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INSPECTION INFORMATION & CONDITIONS

CLIENT & SITE INFORMATION:

TYPE OF INSPECTION: New Home Inspection.
FILE #: 2987-2011.
DATE OF INSPECTION: July 20th, 2011.
TIME OF INSPECTION: 12:06 pm to 5:32 pm.
CLIENT NAME: Mr & Mrs Smart.
CLIENT ADDRESS: 1234 New Home Drive
 Shuswap, B.C.
CLIENT PHONE #: 250 123-4567.
EMAIL ADDRESS: smarhomeowner@hotmail.com.
INSPECTION SITE ADDRESS: 1234 New Home Drive
 Shuswap, B.C.



CLIMATIC CONDITIONS:

WEATHER: Partly cloudy.
SOIL CONDITIONS: Damp.
APPROXIMATE OUTSIDE TEMPERATURE in C: 17 degree's C.

BUILDING CHARACTERISTICS:

MAIN BUILDING FACES: Main side of the building faces North.
ESTIMATED AGE OF BUILDING: Appears that the building was constructed in 2010/11.
BUILDING TYPE: One family residential.
NUMBER OF STORIES: Two.
FINISHED FLOOR AREAS: **Main:** 1,682 sq. ft.
Basement: 1,682 sq. ft.
Total Square Footage of the Home: 3,364 sq. ft.
SPACE BELOW GRADE: Crawl space.

UTILITY SERVICES:

WATER SOURCE: Public water system.
SEWAGE DISPOSAL: Public sewage system.
UTILITIES STATUS: All utilities are on.

OTHER INFORMATION:

AREA: Suburb of Shuswap Lake Estates.
BUILDING OCCUPIED? Yes.
CLIENT PRESENT: Yes.
PEOPLE PRESENT: Homeowners.
HOME MAINTENANCE CHECKUP: **Home Maintenance Checkups:** Certified home inspectors play a vital role in a homeowners regular home maintenance plan by performing routine home maintenance inspection checks. This should be incorporated into your regular maintenance program for your house on a yearly basis.
Next Home Maintenance Check-Up Recommendation Date: September 2012.

ON SITE PROPERTY CONTAMINATION OBSERVATION:

ON SITE SEPTIC SHOW OBSERVABLE EVIDENCE OF SYSTEM FAILURE: N/A.
SURFACE EVIDENCE OF AN UNDERGROUND STORAGE TANK: N/A.
PROXIMITY TO DUMPS, LANDFILLS, INDUSTRIAL SITES OR OTHER LOCATIONS THAT COULD CONTAIN HAZARDOUS MATERIALS: N/A.
PRESENCE OF POOLS OF LIQUIDS, PITS, PONDS, LAGOONS, STRESSED VEGETATION, STAINED SOILS OR PAVEMENT, DRUMS OR ODORS: N/A.

The systems and components of the home will be compared to the systems of other "peer" properties. Naturally, this is somewhat a subjective judgement based on the experience of the inspector. There are five such possibilities that summarizes the overall condition of the various buildings systems in comparison of its peers which are one of the following:

- 1. Significantly above average for properties in that peer group.
- 2. Somewhat above average for properties in that peer group.
- 3. Average or typical for properties in that peer group.
- 4. Somewhat below average for properties in that peer group.
- 5. Significantly below average for properties in that peer group.

PERSPECTIVE SUMMERY:

STRUCTURE:	Average or typical for properties in that peer group.
EXTERIOR:	Average or typical for properties in that peer group.
INTERIOR:	Average or typical for properties in that peer group.
BASEMENT:	Average or typical for properties in that peer group.
CRAWL SPACE:	Somewhat below average for properties in that peer group.
FOUNDATION:	Average or typical for properties in that peer group (what was available for viewing).
ROOF:	Average or typical for properties in that peer group.
ATTIC:	Average or typical for properties in that peer group.
PLUMBING:	Average or typical for properties in that peer group.
HEATING - VENTILATION - AIR CONDITIONING:	Average or typical for properties in that peer group.
ELECTRICAL:	Average or typical for properties in that peer group.
KITCHEN:	Average or typical for properties in that peer group.
LAUNDRY:	Average or typical for properties in that peer group.
BATHROOMS:	Average or typical for properties in that peer group.
DATA SYSTEMS:	N/A.

REPORT LIMITATIONS AND EXCLUSIONS

The BCIPI Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports. They are the bare minimum standard for a home inspection, are not technically exhaustive and do not identify concealed conditions or latent defects. Inspectors are not required to determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components and the acoustical properties of any systems or components. Inspector is not required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves. The inspector is not required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service other than home inspection.

The inspector does not offer or provide warranties or guarantees of any kind unless clearly explained and agreed to by both parties in a formal pre-inspection agreement. The inspector is not required to inspect underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the BCIPI Standards of Practice; detached structures other than carports or garages; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

The inspector is not required to perform any procedure or operation which will, in the opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, except as explicitly required by the BCIPI Standards of Practice.

The inspector is not required to enter under-floor crawlspaces or attics that are not readily accessible nor any area which

will, in the opinion of the inspector, likely be dangerous to the inspector or others persons or damage the property or its systems or components. The inspector is not limited from examining other systems and components or including other inspection services. Likewise, if the inspector is qualified and willing to do so, an inspector may specify the type of repairs to be made. The inspector may also exclude those systems or components that a client specifically requests not be included within the scope of the inspection. If systems or components are excluded at the request of the client they are listed herein.

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the home inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience. A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions. You should expect to find problems in your house that were not identified in the home inspection report. That's because a home inspection will not reveal every problem that exists or ever could exist, but only those "material defects" that were observed on the day of the inspection. A "material defect" is a condition of a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to the people on the property. The fact that a system or component is near, at or beyond the end of the normal useful life does not make the system or component itself a material defect.

The inspection is supplement to the Property Disclosure Statement. It is the Responsibility of the Client to obtain any and all disclosure form relative to this real estate transaction. The client should understand that this report is the assessment of a Property Inspection Consultant, not a professional engineer, and that, despite all efforts, there is no way we can provide any guaranty that the foundation, structure, and structural elements of the building are sound. We suggest that if the client is at all uncomfortable with this condition or our assessment, a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision.

This inspection is limited to any structure, exterior, landscape, roof, plumbing, electrical, heating, foundation, bathrooms, kitchen, bedrooms, hallway, and attic sections of the structure as requested. Where sections are clearly accessible, and where components are clearly visible. Inspection of these components is limited and is also affect by the conditions apparent at the time of the inspection, and which may, in the sole opinion of the inspector, be hazardous to examine for reasons of personal or property safety. This inspection will exclude insulation ratings, hazardous materials,

retaining walls, hidden defects, buried tanks of any type, areas not accessible or viewable, and all items as described in the inspection agreement. As all buildings contain some level of mold, inspecting for the presence of mold on surfaces and in the air is not a part of the actual inspection.

The Standards of Practice for inspecting residential building properties is applicable to all residential building properties or similar to other standards. They are not technically exhaustive and do not identify concealed conditions or latent defects. Inspectors are not required to determine the condition of any system or component, determination of correct sizing of any system or component, the strength, deficiency, methods, materials or cost of corrections, future conditions including but not limited to failure of systems and components and the suitability of the property for any specialized use.

The inspector has no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

The intellectual material amassed from the inspection is the property of the inspector. "This report was prepared for the exclusive use of the said client indicated herein this report summary, the main report and the inspection contract engagement agreement only and may not be used or otherwise relied upon by any third person without our written consent. We accept no liability to any third person whatsoever". Without the following, this report is not complete without the main report, the report summary and the inspection of engagement service contract.

DISPUTE RESOLUTION: Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the British Columbia Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise.

RE-INSPECTION RIGHT: In the event of a claim, the Client will allow the Inspection Company three (3) working days to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have anything which may constitute evidence relating to the complaint, except in the case of an emergency.

TECHNICALLY EXHAUSTIVE INSPECTION: An inspection is technically exhaustive when it involves the extensive use of measurements, instruments, testing, calculation and other means to develop scientific or engineering findings, conclusions and recommendations. The inspection you have ordered is not a technically exhaustive inspection.

REPORT TERMINOLOGY

APPEARS SERVICEABLE: An item, system or area that based on our visual observation of the accessible areas look like it was properly installed and is in a condition capable of being used without needed immediate repairs. There are often several steps involved in the proper installation of components or systems that can not be determined by a visual inspection.

DAMAGED: An item, system or area that is typically beyond repair and must be replaced.

DETERIORATED: An item, system or area that has reached the end of its useful life, or sometimes prematurely due to improper installation and/or maintenance. It may be possible to repair the item at this stage to maximize its service life.

REPAIR OR REPLACE: An item, system or area that is damaged or deteriorated. While some items can be repaired, it may be more cost effective to replace with a newer modern or safer item or system.

COSMETIC: An item, system or area that has minor surface wear caused by general aging or abuse.

HOME OWNER MAINTENANCE AND RESPONSIBILITIES

Just like the engine of an automobile, your house works as a system of independent parts. Every part has an impact on the operation of many other parts. Every part has an impact on the operation of many other parts. A typical home has more than 10,000 parts. What happens when all the parts work together in the most desirable, optimal way? You are rewarded with a house that is durable, comfortable,

healthy and energy-efficient. You can make it happen in just a few steps.

Step #1: Monitor the house.

Step #2: Recognize potential problems.

Step #3: Correct problems promptly and properly.

You hired a certified inspector, that was a good decision and money well spent. As you know, the home inspector is not an expert but a generalist. Your home inspector inspected the home and reported the home's condition as it was at the time of the inspection. That is the main responsibility of the home inspector. A home inspection does not include predictions of future events. Future events (such as roof leaks, water intrusion, plumbing drips, and heating failures) are not within the scope of a home inspection and are not the responsibility of the home inspector. Who's responsible? You are, the new homeowner. Welcome to home ownership. The most important thing to understand as a new homeowner is that things break. As time moves on, parts of your house will wear out, break down, deteriorate, leak, or simply stop working. It is your responsibility to maintain your home with regular general maintenance and upkeep, structurally and mechanically. Maintenance involves risk to personal property and potential bodily injury. Before performing any maintenance or work, hire an appropriately qualified professional. For a checklist for the seasons that can be used for incorporating into your regular maintenance program for your home, visit www.bchomeinspections.ca and click onto "Home Maintenance Checklist for the Seasons".

EXTERIOR - FOUNDATION - BASEMENT - CRAWL SPACE

Areas hidden from view by finished walls or stored items can not 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 are present along with bowing, I routinely recommend further evaluation be made by a professional builder or qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Please be aware that due to the unpredictable nature of foundation leaks and the difficulty in detecting potential leaks, no assurance or warranty can be provided that the basement/crawl space will not develop leaks at any time in the future. It is common for leaks to develop where no leaks were apparent in the past. The basement/crawl space may have potential or previous leaks that were not evident at the time of the inspection and may become evident after living in the building and when the building has been exposed to various weather conditions not present at the time of the inspection.

EXTERIOR WALLS:

SIDING WALL CLADDING Hardiboard siding (concrete fibre).

MATERIAL:

CONDITION:

Appears serviceable overall.

TRIM AND FLASHING

Combination Of Trim Materials:

MATERIAL:

1. Wood.
2. Aluminum.

CONDITION:

Appears serviceable overall, however, the following issues are observed at various locations to the exterior of the homes trim:

1. Paint and/or seal all cut ends that are potentially susceptible to exposure to weather conditions such as wind driven rain and snow (prevent wood material from swelling and development of wood decay).
2. Seal around the perimeter of the windows where the trim meets along the edge where small openings/gaps are observed. This will prevent exposure to weather conditions such as wind driven rain and snow (prevent water from penetrating to areas behind the trim and siding).
3. Corner trim has been applied/installed over top of the siding. This is not the best practice but is acceptable. Reason not to be the best practice is that wind driven rain and snow can enter into the slight open gap and into areas behind the trim. Need to seal gap openings.
4. Need to seal/cover small openings where small birds, insects can potentially enter into areas of the building envelop and possible wind driven rain and snow entry.
5. All exterior penetrations need to be sealed. Observed two areas at the east side of the home that have not been sealed which are the master bedrooms laundry dryer vent cover and the hot water tanks air inlet and exhaust pipes. Both require round foam backer rod, sealed and the opening having applied "Blue Skin Breather" type membrane installed (as per architect drawings - typical construction standard and practice). This needs to be completed and finished correctly by today's building standards and practice. Since this appears not to be installed at these two locations, this raises the question if those sealant materials and membranes were installed at all other wall exterior penetrations.
6. No trim has been installed along the bottom of the east and west siding to give a

better, completed finish look (better building practice).

7. Unfinished trim observed at the lower south area of the building along the bottom of the siding, below the sliding glass patio door and the nail fastener points on the surface of the trim around the windows.

8. Some unfinished, exposed trim ends are observed at the south area of the home and therefore need to be painted for protection.



SHEATHING MATERIAL: Material type of sheathing membrane is unknown due to the installation of siding materials.

CONDITION: N/A.

DIFFUSION RETARDER MATERIAL: Material type of diffusion retarder material is unknown due to the installation of siding materials.

CONDITION: N/A.

INSULATION TYPE WITHIN EXTERIOR WALL CAVITY: Insulation type within the wall cavity is unknown due to finished walls and/or not able to observe.

TYPE OF EXTERIOR WALL: N/A.

FRAMING:

DOCUMENTED PHOTO FILE:

PHOTOS A: Exterior Trim.



BASEMENT:

ACCESSIBILITY:

Basement is fully accessible from the interior stairs and south recreation sliding glass patio door.

CONDITION:

Basement is fully finished with the exception of the storage room (northwest), exercise room (central north), mechanical room (northwest) and the area underside of the stairs.

FOUNDATION WALLS - TYPE:

ICF foundation (insulated concrete panel system)

CONDITION:

Percentage of Interior Foundation is Concealed: 90% concealed by estimate.
The Following Conditions Where Observed Of The Foundation: N/A.
Percentage of Exterior Foundation is Concealed: 100% concealed.
The Following Conditions Where Observed Of The Foundation: N/A.

BEAMS:

Beams are not fully visible due to the finished conditions within the basement with the exception for one located in the large northeast storage room.

FLOOR JOISTS:

Type Of Joist Size: Prefabricated floor trusses are installed, I type.

Conditions: N/A (not fully visible to comment).

COLUMNS/SUPPORTS:

Column supports are not fully visible due to finished conditions within the basement.

SUBFLOOR MATERIAL:

Type Of Subfloor Material: Mat-formed particle board type sheathing, (OSB).

Conditions: N/A (not fully visible to comment).

BASEMENT FLOOR:

Surface is not fully visible due to floor covering material installed (carpet, vinyl, etc), however, no readily visible problems are observed/noted at this time.

BASEMENT FLOOR DRAIN/SUMP PUMP:

N/A.

OTHER OBSERVATIONS:

Observation One: Within the northeast room (storage room), there is a large, main support beam installed from the east foundation wall to the west wood framing wall. The beam is supported with manufactured pocket type metal brackets at both ends. Viewed that a number of the bolt holes in the metal bracket to install metal thread type bolt rods have no bolt rods installed and that only a few of the bolt rods have been installed and the metal nut is not fully fastened (to a few). Since there are a

specific number of holes for metal bolt rods to be installed and that only a few have metal bolt rods having been installed, because of that specific number, I'm sure it was the professional designers intentions that a number of bolt rods where to be installed with metal washers and nuts. Why the absence of bolt rods from the other holes within the metal bracket is not known. I recommend to inquire with the buildings architect if the absence of the bolt rods that have not been installed is ok to the design.



CRAWL SPACE:

ACCESSIBILITY:

Crawl space is fully accessible from the southeast bedroom closet where a section of the subfloor is removable.

Note: The plywood used to cover the opening appears weak due to the size of the opening and therefore, any weight could potentially collapse/break the plywood. This is a safety concern as a median weight person could fall into the opening and onto the crawl space floor which is several feet in depth. Recommend to improve the plywood covering by strengthening the opening by installing a removable wood or metal brace across the middle of the opening. Further, for looks, replace the loose and several pieces of the carpet that has been poorly fastened to the outside surface of the plywood covering. I'm sure a full piece can be found and applied to the surface of the plywood covering with glue and metal staples.

FOUNDATION WALLS - TYPE:

CONDITION:

ICF foundation (insulated concrete panel system) and concrete blocks for mid span support of a interior wall and I-joists.

Percentage of Interior Foundation is Concealed: 40% concealed by estimate. **The Following Conditions Where Observed Of The Foundation:** Where approximately 60% is visible, appears serviceable.

Percentage of Exterior Foundation is Concealed: 100% concealed. **The Following Conditions Where Observed Of The Foundation:** N/A.

FLOOR JOISTS:

Appear serviceable where observed, no readily visible problems are noted.

COLUMNS/SUPPORTS:

Appear serviceable where observed, no readily visible problems are noted.

SUBFLOOR MATERIAL:

Type Of Subfloor Material: Mat-formed particle board type sheathing, (OSB). **Conditions:** Subfloor material appears serviceable where observed.

CRAWL SPACE FLOOR:

A skim of concrete has been poured and leveled on the surface of the crawl space floor (thickness is unknown), appears serviceable (2 inches thick?).

CRAWL SPACE FLOOR DRAIN/SUMP PUMP:

Floor Drain: No crawl space floor drain is observed. Recommend to install a floor drain at the lowest point within the crawl space with a drain pipe leading to the exterior. This would be beneficial in that if there was ever an event where one of the water service pipes or waste drain pipes developed a leak, the water and liquid waste can drain outside of the crawl space and not cause a flood within.

GENERAL CONSTRUCTION

Observation One: No mechanical or natural venting of the crawl space was observed (hidden or not installed?). Recommend to install some type of venting

**INFORMATION &
OBSERVATIONS WITHIN
THE CRAWL SPACE:**

within the crawl space or have heated (present conditions are humid, stale air and signs of unknown type of staining on the underside surface of the subfloor plywood sheathing).

Information One: CRAWL SPACE 9.18:

1. Crawl spaces are recognized where exterior walls above grade are less than 25% of the wall area. The BC Building Code recognizes two kinds of crawl spaces which are heated and unheated crawl spaces.
2. Access to the crawl space must be at least 20 inches by 28 inches.
3. The clearance between the ground and the floor above is to be no less than 6 inches and 2 feet 0 inches where equipment requires servicing. Where termites or other similar insects are known to be present, the minimum clearance is 18 inches unless wood treated.
4. Except if it can be shown to be unnecessary, water ingress is to be controlled by grading or drainage.

Heated Crawlspace:

1. Crawl spaces are considered as heated if uninsulated heating ducts are placed there or if the area is not separated from a heating space. Insulation, air barrier and a vapor barrier are required in the walls of the heated crawl space. Heated crawl spaces are connected to and vented with the remainder of the house. They are not vented to the outside.
2. Ground cover in a heated crawl space must be 6-mil poly sealed and weighted down or covered with a skim coat of 2 inch of concrete.

Unheated Crawlspace:

1. Unheated crawl spaces are to be vented mechanically or by natural means. The vent area is to be no less than 1:500 of the floor area. Vents must be located on opposite sides of the building and provided with a screen to prevent the entry of insects, animals and/or snow.
2. The floor above the unheated crawl space must be insulated and air sealed.
3. Ground cover in an unheated crawl space must be a minimum of 2 inches of asphalt, 2 inches of concrete or 4-mil thick polyethylene lapped and weighted down.

Observation Two: Contractor left personal and building debris in the crawl space, have cleaned.



ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage as this could occur several months or even years later. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection. The surface material of the roof may exhibit moderate to excessive weathering which is typical but does not mean that the roof covering as a whole needs to be replaced. Membranes underside the surface of the roof covering is the defence of preventing water penetration into areas of the attic and/or into interior spaces. This could be in the form of several rubber membranes, heavy roofing paper, plywood sheathing, liquid tar or other approved roof sheathing materials. Therefore, surface wear of roof materials through typical weathering and aging may not constitute the whole roof covering and underlay to be at or near life expectancy but may only need regular general maintenance. The inspection of insulation and ventilation is not technically exhaustive and does not employ the extensive use of advanced techniques, measurements, instruments, testing, calculations, or other means. Insulation and vapor retarders are not disturbed during the inspection. R-values and their metric equivalent (RSI-value), are a way of labeling the effectiveness of insulating materials. The higher the R-value or RSI-value, the more resistance the material has to the movement of heat. The way the insulation is installed plays a large role in its effectiveness. Compressing the insulation, leaving air spaces around the insulation and allowing air movement in the insulation all reduce the actual R-value of the insulation. Well-ventilated roof structures use air movement to exhaust heat from the attic or roof structure to the outside. Poor roof ventilation can shorten the long-term service life of certain types of roofing materials, especially those which contain asphalt, such as black felt underlayment and asphalt shingles. Ventilation also influences moisture levels in the attic and comfort levels in the home. Keeping the attic space or rafter bays cooler helps keep roofing and underlayment cooler and extends their long-term service life.

ATTIC CONDITIONS:

LOCATION:

Main home.

ATTIC SIZE AND

Size: Attic is full size of the home.

ACCESSIBILITY:

Accessibility: Attic is accessible through the ceiling hatch located in the garage.
 Note: The location of the attic hatch opening is poorly located as one of the garage door opener units is installed directly centre of the opening. It appears to be an oversight such a location was chosen. However, a person of median build can enter through either side of the opener unit but a person of a larger build or has a physical impairment would likely not be able to. Recommend to provide a secondary entry into the attic within the garage where there is no impairment for entry by any means.

TYPE OF ROOF FRAMING: **Type of Framing:** Truss.

Framing Size: Framing is constructed of 2x4's.

Frame Spacing: Spacing is 24 inches.

Conditions: Roofing framing appears serviceable where observed.

ATTIC CONDITIONS:

General conditions within the attic appears to be serviceable.

VENTILATION:

Attic ventilation/air flow is provided at the soffits and peak of the roof.

INSULATION TYPE AND

Type: Insulation type is fiberglass loose fill (blown in) - R value = 2.9 per inch.

CONDITION:

Condition: Insulation is installed between floor trusses/joists of the attic. Insulation is somewhat compacted at various locations (sub-trades?) and the true R-factor at this point in time may be substantially less than that originally installed. Installation of additional insulation is recommended.



DEPTH AND R-FACTOR: **Depth:** Total insulation depth is approximately 16 inches (where not compacted).
R-Factor: Total R value is approximately 45 to 47.

MAIN ROOF:

STYLE: Gable type roof.
TYPE: Asphalt shingles.
ROOF SHEATHING MATERIAL: **Type:** Type of sheathing material membrane installed is mat-formed particle board type sheathing, (4x8). H clips have been installed between the joints of the sheathing membrane.
Condition: Appears serviceable where observed.
UNDERLAYMENT: **Type:** Asphalt roofing paper.
Condition: Unknown.
ROOF ACCESS: Walked upon roof surface.

ROOF COVERING STATUS: The following conditions and issues to the roofs covering material at various locations are observed:

1. At the lower north central are of the roof, there appears to be an oddity on the surface of the roof. It appears that this area of the roof between where the house roof and garage roof meet within the roof valley humps slightly and that a section of the valleys metal flashing is damaged. By appearance, it appears that this area of the roofing material (assuming due to limited viewing) and the valley flashing are not secured to the deck of the roofs sheathing membrane.
2. Small roofing debris (cut ends, etc) are observed at the south side of the roofs surface (contractor clean up?).
3. At the north side of the roof, along the edge at the front door entry, a section of the roofing material is torn and should be replaced (this is a new roof - deficiencies should not exist).



ROOF COVERING CONCLUSIONS AND RECOMMENDATIONS:

Conclusion And Recommendations: Recommend to obtain the professional roofing contractor that installed the roof covering and flashing materials to further investigate roof covering oddity (area where hump and loose shingles are noted), replace the metal valley flashing of which is damaged, clean left over roofing material debris and replace the torn shingle at the front north side of the roof.

Please be aware that due to the unpredictable nature of roof leaks and the difficulty in detecting potential leaks, no assurance or warranty can be provided that the roof will not develop leaks at any time in the future. It is common for leaks to develop where no leaks were apparent in the past. The roof may have potential or previous leaks that were not evident at the time of this inspection but exposed to various weather conditions not present at the time of this inspection. Every roof should be inspected every year by a certified home inspector, particularly flat roofs in cold - in - winter climates. A flat roof should be inspected twice per year before and after winter. As a homeowner, you should hire a home inspector to perform annual inspections as part of the homeowners routine maintenance plan.

Roofs play a key role in protecting building occupants and interiors from outside weather conditions, primarily moisture. The roof, insulation and ventilation must all work together to keep the building free of moisture. Roofs also provide protection from the sun. In fact, if designed correctly, roof overhangs can protect the building's exterior walls from moisture and sun. The concerns regarding moisture, standing water, durability and appearance are different, reflected in the choices of roofing materials.

Maintaining Your Roof

Homeowner maintenance and responsibility includes cleaning the leaves and debris from the roofs valleys and gutters. Debris in the valleys can cause water to wick under the shingles and cause damage to the interior of the roof. Clogged rain gutters can cause water to flow back under the shingles on the eaves and cause damage, regardless of the roofing material. including composition shingle, wood shake, tile or metal. The best way to preserve your roof is to stay off it. Also, seasonal changes in the weather are usually the most destructive forces.

A leaky roof can damage ceilings, walls and furnishings. To protect buildings and their contents from water damage, roofers repair and install roofs made of tar or asphalt and gravel; rubber or thermoplastic; metal; or shingles made of asphalt, slate, fiberglass, wood, tile, or other material.

PLUMBING

Water quality or hazardous materials (lead) testing is available from local test labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping can not be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the hot water tank is a required safety valve which should be connected to a drain pipe of correct size terminating just above floor elevation. If no drain is located in the floor, a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow off can cause scalding. Improper installations should be corrected. Exterior water spigots are not tested (opened) during the colder months of the year due to winterise plumbing pipes and therefore, should be only tested during the warmer months of the year. However, supply pipes for the exterior spigots may have not been drained of water and the possibility that the pipes may have then freeze and may have unknown cracked or broken pipes, spigots at the exterior are not tested. Only visible piping is inspected. The inspection is primarily for leaks and flow. For a more intensive inspection a consultation with a professional plumbing contractor is recommended. When reference is made to the type of plumbing, the comment relies on a visual observation and homeowners information. There is no non-invasive way to determine what is behind a closed wall. For example, when copper plumbing is identified, copper piping protrudes from the walls behind plumbing fixtures. If the client requires absolute knowledge as to the type of plumbing throughout the home, then a consultation with a professional plumbing contractor is recommended. The procedure for the inspection of a on-site septic tank and field during a residential home survey inspection is virtually none. It is near impossible to perform an on-site, visual inspection of the homes septic disposal system due to that the septic system and its related components are buried below finished grades on the property. This would be the tank that holds all of the solids and liquids, all distribution pipes, distribution box and all field pipes where waste liquids flow into and eventually filter into the field. Septic systems treat and disperse relatively small volumes of wastewater from individual and small numbers of homes and commercial buildings. Septic system regulation is usually a local responsibility. The BC Government provides information to homeowners and assistance to local governments to improve the management of septic systems to prevent failures that could harm human health and water quality. This type of information can be found by contacting the BC On-Site Sewage Association at www.bcossa.com or 1-866-391-8442. Home owners are responsible for operating and maintaining their septic systems in a safe manner. Proper maintenance includes annual inspections of the septic tank and pumping out the septic tank every two to three years, depending on the number of people using the system and the volume of daily sewage flow. Improper maintenance of an on-site septic system can result in the premature malfunction of the system and could create a health hazard, reduce the lifespan of the system or contaminate the ground water or surface water. Useful information on how to care for a residential septic system can be found at www.crd.bc.ca/wastewater/septic/savvy.htm and www.bchealthguide.org/healthfiles/hfile21.stm.

MAIN WATER SERVICE FACILITIES:

MATERIAL:	Plastic.
LOCATION AND	Location: The main water line is located within the crawl space.
CONDITION:	Size: Main water line size is 3/4 inch diameter. Condition: Main water line appears in good condition as observed. Main water shut off valve appears serviceable (operational). Water pressure appears adequate. Water pressure valve regulator is installed and appears serviceable.

WATER LINES:

MATERIAL: Plastic Pex type.
CONDITION: Appears serviceable where observed with the following exception/s:
1. The south lower exterior water tap is loose from within the exterior cavity of the wall. The water service pipe and frost-free tap must be secured within the wall to prevent movement and once achieved, the perimeter opening through the wall needs to be sealed.

WASTE LINES:

MATERIAL: Plastic ABS type.
CONDITION: Appears serviceable where observed. Plumbing vents appear serviceable.

WATER HEATER:

LOCATION: **Location:** Hot water heater is located in the basement mechanical room.
TYPE: **Manufacture:** Navien.
Model #: CR-240ANG.
Serial #: N/A.
Type: Tankless water heater.
FUEL SUPPLY: Gas fueled.
SIZE: Continuous flow.
CONDITIONS: **Conditions:** Appears serviceable(operational). Flue vent appears serviceable. A water shutoff valve is installed, appears serviceable (no water leakage observed). Pressure relief valve installed with no visible water leakage, not tested.

Natural gas smells bad for a good reason. Gas supply companies add a distinctive odour of rotten eggs or sulphur. That way, if there's ever a gas leak, you'll know. If you smell gas or hear the sound of escaping gas, do the following immediately.

- Don't smoke, light matches, operate electrical switches, use cell or telephone or create any other source of ignition.
- Leave the building immediately, leaving the door open and any already open windows.
- Get to a nearby phone and call Terasen Gas 24-hour Emergency Line at 1-800-663-9911, fire department or 911.

FUEL SYSTEMS:

METER/TANK LOCATION: **Gas Meter:** Gas meter is located at the northwest corner of the garage.
CONDITION: **Gas Meter:** Meter appears serviceable.

HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some HVAC (heat - ventilation - air conditioning) and furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector. Heating units are tested using normal operating controls. Readily accessible inspection doors are opened for interior viewing unless the doors are taped shut or otherwise sealed. Every effort is made to inspect the gas lines within the dwelling envelope. This effort is often hampered, by inaccessible areas and pipe being enclosed within walls. As a cautionary measure, recommend to contact the gas supplier and have them conduct a thorough inspection of the supply system. Generally, the gas company will conduct inspections for a nominal fee or will provide the service for free. Further, the gas company technicians have pressure testers, and leak detectors, that are, in some cases, superior to testing equipment utilized by home inspectors.

NOTE: Asbestos materials have been commonly used in older heating systems. Determining the presence of asbestos can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions, only for operation of the HAVC units and/or furnaces. Adequacy, efficiency or the even distribution of air throughout the building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection, these systems should be evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis.

PRIMARY HEATING SYSTEM DESCRIPTION:

LOCATION OF PRIMARY UNIT: **Location:** Main heating system is located in the basement mechanical room.

SYSTEM TYPE: Forced air.
FUEL TYPE: N/A.
HEATING UNIT INFORMATION: **Manufacture:** Nexi Energy.
Model #: TTV064AGC01Arrs.
Serial #: N13342056.
Type: Geo-energy unit.

CAPACITY OF UNIT: N/A.
APPROXIMATE AGE IN YEARS: New.

HEATING EQUIPMENT DESCRIPTION: **Geoenergy Heat Pumps:** Geothermal heating systems, also known as ground source or earth-energy heat pumps. These types of heat pumps take heat from the ground or surface ground water. Because the temperature of the source of heat from the ground is relatively warm and constant year-round (recharged by the sun), the efficiency of ground source heat pumps is high.

HEATING SYSTEM CONDITION:

PRIMARY UNIT: Heating unit appears operational.
BLOWER FAN: Appears serviceable (operational).
AIR FILTERS: Appear serviceable.
NORMAL CONTROLS: Appear serviceable, thermostat is fully operational.

DUCTWORK:

TYPE:

Metal round and square type.

DUCTS/AIR SUPPLY:

Appears serviceable, good air flow volume to all room registers. Ducts are very dirty with left over construction debris and therefore require cleaning (indoor air quality issue).

ELECTRICAL

Any electrical repairs attempted by anyone other than a licensed, professional electrician should be approached with caution. The power to the entire building should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. 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 alarm system should be tested regularly and interconnected with units.

BUILDING SERVICE:

TYPE AND CONDITION: **Type:** Underground from street hydro kiosk service to building.
Conditions: Meter appears serviceable.

MAIN ELECTRICAL SERVICE PANEL:

MAIN PANEL LOCATION AND INFORMATION: **Location:** Main electrical service panel is located in the basement mechanical room.
Amperage Size: 200 amp service. 120/240 volt circuit breakers.
Type Of Disconnect: Main disconnect is located at the main panel. Breaker type.
Conditions: Circuit and wiring size appears correct so far as visible. Grounding system is present.

MAIN PANEL ELECTRICAL CONDITIONS:

OF 120 VOLT CIRCUITS: There appears to be 44.
OF 240 VOLT CIRCUITS: There appears to be 5.

DISTRIBUTION SUB PANEL:

SUB PANEL LOCATION AND INFORMATION: **Location:** Sub panel is located within the basement mechanical room (Generator Panel Backup).
Amperage Size: 60 amp service. 120/240 volt circuit breakers.
Type Of Disconnect: Main disconnect is located at the main panel.
Conditions: Circuit and wiring size appears correct so far as visible. Grounding system is present.

SUB PANEL ELECTRICAL CONDITIONS:

GFCI outlets were originally required on exterior receptacle outlets below 6'6" on the wall in 1973. In 1975, bathrooms were required to have GFCI outlets. Kitchens, within 6' of a water source was made a requirement in 1987. Unfinished basements were added to the list in 1990 and wet bars in 1993. All swimming pools with a light have been required to have GFCI protection for quite some time. The timelines were not always adopted by municipalities or governing jurisdictions on the dates mentioned. For this reason, it is difficult to determine if the lack of specific outlets in this home is a defect that requires the seller to correct the situation. What is apparent for reasons of safety, recommend that GFCI receptacle outlets be installed in all the above locations. Arc Fault Circuit Interrupter (AFCI) receptacle outlets have been required in bedrooms in some jurisdictions since 2005. AFCI receptacle outlets protect against circuits from overheating. Recommend installing AFCI breakers for the bedroom circuits.

CONDUCTORS:

ENTRANCE CABLES: Cannot determine, main conductors are not visible to observe.

BRANCH CONDUCTORS: **Type of Branch Circuit Conductors:** Copper. Loomex NMD90 type.

Conditions: Appears serviceable where observed.

SWITCHES & A representative sampling of switches and outlets was tested. As a whole, outlets

RECEPTACLES & LIGHTS: and switches throughout the home are in serviceable condition.

INTERIOR

The condition of walls behind wall coverings, panelling and furnishings cannot be judged. Only the general condition of visible portions of floors, walls and ceilings is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not generally reported unless excessive abuse is observed. Determining the source of odors or like conditions is not a part of this evaluation but location of an existing, distinctive odor at the time of the evaluation is reported if present for further future investigation. Floor covering damage or stains may be hidden by furniture and rugs and therefore, unknown of their existence. 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. No effort is made to determine the indoor air quality, this determination is beyond the scope of a visual building evaluation as it requires air sampling and analysis. Smoke detectors within the home if operated by batteries need to be replaced once per year regardless if still operational. Electric smoke detectors should be tested at least once per month. In British Columbia, smoke detectors in residential single-family dwellings are mandatory by law on each floor of the building. The interior of the home is somewhat based on personal tastes. What may be nice for one person may be not nice to another. Discretion is advised when deciding what may be a major issue in the interior of the home. Detailed information concerning the existence/condition of any vapor retarders and insulation concealed in the walls, ceiling cavities or other inaccessible and/or unviewable areas can not be determined and therefore you may want to consult with an professional insulation contractor or certified energy auditor.

EXTERIOR DOORS:

MAIN ENTRY DOOR:

Type: Construction of door appears to be solid wood.

Conditions: Appears serviceable.

DOOR BELLS:

Door Bell Location: Main entry door.

Condition: Door bell is fully operational.

REAR EXTERIOR DOORS:

Location One: Main floor kitchen area.

Type: Construction of door appears to be metal panel with polyurethane insulation filled core with center insulated glass frame.

Condition: Standard rear exterior door appears serviceable. However, a proper sweep is missing along the bottom of the door (air leakage and heat loss).

SIDE EXTERIOR DOORS:

Location One: Northwest area (garage entry from laundry room).

Type: Construction of door appears to be metal panel with polyurethane insulation filled core.

Condition: Standard side exterior door appears serviceable. However, automatic closing hinge springs need adjustment so that the door closes on its own to the frame.

SLIDING GLASS

EXTERIOR DOORS:

Location One: Main floor master bedroom.

Condition: Sliding glass patio door appears serviceable.

Location Two: Main floor living room.

Condition: Sliding glass patio door appears serviceable.

Location Three: Basement recreation room.

Condition: Sliding glass patio door appears serviceable.

INTERIOR DOORS:

INTERIOR DOORS:

Interior doors appear serviceable with the following exceptions:
1. Laundry room door needs to be installed to the frame hinges.
2. A number of the doors have no door stoppers installed and therefore, potential damage to the walls could occur from the doors hardware.

CLOSET DOORS:

Closet doors appear serviceable.

WINDOWS:

MATERIAL TYPE:

Vinyl framed, insulated sealed glass, casement and fixed type window openings.

CONDITION:

A representative sampling was taken, windows as a grouping are generally operational (open/close).

INTERIOR WALLS:

MATERIAL TYPE:

Drywall board.

CONDITION:

General condition appears serviceable overall.

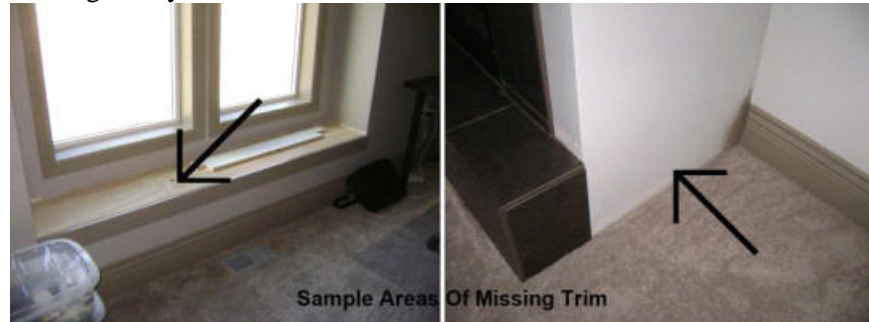
INTERIOR TRIM:

MATERIAL TYPE:

Wood.

CONDITION:

Appears serviceable overall, however, viewed several areas where the trim is missing or is yet to be installed.



CEILINGS:

MATERIAL TYPE:

Drywall board.

CONDITION:

General condition appears serviceable overall.

FLOORS:

MATERIAL TYPE:

Combination of Floor Materials:

1. Carpet.
2. Vinyl.
3. Wood.
4. Stone tile.

CONDITION:

General condition appears serviceable.

STAIRS & HAND RAILS:

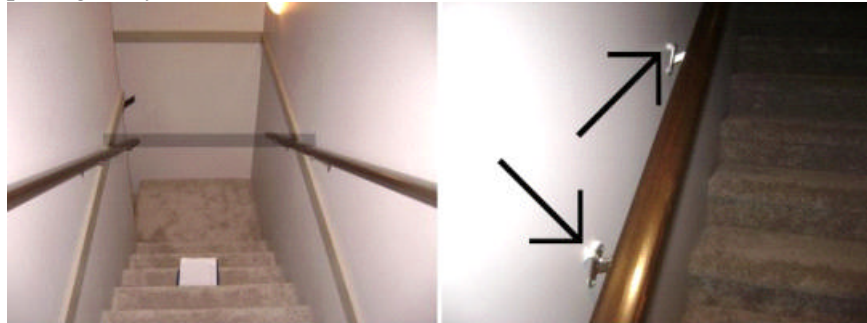
LOCATION & CONDITIONS:

Main Floor To Basement

Condition of Stairs: Stairs appear serviceable.

Condition of Hand Rails: The following issues and concerns of the hand rails and related components are observed.

1. Upper section of the stairs, the bottom of the right handrail is higher then the bottom of the left handrail.
2. Lower section of the stairs, the right side of the hand rail fasteners are loose and pulling away from the wall.



CEILING FANS:

CEILING FAN # 1:

Location: Main floor living room.

Condition: Fan is fully operational.

CEILING FAN # 2:

Location: Main floor master bedroom.

Condition: Fan is fully operational.

BUILT-IN VACUUM SYSTEM:

LOCATION:

Garage.

CONDITION OF UNIT:

The plumbing for the built-in vacuum system has been roughed in, (pipe, (no covers), outlets, electrical etc) however, no vacuum unit is installed.

SMOKE ALARM/DETECTORS:

LOCATION AND CONDITION OF

Main Floor: Smoke alarm responded to test button operation.

Basement: Smoke alarm responded to test button operation.

DETECTOR UNITS:

GAS ALARM/DETECTORS (CARBON MONOXIDE):

CONDITION OF DETECTOR UNITS:

Carbon monoxide detector/s responded to test button operation.

FUEL BURNING APPLIANCES:

**FUEL BURNING
APPLIANCE ONE:**

Location: Main floor living room.

Conditions: Appliance appears serviceable.

**FUEL BURNING
APPLIANCE TWO:**

Location: Basement recreation room.

Conditions: Appliance appears serviceable.

sink (below area of the microwave oven), the indoor vacuum floor kick-out cover and duct pipe are not installed (non-completed).



Clothes dryer exhausts pose a different problem compared to other exhaust systems because the air they carry is moist and infused with lint. The exhaust of a dryer must vent outside and not discharge into an attic, crawlspace, the soffits or within the interior of the building because the wooden structural members could be affected. Exhaust vents should have a backdraft damper installed to prevent cold air, rain, snow, rodents and pests from entering the vent. The length of a clothes dryer exhaust ensures that the dryer exhaust blower will be able to push sufficient air volume to take away the moist air and lint. The length can be increased only when the make and model of the dryer is known, or when an approved blower fan calculation is provided. The maximum length of a clothes dryer exhaust duct should not be greater than 25 feet from the dryer's location to the wall or roof termination. For each 45-degree bend, the maximum length of the duct is reduced by 2-1/2 feet. For each 90-degree bend, the maximum is reduced by 5 feet. Screens are not permitted on clothes dryer exhaust vents.

LAUNDRY ROOM FACILITY:

LOCATION: The laundry room is located on the main floor service area.

CONDITION: Plumbing appears serviceable, (hot and cold water service lines, taps and waste drain pipes). Electrical outlet is grounded for washer appliance. 240 service operational for dryer appliance.

The following conditions and issues to the laundry facilities are observed:

1. Sink facilities, plumbing and the counter/floor cabinets have not been installed.
2. Dryer vent entry has not been installed (hidden behind wall?).

CLOTHES WASHER: N/A.

CLOTHES DRYER: N/A.

SECONDARY LAUNDRY ROOM FACILITY:

LOCATION: The laundry room is located within the master bedroom closet.

CONDITION: Plumbing appears serviceable, (hot and cold water service lines, taps and waste drain pipes). Electrical outlet is grounded for washer appliance. 240 service operational for dryer appliance.

The following conditions and issues to the laundry facilities are observed:

1. The dryer appliances venting material should be replaced with 4 inch metal smooth pipe with a good connection to the wall metal pipe with all joints wrapped in metal tape. Reason, the present aluminum flexible pipe can collect moisture/condensation (has small ridges) and therefore mold and mildew will develop along the bottom areas of the pipe.



CLOTHES WASHER:

Manufacture: Frigidaire.

Type: Stacker.

Condition: Appears serviceable.

CLOTHES DRYER:

Manufacture: Frigidaire.

Type: Stacker.

Condition: Appears serviceable (operational).

BATHROOMS

BATHROOM AREA:

BATHROOM LOCATION:

Main floor hallway (laundry room area).

CONDITION OF SINK/FIXTURES AND COUNTERS/CABINETS:

Sink appears serviceable. Fixtures appear serviceable. Drain appears serviceable. Both of the hot and cold water supply and shut off valves appear serviceable. Counter and cabinets are functional. Counter and cabinets appears serviceable (useable), however, the back splash is not installed and a section of the back cover located within the lower cabinet has been "hacked out" for plumbing installation (poor workmanship).

CONDITION OF TOILET:

Appears serviceable.

CONDITION OF FLOORS:

Type: Floor covering in the bathroom is stone tile.

Conditions: Appears serviceable.

CONDITION OF WALLS:

Appears serviceable.

CONDITION OF CEILING:

Appears serviceable.

BATHROOM

VENTILATION:

Bathroom fan appears serviceable (operational).

OBSERVATIONS & COMMENTS:

Observation One: Poor workmanship and finishing is noted at the back of the sink counter/cabinets at the floor. What is viewed is that the contractor has built a small three sided wooden box to hid issues. When this box was removed, the following was observed.

1. The hot and cold water service lines are installed through the floor and enter from the back of the cabinets.
2. Stone tile is not installed within this area underside of the cabinets (exposed wood subfloor and construction debris).
3. A small section of drainage is exposed from the edge of the floor and wall.
4. Finishing trim is not installed along the back wall to the floor.
5. Within the floor cabinet, a portion of the cabinets back cover has been hacked away.

By appearance, the present conditions viewed could have been avoided with the hot and cold water pipes installed within the interior wall and both exiting just above the floor cabinets shelf without hacking the back wood wall of the cabinet.



BATHROOM AREA:

BATHROOM LOCATION: Main floor master bedroom.
CONDITION OF SINK/FIXTURES AND COUNTERS/CABINETS: Sinks appear serviceable. Fixtures appear serviceable. Drains appear serviceable. Counter and cabinets appear serviceable.
CONDITION OF TOILET: Appears serviceable.
CONDITION OF FLOORS: **Type:** Floor covering in the bathroom is stone tile. **Conditions:** Appears serviceable.
CONDITION OF WALLS: Appears serviceable.
CONDITION OF CEILING: Appears serviceable.
TUB/SHOWER PLUMBING FIXTURES: **Separate Tub and Shower:** Plumbing fixtures appears serviceable. Drain appears serviceable. Shower head appears serviceable.
CONDITION OF TUB: Appears serviceable.
CONDITION OF SHOWER WALLS: **Type of Material:** Tile. **Conditions:** Appears serviceable.
BATHROOM VENTILATION: Bathroom fan appears serviceable (operational).

BATHROOM AREA:

BATHROOM LOCATION: Basement hallway.
CONDITION OF SINK/FIXTURES AND COUNTERS/CABINETS: Sink appears serviceable. Fixtures appear serviceable. Drain appears serviceable. Both of the hot and cold water supply and shut off valves appear serviceable. Counter and cabinets appear serviceable.
CONDITION OF TOILET: Appears serviceable.
CONDITION OF FLOORS: **Type:** Floor covering in the bathroom is vinyl. **Conditions:** Appears serviceable.
CONDITION OF WALLS: Appears serviceable.
CONDITION OF CEILING: Appears serviceable.
TUB/SHOWER PLUMBING FIXTURES: **Tub and Shower Combination:** Plumbing fixtures appears serviceable. Drain appears serviceable. Shower head appears serviceable.
CONDITION OF TUB: Appears serviceable.
CONDITION OF SHOWER WALLS: **Type of Material:** Fiberglass. **Conditions:** Appears serviceable.
BATHROOM VENTILATION: Bathroom fan appears serviceable (operational).
OBSERVATIONS & COMMENTS:
Observation One: The sink counter does not have a back splash installed.
Observation Two: The sinks drain stopper connection at the drain pipe leaks.
Observation Three: Finishing trim is not installed along the back wall to the floor.
Observation Four: Finished wall trim ends at the left and right of the floor cabinets have poorly finished ends.



PROPERTY GROUNDS

This inspection is not intended to address or include any geological conditions, erosion control 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 areas of 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. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs. No comment is offered on retaining walls unless they are likely to adversely affect the building. Swimming pools, hot tubs, spas and garden pools are beyond the scope of this inspection. We do not test or inspect any of these components but may comment. Low voltage lighting systems are not inspected. Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. More damage has probably resulted from moisture and expansive soils than from most natural disasters, and for this reason we are particularly diligent when we evaluate site conditions. In fact, we compare all sites to an ideal. In short, the ideal property will have soils that slope away from the house, and the interior floors will be at least several inches higher than the exterior grade. Also, the residence will have gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. If a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we will not endorse it, even though there may be no evidence of moisture intrusion, and recommend that you consult with a grading and drainage contractor. We have discovered evidence of moisture intrusion inside homes when it was raining that would not have been apparent otherwise.

DRIVEWAY:

DRIVEWAY ONE:

Location: Driveway is located at the north area of the property.

Type: Gravel.

Condition: Driveway is not completed (surface).

SIDEWALKS:

SIDEWALK ONE:

Location: Sidewalk is located at the north side of the building (main entry way).

Type: Concrete.

Condition: The following conditions and issues are observed to the sidewalk.

1. Top surfaces of the concrete is poorly finished (not consistent).
2. Surface of the concrete is uneven (dips).
3. Surface of the concrete has a negative slope at various locations. The sidewalk needs to slope away from the foundation and main doorway entry from the building.

Due to the present installation and finishing of the concrete sidewalk, the concrete needs to be removed and replaced with new aggregate concrete and finished by today's building standards and practices.



Landscaping and lot topography is examined during a residential house inspection as they can have a significant impact on the building structure. It is important that surface runoff water is adequately diverted away from the building, especially in areas that have expansive soil characteristics. Low spots or depressions in the topography can result in ponding water that may exert hydrostatic pressure against the foundation. This pressure can cause a variety of effects on the building. A high water table or excessive ground saturation can also impact septic systems. Even over watering of gardens and shrubbery can have significant effects. A similar impact can result from tree roots growing against the foundation and causing cracking or movement of the structure. It is a standard recommendation that the lot grading slopes away from the building. Grading should fall a minimum of one inch every foot for a distance of six to ten feet around the perimeter of the building. It is also important that tree branches are not permitted to overhang the roof and that all landscaping is kept well pruned and not permitted to grow up against any part of the building. This will help prevent the development of pest and insect problems.

LANDSCAPING:

CONDITIONS:

Exterior grounds need to be landscaped.



PROPERTY SITE:

GRADING AND DRAINAGE:

Site Grade: Moderate slope from north to south.
Conditions of Site Grade: Grade at foundation appears serviceable. Evidence of poor drainage is observed at the following locations around the building and therefore needs to be corrected at the following locations:

1. North side of the home.
2. East side of the home.
3. West side of the home.

Need to grade slope of soils away from foundation, garage entry area, and main front area sidewalk. The slope should fall away from these areas at a minimum of 1/2 inch per foot and extend at least 10 feet away from the foundation, sidewalks and garage if possible for proper drainage of water.



PERIMETER FOUNDATION DRAINS:

Type: Type of perimeter drainage pipe is unknown (not visible).

Conditions: Unknown, drainage pipe is not visible.

Note: Perimeter drainage clean out pipes are viewed around the perimeter of the building. Several need to be lowered to a reasonable height of which should be at least 12 inches from finish grade and capped.



RETAINING WALLS:

RETAINING WALL ONE:

Location: Retaining wall is located at the north area of the buildings driveway.

Type: Concrete locking blocks.

Conditions: Retaining wall by outward appearance appears serviceable (other areas pertaining to the retaining wall that are buried from viewing, conditions, design and construction unknown). However, a public and homeowner safety issue needs to be addressed (possible liability concern). No guard railing or fencing is installed along the top of the foundation wall and therefore pose a falling hazard.

PATIO DECKS:

PATIO DECK ONE:

Location: South lower area.

Type: N/A.

Condition: No patio deck has been constructed (concrete slab type).

DECKS:

DECK ONE:

Location: Deck is located at the south side of the home (upper).

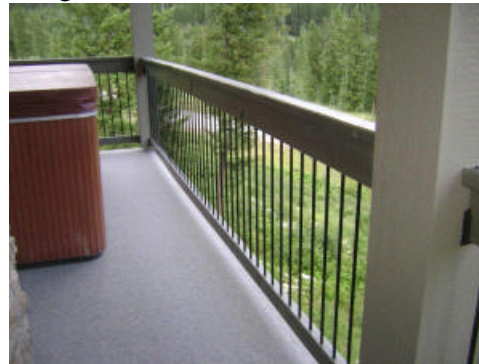
Type: Wood.

Type of Coverage: Vinyl material.

Conditions Of Deck: Appears serviceable overall.

Condition Of Guard Railing: The following issues and concerns of the guardrail/s and related components are observed.

1. The top and bottom small plastic holding brackets that are attached to the column supports trim of which are holding in place the guard railing in-place appear to be underrated (to small) and therefore, there present use are questionable for holding the guard railing securely into place.
2. Span length of the longer sections of the guard railing appear to need mid span support such as an additional 4x4 column post as the railing moves considerably. The design strength for a guard rail should resist a horizontal load of 100 lbs or concentrated load of 200 lbs applied inward or outward at any point at the top of the guard. The top of the guard rail shall resist an evenly distributed vertical load of 300 lbs (appears doubtful by trial).
3. The far southeast guard railing does not fit squarely even between the column supports (poor install).
4. Wood material used is very rough and appears to be a poor choice (used from building scrap?). Guard railing is a feature and better choice of wood (smoother, straight and with minimal defects) should be used.



EXTERIOR STAIRS:

STAIRS & RAILINGS ONE:

Location: South lower side of the building (basement sliding patio door).

Condition of Stairs: No stairs or landing has been designed or constructed. This poises a falling hazard. Need to design and construct by todays building standards and practices a stair or landing within this area.

STAIRS & RAILINGS TWO:

Location: West side of the building (garage door entry/exit).

Condition of Stairs: No stairs or landing has been designed or constructed. This poises a falling hazard. Need to design and construct by todays building standards and practices a stair or landing within this area.



GARAGE - CARPORT - WORKSHOP

Notice: Determining and verifying the heat resistance rating, type and thickness of firewall board is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Any openings through the firewall at the ceilings or walls need to be closed off to prevent carbon monoxide entry into the home from a idling vehicle or other mechanical combustion engines.

LOCATION AND TYPE:

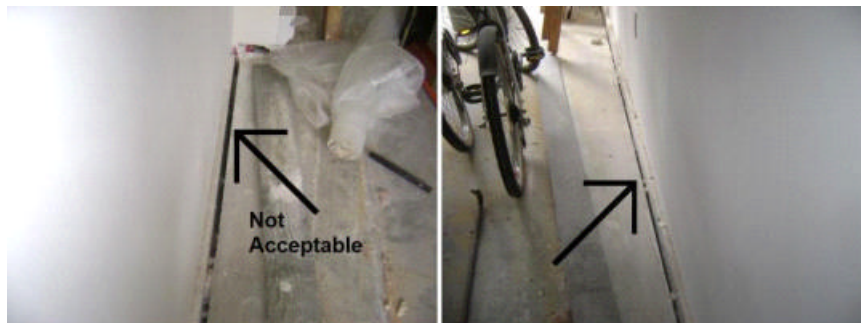
LOCATION: Garage is located at the northwest area of the home.
TYPE: Attached closed garage for two vehicle use.

FLOOR:

TYPE AND CONDITION: **Type of Floor Material:** Concrete.
Condition: Surface of the floor material appears serviceable with a few expansion cracks (appear to be). No control joints have been cut into the surface of the concrete and therefore, cracks may develop wherever (observed already).

FOUNDATION WALLS:

FOOTING WALLS - TYPE: Poured concrete.
CONDITION: Appears that the east wall foundation/footing has settled (moved). A significant opening between the foundation footing and edge of the garage floor is viewed. Typically, such an occurrence is due to certain unknown ground condition oddities, insufficient compaction of natural soils or gravels or water intrusion underside or around the foundation footing. Not much can be done about the present situation of which should not have never occurred in the first place, but these type of things can happen if design and construction is lacking a certain amount of attention. One solution is to replace the foundation footing and pour another of the same design but that would be a significant expense and time. Recommend to monitor this area within the garage for approximately for a year to see whether the gap expands by movement or the exterior wall moves such as cracks in the drywall board. If not, have the building contractor return then and fill the gap opening with a round type of foam gasket and top up with concrete mortar or an rubber expanding compound sealant which would be a better choice as this would allow for possible expansion and contract movement.



FIRE WALL:

CONDITION: Appears serviceable where observed.

GARAGE DOOR(S):

CONDITION: **Garage Door One (West):** Garage door appears serviceable. Automatic door opener is operational. Automatic reverse feature is operational.
Garage Door Two (West): Garage door appears serviceable. Automatic door opener is operational. Automatic reverse feature is operational.

GARAGE COMPONENTS:

CONDITION OF DOORS: Exterior door appears serviceable.

OBSERVATIONS AND INFORMATION:

GARAGE ISSUES: **Observation One:** No filler trim installed around the inside of both vehicle doors (left, right and top areas). Further, plastic flashing trim is loose (poor install).
Observation Two: No trim installed around the inside of the west exterior door.

