
Structural Survey Report

"Out of Reach"
34 Brighton Hill Road
Devonshire

Mason and Associates Ltd.
November 13, 2018



Subject Property



Descriptive "North" Indicated here



View from driveway



North



West



South



East

Inspection Information:

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Client Information:

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Devonshire
In Attendance: No*

*Phone:
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Structural Survey Report

Important Information

This report is solely for the benefit of the Client. Any person or party designated by the Client to receive information in this report shall be subject to the TERMS AND CONDITIONS contained herein. Such designation shall be provided in writing to the inspector.

General Comments:

The primary function of this structural survey report is to identify items in need of attention or repair. It is not a code compliance inspection however, issues affecting personal safety may be highlighted by the inspector. There is no "pass or fail" grade and every home will have some items requiring repair or maintenance. Some additional maintenance items may be discovered in the course of repairs, upgrading or when the home has been vacant for an extended period of time. We recommend that you obtain repair estimates from competent specialists as an aid in planning your future course of action. The items listed in this report are categorised as Satisfactory, In Need of Maintenance, Consult a Professional and Not Satisfactory. The inspector has identified and described the home's major systems and components and has listed problems found in readily accessible areas as explained in the Pre-Inspection Agreement. You should refer to the pages in this report for information about a specific component or system. This summary is an overview, not an all-inclusive list of defects found in the home. It is the client's responsibility to read the entire report and contact the inspector if there are any questions.

Report Summary (Red=attention, Orange=maintenance,)

General Comments:

The house was generally in satisfactory conditions with issues noted below. Electrical issues are noted in the attached report.

Site Grounds & Grading

Patio or Terrace

The south patio was generally in satisfactory condition. Vegetation growing out of the deck should be removed to prevent any damage to the brick or mortar joints.

Retaining Walls

The retaining walls were generally in satisfactory condition. The west Bermuda stone retaining wall had vertical cracks but was plumb. The dry stone wall on the north side of the property generally appeared to be in satisfactory condition. A portion near the northeast corner of the property did not appear to be plumb and stones appeared to be shifted out of place. The section should be repaired to ensure that it remains in place.

Out Buildings

There was evidence of damage from wood boring insects in the frame of the wooden structure on the south side of the property.

Pool

The pool appeared to be in satisfactory condition. Cracking was observed in the pool deck in various locations. A large crack was observed in the south wall of the pool pump room. It was not clear whether this was recent or happened over time. The crack should be repaired and monitored for any further movement.

Exterior and Structure

Windows

The windows were generally in satisfactory condition. A representative number of windows were tested and operated correctly. Damaged screens were observed on east and west windows.



Exterior Shutters

The shutters generally appeared to be in satisfactory condition. The shutter in the lower bathroom did not appear to be securely shut and had been temporarily secured.

Other Exterior Doors

The exterior doors were generally in satisfactory condition. The hinges on the master bedroom French door were corroding. This condition was not observed on the single door on the east side of the house.

Roof Components

Gutter Glides and Downspouts

The gutters and downspouts were generally in satisfactory condition. Vegetation was observed growing out of a downspout on the north side of the house.

Interior

Stairs / Railing

The stairs were in satisfactory condition. A step was missing the wood molding.

Walls

The walls were generally in satisfactory condition. Minor cracks were observed in the east bedroom wall.

Moisture and Mildew

Efflorescence was observed in the lower bedroom, master bedroom and hallway. The area should be cleaned of paint and completely dried. The walls should then be primed with an alkali resistant rubberized primer and painted with a latex top coat paint.

Ceilings

The ceilings were generally in satisfactory condition. A gap was observed around the AC unit in the kitchen. This is likely due to misalignment of the unit following maintenance. The unit should be realigned to seal the ceiling.

Bathroom 2

Toilets

The toilet flushed and filled satisfactorily when tested. The flush lever was loose and requires adjustment.

Bathroom 3

Bathroom Floor

The floor was in satisfactory condition. Some efflorescence was observed near the shower.

Moisture and Mildew

Efflorescence was observed on the bathroom wall.

Kitchen

Sink

The sinks flow and drain tested satisfactorily. A wood prop was observed under the prep sink. The sink should be securely connected to the underside of the counter top.



34 Brighton Hill Road, Devonshire

Class D Preliminary Budget Estimate (not a quote)

Scope of Remedial Work and Upgrades	Prelim Budget Est.
Site Grounds and Grading	
Remove vegetation from south patio	\$50
Repair north boundary wall	\$800
Repair south shed (treat termites)	\$800
Repair crack in pool pump room wall	\$1,400
Exterior	
Repair screens	\$50
Repair lower shutter	\$100
Repair/replace French door hardware	\$600
Remove vegetation from downspout	\$50
Repair frame for pump room door	\$300
Interior	
Repair wood molding for stairs	\$50
Repair and paint walls as necessary	\$700
Replace support for kitchen prep sink	\$600
Electrical	
Electrical allowance	\$1,500
Sub Total	\$3,950
10% Contingencies	\$395
Total Est. Cost	\$4,345

Note: Estimate is intended to provide an order of magnitude of costs. Contractors or suppliers should be contacted for quotations.



Site Grounds & Grading

This inspection is not intended to address or include any geological conditions or site stability information. Any reference to grade is limited to only areas around the exterior of the exposed foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping (if applicable) or septic systems. When decks and porches are built close to the ground where no viewing or access is possible, we cannot make accurate opinions. These areas as well as others that are too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in this report. We routinely recommend that inquiry be made with the seller about knowledge of conditions.

Driveway

Type: Asphalt

Condition: Satisfactory

Comments:

The driveway was in satisfactory condition.



Trees and Shrubs

Condition: Satisfactory

Comments:

The landscaping was well maintained.



Patio or Terrace

Location: South side of house

Type: Brick

Condition: Needs Maintenance

Comments:

The south patio was generally in satisfactory condition. Vegetation growing out of the deck should be removed to prevent any damage to the brick or mortar joints.



Steps to Building

Stair type: Concrete

Landing type: Concrete

Railing: Yes

Condition: Satisfactory

Comments:

The steps were in satisfactory condition.





Fences and Gates

Type: Wood

Condition: Satisfactory

Comments:

The gate was generally in satisfactory condition. Surface corrosion was observed on the gate hardware.



Grading / Drainage

Condition: Satisfactory

Comments:

The grading and drainage on the property appeared to be in satisfactory condition.

Retaining Walls

Location: North, west and east sides of property

Type: Stone

Condition: Needs Maintenance

Comments:

The retaining walls were generally in satisfactory condition. The west Bermuda stone retaining wall had vertical cracks but was plumb. The dry stone wall on the north side of the property generally appeared to be in satisfactory condition. A portion near the northeast corner of the property did not appear to be plumb and stones appeared to be shifted out of place. The section should be repaired to ensure that it remains in place.



Out Buildings

Condition: Needs Maintenance

Comments:

There was evidence of damage from wood boring insects in the frame of the wooden structure on the south side of the property.



Water Tank

Access: Securely covered

Existing level: Full

Overflow: Above ground

Condition: Satisfactory

Comments:

The tank was full when inspected and appeared to be holding water adequately.





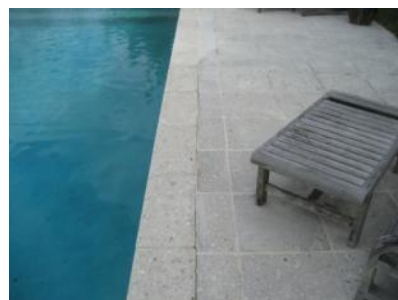
Pool

Existing level: Full

Condition: Needs Maintenance

Comments:

The pool appeared to be in satisfactory condition. Cracking was observed in the pool deck in various locations. A large crack was observed in the south wall of the pool pump room. It was not clear whether this was recent or happened over time. The crack should be repaired and monitored for any further movement.



Exterior and Structure

Our inspection of the Exterior grounds includes the surface drainage, grading, some fencing, gates, sidewalks, patios, driveways, and retaining walls adjacent to the structure. The inspection of the exterior of the building includes the cladding, trim, eaves, fascias, decks, porches, downspouts, railings, doors, windows and flashings. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks present along with rotation, we routinely recommend further evaluation be made by a qualified professional structural engineer. The grading of the soil should allow for surface and roof water to flow away from the foundation. All concrete slabs experience some degree of cracking due to shrinkage in the drying process or minor settlement. All items listed are inspected for their proper function, poor installation, excessive wear and general state of repair. Where deck carpeting, stacked firewood, excessive vegetation, soil and other coverings are installed over decking and patio surfaces, the materials or their nature of construction and condition of the underneath these coverings cannot be determined.

Building Information

Year constructed: Unknown

Type: Single

Comments:



Eaves and Soffits

Condition: Satisfactory

Comments:

The eaves were in satisfactory condition.





Wall Structure

Type: Concrete block and plaster
Condition: Satisfactory

Comments:

The walls were plumb with no indications of immediate structural distress. Some minor hairline cracking was observed on the south side of the house.



Windows

Type: Double hung, casement, awning
Material: Vinyl
Glass Properties: Dual pane
Storm Window: No
Condition: Needs Maintenance

Comments:

The windows were generally in satisfactory condition. A representative number of windows were tested and operated correctly. Damaged screens were observed on east and west windows.



Exterior Shutters

Type: Push out, swing
Material: Aluminium
Condition: Needs Maintenance

Comments:

The shutters generally appeared to be in satisfactory condition. The shutter in the lower bathroom did not appear to be securely shut and had been temporarily secured.



Chimney

Location: West side of house
Type: Block
Condition: Satisfactory

Comments:

The chimney was in satisfactory condition.





Exterior Doors

Material: Wood

Condition: Satisfactory

Comments:

The entrance door was in satisfactory condition.



Other Exterior Doors

Type: Single Door, French

Material: Vinyl

Condition: Needs Maintenance

Comments:

The exterior doors were generally in satisfactory condition. The hinges on the master bedroom French door were corroding. This condition was not observed on the single door on the east side of the house.



Roof Components

The inspection of the roof system includes a visual examination of the surface materials, connections, penetrations and roof drainage systems. We examine the roofing material for damage and deterioration. We examine the roof system for possible leaks, damage and conditions that suggest limited remaining service life. We may offer opinions concerning repair and/or replacement if warranted. Opinions stated herein concerning the roofing material are based on the general condition of the roof system as evidence by our visual inspection. These do not constitute a warranty that the roof is or will remain, free of leaks. All roofing systems require regular maintenance. Failure to perform routine maintenance will usually result in leaks and accelerated deterioration of the roof covering and flashings. When provided, our estimates of the roof's life expectancy are based on the assumption that the roof will be properly maintained during that period. The only way to determine whether a roof is absolutely watertight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection and we cannot confirm this condition. We suggest that an annual inspection of the roof space be performed where accessible to identify if any leaks are evident.

Roof Style

Roof Style: Hip

Viewed from: Roof Surface

Comments:





Roof Covering

Material: Bermuda Slate, Duraslate
Condition: Clean and well maintained
Condition: Satisfactory

Comments:

The roof was in satisfactory condition and appeared to be well maintained.



Roof Framing

Sub Roof: None
Condition: Satisfactory

Comments:

The main house framing was not observed as the scuttle hatch was inside of a closet with shelves and not accessible. The framing in the east storage room was in satisfactory condition with no evidence of damage from wood boring insects.



Gutter Glides and Downspouts

Condition: Needs Maintenance

Comments:

The gutters and downspouts were generally in satisfactory condition. Vegetation was observed growing out of a downspout on the north side of the house.



Roof Vents / Protrusions

Condition: Satisfactory

Comments:

The roof vents and protrusions were in satisfactory condition.



Plumbing Systems

Our Inspection of the plumbing system includes a visual examination of the exposed portions of the domestic water supply, drain waste, vent, gas lines, faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint connection, especially in walls, floors and ceiling voids. Our review of the plumbing system does not include landscape irrigation systems, water wells, off site public water supply systems, or private (septic) waste disposal systems unless specifically noted. Our inspection of the water heater includes a visual examination of the accessible portions of the tank, gas, electrical and/or water connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and



general state of repair.

Water Entrance

Type: Plastic

Main Shutoff location: In pump room

Size:

Service: Private

Condition: Satisfactory

Comments:



Waste

Pipe type: Unknown

Septic type: Private

Condition: Satisfactory

Comments:

The waste pipes were not observed but fixtures drained correctly when tested.

Pipes

Material: PVC, galvanized

Flow rate: Satisfactory

Condition: Satisfactory

Comments:

The visible pipes were in satisfactory condition and flow rate was satisfactory.



Fuel Service

Type: LPG tank

Meter Location: N/A

Shut off Valve location: at tank and in cabinet

Condition: Professional Consultation

Comments:

The fuel tanks appeared to be in satisfactory condition but should be inspected by a qualified technician to confirm their condition.





Fixtures

Condition: Satisfactory

Comments:

The fixtures were in satisfactory condition.



Vent Pipes

Type: Cast iron

Condition: Satisfactory

Comments:

The visible vent pipes were in satisfactory condition.



Drains

Type: Plastic

Condition: Satisfactory

Comments:

The drain pipes appeared to be in satisfactory condition and fixtures drained correctly when tested.



Septic System

Condition: Unknown

Comments:

The cess pit was located on the west side of the property but not accessible.



Pump and Pressure Tank

Size Pump: 1 HP

Make: Keystone

Model:

Pressure Tank: Prepressurized fiberglass

Condition: Satisfactory

Comments:

The pump and pressure tank appeared to be in satisfactory condition and were operating correctly during the inspection.





Electrical Systems

Our examination of the electrical system includes a visual examination of the exposed and accessible branch circuits, wiring, service panel, over current protection devices, lighting fixtures, switches, and receptacles. Service equipment, proper grounding, wiring methods and bonding are focal points. We inspect for adverse conditions such as lack of grounding and bonding, over-fusing, exposed wiring, open-air wire splices, reverse polarity and defective GFCI's. The hidden nature of the electrical wiring prevents inspection of every length of wire or their connections. Telephone, video, cable, audio, security systems and other low voltage systems were not included in this inspection unless specifically noted. We recommend you have the seller or a specialist demonstrate the serviceability or locations of these systems to you if necessary. Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all Bedroom doors and in Bedrooms. These units should be tested monthly.

See attached report

Interior

Our inspection of the Interior includes a visual inspection of the readily accessible portions of the walls, ceilings, floors, doors, cabinetry, countertops, steps, stairways, balconies and railings. Please note that a representative sample of the accessible windows and electrical receptacles are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of furnishings and personal items. In these cases some of the items may not be inspected. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

Interior Information

Number of bedrooms: 4

Number of bathrooms: 3

Comments:





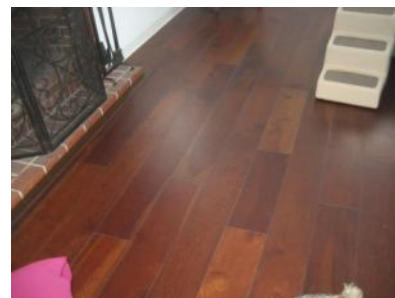
Floors

Material: Ceramic tile, wood

Condition: Satisfactory

Comments:

The floors were generally in satisfactory condition and wood floors showed signs damage from normal wear.



Stairs / Railing

Condition: Needs Maintenance

Comments:

The stairs were in satisfactory condition. A step was missing the wood molding.



Walls

Wall type: Masonry

Condition: Satisfactory

Comments:

The walls were generally in satisfactory condition. Minor cracks were observed in the east bedroom wall.



Fireplace

Type: Wood-burning

Operational: No

Condition: Professional Consultation

Comments:

The fireplace appeared to be in satisfactory condition but should be inspected by a qualified chimney sweep.



Moisture and Mildew

Degree of Damage: Minor signs

Condition: Needs Maintenance

Comments:

Efflorescence was observed in the lower bedroom, master bedroom and hallway. The area should be cleaned of paint and completely dried. The walls should then be primed with an alkali resistant rubberized primer and painted with a latex top coat paint.





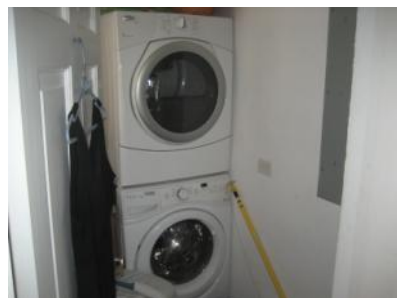
Laundry

Moisture Damage: None

Condition: Satisfactory

Comments:

The laundry was in satisfactory condition.



Ceilings

Type: Drywall

Condition: Needs Maintenance

Comments:

The ceilings were generally in satisfactory condition. A gap was observed around the AC unit in the kitchen. This is likely due to misalignment of the unit following maintenance. The unit should be realigned to seal the ceiling.



Interior Doors

Type: Solid wood

Condition: Satisfactory

Comments:

The interior doors were in satisfactory condition.



Bathroom 1

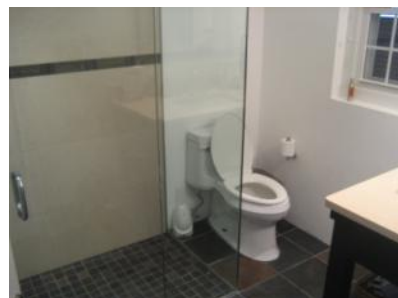
Our inspection of the bathrooms included a visual examination of the readily accessible portions of the floors, walls, ceilings, cabinets, countertops and plumbing fixtures. Bathrooms are inspected for water drainage, damage, deterioration to floor and walls, proper function of components, active leakage, unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water flow and pressure. Fixtures are tested using normal operating controls. Vent fans and their ductwork are tested for their proper operation and examined where visible. Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are watertight is beyond the scope of this inspection. It is very important to maintain all grout and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.



Location

Location of bathroom: Hallway

Comments:



Toilets

Condition: Satisfactory

Comments:

The toilet flushed and filled satisfactorily when tested.



Bathtub

Type: Stall shower

Condition: Satisfactory

Comments:

The shower flow and drain tested satisfactorily.



Bathroom Sinks

Condition: Satisfactory

Comments:

The sink flow and drain tested satisfactorily.



Shower Walls

Type: Ceramic tile

Condition: Satisfactory

Comments:

The shower walls were in satisfactory condition.



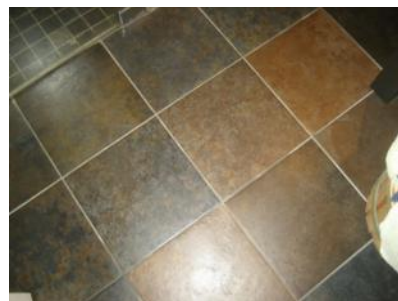


Bathroom Floor

Type: Ceramic tile
Condition: Satisfactory

Comments:

The floor was in satisfactory condition.



Moisture and Mildew

Degree of Damage: None
Condition: Satisfactory

Comments:

Bathroom 2

Location

Location of bathroom: Master bedroom

Comments:



Toilets

Condition: Needs Maintenance

Comments:

The toilet flushed and filled satisfactorily when tested. The flush lever was loose and requires adjustment.

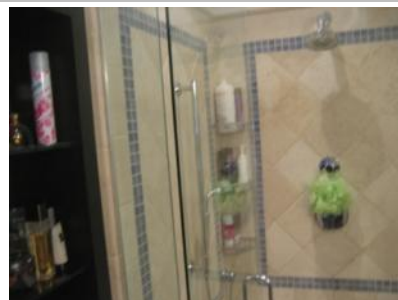


Bathtub

Type: Stall shower
Condition: Satisfactory

Comments:

The shower flow and drain tested satisfactorily.





Bathroom Sinks

Condition: Satisfactory

Comments:

The sink flow and drain tested satisfactorily.



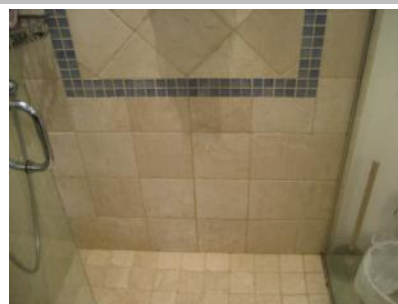
Shower Walls

Type: Ceramic tile

Condition: Satisfactory

Comments:

The shower walls were in satisfactory condition.



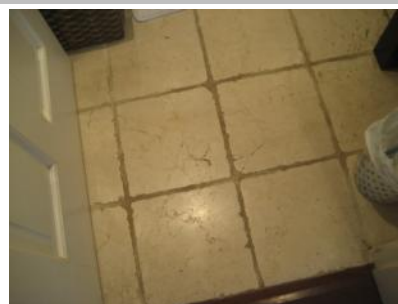
Bathroom Floor

Type: Ceramic tile

Condition: Satisfactory

Comments:

The floor was in satisfactory condition.



Moisture and Mildew

Degree of Damage: None

Condition: Satisfactory

Comments:

Bathroom 3

Location

Location of bathroom: Lower bedroom

Comments:





Toilets

Condition: Satisfactory

Comments:

The toilet flushed and filled satisfactorily when tested.



Bathtub

Type: Stall shower

Condition: Satisfactory

Comments:

The shower flow and drain tested satisfactorily.



Bathroom Sinks

Condition: Satisfactory

Comments:

The sink flow and drain tested satisfactorily.



Shower Walls

Type: Ceramic tile

Condition: Satisfactory

Comments:

The shower walls were in satisfactory condition.



Bathroom Floor

Type: Ceramic tile

Condition: Needs Maintenance

Comments:

The floor was in satisfactory condition. Some efflorescence was observed near the shower.





Moisture and Mildew

Degree of Damage: Minor signs

Condition: Needs Maintenance

Comments:

Efflorescence was observed on the bathroom wall.



Kitchen

Inspection of standalone refrigerators, freezers and built-in icemakers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection to inspect below or behind them. Portable dishwashers are not inspected, as they require connection to facilitate testing and are sometimes not left with the home.

Cabinets

Condition: Satisfactory

Comments:

The cabinets were in satisfactory condition.



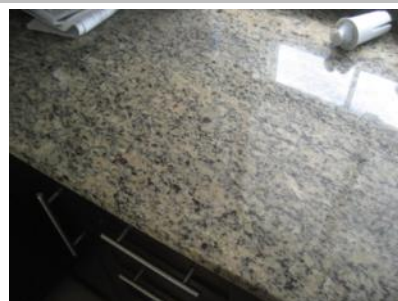
Counters

Type: Solid Surface

Condition: Satisfactory

Comments:

The counters were in satisfactory condition.



Sink

Condition: Needs Maintenance

Comments:

The sinks flow and drain tested satisfactorily. A wood prop was observed under the prep sink. The sink should be securely connected to the underside of the counter top.





Ventilation

Fan vents to: Exterior
Condition: Satisfactory

Comments:

The vent fan operated correctly when tested.



Floor

Type: Tile
Condition: Satisfactory

Comments:

The floor was in satisfactory condition.



Moisture and Mildew

Degree of Damage: None
Condition: Satisfactory

Comments:

Range / Oven

Fuel: Gas, electric
Type: Not inspected
Make: GE
Model:
Condition: Professional Consultation

Comments:

The stove and oven appeared to be in satisfactory condition but should be inspected by a qualified appliance technician to confirm that they operate correctly.



Dishwasher

Type: Operating
Make: GE
Model:
Condition: Satisfactory

Comments:

The dishwasher appeared to be operating correctly when inspected.





Refrigerator

Type: Operating

Make: Sub-zero

Model:

Condition: Satisfactory

Comments:

The refrigerator was operating during the inspection.

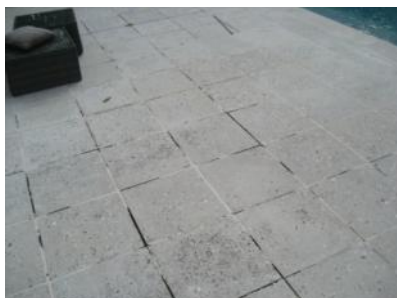


Thank You!

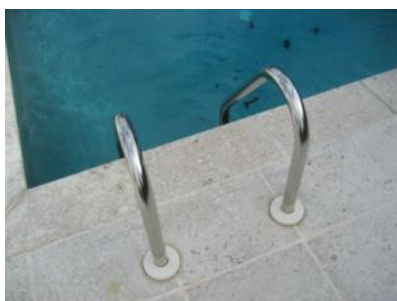
Thank you for choosing our home inspection service. If you have any questions about items in the report, please do not hesitate to contact us. We are grateful for your business and look forward to working with you again in the future!



The pool appeared to be in satisfactory condition.



The deck was generally in satisfactory condition. Some hairline cracking was observed.



Ladder was loose and requires securing.



The landscaping was well maintained.



The shutters generally appeared to be in satisfactory condition.



Corroded hinges and hardware were observed on the south French doors.



East storage shed was in satisfactory condition.



South patio was generally in satisfactory condition.



Railing was in satisfactory condition.



Vegetation growing in the deck should be removed.



Windows were generally in satisfactory condition.



Barbeque on the west porch was not tested. A couple of controls knobs were missing.



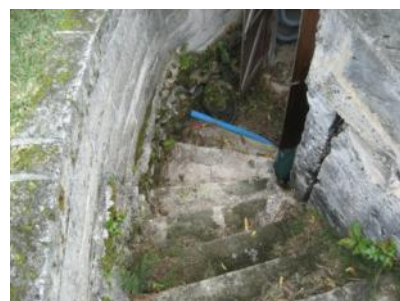
Framing over porch was in satisfactory condition.



French doors were in satisfactory condition.



East boundary wall was in satisfactory condition.



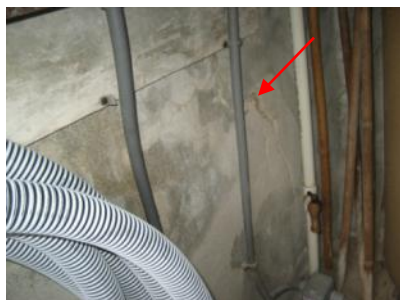
Stairs to pool pump room were in reasonable condition.



Pool pump room.



Crack was observed extending into the interior of the pump room along the south wall.



Ceiling appeared to be in satisfactory condition.



Equipment appeared to be in satisfactory condition.



Exterior north faucet tested satisfactorily.



Exterior north faucet tested satisfactorily.



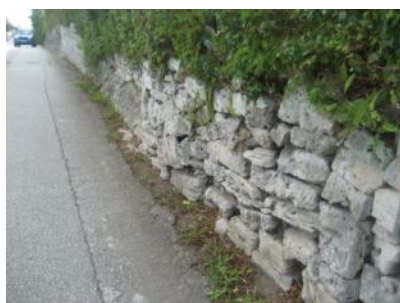
Tank overflow was observed in the north yard.



Entrance steps and landing were in satisfactory condition.



North boundary wall was generally in reasonable condition.



A section of wall near the northeast corner of the property did not appear to be plumb.



North boundary wall.



Some vertical cracking was observed in the stone wall but the wall was plumb with no indications of significant movement.





West yard was in satisfactory condition.



Shed on the south side of the property.



South side of the property was in satisfactory condition.



Regulator for LPG tanks.



There appeared to be a clean out on the south side of the property.



There appeared to be an overflow but it was not clear whether this was in use.



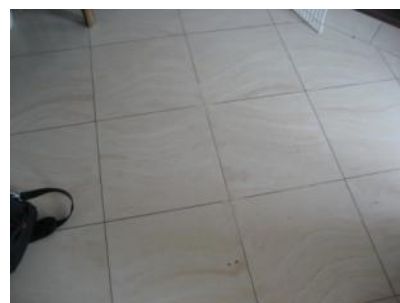
An old cess pit vent was visible at the bottom of the south patio wall.



Interior of shed appeared to be in reasonable condition.



Damage from wood boring insects on the southwest corner of the shed.



The entrance floor was in satisfactory condition.



Office area was in satisfactory condition.



Kitchen.



Stove appeared to be in satisfactory condition but was not tested.



Wine cooler was operating during the inspection.



Shut off for gas was located in the cabinet to the right of the stove.



The kitchen sink flow and drain tested satisfactorily.



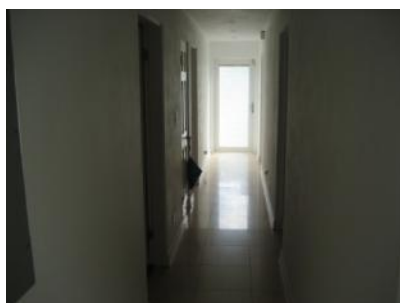
Drain and shut offs for sink appeared to be in satisfactory condition.



Cabinets were in satisfactory condition,



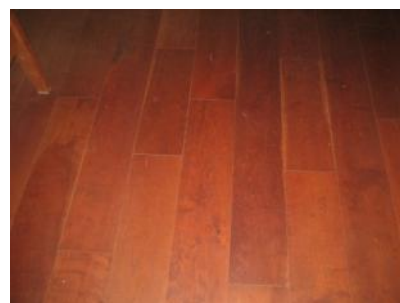
There appeared to have originally been a larger microwave in the cabinet.



Hallway was generally in satisfactory condition. Some efflorescence was observed on the wall.



Northwest bedroom was generally in satisfactory condition..



The floor was in satisfactory condition.



The ceiling was in satisfactory condition.



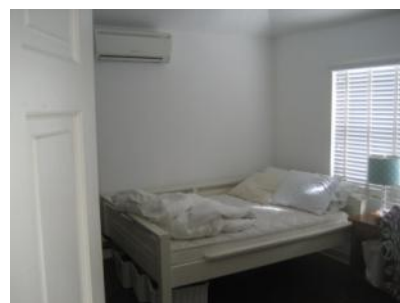
Shut off and drains for the hallway bathroom appeared to be in satisfactory condition.



Shut for toilet was present.



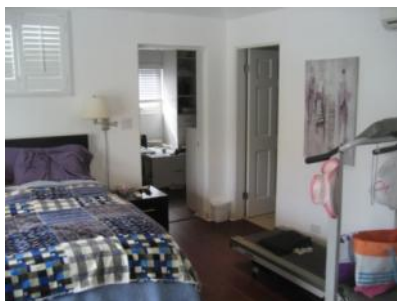
Shower flow and drain tested satisfactorily.



Northeast bedroom was generally in satisfactory condition.



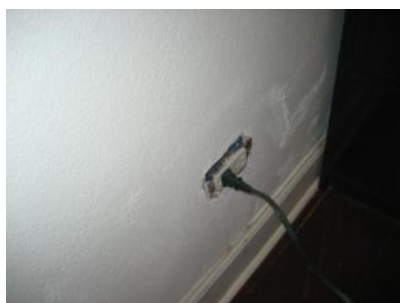
East entrance door was in satisfactory condition.



Master bedroom.

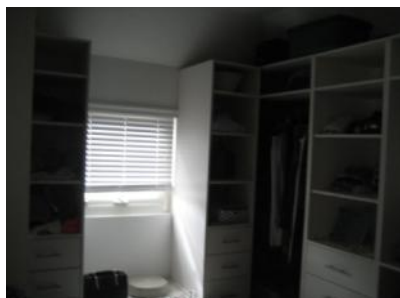


Efflorescence was visible on the east wall.



Minor hairline cracks were observed on the west wall of the bedroom.





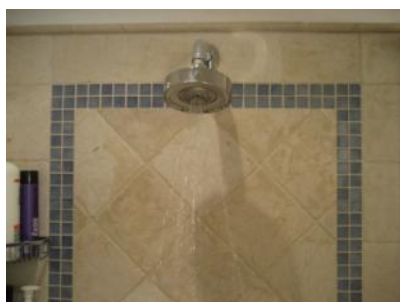
Walk-in closet was in satisfactory condition.



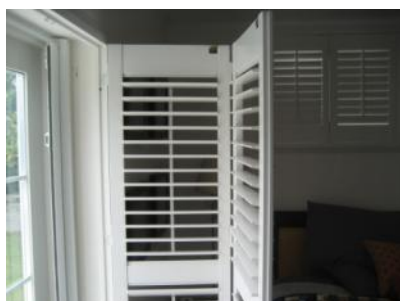
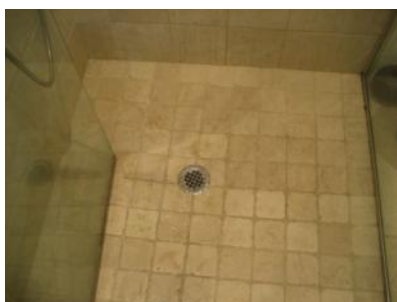
Awning window operated correctly when tested.



Shut off for master bath toilet was present.



Shower flow and drain tested satisfactorily.



The plantation shutters were generally in satisfactory condition.



A damaged magnetic latch was observed in the right side of the door.



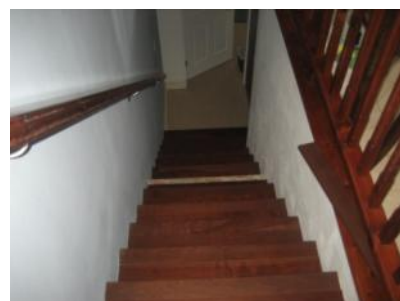
Corroded hardware on the French doors.



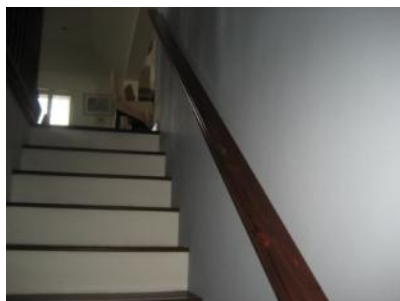
Minor hairline crack was observed in the lintel over the French doors.



Small amount of efflorescence on the hallway wall.



Stairs to the lower bedroom were generally in satisfactory condition.



Railing was in satisfactory condition.



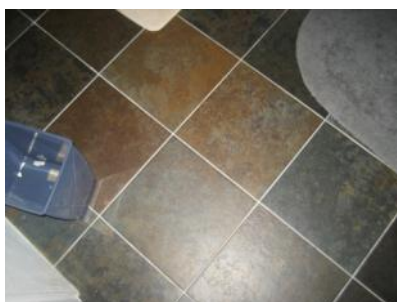
Lower bedroom.



Efflorescence was observed on the south wall of the bedroom.



Awning windows operated correctly when tested.



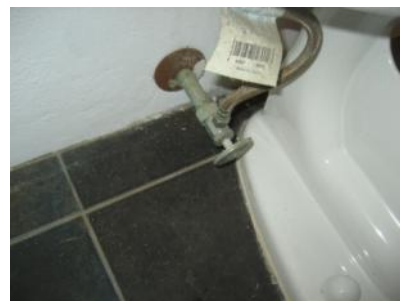
Lower bathroom floor was generally in satisfactory condition.



Shut offs and drain for the lower bathroom sink appeared to be in satisfactory condition.



Shower flow and drain tested satisfactorily.



Shut off for toilet was present.



Deteriorated wood frame for the pump room.



Finish on pump room door was deteriorated. The finish should be restored to protect the wood from deterioration.



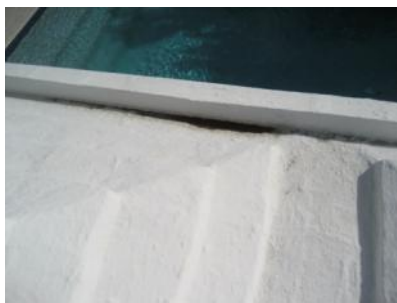
Tank was securely covered and full when inspected.



The roof was generally well maintained.



Minor debris accumulation in the valley between roofs.



Chimney was in satisfactory condition.

34 Brighton Hill Road, Devonshire
November 13, 2018





Electrical Systems

Our examination of the electrical system includes a visual examination of the exposed and accessible branch circuits, wiring, service panel, over current protection devices, lighting fixtures, switches, and receptacles. Service equipment, proper grounding, wiring methods and bonding are focal points. We inspect for adverse conditions such as lack of grounding and bonding, over-fusing, exposed wiring, open-air wire splices, reverse polarity and defective GFCI's. The hidden nature of the electrical wiring prevents inspection of every length of wire or their connections. Telephone, video, cable, audio, security systems and other low voltage systems were not included in this inspection unless specifically noted. We recommend you have the seller or a specialist demonstrate the serviceability or locations of these systems to you if necessary. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Smoke detectors should be installed in each bedroom and hallway and on each floor level. A heat detector and fire extinguisher should be installed in each kitchen.

General Condition		
The following table represents our subjective opinion of the electrical infrastructure as a whole.		
Rank	Condition	Selection
1	Very Good Condition Only normal maintenance required	
2	Minor Defects Only Minor maintenance required (<5%)	✓
3	Maintenance Required to return to an Acceptable Level of Service Significant maintenance required (10 -20%)	
4	Requires Renewal Significant renewal/upgrades required (20-40%)	
5	Asset is Unserviceable Over 50% of asset requires replacement	



1 Service Entrance (Belco Meter) (BTC)



2 Main Panel

See item 6.5



3 Sub Panel(s)

See item 6.2





4 Outlets, Fixtures, and Switches



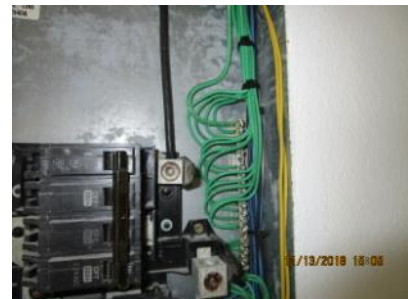
5 Pump/Utility Room / Water Heaters



6 Circuits and Conductors / Smoke Detectors

Circuits and conductors throughout appeared generally sound.

All missing smoke detectors need installing as per code.



7 Air-conditioning / Swimming Pool





1.1 Service Entrance (Belco Meter) (BTC)



1.2 The residence is supplied with a 200A 120/240V single-phase service located in an exterior utility room west side of the residence. The metered service appeared generally sound.



1.3 The incoming BTC terminal box appeared generally sound.



1.4 The Cable/ Data wiring appeared generally sound.



2.1 Main Panel



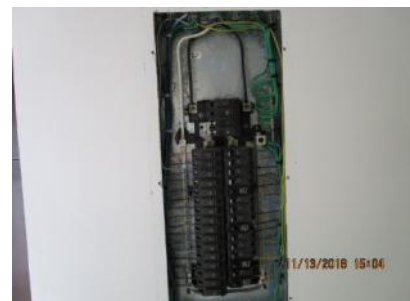
2.2 A 200A 120/240V 32 CCT distribution panel located in the laundry appeared generally sound.



2.3 Panel directory was complete; appeared accurate.



3.1 Sub Panel(s)



3.2 A 200A 120/240V 32 CCT distribution panel located in the hallway appeared generally sound.



3.3 Panel directory was complete; appeared accurate.



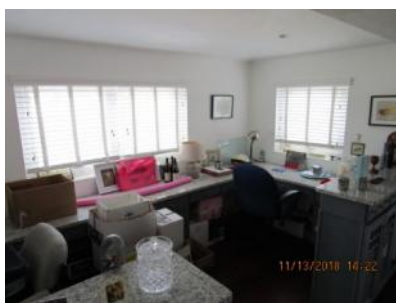
3.4 A 100A 120/240V 06 CCT distribution panel located in the pool equipment room appeared generally sound. However, the panel is starting to rust. Recommend sanding and painting.



3.5 Circuit conductors and feeders appeared generally sound.



3.6 Panel directory needs to be completed.



4.1 OFFICE



4.2 Receptacle outlets west (W) appeared generally sound.



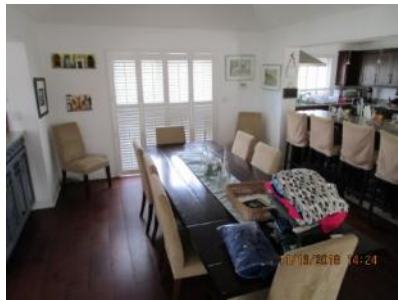
4.3 Receptacle outlet east (E) appeared generally sound.



4.4 Recess fixtures appeared generally sound.



4.5 Switch appeared generally sound. The dimmer however, is faulty.



4.6 DINING ROOM



4.7 Receptacle outlet (E) appeared generally sound.



4.8 Receptacle outlet (W) appeared generally sound.



4.9 Recess fixtures appeared generally sound.



4.10 FOYER



4.11 Recess fixtures appeared generally sound.



4.12 Switches appeared generally sound.



4.13 LIVING ROOM



4.14 Receptacle outlet south (S) appeared generally sound.



4.15 Receptacle outlet south (W) appeared generally sound.



4.16 Receptacle outlet north (N) appeared generally sound.



4.17 Recess fixtures appeared generally sound.



4.18 Switches appeared generally sound.



4.19 LAUNDRY



4.20 Counter receptacle outlet appeared generally sound.



4.21 Receptacle outlet (S) appeared generally sound.



4.22 Fixture appeared generally sound.



4.23 Switch appeared generally sound.



4.24 KITCHEN



4.25 Counter GFCI receptacle outlet (W) tested ok; appeared generally sound.



4.26 Counter GFCI receptacle outlet (E) tested ok; appeared generally sound.



4.27 Counter GFCI receptacle outlet (E) tested ok; appeared generally sound.



4.28 Under cabinet receptacle requires a cover plate.



4.29 Counter GFCI receptacle outlet (S) tested ok; appeared generally sound.



4.30 Counter GFCI receptacle outlet (S) tested ok; appeared generally sound.



4.31 Counter GFCI receptacle outlet (S) tested ok; appeared generally sound.



4.32 Exhaust hood tested ok; appeared generally sound.



4.33 Under cabinet fixtures appeared generally sound.



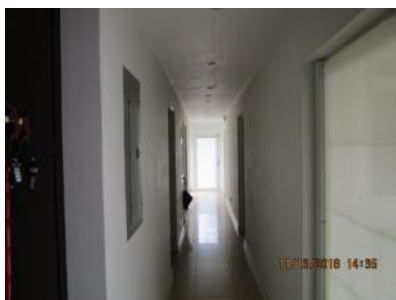
4.34 Recess fixtures appeared generally sound.



4.35 Wall fixture appeared generally sound.



4.36 Switches appeared generally sound.



4.37 HALLWAY



4.38 Receptacle outlets appeared generally sound.



4.39 Recess fixtures appeared generally sound.



4.40 Switches appeared generally sound.



4.41 BEDROOM 1



4.42 Receptacle outlet (N) appeared generally sound.



4.43 Closet receptacle outlet appeared generally sound.



4.44 Receptacle outlet (E) requires a cover plate.



4.45 Receptacle outlet (W) appeared generally sound.



4.46 Recess fixtures appeared generally sound.



4.47 Ceiling fan appeared generally sound.



4.48 Switches appeared generally sound.



4.49 MASTER BEDROOM



4.50 Receptacle outlet (E) appeared generally sound.



4.51 Receptacle device (W) requires replacement as the device strap has rusted away.



4.52 Receptacle outlet (S) appeared generally sound.



4.53 Receptacle outlet (N) displays a reversed polarity (HOT/NEU); needs correcting.



4.54 Receptacle outlet (E) appeared generally sound.



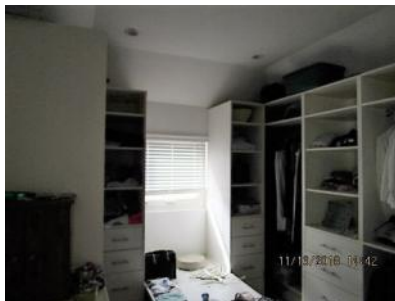
4.55 Recess fixtures appeared generally sound.



4.56 Ceiling fan appeared generally sound.



4.57 Switches appeared generally sound.



4.58 WALK IN CLOSET



4.59 Exposed bulbs not permitted in clothes closets.



4.60 Switch appeared generally sound.



4.61 MASTER BATHROOM



4.62 GFCI receptacle outlet tested ok; appeared generally sound.



6.63 Fixture appeared generally sound.



4.64 Recess fixtures appeared generally sound.



4.65 Heat, Vent, Light tested ok; appeared generally sound.



4.66 Switches appeared generally sound.



4.67 BEDROOM 2



4.68 Receptacle outlet (W) appeared generally sound.



4.69 Data; Receptacle outlet (N) appeared generally sound.



4.70 Receptacle outlet (E) appeared generally sound.



4.71 Receptacle outlet (E) appeared generally sound.



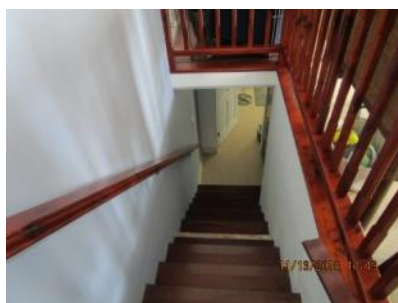
4.72 Recess fixtures appeared generally sound.



4.73 Ceiling fan appeared generally sound.



4.74 Closet fixture appeared generally sound.



4.75 STAIRCASE



4.76 Recess fixtures appeared generally sound.



4.77 Combo switch is broken; needs replacing.



4.78 LOWER BEDROOM 3



4.79 Receptacle outlet (S) appeared generally sound.



4.80 Receptacle outlet (W) appeared generally sound.



4.81 Receptacle outlet (N) appeared generally sound.



4.82 Recess fixtures appeared generally sound.



4.83 Closet fixture appeared generally sound.



4.84 LOWER BATHROOM



4.85 Vanity GFCI receptacle outlet tested ok; appeared generally sound.



4.86 GFCI receptacle outlet tested ok; appeared generally sound.



4.87 Fixture appeared generally sound.



4.88 Recess fixtures appeared generally sound.



4.89 Switches appeared generally sound.



4.90 EXTERIOR Outlets, Fixtures, and Switches



4.91 Recessed louvered fixtures (N) appeared generally sound.



4.92 Recessed fixtures (N) appeared generally sound.



4.93 Wall Fixture (E) appeared generally sound.



4.94 GFCI receptacle outlet (E) tested ok; appeared generally sound.



4.95 GFCI receptacle outlet (S) tested ok; appeared generally sound.



4.96 Main entry fixtures appeared generally sound.



4.97 Main entry fixtures appeared generally sound.



4.98 Sensor light appeared generally sound.



4.99 Recessed louvered fixtures (S) appeared generally sound.



4.100 Recessed louvered fixtures (S) appeared generally sound.



4.101 Recessed louvered fixtures (S) appeared generally sound.



4.102 Fixture (Pool Equipment room) is beyond salvage and needs replacing.



4.103 GFCI receptacle outlet (W) tested ok; appeared generally sound.



4.104 GFCI receptacle outlet (W) tested ok; appeared generally sound.



4.105 GFCI receptacle outlet (W) tested ok; appeared generally sound.



4.106 Fixture (W) appeared generally sound.



4.107 Fixture (W) appeared generally sound.



4.108 Sensor light (W) appeared generally sound.



4.109 Receptacle outlet located in shed is required to be GFCI type as per code.



5.1 Pump/Utility Room/ Water Heaters



5.2 A domestic water pump located within an exterior utility room near main entry appeared generally sound.



5.3 A cable connector is required to terminate the cord to the pressure switch.



5.4 Disconnect/ circuit breaker appeared generally sound.



5.5 Well pump controller located in pool equipment room appeared generally sound.



5.6 Pressure switch appeared generally sound.



5.7 A domestic water heater located within a utility room south side of the residence appeared generally sound.



5.8 The water heater has a rating of 4500Watts at 240V for a total of 19A. Circuit conductors are suitable for the load.



5.9 Time clock is rated for the load; appeared generally sound.



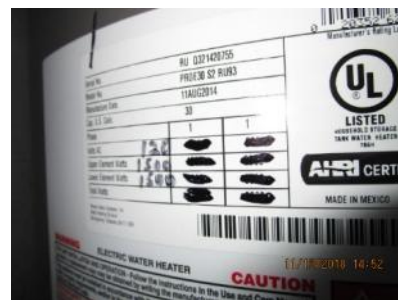
5.10 A tankless water heater located under the kitchen sink appeared generally sound.



5.11 The receptacle, cord and cap appeared generally sound.



5.12 A 2nd domestic water heater located within the lower bedroom closet appeared generally sound.



5.13 The water heater has a rating of 1500Watts at 120V for a total of 12.5A. Circuit conductors are suitable for the load.



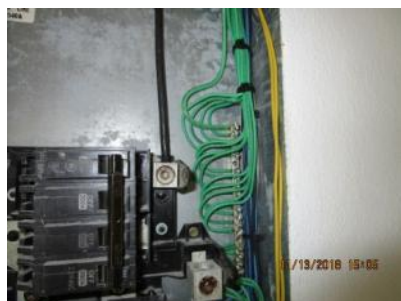
5.14 However, a rated disconnect switch should be installed for the water heaters rated 120V rather than the receptacle and plug option due to their high amperage output.



6.1 Circuits and Conductors/ Smoke Detectors



6.2 Circuits and Conductors in the pool panel appeared generally sound. However, a ground conductor is needed for this conduit as per code.



6.3 Circuits and Conductors in the hallway panel appeared generally sound.



6.4 Circuits and Conductors in the main panel in laundry room appeared generally sound.



6.5 The main feeder serving the laundry panel is a 1/0 AWG Conductor which is rated at 170A. The main 200A breaker at this point should be reduced to 150A to prevent overloading of the conductors.



6.6 All missing smoke detectors need installing as per code.



6.7 All missing smoke detectors need installing as per code.



6.8 All missing smoke detectors need installing as per code.



7.1 Air-conditioning/ Swimming Pool



7.2 The Split-Air Condensing units located on the west side of the residence appeared generally sound.



7.3 The disconnects serving the units are per code; appeared generally sound.



7.4 The E.N.T. conduit (Smurf Pipe) seen here is broken due to physical damage likely from a weed whacker exposing the live conductors. E.N.T. is not permitted by code to be installed in like areas; should be replaced with a more durable type conduit.



7.5 The Split-Air Condensing units located on the east side of the residence appeared generally sound.



7.6 The disconnects serving the units are per code; appeared generally sound.



7.7 The Split-Air Condensing unit located on the east side of the residence appeared generally sound.



7.8 The disconnect serving the unit is per code; appeared generally sound.



7.9 The cassette split-air-conditioning unit tested ok; appeared generally sound.



7.10 The cassette split-air-conditioning unit tested ok; appeared generally sound.



7.11 The cassette split-air-conditioning unit tested ok; appeared generally sound.



7.12 The split-air-conditioning unit tested ok; appeared generally sound.



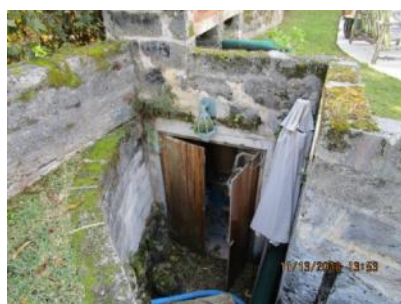
7.13 The split-air-conditioning unit tested ok; appeared generally sound.



7.14 The split-air-conditioning unit tested ok; appeared generally sound.



7.15 SWIMMING POOL & EQUIPMENT



7.16 POOL EQUIPMENT ROOM



7.17 Pool filter pump appeared generally sound.



7.18 The filter pump is grounded and bonded as per code.



7.19 Time clock appeared generally sound.



7.20 Receptacle outlet appeared generally sound.



7.21 Fixture appeared generally sound, **However, needs a new bulb.**