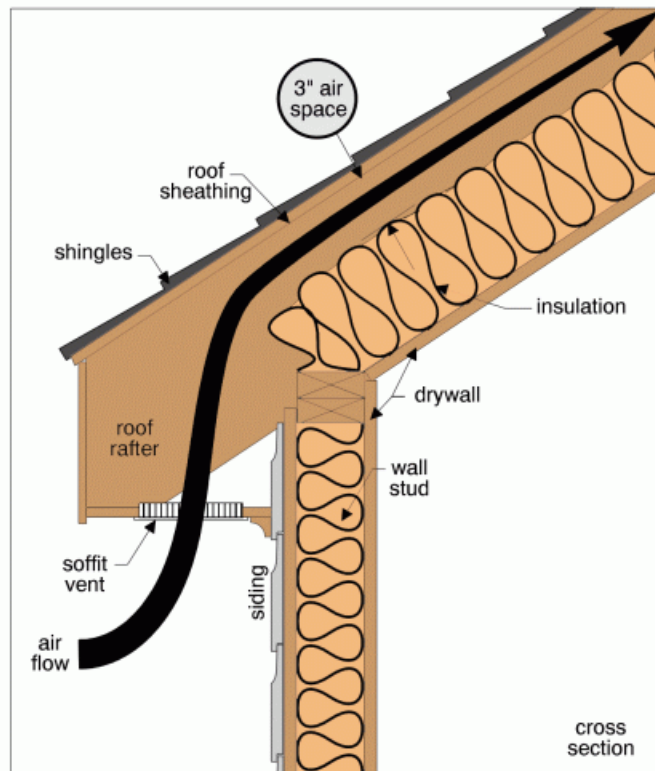
Venting cathedral roofs

the recommended vent area for cathedral roofs is often increased to 1 square foot for every 150 square feet of roof area

roof slope:
2 in 12
and lower



roof slope:
more than
2 in 12



gutters
not shown

VENTILATION

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INFRA-RED	VENTILATION	SITE INFO	MORE INFO	APPENDIX	REFERENCE				

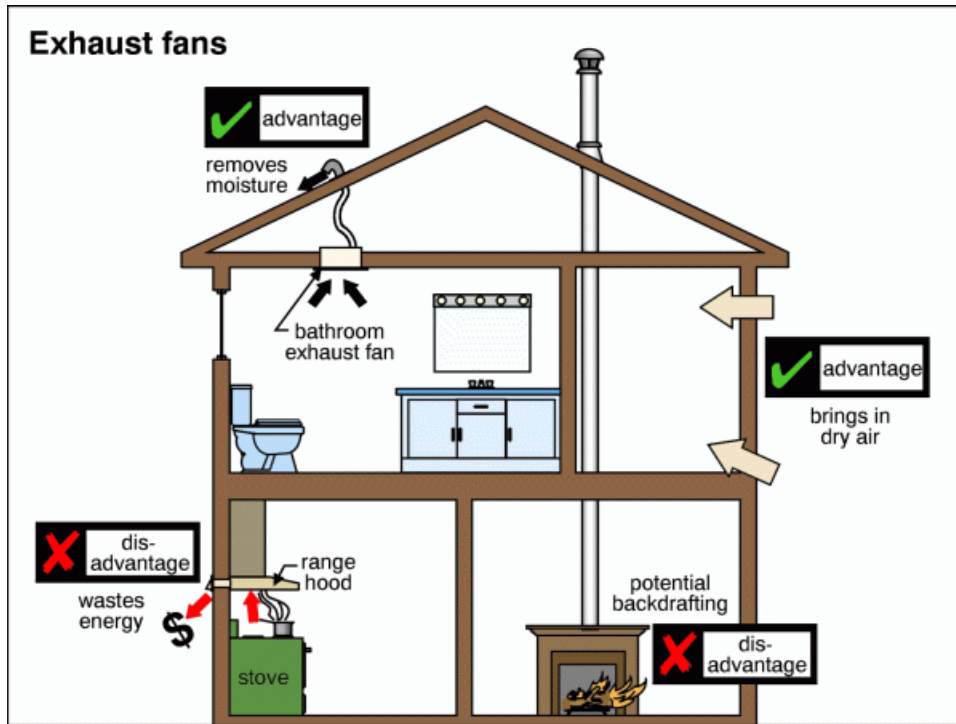
BATHROOM VENTILATION \ General

85. Condition: • Missing

Location: First Floor Powder Room

Task: Provide

Time: Discretionary



VENTILATION

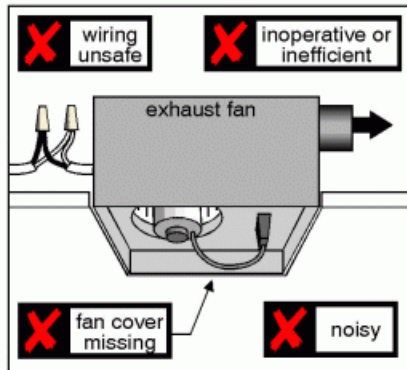
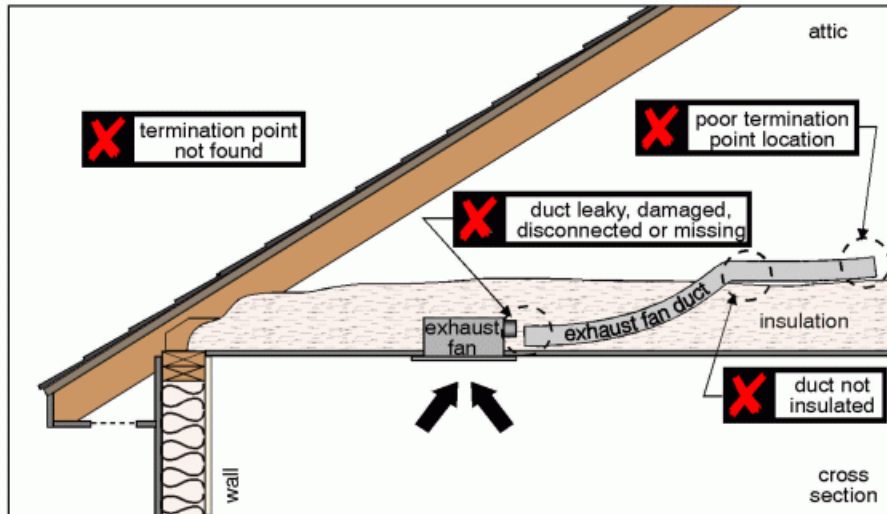
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Exhaust fan conditions



SITE INFO

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INFRA-RED	VENTILATION	SITE INFO	MORE INFO	APPENDIX	REFERENCE				

Description

General: • - The inspector confirms that he does not have any financial interest in the immovable covered in the present inspection.

- All recommendations are made without any outside influence.

- The pictures in this report are illustrative only and do not show the extent of the condition described. • This visual inspection and written report do not cover the following elements: the remaining life expectancy of any component or system, nor the calculation or assessment of the effectiveness and/ or relevance thereof, nor a projection of its operating cost.

This report will identify deficiencies based on a sampling inspection technique. For example, in a 100-foot x 20-foot brick wall, there are roughly 13,500 bricks and 12,000 feet of mortar joints. A brick-by-brick examination and report would require several hours for this building component alone. As a practical alternative, we use our professional judgment and experience to inspect areas and components most likely to show problems. This means that in some cases we will not find localized problems that were detectable.

The report will point out areas requiring improvement. It will not provide specifications or methods for performing the work.

The building inspection consists in visually observing and reporting on the physical condition of the readily accessible installed systems and components listed in Standards of Practice of the InterNACHI.

The visual inspection and written report do not cover the following elements: compliance with building codes and standards or regulations governing the construction sector or the health and safety sector, or with standards and regulations governing insurability of the building for all insurance risks. • Declarations by the seller - Obtained

Weather: • Sunny • There was snow on the ground. • There was snow on the roof.

Approximate temperature:

• Weather conditions

Outdoor Temperature: -7°C

Outdoor Relative Humidity: 51%

First floor:

- Indoor Temperature: 21.4°C

- Indoor Relative Humidity: 30.6%

Second floor:

- Indoor Temperature: 21.2°C

- Indoor Relative Humidity: 29.9%

Basement:

- Indoor Temperature: 21.6°C

- Indoor Relative Humidity: 33.2%

Attendees: • Buyer

SITE INFO

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INFRA-RED	VENTILATION	SITE INFO	MORE INFO	APPENDIX	REFERENCE				

Access to home provided by: • Buyer

Occupancy: • The home was occupied at the time of the inspection. • The home was furnished during the inspection.

Utilities: • The water service is public. • The plumbing waste disposal system is public.

Approximate inspection start and end time: • The inspection started at 11:00 a.m. • The inspection ended at 2:00 p.m.

