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# INSPECTION CONDITIONS

## CLIENT & SITE INFORMATION:

**FILE #:** 2746-2010.  
**DATE OF INSPECTION:** July 5th, 2010.  
**TIME OF INSPECTION:** 10:26 am to 3:38 pm.  
**CLIENT NAME:** Mrs Jon Jet.  
**CLIENT ADDRESS:** 1111 Anywhere Street  
Salmon Arm, BC.  
**CLIENT PHONE #:** 250 111-1111.  
**EMAIL ADDRESS:** greathome@unknown.ca.  
**INSPECTION SITE ADDRESS:** 2222 Homes Street  
Blind Bay, BC.



## CLIMATIC CONDITIONS:

**WEATHER:** Partly cloudy.  
**SOIL CONDITIONS:** Dry.  
**APPROXIMATE OUTSIDE TEMPERATURE in C:** 22 degree's C.

## BUILDING CHARACTERISTICS:

**MAIN BUILDING FACES:** Main side of the building faces South.  
**ESTIMATED AGE OF BUILDING:** Appears that the building was constructed in the late 1970's.  
**BUILDING TYPE:** **Type Of Building:** One family residential.  
**NUMBER OF STORIES:** One.  
**FINISHED FLOOR AREAS:** **Main:** 1,744 sq. ft.  
**Basement:** 1,700 sq. ft.  
**Total Square Footage of the Home:** 3,444 sq. ft.  
**SPACE BELOW GRADE:** Basement.

**UTILITY SERVICES:**

**WATER SOURCE:** Public water system.  
**SEWAGE DISPOSAL:** Private sewage system (septic tank and field/weeping well).  
**UTILITIES STATUS:** All utilities are on.

**OTHER INFORMATION:**

**AREA:** Suburb of Shuswap Lake Estates.  
**BUILDING OCCUPIED?** Vacant.  
**CLIENT PRESENT:** Yes, for part of the inspection.  
**PEOPLE PRESENT:** Purchasers.  
**COMMENTS:** **Comment One:** The home is constructed on a hillside. I'm not a soil or geotechnical engineer and can not render an opinion regarding soil stability or potential soil movement. If desired, qualified specialists could be consulted on these matters.  
**Comment Two:** Advise: Recommend to obtain at least three of more trade estimates for any structural or mechanical repairs and/or new construction as construction quotes can vary greatly.  
**Comment Three:** Contractors: To obtain a list of mechanical or structural subtrades within the Shuswap: Shuswap Construction Industry Professionals (SCIP) - www.scip.bc.ca.

**LISTING REALTOR:** Century 21 Realty.  
**SELLING REALTOR:** One Percent Realty.

**PROFESSIONAL CONTRACTOR REFERENCE:**  
**Reference Contractors For Home Issues**  
**Septic Waste Disposal Contractors**  
1. Al's Septic. Mr Al Lorimer. 250 517-0406.  
**Solid Fuel Appliance & Chimney Installation & Repairs:**  
1. Safe Heat. Mr Len Pickens. 250 833-6256.  
2. Arrow Wood Heat Services. Mr Robert Babakaiff. 250 803-2168.  
3. Home Comfort Centre. Rob McKenzie. 250 804-4328.  
4. Bill Guy Masonry. Mr Bill Guy. 250 833-5563.  
5. Marcus Masonry. Marcus Buhrig. 250 804-9630.

**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:** August 2011.

**ON SITE PROPERTY CONTAMINATION OBSERVATION:**

**ON SITE SEPTIC SHOW OBSERVABLE EVIDENCE OF SYSTEM FAILURE:** None appears observable, past or present at this time.  
**SURFACE EVIDENCE OF AN UNDERGROUND STORAGE TANK:** None appears observable, past or present at this time.  
**PROXIMITY TO DUMPS, LANDFILLS, INDUSTRIAL** None appears observable, past or present at this time.

