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# Structural Survey Report

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“Ocean Way”  
10 North Shore Rd  
Smiths

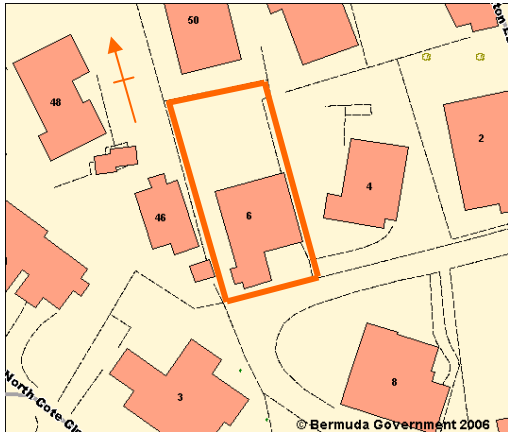
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Mason and Associates Ltd  
March 15th, 2012

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## Subject Property



Descriptive "North" indicated here



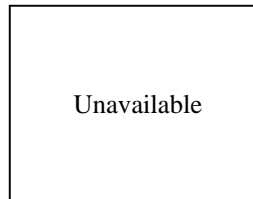
Front entrance view looking south



North



West



South



East

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### **Inspector Information:**

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Mason and Associates Ltd  
PO Box HM1477  
Hamilton, HMFx*

*Cell: (441) 331-1961  
Email: pmason@mason.bm  
Web: www.mason.bm*

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### **Client Information:**

*Owner name  
Owner Address  
Hamilton Parish, CR02  
In Attendance: No*

*Phone: (441) 255-8596  
Email: owner@northrock.bm*

## Property Inspection 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 home inspection 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 home is structurally and functionally sound with no significant defects noted on the day of the inspection. Deferred maintenance issues were noted primarily affecting the roof and exterior walls and this has translated into minor cosmetic deficiencies inside the home.

### Site Grounds and Grading Summary:

#### **Retaining Walls:**

The remaining decorative parapet wall was noted to be loose with significant cracking. This wall bounds the east neighboring property. Ownership to be determined.

#### **Water Tank**

Tank is full and could not be accessed for a thorough inspection. Some silt deposited on the access ledge infers that the tank may need a cleaning. Tank access covers should be replaced with a galvanised lid/frame with locking bar.

### Exterior and Structure Summary:

#### **Exterior Doors**

South entry door is aluminum and satisfactory. North access door is 6ft sliding glass type and



requires maintenance. Locking mechanism could not be operated.

#### **Windows**

Several areas noted where aluminum framing to masonry boundary requires caulking. West picture window frame shows signs of wood rot and should be replaced with new.

#### **Chimney**

Exterior masonry cracking noted, typical of local construction. Repair with elastomeric caulking compound to seal, prime and paint. Top cap is damaged and requires replacement with mesh screen.

#### **Wall Structure**

Exterior wall surface shows some minor hairline cracking typical of local construction. Loose plaster and hollow areas should be hacked off to sound masonry, sealed and painted. Hairline cracks should be v-notched and sealed with a quality elastomeric caulking, primed and painted.

### **Roofing Components Summary:**

#### **Roof Covering**

Roof exhibits significant discoloration from deferred maintenance. Several recently repaired cracks are satisfactory. Several un-repaired cracks and spalling noted. Repair, clean and recoat at earliest opportunity.

#### **Gutter glides and downspouts**

North flat roof gutters show ponding of rainwater. Re-slope gutters to drain adequately.

### **Plumbing Components Summary:**

#### **Fixtures**

Shut off valves and supply lines appear aged and would benefit from replacing with new throughout.

#### **Vent Pipes**

Hole at roof level may be a vent pipe. Investigate further. Block or extend as required.

### **Electrical Components Summary:**

#### **Outlets, Fixtures, and Switches**

Outlets and switches appear satisfactory in general. One outlet in the dining room is loosely attached and requires the ground wire to be reattached. One switch cover plate noted as missing in bedroom. These are minor defects easily fixed.

#### **Smoke Detectors**

Wiring and brackets are in place but smoke detectors have been removed from several rooms. Reinstall with new and test.

### **Interior Summary:**

#### **Floors**

Vinyl in kitchen shows discoloration and tears. Replace with new. Carpet in dining room and bedrooms is satisfactory with only minor wear and discoloration noted. Wood floors appear sound and free from significant damaged from wood boring insects. Some discoloration, scuffing and staining noted in the living room. Floor would benefit from sanding and refinishing.

