

10. Deck Condition

Material: Wood

Observations & Recommendations:

- The inspector observed uneven/loose steps on the rear deck during our inspection. It is considered a safety hazard, and it should be corrected to enhance safety.
- General information: Treated woods requires annual treatment. This includes cleaning with specialized products and water pressure following by treatment application to preserve the remaining life expectancy and rot. It is recommended to consult with a specialized contractor for proper applications along with all associated costs.
- Loose and insecure guard rails were noted on the rear deck. The inspector also observed a missing door during the inspection. This is considered a safety hazard, and it should be corrected to enhance safety.



Uneven step noted



Uneven/loose step



Loose guardrail



Missing door

11. Porch Condition

Material: Concrete

Observations & Recommendations:

- The front porch is made of concrete and it is in acceptable condition. No signs of settlement or major cracks noted at the time of the inspection (Hair line cracks are typical on all concrete floors).

9. Grade/Slope and Drainage Conditions

Observations & Recommendations:

- Slope: Negative

- Potential for infiltration or saturation:

High due to negative slopes around the property and water control which needs to be done.

- General Note: Adding dirt backfill to any low-lying areas located around the foundation is recommended to ensure proper drainage away from the foundation at all times. (This is part of regular maintenance).

- Note:

It is essential to always have grade sloping away from the foundation walls in order to reduce the risk of water infiltration in the basement. Furthermore, a greater amount of water in the French drain may cause water infiltration or water backup in the basement.

The ground your home should slope approximately 6" downhill away from the house foundation over the first 10' feet.

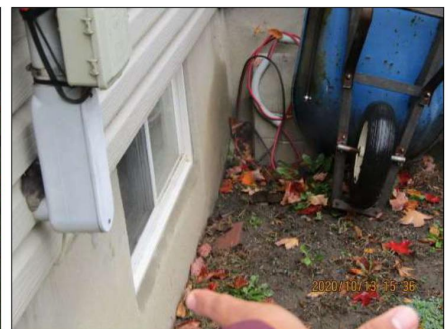
- A negative slope observed all around the foundation. It is strongly recommended to have a positive slope all around the foundation in order to drive the water away from the building and to prevent seepage and water infiltration into the basement.



Gap needs to be filled



Negative slope (towards the foundation)



Overflowing gutters and negative slope



Negative slope (right side of the house)

Air Conditioning

1. Air Conditioning Comments

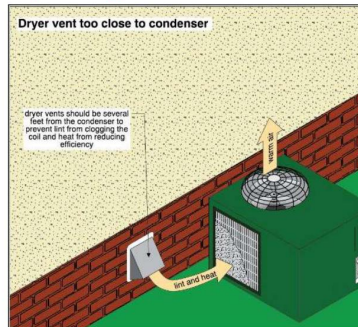
Type: Electric forced air

Observations & Recommendations:

- Air conditioning systems did not operate due to outside temperature. Activating air conditioning during cool/cold weather (Generally less than 18 C) can cause severe damage to the system and the exterior compressor. The buyer is advised to verify with the seller the satisfactory operation prior to purchase (Inspection limitation).
- The dryer vent is venting very close to the condensing unit. Lint can clog the fins and heat can reduce the efficiency of the unit. Improvements required.
- The exterior compressor appears to be manufactured in 2004 (as per data plate) and may not have proper efficiency. The average life expectancy of these units is estimated from 10 to 15 years. Any system that is 15 years or older should be regularly maintained. Budgeting for a replacement is recommended. However, you can keep using it until it is working efficiently.



16 years old



Dryer exhaust vent very close to the AC condenser unit

2. Filter

- Replaceable pleated filter installed. It is recommended to replace them according to the manufacturer's recommendation. (Please pay attention to the direction of the arrows when replacing the filters).