**SITES OR OTHER  
LOCATIONS THAT COULD  
CONTAIN HAZARDOUS  
MATERIALS:**

**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>	Somewhat below average 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>	Somewhat above average for properties in that peer group (newer roof covering material installed).
<b>ATTIC:</b>	Somewhat below average for properties in that peer group (see attic report).
<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**

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 homes 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** Wood siding.

**MATERIAL:**

**CONDITION:**

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

1. West side of the home, bottom sections of the wood siding at finished grade has extensive wood rot due to surface water drainage and water sprinkler spray action towards to the homes foundation, windows and siding.
2. West side of the home, loose sections of siding is observed.
3. Minor fading of paint noted on the surface at various locations.
4. Loose fasteners observed at a few locations.
5. Few splits in the wood siding observed at various locations.

Obtain the professional services of an renovation contractor to perform repairs and/or material replacement as and where needed to protect building materials.

Wood.

### **TRIM AND FLASHING**

**MATERIAL:**

**CONDITION:**

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

1. Fascia trim at a few locations exhibit surface deterioration and staining due to water leakage from the gutters where leaking joints are located.
2. North side of the home, roof overhang, some of the wood soffit material is damaged, reason unknown (inquire with current homeowner).
3. West basement windows have not metal header flashing trim installed.
4. East garage windows have no metal header flashing trim installed.

Obtain the professional services of an renovation contractor to perform repairs and/or material replacement as and where needed to protect building materials.



**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 FRAMING:** Exterior wall framing appears to be 2x4 wood studs.

**FRAMING:**

**OBSERVATIONS & ADDITIONAL NOTES:**

**Observation One:** The lower sections of the wood siding along the west side of the homes exterior wall and windows are being constantly sprayed with water when the underground water sprinklers are activated. This is causing damage and surface deterioration to the wood siding in the form of wood rot at various locations. In addition to repairs to sections of the siding, it appears that the water has penetrated further into areas within the building envelope which may have affected other building materials such as the outside plywood sheathing membrane, structural wood framing, insulation, vapour barrier and other unknown building materials. Further investigation is warranted as evidence such as the bathroom windows wood framing sill has wood rot which is an indicator that water has penetrated deeper into the cavity of the exterior wall.

**Observation Two:** At the southeast area of the home along the garage entry opening and more specifically, the west side, evidence of ant activity is present. Around the exterior and interior sides of the garage framed wall, evidence of sawdust like material on the ground surface and the abundance of red ants suggest that there could be a nest within the wall. Recommend to obtain a professional exterminator to further investigate this area and resolve the insect issue as possible damage to wood building material hidden behind finished walls could potentially exist.

**Information One:** The following provides some basic information about what to look for when deciding when to paint next. When reviewing the condition of the paint, stain or coating, it is also important to review the condition of the underlying materials, like wood.

1. Year: The first year or two after painting or new construction.

What to Look For: Painting or coating deficiencies: Poorly - applied areas that don't hide the painted component, cracked paint, blistered paint from being applied to wet material, poor detailing, over spray, etc.

2. Year: Years three to five.

What to Look For: Color fading, chalking of the surface, loose paint areas, damage.

Look for patterns in the weathering. In other words, start planning for a partial re-painting in more sun exposed areas) or general re-painting. Also check the condition of the underlying components like wood.

3. Year: Years five to seven.

What to Look For: If the building hasn't been re-painted yet, it is defying the odds. At minimum a close critical look by a professional would probably determine that the building exterior is ready for its ounce of prevention.

4. Year: Seven years or more past the previous painting.

What to Look For: Soft spots in the wood, cracks or blisters in the paint, extreme fading. Any of those would require preparation and re-painting. Repair of damaged areas may be necessary. Stucco, fibre-cement siding, metal and plastic siding may likely require re-painting by year 10.



**FIREPLACE:**

**FIREPLACE LOCATION:** Fireplace is located within the basement recreation room.  
**MATERIAL:** Concrete block and brick.  
**CONDITION:** Appears serviceable overall.