Approximate date of construction: • 1963

Building type:

• Detached home



58. Left side



59. Front



60. Right side



61. Rear

Number of dwelling units: • Single-family

Number of stories: • Two

Number of bedrooms: • Five

Number of bathrooms: • Four

Number of kitchens: • One

Below grade area: • Basement

Garage, carport and outbuildings: • Attached two-car garage - Basement level

MORE INFO

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INFRA-RED	VENTILATION	SITE INFO	MORE INFO	APPENDIX	REFERENCE				

Description

GOOD ADVICE FOR ALL HOMEOWNERS: • The following items explain how to prevent and correct some common problems.

Roof Leaks: • Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced.

Annual Roof Maintenance: • We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize the life of roofs.

Ice Dams on Roofs: • Most roofs are susceptible to ice dams under the right weather conditions. This is where ice forms at the lower edge of a sloped roof, causing melting water from above to back up under the shingles. We cannot predict which roofs will suffer the most damage under adverse weather. Read Section 1.14 of the Roofing and Chimney Chapter (See Reference tab in this report) for more detail and solutions.

Maintaining the Exterior of Your Home: • Regular maintenance includes painting and caulking of all exterior wood.

Heating and Cooling System - Annual Maintenance: • An annual maintenance agreement that covers parts and labour is recommended for all heating and cooling equipment. Humidifiers and electronic air cleaners should be included in the service agreement. The first service visit should be arranged as soon as possible, preferably before equipment is used.

Fireplace and Wood Stove Maintenance: • Wood burning appliances and their chimneys should be inspected and cleaned before you use them the first time and annually thereafter. We recommend specialists with WETT (Wood Energy Technology Transfer) designations for this kind of work.

Electrical System - Label the Panel: • The electrical panel should be labelled to indicate what is controlled by each fuse or breaker. Where the panel is already labelled, please verify the labelling is correct. Do not rely on the labelling being accurate.

Insulation Amounts - Current Standards: • Current standards for insulation in new construction are outlined below: • Attic and roof space: R-40 (R-50 if electric heat) • Floors above garages and other unheated areas: R-25 • Walls: R-19 (R-29 if electric heat) • Basement/crawlspace walls: R-12 (R-19 if electric heat)

Reduce Air Leaks: • Insulation is not effective if air (and the heat that goes with it) can escape from the home. Caulking and weather-stripping help control air leakage, improving comfort while reducing energy consumption and costs. Air leakage control improvements are inexpensive and provide a high return on investment.

Bathtub and Shower Maintenance: • Caulking and grout in bathtubs and showers should be checked every six months and improved as necessary to prevent leakage and damage behind wall surfaces.

Basement/Crawlspace Leakage: • Almost every basement (and crawlspace) leaks under the right conditions. • [Click for](#) more information.

Smoke and Carbon Monoxide (CO) Detectors: • Smoke and carbon monoxide (CO) detectors should be provided at every floor level of every home, including basements and crawl spaces. (Even if they are present during the inspection, we recommend replacing detectors.) Smoke detectors should be close to sleeping areas, and carbon monoxide detectors should be in any room with a wood-burning stove or fireplace. These devices are not tested as part of a home inspection. Once you take possession of the home, detectors should be tested regularly, and replaced every 10 years. If unsure of the age of a smoke detector, it should be replaced. Smoke detector batteries should be replaced annually.

Washing Machine Hoses: • We suggest braided steel hoses rather than rubber hoses for connecting washing machines to supply piping in the home. A ruptured hose can result in serious water damage in a short time, especially if the laundry

MORE INFO

325 S. Santa, Claus Lane North Pole, AK March 1, 2020

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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area is in or above a finished area of the home.

Clothes Dryer Vents: • We recommend vents for clothes dryers discharge outside the home, and the vent material should be smooth walled (not corrugated) metal, and the run should be as short and straight as practical. This reduces drying time, energy consumption and cost; and minimizes the risk of a lint fire inside the vent.

MORE GOOD INFORMATION: • The following links give you access to documents that provide additional information on a range of topics.

Life Cycles and Costs: • [Ballpark estimates based on a typical three-bedroom home.](#)

Priority Items for Home Buyers: • [A list of things you should do when moving into your new home and a few regular maintenance items.](#)

Maintenance: • [Scheduled maintenance can avoid repairs and extend the life expectancy of many home components.](#)
This document helps you look after your home.

Supplementary Information: • [This section provides information on topics beyond the scope of home inspection](#) including asbestos, radon, urea formaldehyde foam insulation, lead, carbon monoxide, household pests and mould.