#### **Other Entry Doors**

Sliding door could not be unlocked. As such its functionality could not be fully tested. Door handle/lock needs replacing with new, both sides.

#### **Walls**

Some minor efflorescence and hairline plaster cracks noted as typical for Bda construction.

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Roof and exterior walls should be repaired and sealed before addressing interior walls.

**Fireplace**

Fireplace was not tested but appears functional. It should be cleaned by a certified professional prior to operating

**Moisture and Mildew**

Minor areas of discoloration and paint flaking due to moisture noted.

**Laundry**

Some mildew discoloration noted.

**Bathrooms Summary:**

**Sinks in Bathroom**

Functional with no signs of chips or discoloration. Faucet is pitted and should be replaced with new. Flow and pressure appear a bit weak.

**Shower Walls in Bathroom**

No obvious defects noted. Shower head and faucet show degradation and age and would benefit from replacement with new. Tub faucet plunger is inoperable. Replace with new.

**Kitchen Summary:**

**Flooring in Kitchen**

Tears and discoloration noted. Replace with new.

**Range in Kitchen**

Stove appeared to be aged and shows signs of corrosion. Not tested.

## Site Grounds & Grading

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. 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 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.

### Steps To Building

Stair Type: Concrete

Landing: Concrete

Railing: No

Condition: Satisfactory

**Comments:**

Entry steps on south side are satisfactory.



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## Retaining Walls

Type: Stone

Location: South east boundary

Condition: Needs Maintenance

### Comments:

The remaining decorative parapet wall was noted to be loose with significant cracking. This wall bounds the east neighboring property. Ownership to be determined.



## Trees & Shrubs

Condition: Satisfactory

### Comments:

No trees or shrubs in close proximity to house.



## Grading At House Wall

Condition: Satisfactory

### Comments:

Property has good grading with no obvious signs of storm water runoff problems.



## Patio/Terrace

Condition: Satisfactory

Type: Concrete

Location: North side

### Comments:

Covered porch facing north is satisfactory. No cracks or trip hazards noted. Slab appears to slope to drain.



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March 15<sup>th</sup>, 2012



## Water Tank

Condition: Needs Maintenance  
Access: Loosely covered  
Existing Level: Full  
Capacity (Imp Gallons): Unknown  
Overflow: Above ground



### Comments:

Tank is full and could not be accessed for a thorough inspection. Some silt deposited on access ledge infers that the tank may need a cleaning. Tank access covers should be replaced with a galvanised lid/frame with locking bar.

## Exterior & 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:

Building is typical masonry walls with Bda stone slate roof. Textured/patterned plaster walls on exterior.



## Exterior Receptacles

Condition: Satisfactory  
Type: GFCI

### Comments:

Located on north covered porch. GFCI tested OK.





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## Exterior Windows

Condition: Needs Maintenance

### Comments:

Several areas noted where aluminum framing to masonry boundary requires caulking. West picture window frame shows signs of wood rot and should be replaced with new.



## Exterior Doors

Condition: Needs Maintenance

Type: Metal

### Comments:

South entry door is aluminum and satisfactory. North access door is 6ft sliding glass type and requires maintenance. Locking mechanism appears broken and we could not be operated.



## Eaves & Soffits

Condition: Satisfactory

### Comments:

Exposed wood eaves appear satisfactory and consistent with age of the structure. Little to no damage from wood boring insects noted.



## Chimney

Condition: Needs Maintenance

Type: Block

Location: West side

### Comments:

Exterior masonry cracking noted, typical of local construction. Repair with elastomeric caulking compound to seal, prime and paint. Top cap is damaged and requires replacement with mesh screen.



## Wall Structure

Condition: Needs Maintenance

Material: Bda Stone and plaster

### Comments:

Exterior wall surface shows some minor hairline cracking typical of local construction. Loose plaster and hollow areas should be hacked off to sound masonry, sealed and painted. Hairline cracks should be v-notched and sealed with a quality elastomeric caulking, primed and painted.





## Roofing 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 annual 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 Attic area be performed where accessible to identify if any leaks are evident.

### Roof Style

Type: Hip

#### Comments:

predominantly hipped roof construction with areas of flat roof.



### Roof Covering

Condition: Needs Maintenance

Material: Bermuda slate

Condition: Heavily discolored

Evidence of prior repair, Re-opening of prior repairs

#### Comments:

Roof exhibits significant discoloration from deferred maintenance. Several recently repaired cracks are satisfactory. Several un-repaired cracks and spalling noted. Repair, clean and recoat at earliest opportunity.



### Gutter glides and downspouts

Condition: Needs Maintenance

#### Comments:

North flat roof gutters show ponding of rainwater. Re-slope gutters to drain adequately.



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## Roof Framing

Condition: Satisfactory

Rafters: 2x6 on 16" ctrs

Collar Ties: 2x4 at 2/3 ht from ridge

### Comments:

Roof framing members are dry and robust. No signs of damage from wood boring insects noted. Visual inspection limited to area around bathroom scuttle hatch.



## 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. A sewer lateral test is necessary to determine the condition of the underground sewer lines. This type of test is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, off site community water supply systems, or private (septic) waste disposal systems unless specifically noted. A qualified specialist prior to the closing of escrow can perform review of these systems. 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.

## Fuel Service

Condition: Satisfactory

Type: LPG Tank

Meter Location:

Shutoff Valve Location:

### Comments:

Gas cylinders located on west side appear satisfactory.



## Fixtures

Condition: Needs Maintenance

### Comments:

Shut off valves and supply lines appear aged and would benefit from replacing with new throughout.



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## Water Heater

Condition: Satisfactory  
Fuel Type: Electric  
Location: Hall closet  
Capacity: 19  
Extension: Not Present  
Relief Valve: Present  
Seismic Restraint: Not Applicable  
Gas Shutoff: Not Applicable  
Venting (Air Supply): Not Applicable



### Comments:

Water heater tested OK. Wired with on/off switch

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## Pipes

Condition:  
Material: PVC, Galvanized  
Flow Rate: Satisfactory



### Comments:

Interior supply lines appear to be PVC and connected to older galvanised in-ground iron piping.

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## Vent Pipes

Condition: Needs Maintenance  
Type: Cast Iron

### Comments:

Hole at roof level may be a vent pipe. Investigate further. Block or extend as required.



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## Septic System

Condition: Unknown

### Comments:

A depression in the ground around the cesspit was noted. This should be investigated further.



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## Pump and Pressure Tank

Condition: Satisfactory

Size Pump : 3/4 HP

Age, Make and Model: Hayward

### Comments:

Pump appear relatively new and functional. Small pressure tank is functional. System tested OK.



## Electrical Systems & Components

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.

## Service Line Entrance

Condition: Satisfactory

Type: Underground

Conductor: Copper

Location: West side

Wiring:

Volts: 240 - 120v

Capacity: 100



### Comments:

Underground Belco feed from southwest pole is satisfactory. Belco meter on west side of structure.

## Main Panel

Condition: Unknown

Volts: 240-120v

Capacity: 100A

Type of Overload Protection: Circuit Breakers

Bonding: Not Determined

Grounding: Not Determined

Location: Laundry room



### Comments:

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The panel cover could not be removed at screws. As such the panel wiring could not be inspected. Panel appears relatively new with only minor edge corrosion. The use of blue-flex conduit throughout the roof space would infer the wiring has recently been upgraded.

## Circuits & Conductors

Condition: Satisfactory

Type of Wiring: Conductors in Conduit

Outlets	Number	GFCI
Exterior	1	Yes
Garage		
Kitchen	3	Yes
Bathroom	1	Yes



### Comments:

All GFCI outlets tested ok

## Outlets, Fixtures, & Switches

Number Tested: Representative Number

Method of Testing: Tester

Condition: Satisfactory

Outlet Testing:

Reverse Polarity: No

Non-GFCI: No

Ungrounded: No

Voltage Drop:



### Comments:

Outlets and switches appear satisfactory in general. **One outlet in the dining room is loosely attached and requires the ground wire to be reattached. One switch cover plate noted as missing in bedroom. These are minor defects easily fixed.**

## Smoke Detectors

Condition: Needs Maintenance

Smoke Detectors: Not Tested

### Comments:

**Wiring and brackets are in place but smoke detectors have been removed from several rooms. Reinstall with new and test.**



## Interior Components

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.

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## General Information

Number of Bathrooms: 1

Number of Bedrooms: 3

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## Floors

Condition: Needs Maintenance

Type of floor: Hardwood, Carpet, Vinyl

### Comments:

Vinyl in kitchen shows discoloration and tears. Replace with new. Carpet in dining room and bedrooms is satisfactory with only minor wear and discoloration noted. Wood floors appear sound and free from significant damaged from wood boring insects. Some discoloration, scuffing and staining noted in the living room. Floor would benefit from sanding and refinishing. Some pitting and water damage/rot noted at sliding door.



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## Walls

Condition: Needs Maintenance

Type: Masonry

### Comments:

Some minor efflorescence and hairline plaster cracks noted as typical for Bda construction. Roof and exterior walls should be repaired and sealed before addressing interior walls.



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## Ceilings

Condition: Satisfactory

Type: Plaster

### Comments:

Ceilings in general appear sound and free from excessive damage and discoloration. Some minor hairline cracking in north bedroom noted. Monitor after roof is repaired and sealed.



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## Entry Doors

Condition: Satisfactory  
Material: Metal  
Insulation: Not Insulated

### Comments:

South metal door is satisfactory.



## Other Entry Doors

Condition: Needs Maintenance  
Type of Door: Sliding Glass  
Insulation:

### Comments:

Sliding door could not be unlocked. As such its functionality could not be fully tested. Door handle/lock needs replacing with new, both sides.



## Windows

Condition: Satisfactory  
Type: Double Hung  
Material: Metal  
Glass: Dual Pane  
Storm Windows: No

### Comments:

Sash windows are satisfactory in general. A representative sampling shows stiff but adequate functionality. Locking latch in south bedroom window was noted as defective. Adjust or replace with new.



## Moisture and Mildew

Condition: Needs Maintenance  
Degree of Damage: Some Condensation

### Comments:

Minor areas of discoloration and paint flaking due to moisture noted.



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## Fireplace

Condition: Needs Maintenance  
Type: Masonry  
Operational: Yes

### Comments:

Fireplace was not tested but appears functional. It should be cleaned by a certified professional prior to operating



## Laundry

Condition: Needs Maintenance  
Moisture Damage: Some Condensation

### Comments:

Some mildew discoloration noted.



## Bathroom

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.

## Bathroom Location

Location: East side

### Comments:

Bathroom appears functional and modern.



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## Toilets

Condition: Needs Maintenance

### Comments:

Toilet is stained but appears functional. Flush mechanism tested OK



## Ventilation

Condition: Satisfactory

Fan Vents To:

### Comments:

No mechanical vent/fans noted. Ventilation through exterior window,.

## Bathtub

Condition: Satisfactory

Type: Built-In

### Comments:

No signs of rust or chipping.



## Shower Walls

Condition: Needs Maintenance

Type: Ceramic Tile

### Comments:

No obvious defects noted. Shower head and faucet show degradation and age and would benefit from replacement with new. Tub faucet plunger is inoperable. Replace with new.



## Floor

Condition: Satisfactory

Type: Ceramic Tile



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## Receptacles

Condition: Satisfactory

Type: GFCI



## Moisture & Mildew

Condition: Satisfactory

Type: None

### Comments:

None noted.

## Sinks

Condition: Needs Maintenance

### Comments:

Functional with no signs of chips or discoloration. Faucet is pitted and should be replaced with new. Flow and pressure appear weak.



## 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:

Solid wood cabinets appear functional.



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## Counters

Condition: Satisfactory  
Counter Tops: Laminate

### Comments:

No signs of discoloration, scorching or stains.



## Flooring

Condition: Needs Maintenance  
Type: Vinyl

### Comments:

Tears and discoloration noted. Replace with new.



## Moisture and Mildew

Condition: Satisfactory  
Degree of Damage: None

## Range/Oven

Condition: Needs Maintenance  
Fuel Type: Gas  
Operational: Not Operating  
Make:  
Model:

### Comments:

Stove appeared to be aged and shows signs of corrosion. Not tested.



## Receptacles

Condition: Satisfactory  
Type: GFCI

### Comments:

All tested OK

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## Refrigerator

Condition: Satisfactory  
Operational: Not Inspected  
Make:  
Model:

### Comments:

Unplugged and not tested but appears functional and satisfactory. **Check**



## Sink

Condition: Satisfactory

### Comments:

Sink appears functional. **Faucet appears aged and should be replaced with new.**



## Basement / Crawlspace

Many of the building's structural elements and portions of its mechanical systems are visible inside the Crawlspace. These include the foundation, portions of the structural framing, distribution systems for electricity, plumbing, and heating. Each accessible and visible component and system was examined for proper function, excessive wear or abnormal deterioration and general state of repair. It is not unusual to find occasional moisture and dampness in the Crawl Spaces and we advise annual inspections of this area. Significant or frequent water accumulation can affect the structures foundation and support system and would indicate the need for further evaluation by professional drainage contractor. We advise to monitor your Crawlspace during the rainy season.

## Description

Type: Crawlspace  
Access Location:

### Comments:

Sub floor space could not be accessed although several floor vent bricks noted,.



## END OF REPORT

Please refer to appendix for additional photos and comments. 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!

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March 15<sup>th</sup>, 2012



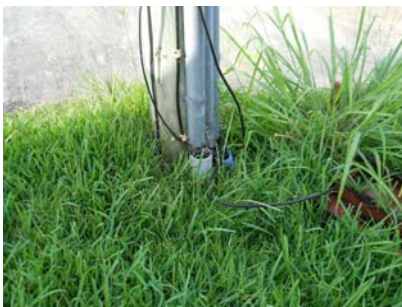
Efflorescence and flaking on north porch arches



Minor cracking possibly from corroded rebar. Monitor



East side of property with boundary embankment.



Belco pole power feed to house.



Tank access. Floor vent



Tank overflow. Replace wire mesh screen



South gable façade is satisfactory. May be susceptible to damage from high winds.



Hairline masonry cracks



Masonry crack



South gable façade is satisfactory. May be susceptible to damage from high winds.



Mold indicates long term moisture issue with cracking and seal around downpipe



Kitchen windows



Hairline cracks, mildew and efflorescence



Masonry crack. Previous repair noted.



Crawlspace vent



Masonry cracks.



Efflorescence



North sliding door



Inside tank.



View of inside the tank. Underside of floor slab shown



Tank access slabs should be replaced with galvanized frame & lid with locking bar.



Caulking is missing



Flaking paint on window sill



Window—no shutters (typ)



Mildew from excessive moisture in stone.



Plant growth in masonry walls indicates deferred maintenance



Windows with no visible caulking



Wood frame rot in west picture window.



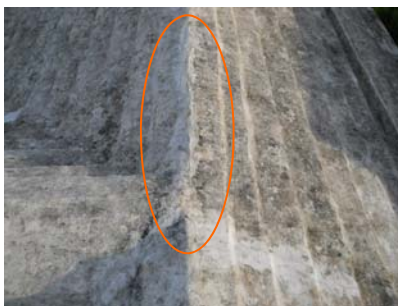
Masonry plaster cracks



Previous repairs



Recent repairs shown bright white. Significant discoloration indicates deferred maintenance.



Significant cracking and spalling of plaster. Repair. ↑



Recent repair is satisfactory



Significant spalling on flat roof, west side.



Roof cracking. Repair



Roof looking north.



Roof framing is satisfactory



Blue flex conduit indicates relatively recent rewiring.



Water pump is relatively new and functional



Interior bedroom door requires replacement.



Scuttle hatch in bathroom.



Entry foyer floor



Bathroom medicine cabinet



Vinyl flooring in kitchen



Ceiling fans appear functional



South bedroom door latch needs adjustment



Laundry room countertop is satisfactory.



Efflorescence and degradation inside laundry room cabinets



Kitchen base cabinet shows wood rot



Door binds in bathroom. Shave.



Flaking from recent repair



Kitchen windows. Not tested for functionality.



Wood floor at fireplace



Wood floor in living room



Kitchen to laundry room transition.  
Base trim requires repair.



Bathroom shower head looks aged.



Tub/shower faucet looks pitted and aged.



**Preliminary Budget Estimate - Upgrades**  
**10 Noth Shore Rd, Smiths**

March 15th, 2012

This is not a quote.

	<u>Prelim Budget</u>
<b>Exterior</b>	
Landscaping - soil, grass, planting	\$2,000
PVC guardrailing	\$5,500
Exterior storage room doors	\$2,000
Laundry room finishes	\$1,000
Exterior entry door	\$2,000
<b>Interior - general</b>	
Ground slab	\$8,000
Misc structural - beams, support	\$1,500
Drywall Ceilings	\$6,500
Interior doors	\$2,500
Plastering walls	\$5,000
<b>Finsihes</b>	
Ceramic tile floor throughout	\$8,000
Painting	\$3,000
<b>Kitchen</b>	
New cabinetry	\$4,000
Countertop, sink, faucets	\$2,000
Back splash	\$500
Appliances	\$4,000
<b>Bathroom</b>	
Fixtures, tiling, lighting, accessories - complete	\$5,000
<b>Misc</b>	
Electrical allowance - wiring, misc outlets, switches, fixtures	\$6,000
Plumbing allowance - misc piping, WH, pump, PT, new shut off valves	\$6,000
General clean up and make ready allowance	\$500
	\$75,000
Contingencies	\$7,500
<b>Preliminary Estimated Cost of Upgrades \$82,500</b>	