**FIREPLACE:**

**FIREPLACE LOCATION:** Fireplace is located on the main floor.  
**MATERIAL:** Concrete block and brick.  
**CONDITION:** Appears serviceable overall.

**CHIMNEY:**

**CHIMNEY LOCATION:** Chimney is located within the interior centre of the home.  
**MATERIAL:** Concrete block.  
**CONDITION:** The following conditions and/or issues are observed at various locations to the chimney:

1. No concrete chimney cap designed and constructed.
2. Small, separate concrete slabs which are supported by bricks are loose.
3. Incorrect clearance to drywall board and wood framing members is observed

within the basement and in the attic (2 inch minimal clearance is required for interior chimneys).

4. Appears that the chimney is sharing two separate fuel burning appliances which is the open masonry fireplace and the freestanding wood burning appliance both located within the basement recreation room. This is excepted only if adequate draft is provided and should be proved that such can be maintained.

5. Attic area, observed that several of the concrete blocks at the west side of the chimney are separated from cement mortar.

6. Attic area, observed at where two concrete blocks are separated that black stains are observed on the surface of the blocks indicating that possible smoke spillage may be occurring from inside the flue.

7. West flue liner needs to be cleaned (heavy creosote on liner walls).

8. Appears that two, possibly more, flue liners are cracked within the chimney as observed, further investigation and inspection is needed.

Need to obtain the professional services of a masonry contractor or Certified WETT Installer to perform the necessary repairs and/or material replacement to the chimney as required by todays building standards and code requirements "Part 9 , Section 9.21. "Masonry and Concrete Chimneys and Flues" British Columbia Building Code 2006 and/or CSA Standards B365-01 "Installation Code for Solid-Fuel-Burning Appliances and Equipment".



**BASEMENT:**

**ACCESSIBILITY:**

Basement is fully accessible from the interior stairs, garage and north recreation room patio sliding glass door.

**CONDITION:**

**Conditions:** 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 by estimate.

**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:** Floor joists are not fully visible due to finished ceiling conditions within the basement (size, length, spacing, bridging and conditions unknown) .

**COLUMNS/SUPPORTS:** Column supports are not fully visible due to finished conditions within the basement.

**SUBFLOOR MATERIAL:** N/A.

**BASEMENT FLOOR:** Slab is not fully visible due to floor covering material installed, however, no readily visible problems are observed at this time. However, within the south storage room, small cracks are observed on the surface.

**BASEMENT FLOOR DRAIN/SUMP PUMP:** **Floor Drain:** Basement floor drain appears serviceable.

**OTHER OBSERVATIONS:** **Observation One:** Within the southwest area of the basement is a small unfinished storage room. Within the roof, wood framing and insulation is installed between the framing studs. The fibreglass insulation is installed in direct contact with the inside surface of the concrete foundation. Recommend to have the backside of the insulation pulled away from the surface of the concrete by at least 1inch.

**Information One:** Basement Floor Construction Options: There are two construction options that can be applied to finishing basement floors if the floor is dry, is not wetted as a result of wall or floor leakage, or capillary action, then it can be assumed that any two flooring options is permissible.

1. Built-Up, Non-Insulated Floor Systems: Often the existing floor slab cannot be used as the base for a finished floor system because the floor is cracked, uneven or in generally poor condition. In these cases a new built-up floor system can be built on top of the original slab to provide a level, dry working surface on which the finished floor can be applied. A typical, non-insulated built-up floor system can be constructed in the following way:

- a) All surface cracks within the floor must be repaired (if existing).
- b) A sheet of 6 mil plastic polyethylene applied over top of the concrete slab which functions as a moisture and vapour barrier.
- c) Furring or wood sleepers are applied on top of the poly sheet which support and/or level the subfloor.
- d) Applied on top of the framing support is the subfloor which typically is plywood or OSB board.
- e) Final, any finished flooring material can be typically used (carpet, vinyl, wood, etc).

2. Built-Up, Insulated Floor System: Similar to a built-up, non-insulated floor system, but with a layer of insulation added as part of the floor system to reduce heat loss and raise the floors surface temperature which results in improved comfort and condensation resistance. The insulation installed within the floor system needs to be moisture resistant. A typical, insulated built-up floor system can be constructed in the following way:

- a) All surface cracks within the floor must be repaired (if existing).
- b) A sheet of 6 mil plastic polyethylene applied over top of the concrete slab which functions as a moisture and vapour barrier.
- c) Furring or wood sleepers are applied on top of the poly sheet which support and/or level the subfloor.
- d) Moisture resistant insulation is applied between the furring/wood sleepers.
- e) Applied on top of the framing support is the subfloor which typically is plywood or OSB board.
- f) Final, any finished flooring material can be typically used (carpet, vinyl, wood,

etc).

**Product Recommendation:** Subflor is an all-in one step engineered subfloor system with a raised integrated moisture barrier designed to elevate and insulate finished floors over concrete. Subflor air gap technology provides moisture protection and warms finished floors by 6 degree's F (3.2 degree's C). Subflor can be used over concrete floors for basements and garages and can be finished with carpet, laminate or floating engineered hardwood flooring. For more information visit the Subflor website at [www.subflor.com](http://www.subflor.com).

**Information Two:** Installing carpets on cold, damp concrete floor slabs could lead to serious allergic reactions and other health-related consequences. It is not recommended that carpets be installed on basement concrete slabs unless the carpets can be kept dry and warm. In practice, this is not possible unless basement floor slab assemblies are insulated and basement areas are conditioned. Installing carpet on concrete-slab foundations located at grade typically does not pose a risk if the carpet and associated carpet pad are vapour permeable. Slabs-on-grade are typically warmer and much dryer then basement slabs.

# 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.

## 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 master bedroom closet.

**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 serviceable with the following exceptions:**

1. Southwest corner area of the attic, tree debris material such as needles, cones, etc are observed. The debris is piled on top of the fiberglass insulation and tops to the underside of the roof. Appears at present that squirrels are nesting within this area of the attic. The following is needed to be performed so that squirrels do not continue to nest within this area and that tree debris does not rot which is the following recommendation:
  - 1.1. Obtain a professional exterminator to rid of the squirrels within this area of the attic.
  - 1.2. Remove all tree debris material.
  - 1.3. Replace any deteriorated and/or damaged ceiling insulation, vapour barrier, dry wall board and wood building members.
  - 1.4. Clean area and block/seal any areas that appear to be an exterior entry.
2. The back side of the attic hatch is not insulated, therefore, apply 6 mil poly plastic and either fiberglass batt insulation or rigid styrofoam insulation to the back side of the hatch cover.
3. The perimeter of the hatch opening is not sealed (when cover is in place) and therefore, some form of weather stripping needs to be installed around the perimeter

of the ceiling opening.

4. Both of the bathrooms vent material are disconnected at the fans and terminate into one single outlet at the west gable end, both need to terminate separately at the exterior with vent covers. Further, both vent pipes are very long in length and therefore, recommend to shorten lengths by terminating both vents at the north side of the roof.



**VENTILATION:**

Appears to be fair air attic ventilation/air flow provided at the soffits and end gables.

Older type of venting is designed and constructed along the soffits which limit air flow into the attic (small openings). Recommend to remove the present soffit material/venting screen openings and construct continuous venting along the entire length of the soffits to improve air flow. If not, repair where metal screen mesh is damaged.

Additional attic ventilation is recommended with the installation of stationary vents near the peak of the roof to improve attic air flow/ventilation.

**INSULATION TYPE AND CONDITION:**

**Type:** Insulation type is fiberglass batts - R value = 3.2 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 8 inches.

