

REPORT 14318 ADDENDUM

Re-Inspection of Subject Property

Property Information



**34 Timberline Road
Wynrow, Your State/Province
80204**

Client Information

Client Name **Greg & Mary Randall-Metsam**
984 Blake Road East
Turnervale, Colorado
80204

Inspected on

Original Inspection Date **Saturday, December 11, 2010**
Return Visit [Re- Inspection] Date **Friday, January 7, 2011**

Inspection Conducted By



HomeStat Home Inspections Inc.
300 Earl Grey Drive, Suite 378
Kanata, Ontario
K2T 1C1

Phone: (613) 963-0772
FAX: (613) 963-0773
E'Mail: info@homestat.ca
Web: www.homestat.ca

Inspected by:
Lily Ohana

Inspector's Signature:

A handwritten signature in black ink, appearing to read 'Lily Ohana'.

Signature Date
December 27, 2010

REPORT 14318 ADDENDUM**Re-Inspection of Subject Property**

SYSTEM INSPECTED	Acceptable	Repairs Required	N/A	Comments
Roof and Roof Edge elements	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Primary issue is roof reshingling. This work is scheduled but not initiated.
Exterior Elements	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Most work is complete. Outstanding work is replacement of rotted cladding elements.
Structural Elements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	New main beam installed with new support piers [concrete block] used to replace wood columns. Piers set on concrete pads. Municipal building permit signed off.
Interior Elements	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Repairs to ceiling awaiting completion and verification of all plumbing repairs.
Heating System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Furnace replaced; abandoned oil tank removed from site.
Insulation System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No action undertaken and no commitment expressed to test attic insulation [vermiculite] and to remove if confirmed to contain asbestos.
Plumbing System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plumbing repairs completed. However, plumber wants to perform additional checks and examinations on the plumbing system to identify any other deficiencies.
Electrical System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All electrical repairs have been completed.
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

REPORT 14318 ADDENDUM**Re-Inspection of Subject Property**

REPORTED DEFICIENCY	Corrected / Acceptable	Deficient: Repairs Required	N/A	Comments
1 Downspout is missing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Repaired
2 Wood siding is rotted	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Most affected wood replaced. One section on east side requires completion.
3 Exterior window frame/sill is rotted	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Affected windows have been replaced with vinyl Energy Star rated window units
4 Window units are deteriorated. Observed conditions include broken/missing glass, rotted sills and sashes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Affected windows have been replaced with vinyl Energy Star rated window units
5 Window caulking is deteriorated; general condition.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Five windows have been replaced with vinyl Energy Star rated window units. Remaining windows were re-caulked. Caulkings as applied are acceptable.
6 Fascia is deteriorated	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fascias have been repaired or replaced. Current condition appears to be acceptable.
7 Soffit requires painting, general to all exterior roof edge areas.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Soffits have been repaired or replaced. Current condition appears to be acceptable.
8 Active leakage through roof structure is observed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Roof repairs scheduled but no other repair progress to date
9 Rot in wood beam(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Original beams removed and replaced. New footings and support columns installed.
10 Insufficient end support of beam(s); column not adequately secured to beam. NOTE: floor sag is noted in this floor area (kitchen).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Original beams removed and replaced. New footings and support columns installed. Some residual sag remains in floor structure in kitchen, but structural components appear to be adequate.
11 Insufficient clearance of service cables at accessible locations; mast head is near an openable window.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	New service mast installed with clearances per current standards.
12 Electrical outlet does not work.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Device replaced; confirmed operational. New unit is GFCI protected in weathertight enclosure.

REPORT 14318 ADDENDUM**Re-Inspection of Subject Property**

13	An abandoned oil tank is observed on the property.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tank verified empty; removed and area certified not contaminated by contracted oil supplier.
14	Exhaust flue is corroded or rusted	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Furnace replaced by high efficiency unit with exhaust direct vented to exterior
15	Stairs have damaged tread(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stairs have been replaced
16	Water stains visible on interior ceiling surfaces	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Repairs pending completion of roof replacement
17	Stair guard is missing at open side of stairs.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Gaurd added at stair opening edge.
18	Rigid foam insulation is installed in an exposed location	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Insulation material removed from premises
19	Improper slope of drain pipe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plumber has reviewed and corrected all deficient plumbing fixtures and piping
20	An improper style of trap has been installed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plumber has reviewed and corrected all deficient plumbing fixtures and piping
21	Electrical wiring has burn marks and/or indication of overheating	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electrician has reviewed and corrected affected wiring. ESA approval obtained.
22	Missing protection of wires at boxes or panels	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electrician has reviewed and corrected affected wiring. ESA approval obtained.
23	Branch circuit(s) is/are overfused. A branch circuit is directly connected to the panel bus.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electrician has reviewed and corrected affected wiring. ESA approval obtained.
24	Unsafe installation of a junction box; a junction box is observed to not be properly secured to a framing member.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electrician has reviewed and corrected affected fixture.
25	Insulation is of a form that may contain asbestos	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No action taken to resolve this issue
26	Moisture detected at ceiling surface(s); plumbing leak suspected	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plumber identified cause and performed corrections at main bathroom toilet. Ceiling area has not been repaired.

REPORT 14318 ADDENDUM

Re-Inspection of Subject Property

27	Moisture detected at ceiling surface(s); leak past roof cover, flashings, or penetrations is suspected	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Roof cover replacement has not been completed as at time of re-inspection. Roof repairs have been scheduled.
----	--	--------------------------	-------------------------------------	--------------------------	--

A

Photo Report

Images pertaining to the inspection of 34 Timberline Road



Styrofoam used as ceiling finish material



Improper slope, drainage pipe



S-trap below sink



S-trap below sink

A

Photo Report

Images pertaining to the inspection of 34 Timberline Road



Charred electrical wiring



Charred electrical wiring near main electrical panel



Missing wire protection at main electrical panel



Light fixture improperly secured; near combustibles

A

Photo Report

Images pertaining to the inspection of 34 Timberline Road



Suspect insulation: may contain asbestos



Missing downspout from gutter



Deteriorated wood siding near grade; rot evident



Deteriorated wood near grade level; rot evident

A

Photo Report

Images pertaining to the inspection of 34 Timberline Road



Deteriorated wood near grade level; rot evident



Deteriorated window frame; rot evident



Deteriorated window frame; rot evident



Deteriorated window frame; dry and wet rot evident

A

Photo Report

Images pertaining to the inspection of 34 Timberline Road



Deteriorated fascia; rot evident; leak past fascia damaging soffit.



Deteriorated fascia; rot evident; secondary damage to soffits



Leak past roof cover as viewed from attic



Water leak past roof cover and flashings, observed at attic

A

Photo Report

Images pertaining to the inspection of 34 Timberline Road



Rotted beam in basement; dry rot suspected



Rooted beam at pocket; dry and wet rot observed



Improper beam bearing; improper column end bearing



Electrical mast & weatherhead near openable window

A

Photo Report

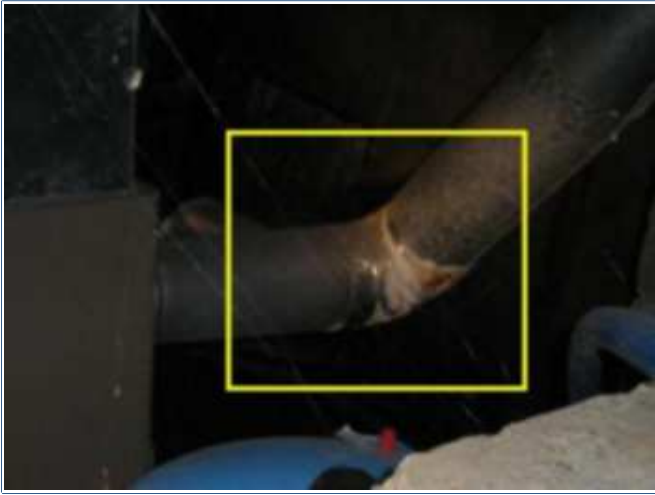
Images pertaining to the inspection of 34 Timberline Road



Defective outlet: fails to reset



Abandoned oil tank on property



Rust/corrosion on furnace flue duct



Corrosion in furnace exhaust ducting

A

Photo Report

Images pertaining to the inspection of 34 Timberline Road



Damaged stair tread



Water staining on ceiling tiles



Water staining on ceiling tiles



Missing opening guard and hand rail at main stairs

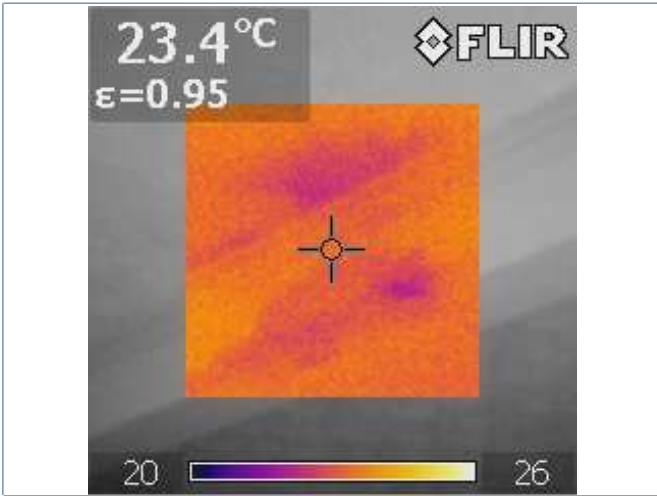
A

Photo Report

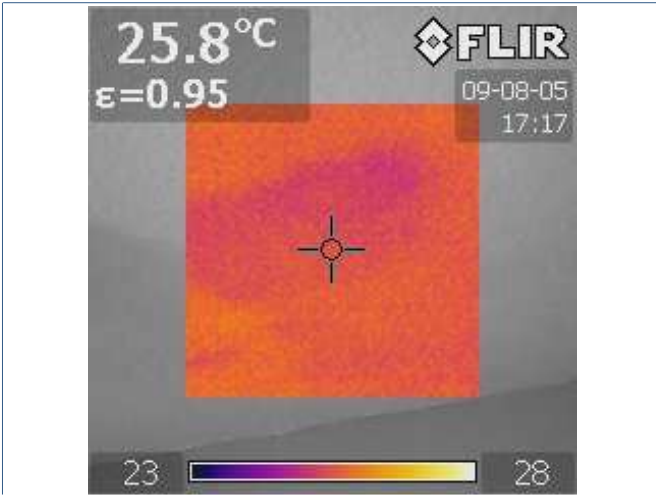
Images pertaining to the inspection of 34 Timberline Road



Multi-tapping at bus connectors



Dining Room; leak below bathroom



Master Bedroom; leak past roof/flashings/penetrations suspected