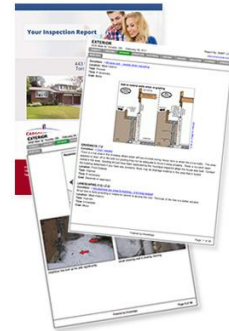
Standards of Practice: • [InterNACHI Quebec](#)

END OF REPORT

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Reading Your Report

The purpose of the report is to help a prospective buyer make an informed decision about the house they are interested in. The report will document the current condition, and identify any impending repairs, based on a visual inspection of the home.



How the report works

This report provides a comprehensive package which simplifies buying and owning a home. The report can identify things at a glance, or provide in-depth explanations. It can identify maintenance items and can even act as a work order for contractor repairs.

Easy to navigate and find information.

Tabs for each home system are labeled and color coded at the top of the report pages, clicking on any tab will take you directly to that system or scroll through page by page.

Easy to read and understand.

This report is organized in 3 layers

1. Provide the BIG picture!

An executive summary addressing significant issues to help you make a purchasing decision. You should read the full report to get the whole picture.

2. Once you've moved in!

Outline of major and minor issues, where appropriate helping to protect your investment.

3. When you need the precise details!

Color illustrations and links to reference articles helping you understand all of the components of your house.

Added benefits:

- Electronic .PDF file report is secure and universally readable on any computer (free Adobe reader available online). Print if you want.
- Clear, colorful illustrations to exemplify conditions.
- Articles that explain technical issues in plain words.
- It's Green! Environmentally friendly, ink and paper free report.

- SUMMARY
- ROOFING
- EXTERIOR
- STRUCTURE
- ELECTRICAL
- HEATING
- COOLING
- INSULATION
- PLUMBING
- INTERIOR
- INFRA-RED
- VENTILATION
- SITE INFO
- MORE INFO
- APPENDIX**
- REFERENCE

Report features

- You will receive an email with your Inspection Report Link. Click to open.
- Save your report to your computer or CDrom. View anytime using Adobe reader.
- Print or email the report as needed.

Print or Save a copy of your report to your computer.

Click any of the Color coded tabs to navigate to a section of the report.

'Click' on Hyperlinks to open technical articles for detailed information.

Full color illustrations. Click to enlarge image.

Navigate page by page.

The screenshot shows the Adobe Reader interface with a report titled "STRUCTURE" for Report No. 1366, v.6. The report includes sections for Description, Limitations, and Recommendations. A technical illustration titled "Joist notching and drilling" is shown, with a callout "Click on image to enlarge." A smaller browser window is open, showing a "More Information" page with a "Click" button. The Adobe Reader interface includes a toolbar with icons for Print, Save, and other functions, and a page navigation bar at the bottom showing "13 of 35" pages.

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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REPORT

Home Improvement Costs

The following costs are intended as ball park estimates for repairs and/or improvements to a typical three bedroom home. The costs are based on information obtained in the Southern Ontario area. Our experience has shown that actual contractor quotations

can vary by as much as 300%. Naturally, the quality of workmanship and materials will influence costs. The complexity of the job, accessibility, and even economic conditions can also alter actual costs.

ROOFING/FLASHINGS/CHIMNEYS

Install conventional asphalt shingles over existing shingles	\$ 2.00 - \$ 4.00 per sq. ft.
Strip and reshingle with conventional asphalt shingles.....	\$ 2.75 - \$ 5.50 per sq. ft.
Strip and reshingle with premium quality asphalt shingles	\$ 5.00 - \$ 10.00 per sq. ft.
Strip and re-roof with cedar shingles	\$ 9.00 - \$ 18.00 per sq. ft.
Strip and replace built-up tar and gravel roof.....	\$ 10.00 - \$ 20.00 per sq. ft. (min. \$ 1000)
Strip and install single-ply roof membrane.....	\$ 10.00 - \$ 20.00 per sq. ft. (min. \$ 1000)
Reflash typical skylight or chimney.....	\$ 500.00 - \$ 1000.00
Repoint typical chimney above roof line.....	\$ 25.00 - \$ 50.00 per row of bricks (min. \$ 400)
Rebuild typical single flue chimney above roof line	\$ 200.00 - \$ 400.00 per lin. ft. (min. \$ 500)

EXTERIOR

Install galvanized or aluminum gutters and downspouts.....	\$ 5.00 - \$ 10.00 per lin.ft. (min. \$ 500)
Install aluminum soffits and fascia	\$ 8.00 - \$ 16.00 per lin. ft.
Install aluminum or vinyl siding.....	\$ 6.00 - \$ 12.00 per sq. ft.
Repoint exterior wall: soft mortar	\$ 3.00 - \$ 6.00 per sq. ft. (min. \$ 500)
hard mortar	\$ 5.00 - \$ 10.00 per sq. ft. (min. \$ 500)
Parge foundation walls	\$ 3.00 - \$ 6.00 per sq. ft.
Dampproof foundation walls and install weeping tiles.....	\$ 150.00 - \$ 300.00 per lin. ft. (min. \$ 3000)
Install a deck.....	\$ 25.00 - \$ 50.00 per sq. ft. (min. \$ 1000)
Resurface existing asphalt driveway.....	\$ 2.00 - \$ 4.00 per sq. ft.
Install interlocking brick driveway.....	\$ 8.00 - \$ 16.00 per sq. ft.
Rebuild exterior basement stairwell	\$ 5000.00 and up
Build detached garage:	\$ 70.00 - \$ 140.00 per sq. ft.
Build retaining wall: wood.....	\$ 20.00 - \$ 40.00 per sq. ft. (min. \$ 500)
concrete.....	\$ 30.00 - \$ 60.00 per sq. ft. (min. \$ 500)
Painting: trim only	\$ 2000.00 - \$ 4000.00 and up
trim and wall surfaces.....	\$ 5000.00 and up

STRUCTURE

Underpin one corner of house.....	\$ 5000.00 and up
Underpin or add foundations	\$ 300.00 and up per lin. ft. (min. \$ 3000)
Lower basement floor by underpinning and/or bench footings	\$ 150.00 - \$ 300.00 per lin. ft. (min. \$ 5000)
Replace deteriorating sill beam with concrete	\$ 60.00 and up per lin. ft. (min. \$ 200)
Install basement support post with proper footing.....	\$ 800.00 - \$ 1600.00
Perform chemical treatment for termites	\$ 2000.00 and up
Repair minor crack in poured concrete foundation	\$ 400.00 - \$ 800.00

ELECTRICAL

Upgrade electrical service to 100-amps (including new panel)	\$ 1500.00 - \$ 3000.00
Upgrade electrical service to 100-amps (if suitably sized panel already exists).....	\$ 800.00 \$ 1600.00
Upgrade electrical service to 200-amps	\$ 1700.00 - \$ 3500.00
Install new circuit breaker panel	\$ 700.00 - \$ 1400.00
Replace circuit breaker (20 amp or less)	\$ 100.00 - \$ 200.00
Add 120-volt circuit (microwave, freezer, etc.).....	\$ 150.00 - \$ 300.00
Add 240-volt circuit (dryer, stove, etc.).....	\$ 300.00 - \$ 600.00



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Add conventional receptacle (assuming electrician is already there).....	\$150.00 - \$ 400.00
Replace conventional receptacle with ground fault circuit interrupter receptacle.....	\$ 70.00 - \$ 140.00
Replace conventional receptacle with aluminum compatible type (CO/ALR) (assuming several are required).....	\$ 60.00 - \$ 120.00 each
Upgrade entire house with aluminum compatible connectors, receptacles, etc.....	\$ 1000.00 - \$ 2000.00
Rewire electrical outlet with reversed polarity (assuming electrician is already there).....	\$ 5.00 - \$ 10.00 each
Replace knob & tube wiring with conventional wiring (typical 3 bdrm home)	\$8000.00 - \$12000.00

HEATING

Install mid efficiency forced-air furnace.....	\$ 2000.00 - \$ 4000.00
Install high efficiency forced-air furnace.....	\$ 3500.00 - \$ 7000.00
Install humidifier.....	\$ 300.00 - \$ 600.00
Install electronic air filter.....	\$ 800.00 - \$ 1600.00
Install mid efficiency boiler.....	\$ 3500.00 - \$ 7000.00
Install high efficiency boiler.....	\$ 6000.00 - \$ 12000.00
Install circulating pump.....	\$ 400.00 - \$ 600.00
Install chimney liner for gas appliance.....	\$ 500.00 - \$ 1000.00
Install chimney liner for oil appliance.....	\$ 700.00 - \$ 1800.00
Install programmable thermostat.....	\$ 200.00 - \$ 400.00
Replace indoor oil tank.....	\$ 1200.00 - \$ 2500.00
Remove oil tank from basement.....	\$ 600.00 and up
Remove abandoned underground oil tank.....	\$ 10000.00 and up
Replace radiator valve.....	\$ 300.00 - \$ 600.00
Add electric baseboard heater.....	\$ 250.00 - \$ 400.00
Convert from hot water heating to forced air: bungalow.....	\$ 10000.00 - \$ 20000.00
two storey.....	\$ 15000.00 - \$ 30000.00
Clean ductwork.....	\$ 300.00 - \$ 600.00

COOLING/HEAT PUMPS

Add central air conditioning on existing forced-air system.....	\$ 3000.00 and up
Add heat pump on existing forced-air system.....	\$ 4000.00 - \$ 8000.00
Replace heat pump or air conditioning condenser.....	\$ 1200.00 - \$ 2500.00
Install independent air conditioning system.....	\$ 8000.00 - \$ 20000.00
Install ductless air conditioning system.....	\$ 3000.00 - \$ 7000.00

INSULATION

Insulate open attic area to modern standards.....	\$ 0.80 - \$ 1.60 per sq. ft.
Blow insulation into flat roof, cathedral ceiling or wall cavity.....	\$ 2.00 - \$ 4.00 per sq. ft.
Improve attic ventilation (supplied while re-roofing).....	\$ 30.00 - \$ 60.00 per vent

PLUMBING

Replace galvanized piping with copper: (2 storey with one bathroom, finishing extra)	\$ 2500.00 - \$ 5000.00
Replace water line to house.....	\$ 2000.00 and up
Replace toilet.....	\$ 500.00 and up
Replace basin, including faucets.....	\$ 750.00 and up
Replace bathtub, including ceramic tile and faucets.....	\$ 2500.00 and up
Install whirlpool bath, including faucets.....	\$ 3500.00 and up
Retile bathtub enclosure.....	\$ 1000.00 - \$ 2000.00
Replace leaking tile shower stall pan.....	\$ 1000.00 - \$ 2000.00
Rebuild tile shower stall.....	\$ 2500.00 - \$ 5000.00
Replace laundry tub.....	\$ 400.00 - \$ 800.00
Remodel bathroom completely (4 pc.).....	\$ 6000.00 - \$ 50000.00
Connect waste plumbing system to municipal sewers.....	\$ 5000.00 and up
Install submersible pump.....	\$ 1000.00 and up
Install suction or jet pump.....	\$ 700.00 and up
Install modest basement bathroom.....	\$ 6000.00 and up

INTERIOR

Add drywall over plaster.....	\$ 4.00 - \$ 8.00 per sq. ft.
Sand and refinish hardwood floors.....	\$ 2.00 - \$ 4.00 per sq. ft.
Install replacement windows.....	\$ 40.00 - \$ 120.00 per sq. ft.
Install storm windows.....	\$ 200.00 - \$ 400.00 each
Install masonry fireplace (if flue already roughed in).....	\$ 3000.00 and up
Install "factory built" fireplace (including chimney, cosmetics extra).....	\$ 3500.00 and up
Install glass doors on fireplace.....	\$ 300.00 and up
Install skylight.....	\$ 3000.00 and up
Remodel kitchen completely.....	\$ 10,000.00 - \$ 110,000.00
Install gas fireplace (cosmetics extra).....	\$ 3500.00 and up

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In Search of The Perfect House

THE 1% RULE

When you consider the life cycle of every component of a house, a reasonable annual estimate of the cost of normal maintenance is 1% of the value of the house. One year you may replace the furnace; a few years down the road you may re-surface the roof. Throw in the odd unexpected repair in between and you average 1% per year. It's incredible but this rule is not far off, both for very expensive and very inexpensive houses.

NORMAL MAINTENANCE

If you strip away the cosmetics, a house is made up of the structure, roof, exterior envelope and the "systems" of the house. The "systems" are things like heating, plumbing, electrical and cooling.

All components and systems eventually wear out. Fortunately, they don't all wear out at the same time. Different components have different life cycles. Houses tend to settle into what you might call a "normal maintenance pattern".

WHAT'S THE MESSAGE HERE?

A homebuyer should arrive at the home inspection with realistic expectations. If you are buying a 12-15 year old home, let's face it, you may need a new roof covering. If you are buying a 60 year old home, you may have to update some plumbing. Don't let this scare you away from a perfectly good home.

HOW LONG DOES IT LAST?

Here is a short list of typical life cycles of the most common components of the home. Please keep in mind that there will be exceptions in every category.

ROOF

Conventional asphalt shingles	12 - 15 years
Top quality asphalt shingles	25 - 30 years
Low slope shingles	10 - 15 years
Slate.....	40 - 200 years
Tar & gravel roof (built-up roof).....	15 - 20 years
Single ply roof membrane	15 - 20 years
Roll roofing.....	5 - 10 years

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EXTERIOR

Gutters & downspouts	20 - 30 years
Copper gutters and downspouts	50 - 100 years
Aluminum siding	50 plus years
Wood siding.....	maintenance dependent
Stucco.....	maintenance dependent
Exterior paint	4 - 6 years
Deck.....	10 - 20 years
Asphalt driveway surface.....	10 - 20 years
Driveway sealer	1 - 3 years
.....	30 - 40 years
Concrete	8 - 12 years
driveway.....	
Garage door	
opener.....	

STRUCTURE

Termite treatment	10 - 20 years
-------------------------	---------------

HEAT

Conventional furnace	20 - 25 years
.....	20 - 25 years
Mid efficiency furnace	unknown, suspect < 20 years
.....	35 - 50 years
High efficiency furnace	20 - 30 years
.....	10 - 20 years
Cast iron boiler	5 - 10 years
.....	10 - 20 years
Steel boiler	
.....	
Copper tube boiler	
.....	
Humidifier	
.....	
Electronic air filter	
.....	

COOLING

Air conditioning condenser	10 - 15 years
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PLUMBING

Galvanized steel supply pipe	40 - 50 years
Copper pipe	indefinite
Toilet.....	30 - 40 years
Sink	12 - 20 years
Faucet.....	10 - 15 years
Whirlpool bath	15 - 25 years
Shower pan.....	unpredictable
Pump for well	10 - 15 years
Water softener	5 - 15 years
Sump pump	2 - 7 years
Water heater.....	8 - 12 years
Tile bathtub enclosure	10 - 50 years

INTERIOR

Paint.....	5 - 10 years
Windows	maintenance dependent

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Glossary

Action description:

- Verified** - Component was observed. The majority of the component was visible.
- Partially Verified** - The component was partially visible. Assessment was limited to the visible portion.
- Not Verified** - The component was not visible. It is either not present or hidden behind finishing materials.
- Not Applicable** - The component is not present or required to be inspected.

Condition description:

- Acceptable** - Refers to functional or sound items, without observed signs of defect description below.
- Marginal** - Item observed is partially functional or needs repair and/or servicing to correct a problem.
- Defective** - Item observed needs immediate repair or replacement because it is failing to fulfill its intended function, is unsound, unsafe or inoperable.
- Not Present** - Item not present, and is not appropriate for the property inspected.
- Not Inspected** - Items in this category were shut down, disconnected or de-energized, or were accessible or improper conditions for inspection were encountered at time of inspection and were therefore not inspected.

Time frame description:

- Immediate** - Important issue affecting safety or habitability of the building.
- Less than 1 year** - The component should be repaired or replaced as soon as reasonably possible.
- Less than # years** - The component should be repaired or replaced within the specified time frame.
- Unpredictable** - The component or system is operating satisfactorily at this time but is nearing the end of its life expectancy and could fail at any time.
- Discretionary** - Can be repaired at the discretion of the owner. Usually cosmetic defects not affecting the performance of the building.
- Ongoing** - The component or system will require ongoing repair or maintenance.
- Regular** - The component or system will require repair or maintenance on a regular basis.
- When remodeling** - Repair or replace the component, or system at the first opportunity.

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Active fire protection and life safety components

Include automatic water sprinklers, standpipes, pull stations, smoke and heat detectors, telephone communication, special elevators and the installation of smoke control and smoke exhaust systems.

Attic space

The space between the ceiling of the highest floor and the roof or a knee wall.

Automatic safety controls

Any device designed and installed to protect systems and components from excessively high or low pressures and temperatures, excessive electrical current, loss of water, loss of ignition, fuel leaks, fire, freezing, or other unsafe conditions.

Basement

One or more floor of a building located under the first floor.

Central air conditioning:

A system which uses ducts to distribute cooled and/or dehumidified air to more than one room at once and which is not simply plugged into an electrical outlet.

Client

Person or organization for whom the report is being drafted, as per the agreement.

Component

A readily accessible and observable part of a system, such as a floor or wall. (The term does not apply to individual pieces such as boards or nails where many similar pieces make up the component.)

Crawl space

An empty space of low height between the floor of the lowest story and the ground, designed for the installation of technical components.

Dangerous or adverse conditions

Situations which pose a threat of injury to the inspector or which require the use of special protective clothing or safety equipment.

Decorative or non-permanent component

Individual component or accessory that is not part of or essential to a system or component of the building or the operation thereof, in particular alarm systems, motion detector or decorative lighting systems, antennae, lightning rods, flags or other.

Describe

Report on a system or component in writing by briefly indicating its type, its material or other observed characteristics with sufficient detail to distinguish it from other systems or components used for the same purpose. Example: "hot air furnace oil fed"; "kitchen cabinets of wood".

Dismantle

To take apart or remove any component, device or piece of equipment that is bolted, screwed or fastened by other means and that would not be dismantled by a homeowner in the course of normal household maintenance.

Dwelling room

Furnished room used for living.

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Dyke

Long structure used to contain, retain or stop water or water movement.

Engineering

Analysis or design work requiring extensive preparation and experience in the use of mathematics, chemistry, physics, and the engineering sciences.

Enter

To go into an area to observe all visible components

Faulty connection (problem or cross connection)

Any physical connection or arrangement between potable water and any source of contamination.

First floor

Highest floor whose floor is at a maximum of 2 m above average ground level.

Functional drainage

A drain is functional when it empties in a reasonable amount of time and does not overflow when another fixture is drained simultaneously.

Functional flow

A reasonable flow at the highest fixture in a dwelling when another fixture is operated simultaneously.

Geology

The scientific study and description of the different materials that the earth is composed of.

Household appliance

Any kitchen or laundry appliance, portable air conditioner or similar appliance.

Immediate repair

Repair which, if not done immediately, could result in a deterioration of the component, another component or system, or endanger the safety of the building's occupants or other persons who have access.

Inspector

Any person who examines the components of a building, by visual means and through normal user controls, without the use of mathematical sciences.

Installed

Attached or connected to the building or to the building's plumbing, mechanical or electrical systems in such a way that the installed item requires tools for removal.

Look at

To make a visual examination.

Major repair

A repair that is important by its nature, cost or consequences if not made.

Normal operating controls

Any homeowner operated device such as a thermostat, wall switch or safety switch.

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Observe

To examine carefully, to observe, to note.

Operate

Take the necessary steps so that a system or equipment will function.

Organizational fire protection and life safety components

The prior organizing of emergency measures, evacuation procedures, maintenance schedules and regular verification of mechanical and electrical installations, and normal precautions for the storage of hazardous materials.

Passive fire protection and life safety components

Including the division of space, building's fire resistance, firewalls, closures, interior finishes and means of evacuation.

Permanent windows and doors

Windows and/or exterior doors, which are designed to remain in place year round

Readily operable access panel

A panel provided for homeowner inspection and maintenance, which has removable or operable fasteners or latch devices in order to be lifted off, swung open, or otherwise removed by one person, whose edges and fasteners are not painted in place. Limited to those panels within normal reach or from a 4-foot stepladder, and which are not blocked by stored items, furniture or building components.

Recreational facilities

Spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, or other facilities for physical activity or entertainment facilities.

Representative number

One component per room if there are multiple identical components such as windows or electrical outlets. One component on each side of the building if there are multiple identical exterior components.

Roof drainage system

Gutters, downspouts, splash blocks and similar components used to carry water off a roof and away from a building.

Safety glazing

Tempered glass, laminated glass, or plastic material.

Service box

An assembly consisting of a metal box or cabinet constructed so that it may be effectively locked or sealed, containing either fuses and a switch for a circuit or a circuit breaker, and of such design that either the switch or circuit breaker may be manually operated when the box is closed.

Shut down

A piece of equipment or a system is shut down when it cannot be operated in a manner that a home owner would normally use. If the safety switch, circuit breaker or fuse is in the tripped position, the inspector is not required to operate the equipment or system.

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Solid fuel burning heating device

Any wood, coal, or other similar organic fuel burning device, including but not limited to a fireplace (masonry or factory-built), fireplace insert, stove, central heat generator, etc.

Story

Portion of a building contained between the top surface of a floor and that of the floor immediately above it, or in its absence, by the ceiling above.

Structural component

A component of the building which provides support for interior or exterior cladding materials or supports other components of the building.

Supplemental heating device

Any devices or accessories added to supplement the main heating system, either to provide additional heat or to heat in case of failure of the system. Supplemental heating devices include, but are not limited to, all stoves and fireplaces, regardless of type of fuel or energy source used.

System

A combination of interacting or interdependent components, assembled to carry out one or more functions.

Technically exhaustive

An inspection is technically exhaustive when it is done by a specialist who may make extensive use of measurements, instruments, testing, calculations, and other means to develop scientific or engineering findings, conclusions, and recommendations.

Underground component

System or component buried in the ground inside or outside of the building, including sewer, foundation drain or underground oil tank, and that is not accessible without excavation or the use of a specialized tool.

Water supply quality

Quality of water supplied to the site. It depends on the bacterial, chemical, mineral salt, and solid material content of the water.

Water supply quantity

Quantity of water supplied to the site. It is based on rate of flow.

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The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS