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# INSPECTION INFORMATION & CONDITIONS

## CLIENT & SITE INFORMATION:

**FILE #:** 0000-2011.  
**DATE OF INSPECTION:** May 5th, 2011.  
**TIME OF INSPECTION:** 8:06 am to 11:17 am.  
**CLIENT NAME:** Mr & Mrs Smart.  
**CLIENT ADDRESS:** 1234 Smart Seller Drive  
Shuswap, B.C.



**CLIENT PHONE #:** 250 123-4567.  
**EMAIL ADDRESS:** [smartsellerdrive@hotmail.com](mailto:smartsellerdrive@hotmail.com).  
**INSPECTION SITE ADDRESS:** 1234 Smart Seller Drive  
Shuswap, B.C.

## CLIMATIC CONDITIONS:

**WEATHER:** Light rain.  
**SOIL CONDITIONS:** Wet.  
**APPROXIMATE OUTSIDE TEMPERATURE in C:** 8 degree's C.

## BUILDING CHARACTERISTICS:

**MAIN BUILDING FACES:** Main side of the building faces West.  
**ESTIMATED AGE OF BUILDING:** Appears that the building was constructed in 2006.  
**BUILDING TYPE:** One family residential.  
**NUMBER OF STORIES:** One.  
**FINISHED FLOOR AREAS:** **Main:** 1,588 sq. ft.  
**Basement:** 1,122 sq. ft.  
**Total Square Footage of the Home:** 2,710 sq. ft.  
**SPACE BELOW GRADE:** Basement.

## 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:** Homeowner.  
**LISTING REALTOR:** Remax Realty.  
**SELLING REALTOR:** Remax Realty.  
**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:** June 2012.

## ON SITE PROPERTY CONTAMINATION OBSERVATION:

**SURFACE EVIDENCE OF AN UNDERGROUND STORAGE TANK:** None appears observable, past or present at this time.  
**PROXIMITY TO DUMPS, LANDFILLS, INDUSTRIAL SITES OR OTHER LOCATIONS THAT COULD CONTAIN HAZARDOUS MATERIALS:** None appears observable, past or present at this time.  
**PRESENCE OF POOLS OF LIQUIDS, PITS, PONDS, LAGOONS, STRESSED VEGETATION, STAINED SOILS OR PAVEMENT, DRUMS OR ODORS:** None appears observable, past or present at this time.

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:**

<b>STRUCTURE:</b>	Average or typical for properties in that peer group.
<b>EXTERIOR:</b>	Average or typical for properties in that peer group.
<b>INTERIOR:</b>	Average or typical for properties in that peer group.
<b>BASEMENT:</b>	Average or typical for properties in that peer group.
<b>FOUNDATION:</b>	N/A.
<b>ROOF:</b>	Average or typical for properties in that peer group.
<b>ATTIC:</b>	Average or typical for properties in that peer group.
<b>PLUMBING:</b>	Average or typical for properties in that peer group.
<b>HEATING - VENTILATION - AIR CONDITIONING:</b>	Average or typical for properties in that peer group.
<b>ELECTRICAL:</b>	Average or typical for properties in that peer group.
<b>KITCHEN:</b>	Average or typical for properties in that peer group.
<b>LAUNDRY:</b>	Average or typical for properties in that peer group.
<b>BATHROOMS:</b>	Average or typical for properties in that peer group.
<b>DATA SYSTEMS:</b>	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.

**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](http://www.bchomeinspections.ca) and click onto "Home Maintenance Checklist for the Seasons".

# EXTERIOR - FOUNDATION - BASEMENT - CRAWL SPACE

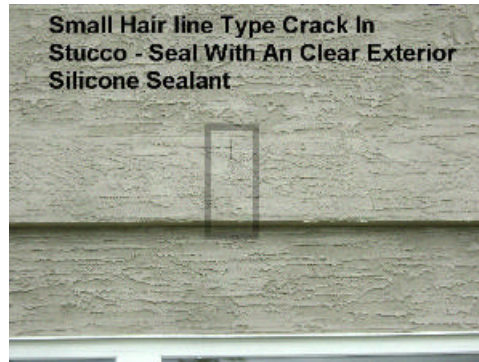
Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, I routinely recommend further evaluation be made 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** Smooth cement stucco material.

**MATERIAL:**

**CONDITION:** Appears serviceable overall, continue general maintenance and upkeep.



**TRIM AND FLASHING**

**MATERIAL:**

**Combination Of Trim Materials:**

- 1. Aluminum.
- 2. Wood.

**CONDITION:**

Appears serviceable overall, continue general maintenance and upkeep.

**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**

Insulation type within the wall cavity is unknown due to finished walls and/or not able to observe.

**CAVITY:**

**TYPE OF EXTERIOR WALL**

Exterior wall framing appears to be 2x6 wood studs.

**FRAMING:**

**DOCUMENTED PHOTO FILE:**

**PHOTOS A:**

**Photo One:** Decorative Pond - East side of home.

**Photo Two:** Decorative pond - West side of home.



**BASEMENT:**

**ACCESSIBILITY:**

Basement is fully accessible from the interior stairs and from both of the east exterior doors.

**CONDITION:**

Basement is fully finished.

**FOUNDATION WALLS -  
TYPE:**

Poured concrete.

**CONDITION:**

**Percentage of Interior Foundation is Concealed:** 100% concealed.

**The Following Conditions Where Observed Of The Foundation:** N/A.

**Percentage of Exterior Foundation is Concealed:** 99% 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.

**FLOOR JOISTS:**

**Type Of Joist Size:** Nominal size of floor joists are 2x10's.

**Floor Joist Spacing:** Floor joists are spaced every 16 inches centre.

**Bridging Type Installed Between Joists:** Bridging between the floor joists are 2x2 wood blocking.

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

**COLUMNS/SUPPORTS:**

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

**SUBFLOOR MATERIAL:**

**Type Of Subfloor Material:** Soft wood plywood type sheathing.

**Conditions:** Subfloor material appears serviceable where observed.

**BASEMENT FLOOR:**

Slab is not fully visible due to floor covering material installed, however, no readily visible problems are observed at this time.

**BASEMENT FLOOR  
DRAIN/SUMP PUMP:**

**Floor Drain:** Basement floor drain appears serviceable.

**In-Floor Sump & Waste Liquid / Solid Pump:** Sump installation and condition appears serviceable.



**BASEMENT SEEPAGE/LEAKAGE:**

<b>PRIOR EVIDENCE:</b>	None observed.
<b>PRESENT EVIDENCE:</b>	None observed.
<b>FUTURE POTENTIAL:</b>	Appears low.

# 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 ACCESSIBILITY:** **Size:** Attic is full size of the home.  
**Accessibility:** Attic is accessible through the ceiling hatch located in the hallway.  
**TYPE OF ROOF FRAMING:** **Type of Framing:** Truss.  
**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 CONDITION:** **Type:** Insulation type is fiberglass loose fill (poured in) - R value = 3.0 per inch.  
**Condition:** Insulation is installed between floor trusses/joists of the attic. Insulation appears serviceable.  
**DEPTH AND R-FACTOR:** **Depth:** Total insulation depth is approximately 13 inches.  
**R-Factor:** Total R value is approximately 40.

**MAIN ROOF:**

**STYLE:** Gable type roof.  
**TYPE:** Asphalt shingles.  
**ROOF SHEATHING MATERIAL:** **Type:** Type of sheathing material membrane installed is plywood, (4x8) sheathing. H clips have been installed between the joints of the sheathing membrane.  
**Condition:** Appears serviceable where observed.  
**UNDERLAYMENT:** N/A.  
**ROOF ACCESS:** Walked upon roof surface.  
**ROOF COVERING STATUS:**

1. Clean tree debris from valleys to allow the free flow of water to the gutters.
2. Remove tree debris from the surface of the roof at the south side.
3. Remove light moss from the surface of the roof where observed.



**ROOF COVERING CONCLUSIONS AND RECOMMENDATIONS:**

**Conclusion And Recommendations:** Appears serviceable and within useful life where viewed.



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



## 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](http://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](http://www.crd.bc.ca/wastewater/septic/savvy.htm) and [www.bchealthguide.org/healthfiles/hfile21.stm](http://www.bchealthguide.org/healthfiles/hfile21.stm).

### MAIN WATER SERVICE FACILITIES:

<b>MATERIAL:</b>	Plastic.
<b>LOCATION AND</b>	<b>Location:</b> The main water line is located in the basement utility room.
<b>CONDITION:</b>	<b>Size:</b> Main water line size is 3/4 inch diameter. <b>Condition:</b> 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.

**WASTE LINES:**

**MATERIAL:** Plastic ABS type.  
**CONDITION:** Appears serviceable where observed. Plumbing vents appear serviceable. Waste pump-out system located in the southwest room is fully functional and appears overall serviceable.

**WATER HEATER:**

**LOCATION:** Hot water heater is located in the basement utility room.  
**TYPE:** **Manufacture:** Bradford White.  
**Model #:** MI504S8FBN7.  
**Serial #:** BM7072060.  
**Type:** Conventional water heater.



**FUEL SUPPLY:** Gas fueled.  
**SIZE:** 50 gallons.  
**CONDITIONS:** **Conditions:** Appears serviceable (operational). Pressure relief valve installed with no visible water leakage, not tested. Flue vent appears serviceable. A water shutoff valve is installed, appears serviceable (no water leakage observed). Pilot light appears serviceable. Burner appears serviceable.

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 is located at the north side of the home.

**CONDITION:** 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.

## HEATING SYSTEM DESCRIPTION:

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

**SYSTEM TYPE:** Forced air furnace.

**FUEL TYPE:** Natural gas fueled.

**HEATING UNIT INFORMATION:** **Manufacture:** American Standard.  
**Model #:** AUD1B100A9361AA.  
**Serial #:** 6015UD21G.

**Type:** Mid efficiency furnace. Electronic ignition is provided.



**CAPACITY OF UNIT:** **Input:** 100,000 btu's.  
**Output:** Unknown btu's.

**APPROXIMATE AGE IN YEARS:** Original heating unit.

**HEATING SYSTEM CONDITION:**

**PRIMARY UNIT:** Heating unit appears operational (fully cycled).  
**BURNERS/HEAT EXCHANGERS:** **Burners:** Burners are mono port type. Burner flames appear typical.  
**Heat Exchanger:** N/A.  
**BLOWER FAN:** Appears serviceable (operational).  
**COMBUSTION AIR VENTING:** Appears serviceable.  
**AIR PLENUM:** Appears serviceable where observed.  
**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.

**AIR CONDITIONING:**

**TYPE & UNIT INFORMATION:** **Location:** Central air conditioning system with main unit located at the north side of the home.  
**Manufacture:** Goodman.  
**Model #:** CKL-30-1L.  
**Serial #:** 0601760063.



**POWER SOURCE:** 240 volt service. Electrical disconnect is present at or near the A/C unit.  
**COMPRESSOR AGE IN YEARS:** Unknown.  
**CAPACITY OF UNIT:** N/A.  
**CONDENSATE LINE:** Condensate line installed.  
**RETURN AIR TEMPERATURE:** N/A.  
**SUPPLY AIR TEMPERATURE:** N/A.  
**AIR TEMPERATURE DROP:** N/A.  
**SYSTEM CONDITION:** Outside air temperature at this time of the year is below 20 degree' s C. Because of these cold/cooler temperatures, if A/C unit is operated it could damage internal components within the unit, therefore, unable to test system at this time.

**NORMAL CONTROLS:** N/A.

# 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 work-out 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:**



**BRANCH CIRCUITS:**  
1. Range: Correct breaker size?: Yes, 40 amp breaker installed.  
2. Dryer: Correct breaker size?: Yes, 30 amp breaker installed.  
**# OF 120 VOLT CIRCUITS:** There appears to be 28.  
**# OF 240 VOLT CIRCUITS:** There appears to be 4.

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 &**

### **RECEPTACLES & LIGHTS:**

A representative sampling of switches and outlets (receptacles) was tested. As a whole, receptacles, switches and lights throughout the home are in serviceable condition with the following exception of issues and deficiencies observed:

1. Replace defective light switch located within the laundry room.
2. Replace defective light switch located within the main floor hallway bathroom.
3. Replace two defective light/fan switches located within the main floor master bedroom bathroom.

# 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 metal panel with polyurethane insulation filled core with centre insulated glass frame.

**Conditions:** Appears serviceable.

### DOOR BELLS:

**Door Bell Location:** Main entry door.

**Condition:** Door bell is fully operational.

### REAR EXTERIOR DOORS:

**Location One:** Main floor eatery area.

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

**Condition:** Standard rear exterior door appears serviceable.

**Location Two:** Main floor master bedroom.

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

**Condition:** Standard rear exterior door appears serviceable.

### SIDE EXTERIOR DOORS:

**Location One:** Main floor, laundry room (garage entry / exit way).

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

**Condition:** Standard side exterior door appears serviceable.

**Location Two:** Basement recreation room.

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

**Condition:** Standard side exterior door appears serviceable.

**Location Three:** Basement bedroom.

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

**Condition:** Standard side exterior door appears serviceable.

**INTERIOR DOORS:**

**INTERIOR DOORS:** Interior doors appear serviceable. Hardware operational, (door knob, latch mechanism etc).

**CLOSET DOORS:** Closet doors appear serviceable.

**WINDOWS:**

**MATERIAL TYPE:** Vinyl framed, insulated sealed glass, slider, single hung 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.

**CEILINGS:**

**MATERIAL TYPE:** Drywall board.

**CONDITION:** General condition appears serviceable overall.

**FLOORS:**

**MATERIAL TYPE:** **Combination of Floor Materials:**

1. Carpet.
2. Wood.
3. Ceramic tile.

**CONDITION:** General condition appears serviceable.

**STAIRS & HAND RAILS:**

**LOCATION &** **Main Floor To Basement**

**CONDITIONS:** **Condition of Stairs:** Stairs appear serviceable.

**Condition of Hand Rails:** Stairs handrail appears serviceable.

**CEILING FANS:**

**CEILING FAN # 1:** **Location:** Living room.

**Condition:** Fan is fully operational.

**BUILT-IN VACUUM SYSTEM:**

**LOCATION:** Garage.  
**CONDITION OF UNIT:** **Manufacture:** Beam.  
**Model #:** 2825.  
**Serial #:** 10615343350.  
**Conditions:** Built-in vacuum system is fully operational.

**SMOKE ALARM/DETECTORS:**

**LOCATION AND** **Main Floor:** Smoke alarm responded to test button operation.  
**CONDITION OF** **Basement:** Smoke alarm responded to test button operation.  
**DETECTOR UNITS:**

**GAS ALARM/DETECTORS (CARBON MONOXIDE):**

**CONDITION OF** Carbon monoxide detector/s responded to test button operation.  
**DETECTOR UNITS:**

**FUEL BURNING APPLIANCES:**

**FUEL BURNING** **Location:** Main floor living room.  
**APPLIANCE ONE:** **Type:** Direct vented solid fuel burning appliance (gas).  
**Manufacture:** Napoleon.  
**Model #:** N/A.  
**Serial #:** N/A.  
**Certification:** Yes.  
**Conditions:** Appliance appears serviceable.

## KITCHEN - APPLIANCES - LAUNDRY

### KITCHEN SINK AND FACILITIES:

**TYPE AND CONDITION:**      **Type:** Acrylic.  
**Conditions of Sink Facilities:** Sink appears serviceable. Faucet is serviceable.  
Plumbing drains appear serviceable. Both of the hot and cold water supply and shut  
off valves appear serviceable.

### COOKING RANGE:

**TYPE AND CONDITION:**      **Manufacture:** Whirlpool. Electric appliance (240 volt service). Free-standing unit.  
All four stove top heating elements are operational. Oven elements are operational.

### VENTILATION:

**TYPE AND CONDITION:**      **Manufacture:** Whirlpool (built into microwave oven). External venting. Fan motor,  
light and related controls are operational.

### REFRIGERATOR:

**TYPE AND CONDITION:**      **Manufacture:** Whirlpool. appears serviceable.

### DISHWASHER:

**TYPE AND CONDITION:**      **Manufacture:** Whirlpool. Appears serviceable (was not operated).

### SINK GARBURATOR:

**TYPE AND CONDITION:**      Appears serviceable (operational).

### OTHER BUILT- IN APPLIANCES:

**MICROWAVE:**                      **Manufacture:** LG. Appears serviceable.

### INTERIOR COMPONENTS:

**COUNTERS AND**                      **Counters:** Counters are Formica (plastic laminate), appear serviceable.

**CABINETS:**                              **Cabinets:** Cabinets appear serviceable.

**WALLS/CEILINGS/FLOORS** **Walls:** Surface of walls appear serviceable.

**:**    **Ceiling:** Surface of the ceiling appears serviceable.

**SWITCHES/FIXTURES/OUT** **Floor:** Floor covering is wood. Surface of the floor appears serviceable.

**LETS:**                                      Appear serviceable.

## **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. Dryer venting is provided with a exterior cover, appears serviceable where observed. Laundry sink is provided with plumbing fixtures, appears serviceable.

**CLOTHES WASHER:** **Manufacture:** GE.  
**Type:** Single unit.  
**Condition:** Appears serviceable.

**CLOTHES DRYER:** **Manufacture:** GE.  
**Type:** Single unit.  
**Condition:** Appears serviceable.

## BATHROOMS

### BATHROOM AREA:

**BATHROOM LOCATION:** Main floor 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. Both of the hot and cold water supply lines appear serviceable. Counter and cabinets appear serviceable.  
**CONDITION OF TOILET:** Appears serviceable.  
**CONDITION OF FLOORS:** **Type:** Floor covering in the bathroom is ceramic tile.  
**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 and tile.  
**Conditions:** Appears serviceable.  
**BATHROOM VENTILATION:** Bathroom fan appears serviceable (operational).

### BATHROOM AREA:

**BATHROOM LOCATION:** Main floor master bedroom.  
**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. Both of the hot and cold water supply lines appear serviceable. Counter and cabinets appear serviceable.  
**The following issues are noted at the drain and/or water service pipes:**  
1. Drainage is a bit slower than normal, P-trap may be clogged with hair or other debris, open P-trap and empty.  
**CONDITION OF TOILET:** Appears serviceable.  
**CONDITION OF FLOORS:** **Type:** Floor covering in the bathroom is ceramic tile.  
**Conditions:** Appears serviceable.  
**CONDITION OF WALLS:** Appears serviceable.  
**CONDITION OF CEILING:** Appears serviceable.  
**TUB/SHOWER PLUMBING FIXTURES:** **Separate Tub and Shower:** Plumbing fixtures appear serviceable. Drains appear serviceable. Shower head appears serviceable.  
**CONDITION OF TUB:** Appears serviceable.  
**CONDITION OF SHOWER WALLS:** **Type of Material:** Fiberglass.  
**Conditions:** Appears serviceable. Glass encloser door 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. Both of the hot and cold water supply lines appear serviceable. Counter and cabinets appear serviceable.  
**CONDITION OF TOILET:** Appears serviceable.  
**CONDITION OF FLOORS:** **Type:** Floor covering in the bathroom is ceramic tile.  
**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).

## 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 west area of the home.

**Type:** Poured concrete.

**Condition:** Appears serviceable.

### SIDEWALKS:

#### SIDEWALK ONE:

**Location:** Sidewalk is located at the west area of the home.

**Type:** Decorative concrete.

**Condition:** Appears serviceable.

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:** Grounds appear to be exceptionally maintained.

## PROPERTY SITE:

### GRADING AND DRAINAGE:

**Site Grade:** Gentle slope from west to east.

**Conditions of Site Grade:** Grade at and/or along the foundation (below exterior wall (stucco finish portion) cladding and/or sheathing membrane) of the home needs correction at the following locations:

1. North side of the home.

Need to lower soils below homes finished stucco (cladding, grade should be at least 8 inches below any finished siding materials).

**PERIMETER FOUNDATION DRAINS:** **Type:** Type of perimeter drainage pipe is unknown (not visible).  
**Conditions:** Unknown, drainage pipe is not visible.

## RETAINING WALLS:

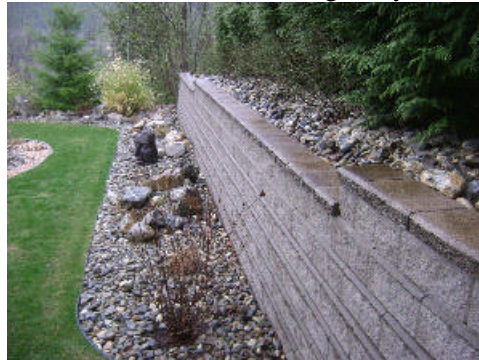
### RETAINING WALL ONE:

**Location:** Retaining wall is located at the south area of the property.

**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).

**Information One:** Retaining Walls: These must be constructed in such a way that they support not only the weight of the soil they contain, but also the weight of the water in the soil, which may actually outweigh the soil itself. Retaining walls may be built from various materials. They should be constructed with a method for releasing water from behind the wall and with footings or tie-backs into the hillside which allow them to resist gravity and lateral pressure.



## PATIO DECKS:

### PATIO DECK ONE:

**Location:** Patio deck is located at east area of the home.

**Type:** Concrete.

**Condition:** Appears serviceable.



**DECKS:**

**DECK ONE:**

**Location:** Deck is located at the east area of the home.

**Type:** Wood.

**Type of Coverage:** Vinyl material.

**Conditions Of Deck:** Appears serviceable overall.

**Condition Of Guard Railing:** Guardrailing appears serviceable.

**EXTERIOR STAIRS:**

**STAIRS & RAILINGS ONE:**

**Location:** Stairs are located at the west area of the home.

**Condition of Stairs:** Stairs appear serviceable.

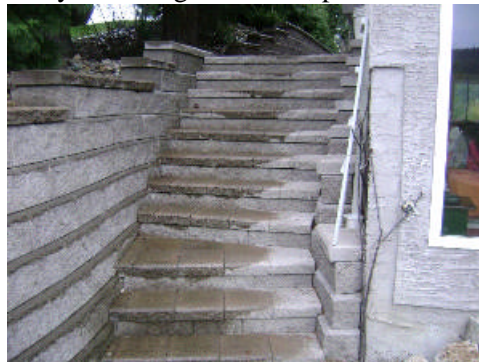
**Condition of Hand Rails:** Not needed.

**STAIRS & RAILINGS TWO:**

**Location:** Stairs are located at the southeast area of the home.

**Condition of Stairs:** Stairs appear serviceable.

**Condition of Hand Rails:** Obtain the professional services of a builder or renovation contractor to install a set of handrails along the sides of the stairs by today's building standards, practices and code requirements.



## 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 southwest 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.

#### FIRE WALL:

#### CONDITION:

Appears serviceable where observed.

#### GARAGE DOOR(S):

#### CONDITION:

Garage door appears serviceable. Automatic door opener is operational. Automatic reverse feature is unknown. Appears that the automatic door opener is not uprating as intoned. When the button is activated to have the door go down, one has to continually hold the button down, it not, the door retracts automatically. Appears adjustments ar needed at the unit and/or the button needs to be replaced, have serviced.

#### GARAGE COMPONENTS:

#### CONDITION OF DOORS:

Exterior door appears serviceable.

#### CONDITION OF

Window appears serviceable.

#### WINDOWS: