

INSPECTION REPORT



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

Prepared for: SANTA CLAUS
Inspection Date: Saturday, October 23, 2021
Prepared by: Yevgeny Govshievich, NACHI19100420



YG Home Inspection Services
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(514) 261-2434
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<http://yginspection.com>
info@yginspection.com



November 9, 2021

Dear Santa Claus,

RE: Report No. 2636
325 S Santa Claus Ln
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 InterNACHI Home Inspection Standards of Practice.

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 Ln, North Pole, AK October 23, 2021

Report No. 2636

<http://yginspection.com>

SUMMARY

ELECTRICAL

HEATING

PLUMBING

INTERIOR

THERMAL IM

VENTILATION

SITE INFO

MORE INFO

APPENDIX

REFERENCE

DEFINITION OF A BUILDING INSPECTION

- A pre-purchase inspection is attentive and visual, intended to point out to the eventual buyer faults noted at the time of the inspection. Apparent defects as well as signs that lead the inspector to suspect hidden faults will be noted. It is not intended to predict the future state of the building or hidden faults or latent faults.
- It is not intended to determine whether the building is suitable for a particular use.
- It is not a technically exhaustive or building code compliance inspection. It is intended to inspect systems and components that are readily accessible.
- It does not include destructive measures permitting to see inside walls, ceilings, pipes or mechanical systems or any other space that is inaccessible, hidden or non-verifiable.
- The inspection does not guarantee the absence of hidden faults nor does it allow the inspector to see latent conditions. Nonetheless, it is carried out in a rigorous fashion to uncover signs or indications of a possible defect.
- The inspection does not constitute any kind of guarantee.
- When a sufficient number of clues lead the inspector to suspect that a potential major deficiency or defect exists in one of the building systems or components, the inspector must recommend a technically exhaustive inspection by a specialist as the Standard of Practice does not cover technically exhaustive inspections.

REQUIREMENTS AND CONTENT OF A REPORT

THE INSPECTION REPORT MUST:

- List the clients name and the reason for the inspection;
- Indicate the date, hour, climatic conditions as well as the names of all people present at the inspection;
- Include a table of contents and page numbers;
- Indicate the systems and components governed by this Standard of Practice;
- Describe the systems and components in place which have, in fact, been inspected;
- Indicate the methods used to inspect, if need be (ex: ladder, observation from ground level etc.);
- Describe the systems and components that have not been inspected and give the reasons for this;
- Mention the systems and components which require repairs or replacement;
- Mention the systems and components observed which are in dangerous condition;
- Mention any signs of water infiltration, visible condensation, stains or the appearance of suspected mold;
- Include photos confirming the inspectors observations;
- Indicate the name of the inspector, name of the inspection company and its address;
- Indicate the date of the written report;
- The report must be signed by the inspector who carried out the inspection.

LIMITS AND GENERAL EXCLUSIONS OF AN INSPECTION

LIMITATIONS

- An inspection is not technically exhaustive;
- An inspection is visual and will not identify hidden defects;
- An inspection does not take into account aesthetic or superficial defects or personal taste;
- An inspection is not intended to determine if a property is suitable for a precise use;
- An inspection is not intended to determine the market value of a property;
- An inspection is not intended to determine the insurability of a property;

SUMMARY

325 S Santa Claus Ln, North Pole, AK October 23, 2021

Report No. 2636

<http://yginspection.com>

SUMMARY

ELECTRICAL

HEATING

PLUMBING

INTERIOR

THERMAL IM

VENTILATION

SITE INFO

MORE INFO

APPENDIX

REFERENCE

- The purpose/goal of an inspection is not to give an opinion on the buying opportunity of the property inspected;
- An inspection is not intended to determine the life expectancy of the building or its systems or any components and offers no guarantee of any kind;
- All components which are not permanently installed are excluded from the inspection;
- The inspection and the report do not take into account supplementary heating units or solid combustion heaters.

EXCLUSIONS: THE INSPECTOR DOES NOT HAVE TO DETERMINE:

- The demarcation lines or the encroachment on the property;
- The state of components and systems not easily accessible;
- The remaining lifespan of any systems or components;
- The evaluation of a system or components effectiveness, their pertinence or the cost of running same;
- Evaluate the methods, materials and costs related to correcting the systems and components, nor the cause of the necessary corrections;
- The reason why the system or components must be repaired or replaced;
- The future state of a component or a system;
- Whether the construction codes, building norms or regulations have been respected;
- The presence or absence of any organisms, rodents, insects or other destructive animals which could damage the building components;
- The presence of mold or fungus;
- The presence of dangerous substances, in particular mold, fungus, micro-organisms or other carcinogenic or toxic substances, environmentally dangerous substances or contaminants propelled by air (including radon), soil, sound or water;
- Air quality;
- The presence of environmental dangers such as lead paint, asbestos and toxic substances in the dry wall;
- The presence of electromagnetic fields;
- Any condition related to the presence of hazardous waste;
- Manufacturers recalls, following the manufacturers installation instructions or notices issued by the manufacturers;
- The acoustic properties of the building.

THE INSPECTOR DOES NOT HAVE TO OPERATE:

- Any system that is out of order ;
- Any systems that do not work properly;
- Or evaluate any low voltage electrical system including:
 - Telephone lines;
 - Television cables;
 - Satellite antennae;
 - Hertzian antennae;
 - Low voltage light fixtures;
 - Remote controls.
- Any system which does not light up with normal controls;
- Any shut off valve;
- Any electrical junction box or surge protection device;

SUMMARY

325 S Santa Claus Ln, North Pole, AK October 23, 2021

Report No. 2636

<http://yginspection.com>

SUMMARY

ELECTRICAL

HEATING

PLUMBING

INTERIOR

THERMAL IM

VENTILATION

SITE INFO

MORE INFO

APPENDIX

REFERENCE

- All security systems;
- All hygrometer, gas detector or similar equipment.

THE INSPECTOR WILL NOT:

- Move personal objects or any obstacles such as carpets, rugs, wall coverings, furniture, ceiling tiles, drapes, plants, debris, snow, ice, water, domestic animals or any other object that restricts the inspection;
- Take apart, open or uncover any system or component;
- Enter an area of the building or act in any way that could damage the building or a component or could risk the safety of the inspector or other people, including walking on the roof, going into the crawl space or the attic;
- Inspect all buried elements such as the septic tank, septic drain field, water tanks, field disposal systems, tanks, wells, pipes, and foundation drains;
- Inspect decorative elements;
- Inspect the common areas of a co-ownership property without the written permission of the board of the syndicate of co-ownership;
- Offer architectural or engineering services;
- Offer a guarantee;
- Undertake historical research of the property or suggest additions, improvements or renovation, or offer an opinion whether the building is appropriate for a specific use related to the clients occupation;
- Point out the difference between the original building, additions, improvements, or renovations;
- Inspect swimming pools, whirlpools, saunas or other similar equipment;
- Inspect the garages, carports or other dependencies.

[Priority Maintenance Items](#)

Electrical

RECOMMENDATIONS \ General

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

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

RECOMMENDATIONS \ Overview

Condition: • It is recommend that everyone living in the home familiarizes themselves with the location of the electrical service panel and the disconnect used to shut off power to the whole house. Knowing the location of the panel may be beneficial to all members of the family, whether it's to reset a tripped breaker or to disconnect power in the event of an emergency.

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.

SUMMARY

325 S Santa Claus Ln, North Pole, AK October 23, 2021

Report No. 2636

<http://yginspection.com>

SUMMARY

ELECTRICAL

HEATING

PLUMBING

INTERIOR

THERMAL IM

VENTILATION

SITE INFO

MORE INFO

APPENDIX

REFERENCE

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

Heating

RECOMMENDATIONS \ General

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

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

RECOMMENDATIONS \ Overview

Condition: • No heating recommendations are offered as a result of this inspection.

Plumbing

RECOMMENDATIONS \ General

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

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.

Condition: • 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.

RECOMMENDATIONS \ Overview

Condition: • It is recommend that everyone living in the home familiarizes themselves with the location of the main shut off valve for the water. In the event of a plumbing emergency, knowing where it is and how to turn the water off can limit damage and save time, money and avoid costly repairs from water damage.

Condition: • As a general rule, for the houses equipped with plastic water supply piping (any type) it is recommended assessment of the condition of the piping and fittings by certified plumber.

SUPPLY PLUMBING \ Water shut off valve

Condition: • Difficult to access

SUMMARY

325 S Santa Claus Ln, North Pole, AK October 23, 2021

Report No. 2636

<http://yginspection.com>

SUMMARY

ELECTRICAL

HEATING

PLUMBING

INTERIOR

THERMAL IM

VENTILATION

SITE INFO

MORE INFO

APPENDIX

REFERENCE

Implication(s): Difficult to service

Location: Closet

Task: Improve

Time: As soon as possible

SUPPLY PLUMBING \ Water supply piping in building

Condition: • Washing machine / Rubber hoses

Note: Washing machine connections is excluded from home inspection, however, rubber washing machine hoses were noted. The water supply hoses for the washing machine should be replaced with good quality metal mesh hoses

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

Location: Bathroom Laundry Area

Task: Improve

Time: As soon as possible

FIXTURES AND FAUCETS \ Shower stall

Condition: • [Leak](#)

Please refer to the "Recommendations" partition of the Thermal Imaging section of the report.

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

Location: Bathroom

Task: Repair

Time: Immediate

Interior

RECOMMENDATIONS \ General

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

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

WALLS \ General notes

Condition: • Tiles crack

Implication(s): Cosmetic issue

Location: Kitchen

Task: Correct

Time: Regular maintenance

WALLS \ Plaster or drywall

Condition: • Damaged

Location: Various

Task: Repair

Time: When remodelling

Condition: • [Poor joints](#)

SUMMARY

325 S Santa Claus Ln, North Pole, AK October 23, 2021

Report No. 2636

<http://yginspection.com>

SUMMARY

ELECTRICAL

HEATING

PLUMBING

INTERIOR

THERMAL IM

VENTILATION

SITE INFO

MORE INFO

APPENDIX

REFERENCE

Location: Bathroom

Task: Correct

Time: When remodelling

FLOORS \ General notes

Condition: • Worn

Implication(s): Material deterioration

Location: Various

Task: Correct

Time: Discretionary

Thermal Imaging

RECOMMENDATIONS \ General

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

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.

Condition: • Water damage

Location: Bathroom Bedroom

Task: Repair Further evaluation (Consult specialist)

Time: Immediate

Ventilation

RECOMMENDATIONS \ General

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

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

BATHROOM VENTILATION \ General

Condition: • Switch upgrade

It is recommended to upgrade bathroom exhaust fan switch for "Switch with timer" or "Switch with built in humidistat"

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

Location: Bathroom

Task: Improve

Time: Discretionary

SUMMARY

325 S Santa Claus Ln, North Pole, AK October 23, 2021

Report No. 2636

<http://yginspection.com>

SUMMARY

ELECTRICAL

HEATING

PLUMBING

INTERIOR

THERMAL IM

VENTILATION

SITE INFO

MORE INFO

APPENDIX

REFERENCE

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.

ASBESTOS, MOULD AND OTHER ENVIRONMENTAL ISSUES

Environmental issues are outside the scope of a home inspection. Inspectors do not identify or evaluate issues such as asbestos, mould and indoor air quality. Many building materials contain asbestos, and moisture problems may result in visible or concealed mould. An Environmental Consultant can assist with these types of issues. If you need help, call us at 514-261-2434. More information is available in the Appendix of the report.

A Word About Water

Uncontrolled water is the enemy of homes. It not only damages the replaceable components, it also attacks the permanent elements of a home including wood and steel structural members, siding, trim, windows, doors, walls, floors, and ceilings. Water also promotes mould growth.

SUMMARY

325 S Santa Claus Ln, North Pole, AK October 23, 2021

Report No. 2636

<http://yginspection.com>

SUMMARY

ELECTRICAL

HEATING

PLUMBING

INTERIOR

THERMAL IM

VENTILATION

SITE INFO

MORE INFO

APPENDIX

REFERENCE

Water sources include rain, snow, surface water, ground water; leaks from plumbing and heating systems and condensation. Again, preventative maintenance is the key to protecting your investment and avoiding water damage. This includes keeping gutters and downspouts clear and leak free and discharging water well away from the building. Lot grading should slope slightly down away from the home to direct surface water away from the home. Annual maintenance programs on roofs, gutters, heating and cooling systems help minimize water damage.

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.

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

[Lifecycles and Costs](#)

Description

General: • IN THE REPORT, THE INSPECTOR MUST OBSERVE, DESCRIBE AND MENTION:

- Installation of the power service supply entrance;
- Grounding;
- Rated amperage and voltage of the equipment as indicated on the fuses and main circuit breaker;
- Electrical distribution panels and circuit breakers and fuses;
- The wiring of the branch circuit;
- The working of a representative number of permanently installed lighting fixtures, switches and electrical outlets fitted inside and outside of the building;
- The polarity and grounding of a representative number of electrical outlets;
- The presence or absence of ground fault circuit interrupters;
- The working of ground fault circuit interrupters;
- The presence or absence of arch fault circuit breaker.

Service entrance cable and location: • [Not visible](#)

Main disconnect/service box rating: • Not visible

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

Distribution panel type and location: • Breakers - hallway

Distribution panel rating:

- [125 Amps](#)



1. 125 Amps Distribution panel



2. 125 Amps Distribution panel

Electrical panel manufacturers: • Schneider

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 - kitchen](#) • [AFCI - panel](#)

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

Carbon monoxide (CO) alarms (detectors): • None noted

Inspection Methods & Limitations

General: • SPECIAL EXCLUSIONS: THE INSPECTOR DOES NOT HAVE TO:

- Insert tools, sensors or test equipment in the electrical panels or the electrical equipment;
- Will not remove the panel cover unless he holds an approved training in CSA Z462-F12 and is wearing the approved protective clothing;
- Operate out of order electrical systems;
- Operate or alter the electrical overcurrent protective devices or the overload protective devices;
- Determine the compatibility of the circuit breakers wiring with their security devices (fuses or circuit breakers);
- Measure and calculate the amperage and voltage of the electrical set-up unless it is clearly indicated;
- Determine the accuracy of the amperage labels;
- Inspect the outdoor lighting such as coach lights and landscaping.

Pictures in this partition are representing only the samples of the electrical issues noted (if applicable).

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

Panel covers: • 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.

Observations & 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: • It is recommend that everyone living in the home familiarizes themselves with the location of the electrical service panel and the disconnect used to shut off power to the whole house. Knowing the location of the panel may be beneficial to all members of the family, whether it's to reset a tripped breaker or to disconnect power in the event of an emergency.

4. 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.)

ELECTRICAL

325 S Santa Claus Ln, North Pole, AK October 23, 2021

Report No. 2636

<http://yginspection.com>

SUMMARY

ELECTRICAL

HEATING

PLUMBING

INTERIOR

THERMAL IM

VENTILATION

SITE INFO

MORE INFO

APPENDIX

REFERENCE

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.

HEATING

325 S Santa Claus Ln, North Pole, AK October 23, 2021

Report No. 2636

<http://yginspection.com>

SUMMARY

ELECTRICAL

HEATING

PLUMBING

INTERIOR

THERMAL IM

VENTILATION

SITE INFO

MORE INFO

APPENDIX

REFERENCE

Description

General: • IN THE REPORT, THE INSPECTOR MUST OBSERVE, DESCRIBE AND MENTION:

- The heating system using the usual controls;
- The energy source;
- The type of equipment used to produce heat;
- The type and placement of the thermostat;
- The exterior of the chimney;
- The heat distribution system (ducts, piping, radiators, furnace);
- The combustible storage unit (location, date of manufacture, leaks, supports);
- The supply line (condition and location);
- The refueling pipes and ventilation.

System type: • Electric baseboard heaters

Fuel/energy source: • [Electricity](#)

Heat distribution: • [Baseboards](#)

Humidifiers: • No humidifier was installed at the time of home inspection.

Inspection Methods & Limitations

General: • SPECIAL EXCLUSIONS: THE INSPECTOR DOES NOT HAVE TO:

- Observe and describe the inside of the pipes and chimneys, firebox, heat exchangers, burners, air inlets, humidifiers, dehumidifiers, electrostatic air filters, geothermic or solar systems and auxiliary heaters;
- Determine whether the heat in each room is uniform, sufficient and/or appropriate;
- Mention the presence or absence of a heat source permanently installed in each habitable room, unfinished basement and/or crawl space.

Pictures in this partition are representing only the samples of the heating issues noted (if applicable).

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

Air conditioner or heat pump: • Window unit: Window A/C excluded from 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 • The uniformity or adequacy of heat supply to each habitable room.

Observations & 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

RECOMMENDATIONS \ Overview

7. Condition: • No heating recommendations are offered as a result of this inspection.

Description

General: • IN THE REPORT, THE INSPECTOR MUST OBSERVE, DESCRIBE AND MENTION:

Water Supply

- The visible indoor water distribution system;
- The supply pipes;
- The main supply shut off valve (type and location);
- Supply piping;
- The outdoor taps including the vacuum breakers;
- The system and the indoor taps;
- The functional flow rate;
- Leakage;
- The cross connections.

Drainage

- The visible indoor system of drainage of waste water;
- The siphons; drainage pipes and vents;
- Floor drains;
- Anti-backflow systems and cleanouts (placement);
- Presence of leaks;
- Sump and sump pump;
- The presence of yellowish or reddish water in the sumps and catch basin when present;
- Solid waste pumps.

Hot water tanks

- The equipment supplying hot water;
- Tank capacity;
- Date of manufacture and its location as indicated on the identification plate;
- Type of energy;
- Presence or absence of shut off valve;
- Presence or absence of pressure relief valve (TPR) and drainage tubing.

Water supply source (based on observed evidence): • Public

Service piping into building: • [Not visible](#)

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

Main water shut off valve at the: • Closet

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

Water heater type: • Central domestic hot water systems (CDHW)

Waste disposal system: • [Public](#)

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

Pumps: • None

Floor drain location: • None

Inspection Methods & Limitations

General: • SPECIAL EXCLUSIONS:

- The inspector must not operate the safety valves and the stop valves.

THE INSPECTOR WILL NOT INSPECT:

- The water treatment systems;
- The water sprinkler systems;
- The garden sprinkler systems;
- The quality and quantity of the water source;
- Water treatment systems and filters;
- Elimination systems such as compactors and garbage disposal units;
- Foundation drainage systems;
- Spas, swimming pools, saunas, whirlpool baths, shower surrounds, or other similar apparatus;
- Test the shower base, baths and walls or shower walls for waterproofing and flooding protection;
- Or determine if the water supply and drainage network is public or private.

Pictures in this partition are representing only the samples of the plumbing issues noted (if applicable).

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

Observations & Recommendations

RECOMMENDATIONS \ General

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

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

10. 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.

11. Condition: • 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.

RECOMMENDATIONS \ Overview

12. Condition: • It is recommend that everyone living in the home familiarizes themselves with the location of the main shut off valve for the water. In the event of a plumbing emergency, knowing where it is and how to turn the water off can limit damage and save time, money and avoid costly repairs from water damage.

13. Condition: • As a general rule, for the houses equipped with plastic water supply piping (any type) it is recommended assessment of the condition of the piping and fittings by certified plumber.

SUPPLY PLUMBING \ Water shut off valve

14. Condition: • Difficult to access

Implication(s): Difficult to service

Location: Closet

Task: Improve

Time: As soon as possible



3. Difficult to access

SUPPLY PLUMBING \ Water supply piping in building

15. Condition: • Washing machine / Rubber hoses

Note: Washing machine connections is excluded from home inspection, however, rubber washing machine hoses were noted. The water supply hoses for the washing machine should be replaced with good quality metal mesh hoses

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

Location: Bathroom Laundry Area

Task: Improve

Time: As soon as possible

PLUMBING

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Report No. 2636

<http://yginspection.com>

SUMMARY

ELECTRICAL

HEATING

PLUMBING

INTERIOR

THERMAL IM

VENTILATION

SITE INFO

MORE INFO

APPENDIX

REFERENCE



4. Washing machine / Rubber hoses Note:...

FIXTURES AND FAUCETS \ Shower stall

16. Condition: • [Leak](#)

Please refer to the "Recommendations" partition of the Thermal Imaging section of the report.

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

Location: Bathroom

Task: Repair

Time: Immediate



5. Leak

Description

General: • IN THE REPORT, THE INSPECTOR MUST OBSERVE, DESCRIBE AND MENTION:

- The walls, floors and ceilings;
- The staircases, steps and hand rails;
- A representative number of windows and doors;
- The doors, walls and ceilings that separate the living spaces from the garage;
- The presence or absence of smoke detectors;
- The presence or absence of carbon monoxide detectors;
- Leakage and water stains or noticeable condensation and all signs of mold noticed inside the building. In this case, the inspector must use a hygrometer to confirm the presence of humidity only in areas that are suspect.

Major floor finishes: • Wood

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

Major ceiling finishes: • Concrete

Windows: • Metal

Glazing: • [Double](#)

Exterior doors - type/material: • Hinged

Doors: • Inspected

Laundry facilities:

- Laundry facilities
- Located in the bathroom



6. Laundry facilities

- Washer

- Hot/cold water supply
- Dryer
- Vented to outside
- 120-Volt outlet
- 240-Volt outlet
- Waste standpipe

Counters and cabinets: • Inspected

Inspection Methods & Limitations

General: • SPECIAL EXCLUSIONS:

IN THE REPORT, THE INSPECTOR WILL NOT OBSERVE, DESCRIBE AND MENTION:

- Painting, wallpaper or any other wall finishes;
- Window treatments;
- Carpeting or other floor covering;
- Central vacuum system;
- Recreational equipment.

Pictures in this partition are representing only the samples of the interior issues noted (if applicable).

Inspection limited/prevented by: • Storage/furnishings

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

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

Observations & Recommendations

RECOMMENDATIONS \ General

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

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

WALLS \ General notes

19. Condition: • Tiles crack

Implication(s): Cosmetic issue

Location: Kitchen

Task: Correct

Time: Regular maintenance

INTERIOR

325 S Santa Claus Ln, North Pole, AK October 23, 2021

Report No. 2636

<http://yginspection.com>

SUMMARY

ELECTRICAL

HEATING

PLUMBING

INTERIOR

THERMAL IM

VENTILATION

SITE INFO

MORE INFO

APPENDIX

REFERENCE



7. Tiles crack

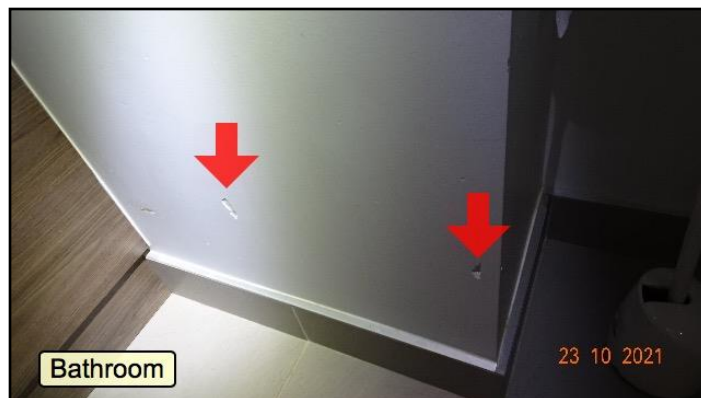
WALLS \ Plaster or drywall

20. Condition: • Damaged

Location: Various

Task: Repair

Time: When remodelling



8. Damaged

21. Condition: • [Poor joints](#)

Location: Bathroom

Task: Correct

Time: When remodelling

INTERIOR

325 S Santa Claus Ln, North Pole, AK October 23, 2021

Report No. 2636

<http://yginspection.com>

SUMMARY

ELECTRICAL

HEATING

PLUMBING

INTERIOR

THERMAL IM

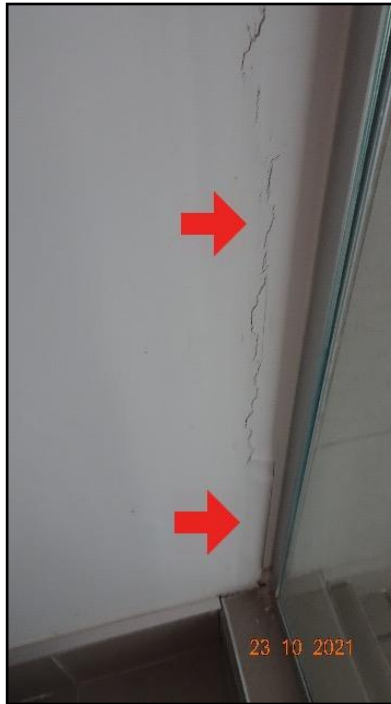
VENTILATION

SITE INFO

MORE INFO

APPENDIX

REFERENCE



9. Poor joints

FLOORS \ General notes

22. Condition: • Worn

Implication(s): Material deterioration

Location: Various

Task: Correct

Time: Discretionary



10. Worn

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.

Inspection Methods & 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 structural issues noted

+ • [Scope: Thermal imaging is used as a screening tool to identify potential areas of moisture](#)

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

Observations & Recommendations

RECOMMENDATIONS \ General

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

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

25. 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.

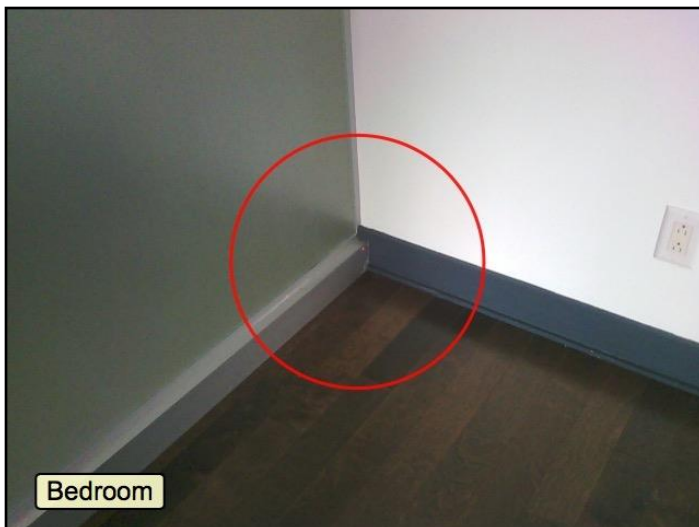
Please, contact energy audit specialist for further evaluation.

26. Condition: • Water damage

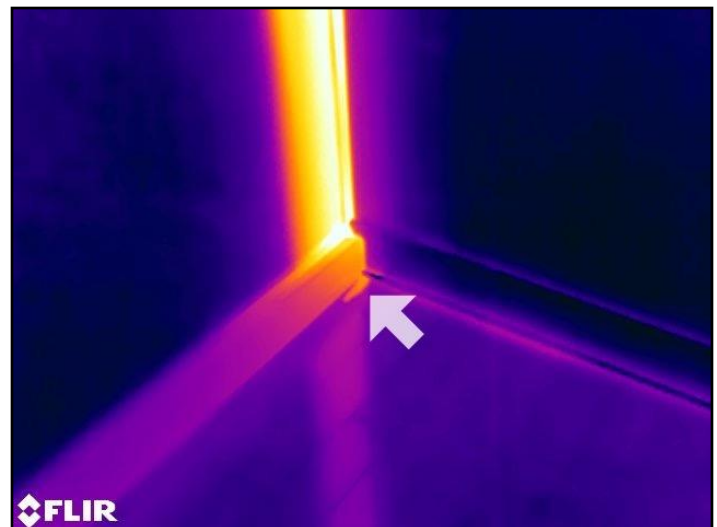
Location: Bathroom Bedroom

Task: Repair Further evaluation (Consult specialist)

Time: Immediate



11. Water damage



12. Water damage (IR VIEW)

VENTILATION

325 S Santa Claus Ln, North Pole, AK October 23, 2021

Report No. 2636

<http://yginspection.com>

SUMMARY

ELECTRICAL

HEATING

PLUMBING

INTERIOR

THERMAL IM

VENTILATION

SITE INFO

MORE INFO

APPENDIX

REFERENCE

Description

General: • IN THE REPORT, THE INSPECTOR MUST OBSERVE, DESCRIBE AND MENTION:

- Ventilation of the attic spaces;
- Basement and crawl space ventilation;
- Mechanical ventilation systems;
- Bathroom ventilators;
- Range hood;
- Dryer evacuation outlet system;
- Air exchanger, its filters, location and air intake.

Air Exchanger:

- Central heat recovery ventilation system



13. Central heat recovery ventilation system

Bathroom Ventilation:

- Ceiling extractor fan
Integrated to central heat recovery ventilation system

Kitchen Ventilation:

- Range hood fan



14. Range hood fan

Laundry Area Ventilation:

- Ceiling extractor fan

VENTILATION

325 S Santa Claus Ln, North Pole, AK October 23, 2021

Report No. 2636

<http://yginspection.com>

SUMMARY

ELECTRICAL

HEATING

PLUMBING

INTERIOR

THERMAL IM

VENTILATION

SITE INFO

MORE INFO

APPENDIX

REFERENCE

Bathroom ceiling extractor fan

Dryer Ventilation: • Dryer venting system

Inspection Methods & Limitations

General: • SPECIAL EXCLUSIONS: THE INSPECTOR DOES NOT HAVE TO:

- The inspector is not required to report on the building's compliance standards, uniformity nor the adequacy of the ventilation.

Pictures in this partition are representing only the samples of the ventilation issues noted (if applicable).

Inspection prevented/limited: • Restricted access

Observations & Recommendations

RECOMMENDATIONS \ General

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

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

BATHROOM VENTILATION \ General

29. Condition: • Switch upgrade

It is recommended to upgrade bathroom exhaust fan switch for "Switch with timer" or "Switch with built in humidistat"

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

Location: Bathroom

Task: Improve

Time: Discretionary



15. Switch upgrade

SITE INFO

325 S Santa Claus Ln, North Pole, AK October 23, 2021

Report No. 2636

<http://yginspection.com>

SUMMARY

ELECTRICAL

HEATING

PLUMBING

INTERIOR

THERMAL IM

VENTILATION

SITE INFO

MORE INFO

APPENDIX

REFERENCE

Description

General: • Purpose of the report - Pre-Purchase Inspection • - 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.

- The suggested time frame for completing recommendations are based on the limited information available during an inspection. These may have to be adjusted based on the findings of specialists. • 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

Approximate temperature:

• Weather conditions

Outdoor Temperature: 4°C

Outdoor Relative Humidity: 74%

- Indoor Temperature: 19.3°C

- Indoor Relative Humidity: 46.1%

Attendees: • Buyer • Buyer's Agent • Seller's Agent

Access to home provided by: • Seller's agent

Occupancy: • The apartment was vacant during the inspection • The apartment was unfurnished during the inspection

Utilities: • All utilities were on during the inspection. • The water service is public. • The plumbing waste disposal system is public.

Approximate inspection start and end time: • The inspection started at 10:00 a.m. • The inspection ended at 11:00 a.m.

SITE INFO

325 S Santa Claus Ln, North Pole, AK October 23, 2021

Report No. 2636

<http://yginspection.com>

SUMMARY

ELECTRICAL

HEATING

PLUMBING

INTERIOR

THERMAL IM

VENTILATION

SITE INFO

MORE INFO

APPENDIX

REFERENCE

Approximate age of home: • 8 year

Building type: • High-rise condominium • Apartment

Number of rooms: • Four

Number of bedrooms: • One

Number of bathrooms: • One

Number of kitchens: • One

Description

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

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

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. • Filters for furnaces and air conditioners should be checked monthly during the operating season and changed when they are dirty. Duct systems should be balanced during regular servicing for maximum comfort. Systems with heating and air conditioning require different balance setups for summer and winter.

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.

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.

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 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.

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.

MORE INFO

325 S Santa Claus Ln, North Pole, AK October 23, 2021

Report No. 2636

<http://yginspection.com>

SUMMARY

ELECTRICAL

HEATING

PLUMBING

INTERIOR

THERMAL IM

VENTILATION

SITE INFO

MORE INFO

APPENDIX

REFERENCE

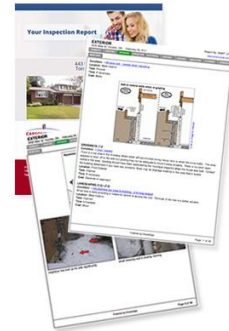
Supplementary Information: • [This section provides information on topics beyond the scope of home inspection](#) including asbestos, radon, urea formaldehyde foam insulation, lead, carbon monoxide, household pests and mould.

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

END OF REPORT

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:

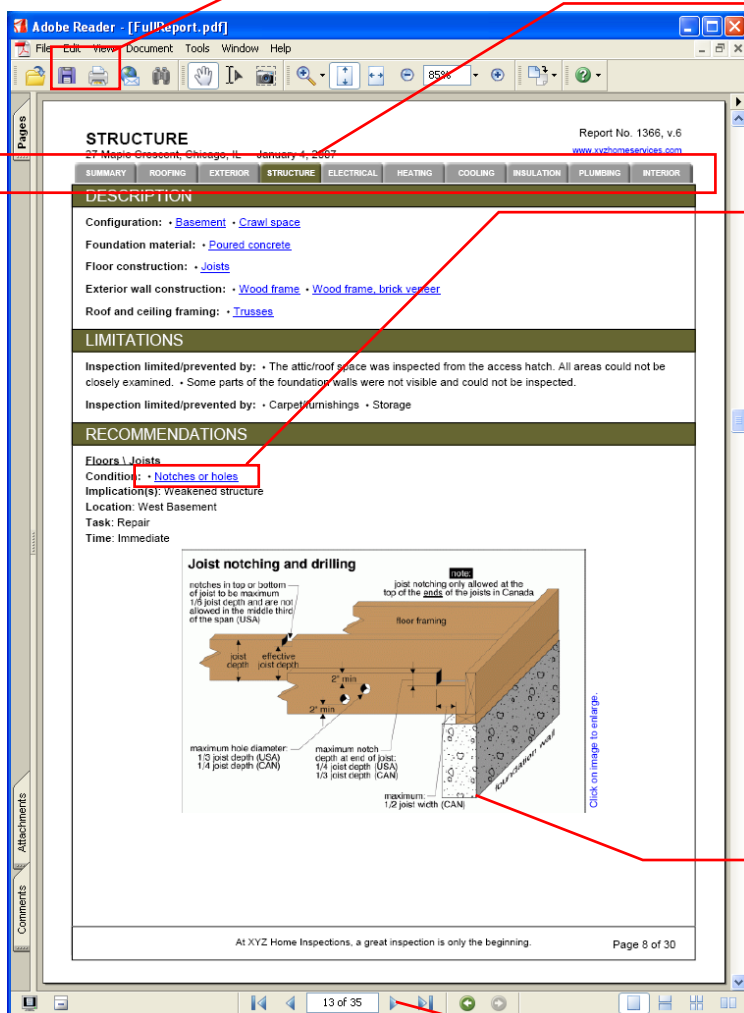
- Electronic .PDF file report is secure and universally readable on any computer (free Adobe reader available online). Print if you want.
- Clear, colorful illustrations to exemplify conditions.
- Articles that explain technical issues in plain words.
- It's Green! Environmentally friendly, ink and paper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

Report features

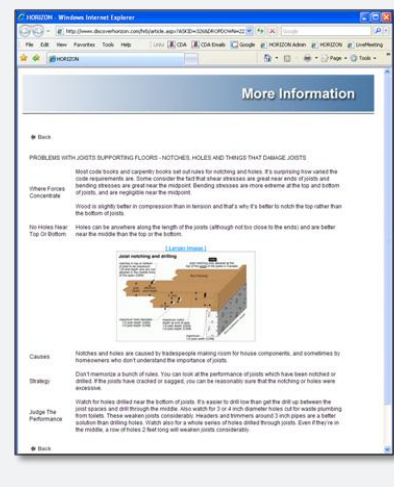
- You will receive an email with your Inspection Report Link. Click to open.
- Save your report to your computer or CDrom. View anytime using Adobe reader.
- Print or email the report as needed.

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.

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)
Refresh 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-amper (including new panel)	\$ 1500. ⁰⁰	- \$ 3000. ⁰⁰
Upgrade electrical service to 100-amper (if suitably sized panel already exists)	\$ 800. ⁰⁰	\$ 1600. ⁰⁰
Upgrade electrical service to 200-amper	\$ 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

Over ▶

APPENDIX

325 S Santa Claus Ln, North Pole, AK October 23, 2021

Report No. 2636

<http://yginspection.com>

SUMMARY

ELECTRICAL

HEATING

PLUMBING

INTERIOR

THERMAL IM

VENTILATION

SITE INFO

MORE INFO

APPENDIX

REFERENCE

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

APPENDIX

325 S Santa Claus Ln, North Pole, AK October 23, 2021

Report No. 2636

<http://yginspection.com>

SUMMARY

ELECTRICAL

HEATING

PLUMBING

INTERIOR

THERMAL IM

VENTILATION

SITE INFO

MORE INFO

APPENDIX

REFERENCE

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
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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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APPENDIX

325 S Santa Claus Ln, North Pole, AK October 23, 2021

Report No. 2636

<http://yginspection.com>

SUMMARY

ELECTRICAL

HEATING

PLUMBING

INTERIOR

THERMAL IM

VENTILATION

SITE INFO

MORE INFO

APPENDIX

REFERENCE

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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IMPORTANT ADVICE FOR LOOKING AFTER YOUR CONDOMINIUM

Condos are great, but they do need some care. You don't need to worry about the common elements, but you are responsible for your unit. The following helps you improve safety and comfort, reduce expenses, extend life expectancy and protect your investment. (Schedule 'C' in your Condominium Declaration defines the unit boundaries.)

When You Move In:

Change your door lock for security reasons. Coordinate with your property manager since they will probably need a copy of the key.

GENERAL MAINTENANCE

Maintenance and Repairs

There are two types of repairs that may be performed in a condo – repairs to an individual condo unit and repairs to common elements. Common elements are set out in the Condominium Declaration and will differ from one building to another. If repairs must be made inside your unit, you are responsible for making the repairs at your own expense. You are also responsible for the ongoing maintenance of your unit. The condominium corporation's board of directors is responsible for maintenance and repair of the common elements. Exclusive-use common elements, such as parking spaces or balconies are generally maintained by the condominium board.

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.

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 area is in or above a finished area of the home.

Clothes Dryer Vents

The vent material for clothes dryers 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. Clean the lint trap in the dryer every time you use the dryer. Most condos also have a secondary lint trap in the duct that should be cleaned after every three loads typically, to reduce the risk of fire, energy consumption and drying time for clothes. There may also be a duct fan controlled by a wall switch. Turn the fan ON whenever you use the dryer.

Heating and Cooling System - Annual Maintenance

An annual maintenance agreement that covers parts and labour is recommended for all heating and cooling equipment where this equipment is the responsibility of the condominium unit owner. 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.

Filters for heating systems and air conditioners should be checked monthly during the operating season and changed or cleaned as needed. Check with the property manager to find out if there is an annual maintenance program for heating and cooling equipment. If not, you should arrange your own. Some condos take care of maintaining and replacing the heating/cooling equipment in units; others do not.

Gas fireplaces should be included in annual service plans.

Appliance Maintenance

Vacuum refrigerator coils quarterly, if applicable. Leave washing machine and dishwasher doors open slightly to help things dry and to avoid mould.

Doors and Windows

Clean and vacuum door and window tracks as needed to avoid water damage and ensure smooth operation.

Electrical System

Label the Panel

The electrical panel should be labeled to indicate what is controlled by each fuse or breaker. Where the panel is already labeled, please verify the labeling is correct. Do not rely on the labeling being accurate.

Ground Fault Interrupters and Arc Fault Circuit Interrupters

Test these monthly using the test buttons on the receptacles or on the breakers in the electrical panel.

Smoke and Carbon Monoxide (CO) Detectors

Smoke and carbon monoxide detectors should be provided at every floor level. 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.

WATER ISSUES

Moisture Control

Manage moisture in condos to avoid damage and mould. Run exhaust fans in kitchens and bathrooms as needed and clean fans and filters regularly. Fans with timers allow the fan to run for some time after leaving the room. Watch for condensation on windows and doors. Opening windows is an effective way to reduce humidity. Use portable humidifiers sparingly. Correct small leaks and dripping faucets promptly.

Washing Machine Hoses

Braided steel hoses are safer than rubber hoses for connecting washing machines to supply piping. A ruptured hose can quickly result in serious water damage to your home and to those below. It is good practice to turn the hot and cold valves off after each use, especially if you will be away for a few days. Note: Old valves may leak if operated infrequently.

Be Ready for Emergencies

Be sure you know where to shut off the water. Some condos have more than one shut off, and others need a special tool (key) to turn off water. Label each circuit on the electrical panel, and make sure you should know how to turn off the power.

APPENDIX

325 S Santa Claus Ln, North Pole, AK October 23, 2021

Report No. 2636

<http://yginspection.com>

SUMMARY

ELECTRICAL

HEATING

PLUMBING

INTERIOR

THERMAL IM

VENTILATION

SITE INFO

MORE INFO

APPENDIX

REFERENCE

Keep a fire extinguisher suitable for grease fires near the kitchen.

Property Manager and Concierge/Security

Keep the contact information for these folks handy (perhaps on your phone) wherever you are.

Supplementary

Mold

DESCRIPTION:

Mold is a common term for a large family of fungi that have a cottony or woolly appearance. There are nearly a million species of mold. Mold is a naturally occurring organism that has been around far longer than humans. Mold grows in buildings where there is moisture, air, a food source, and when the temperature is between 40 and 140 degrees F. When conditions for growth are not met, mold becomes dormant; it does not die. Mold spreads by dispersing spores through the air as well as by growth on or within building materials.

MOLD SPORES ARE EVERYWHERE

People sometimes tell us that they don't have mold in their home. We ask what happens if they leave bread in a drawer for a month or don't take out the garbage for two weeks. This helps them understand that no matter how clean they keep their home, mold spores are always there ready to grow on any favorable host. There are always mold spores in the air and there is always some mold in buildings, so having an objective of a "mold-free home" is not realistic.

CONCERN

Mold spores are present in the air in every building, but this is not necessarily a reason for alarm. If indoor air mold levels are higher than in outdoor air, or if a significant mold colony is growing on building surfaces or in building walls or ceilings, there may be a cause for concern.

Mold risk falls into three broad categories:

1. Some mold is harmless, a cosmetic nuisance.
2. Some mold is allergenic to some people, in much the same way some people are allergic to peanut butter or shellfish.
3. Toxic mold is dangerous for everyone, although young people, old people, and people with respiratory problems or compromised immune systems are most vulnerable.

Media articles about "black mold," especially *Stachybotrys*, have terrified some people. Actually it is common to find black *Stachybotrys chartarum* in small amounts in houses where there has been leakage or water entry. It is a toxic mold and it should be removed. But don't assume that anything black on the wall or ceiling is highly toxic mold. Other common black species may be of low or no toxicity.

People may react to mold spores alone. There does not always have to be a visible growth to cause problems for sensitive people.

YOU CAN'T TELL BY LOOKING

You cannot tell what kind of mold you are dealing with by looking at it. Competent identification is important. An expert, trained in microscopic identification of a cultured sample of mold, can usually determine its identity. It is not reliable to judge with the naked eye, or on mold color.

Home test kits are not reliable. The swab, culture, settlement dish, or air sample methods from these kits are fundamentally inaccurate: for example, the spores collected and "grown" in culture using these methods could be dead, fail to grow on the culture medium, and still be toxic if inhaled.

KEEPING MOLD IN ITS PLACE

Although mold is needed and always with us, we want to keep mold in its place, preferably outdoors. While we will always have some spores in our homes, the goal is to keep the spores from growing to problem levels.

PREVENTION IS THE KEY

Four things have to be present to have a mold growth:

1. Mold spores
2. A food source. This is wood or gypsum board, or that old bread in your bread box.
3. Temperatures between 40° and 140°F
4. A moisture source.

So, how do we control mold growth?

1. We have said that mold spores are everywhere.
2. Food sources are present in every home.
3. People are not comfortable in their homes at temperatures below 40° or above 140° F, so this is no help.
4. The only thing left is moisture. The best way to prevent mold from growing is to control moisture. We want to control moisture levels in homes for other reasons anyway.

MOISTURE SOURCES

Sources of moisture in homes include:

1. Leaks into or through roofs, walls, door, windows, basements, etc. The leaks that come through usually get corrected quickly. Slow or intermittent leaks that are concealed in walls, for example, often don't get corrected because they are not noticed.
2. Leaks from plumbing or heating systems.
3. High humidity from cooking, bathing, etc., resulting in condensation.
4. Air conditioning systems, humidifiers, dehumidifiers, sump pits and other places where moisture is commonly present.

GETTING RID OF A MOLD PROBLEM

The first step in dealing with a mold problem is identification. If the mold is determined to be harmless, it's time to get out the soap and water. If you or any other member of the household is sensitive to mold, or if the mold is determined to be harmful, a specialist should be engaged to clean up the mold.

Once we get rid of the mold, the next step is to remove the moisture source that allowed the mold to grow. Curing leaks, improving drainage and drying things up are important steps in controlling mold.

MAINTENANCE IS IMPORTANT

Don't forget to clean your refrigerator, including gaskets, coils, and evaporator tray. Regular furnace and air conditioning service will help ensure that standing water or chronic moisture is not an issue. Gutters and downspouts should be kept clear and leaks should be corrected.

FINDING MOLD

Mold comes in many colors and may be visible and distinct. It can also be very subtle. Mold on a surface may be the tip of an iceberg, with considerable mold concealed behind the wall, for example. In other cases, the mold is only on the surface. The toughest situation is when the mold is entirely out of sight. The best clues to look for are areas susceptible to mold, such as high moisture areas.

THE HOME REFERENCE BOOK •



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.

APPENDIX

325 S Santa Claus Ln, North Pole, AK October 23, 2021

Report No. 2636

<http://yginspection.com>

SUMMARY

ELECTRICAL

HEATING

PLUMBING

INTERIOR

THERMAL IM

VENTILATION

SITE INFO

MORE INFO

APPENDIX

REFERENCE



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.

APPENDIX

325 S Santa Claus Ln, North Pole, AK October 23, 2021

Report No. 2636

<http://yginspection.com>

SUMMARY

ELECTRICAL

HEATING

PLUMBING

INTERIOR

THERMAL IM

VENTILATION

SITE INFO

MORE INFO

APPENDIX

REFERENCE



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.

APPENDIX

325 S Santa Claus Ln, North Pole, AK October 23, 2021

Report No. 2636

<http://yginspection.com>

SUMMARY

ELECTRICAL

HEATING

PLUMBING

INTERIOR

THERMAL IM

VENTILATION

SITE INFO

MORE INFO

APPENDIX

REFERENCE



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.

**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.

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