**R-Factor:** Total R value is approximately 26.

Recommend additional insulation in the attic area to bring the R factor value to at least 40 or better by todays building standards.

**MAIN ROOF:**

**STYLE:**

Gable roof.

**TYPE:**

Asphalt shingles.



**ROOF SHEATHING MATERIAL:**

**Type:** Type of sheathing material membrane installed is plywood, (4x8) sheathing on top of 1x4 wood strapping.

**Condition:** Appears serviceable where observed.

**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. Moss, algae and/or lichens is observed on the surface of the shingles at various locations at the east and north sides of the roof.
2. Roof valleys at the west area of the roof exhibit debris material (water can not flow freely).



**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 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.

### **EXPOSED ROOF FLASHING:**

**TYPE AND CONDITION:**     **Type:** Metal and rubber flashing materials.  
  **Conditions:** All flashing materials appears serviceable where viewed.

### **GUTTERS & DOWNSPOUTS:**

**TYPE & CONDITIONS:**     **Type Of Gutter And Drain Spout Materials:** Aluminum.  
**Conditions:** Gutters are fully installed around the perimeter of the homes roof edge. The following conditions and issues to the gutters and drain spouts are viewed at various locations.

Defects to the gutters is viewed at the following locations:

1. South side of the roof.
2. West side of the roof.
3. Leaking is observed at the gutters connections.
4. Various types of debris material and plant growth is observed within the gutters, need to clean gutters of debris in order for water to flow freely to the drain spouts.

Defects to the drain spouts is viewed at the following locations:

1. Northeast area (damage section of drain spout, loose fasteners, etc).
2. Leaking is observed at the drain spout elbows and/or seams.



# 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. 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:

**MATERIAL:** Plastic.

**LOCATION AND CONDITION:** **Location:** The main water line is located within a storage room at the south area of the basement.  
**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:** **Combination of Materials:**  
1. Copper.  
2. Some plastic.

**CONDITION:** Appears serviceable where observed.

## 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 west area of the basement (laundry room).  
**TYPE:** **Manufacture:** John Wood.  
**Model #:** JW525TF1.  
**Serial #:** 9901253193.  
**Type:** Conventional water heater.  
**FUEL SUPPLY:** Electric.  
**SIZE:** 175 liters.  
**CONDITIONS:** **Conditions:** Appears serviceable (operational). Pressure relief valve installed with no visible water leakage, not tested. A water shutoff valve is installed, appears serviceable (no water leakage observed).

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.

## SEPTIC SYSTEM:

**SEPTIC TANK LOCATION:** Unknown, inquire with seller as to location of the septic tank.  
**SEPTIC FIELD LOCATION:** Unknown, inquire with seller as to location of the septic field.  
**SYSTEM CONDITION:** Suggest to have the septic tank located, remove top lid and both inspection covers, have the liquid and solid wastes pumped out and the interior of the tank inspected by a Registered On-Site Waste Practitioner (R.O.W.P) and/or septic pump-out contractor.  
**Information One:** Location And Layout: The homeowner should know the layout of the existing septic system (obtain documents). The absorption field should not be disturbed by new construction and vehicle traffic or covered by fill, trees and dense vegetation. No storm water should be directed into the septic system. A typical system has a average life expectancy of 15 to 30 years under proper use.  
**Information Two:** Septic Tank: If properly maintained, it should be pumped every two to three years. Keep records about pumping. Lack of periodic pumping will cause solids to be carried into the absorption field, clogging the leaching beds and shortening their useful life.

## 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.

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:** Due to the type of heating system installed within the home, all rooms of the home have independent controled heating.

**SYSTEM TYPE:** System Types  
1. Wall mounted baseboard heaters.  
2. In-wall radiant heaters with fans.

**FUEL TYPE:** Electric.

### HEATING SYSTEM CONDITION:

**PRIMARY UNIT:** All of the wall mounted baseboard heaters are fully operational.

**NORMAL CONTROLS:** All of the wall mounted and unit control thermostats are fully operational.

# ELECTRICAL

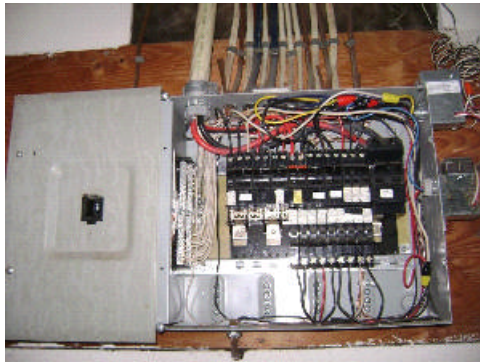
Any electrical repairs attempted by anyone other than a licensed, professional electrician should be approached with caution. The power to the entire building should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Operation of time clock motors is not verified. 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:** Overhead from street hydro service pole to building.  
  **Conditions:** Meter appears serviceable. Electrical service mast appears serviceable. Weather head appears serviceable.

## MAIN ELECTRICAL SERVICE PANEL:

**MAIN PANEL LOCATION AND INFORMATION:**     **Location:** Main electrical service panel is located garage.  
  **Amperage Size:** 200 amp service. 120/240 volt circuit breakers.  
**MAIN PANEL ELECTRICAL CONDITIONS:**     **Type Of Disconnect:** Main disconnect is located at the main panel. Breaker/s type.  
  **Conditions:** Circuit and wiring size appears correct so far as visible. Grounding system is present. Noted that breaker #21 is not marked on the label as to service function.

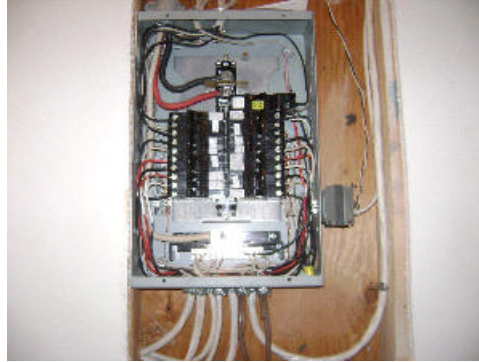


**BRANCH CIRCUITS:**                             1. Range: Correct breaker size?: Yes, 40 amp breaker installed.  
**# OF 120 VOLT CIRCUITS:**                    There appears to be 15.  
**# OF 240 VOLT CIRCUITS:**                    There appears to be 5.

## DISTRIBUTION SUB PANEL:

**SUB PANEL LOCATION AND INFORMATION:**     **Location:** Sub panel is located within the south area of the basement (storage room).  
  **Amperage Size:** 100 amp service. 120/240 volt circuit breakers.  
  **Type Of Disconnect:** Main disconnect is not located at the panel but is remotely located at the main panel. Breaker/s type.  
**SUB PANEL ELECTRICAL CONDITIONS:**     **Conditions:** Circuit and wiring size appears correct so far as visible. Grounding system is present. **The following issues are observed at the sub panel:**  
  1. Knock-out covers (plugs) are missing at the outside of the panel to cover open cable entry holes, install knock-out type plug covers where needed (electrical hazard).  
  2. No past electrical permit observed in order to indicate of final electrical

inspection, could be misplaced or lost and therefore, inquire to the homeowner as to its location.



**BRANCH CIRCUITS:**

- 1. Dryer: Correct breaker size?: Yes, 30 amp breaker installed.
- 2. Hot Water Tank: Correct breaker size?: Yes, 20 amp breaker installed.
- 3. Dishwasher: Correct breaker size?: Branch wiring from the main electrical panel (or sub-panel) does not directly supply the dishwasher, the dishwasher appears to be supplied by another branch circuit.

**# OF 120 VOLT CIRCUITS:**

There appears to be 9.

**# OF 240 VOLT CIRCUITS:**

There appears to be 5.

**CONDUCTORS:**

**ENTRANCE CABLES:**

Cannot determine, main conductors are not visible to observe.

**BRANCH CONDUCTORS:**

**Type of Branch Circuit Conductors:** Copper. Loomex NMD type.

**Conditions:** Appears serviceable where observed with the following exception of issues and/or deficiencies observed:

- 1. Kitchen, branch conductor located underside of the cooking range is exposed to potential mechanical injury and is loose (not secured).
- 2. Kitchen, branch conductor located within the bottom back area of the northeast floor cabinets between the right of the sink and left side of the dishwasher is exposed to potential mechanical injury and therefore needs to be protected.

Obtain the professional services of an electrician to perform further evaluation and perform the necessary corrections to the branch conductors and other related electrical components as and where needed by today's electrical standards and practices.



**Kitchen Range Exposed Electrical Branch Conductor**



**Kitchen Dishwasher Exposed Electrical Branch Conductor**

**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. Kitchen, a few of the counter receptacle outlets are loose from the metal device boxes, need to be secured (minor).

2. Basement, storage area underneath interior stairs, loose light fixture cover observed.

Obtain the professional services of an electrician to perform further evaluation and perform the necessary corrections to the receptacles/wall switches/lights and other related electrical components and systems as and where needed by today's electrical standards and practices.

# 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.

## EXTERIOR DOORS:

### MAIN ENTRY DOOR:

**Type:** Construction of door appears to be solid wood.

**Conditions:** Appears serviceable overall with surface cosmetics (wear). Further, one of the glass within the frames is cracked.

### DOOR BELLS:

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

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

### SIDE EXTERIOR DOORS:

**Location One:** Main floor, east area of the kitchen.

**Type:** Construction of door appears to be solid wood with centre insulated glass frame.

**Condition:** Side door exhibits minor surface cosmetics due to general surface wear.

### SLIDING GLASS

### EXTERIOR DOORS:

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

**Condition:** Sliding glass patio door appears serviceable.

**Location Two:** Main floor dining room.

**Condition:** Sliding glass patio door appears serviceable.

**Location Three:** Main floor kitchen area.

**Condition:** Sliding glass patio door appears serviceable.

**Location Four:** Basement recreation room.

**Condition:** Sliding glass patio 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:** Double aluminum framed, single pane glass, casement, awning and fixed type window openings.

**CONDITION:** A representative sampling was taken, windows as a grouping are generally operational (open/close) with the following exceptions observed:  
1. Basement bathroom window exhibits metal deterioration at the exterior.  
2. Basement laundry room windows glass is broken, replace.

**INTERIOR WALLS:**

**MATERIAL TYPE:** **Combination of Wall Materials:**  
1. Drywall board.  
2. Wood.

**CONDITION:** General condition appears serviceable with few surface cosmetics noted at various locations.

**INTERIOR TRIM:**

**MATERIAL TYPE:** Wood.  
**CONDITION:** Appears serviceable overall with surface cosmetics (wear).

**CEILINGS:**

**MATERIAL TYPE:** **Combination of Ceiling Materials:**  
1. Drywall board.  
2. Fibre tile.

**CONDITION:** General condition appears serviceable with few surface cosmetics noted within the basement recreation/bar area (small dry water stain on drywall board, likely from past water leak from an unknown source).



**FLOORS:**

**MATERIAL TYPE:** **Combination of Floor Materials:**  
1. Carpet.  
2. Vinyl.  
3. Ceramic tile.

**CONDITION:** General condition of the flooring material throughout the home exhibits general wear due to age of the materials (older type) and/or lack of general cleaning (care), some torn carpet. Few areas smell like dog and/or cat odors.

## STAIRS & HAND RAILS:

### LOCATION & CONDITIONS:

#### Main Floor To Basement

**Condition of Stairs:** Stair/s appear serviceable.

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

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

1. The guard railing opening is incorrect. Opening through any guard railing shall be a size that will prevent the passage of a spherical object having a diameter of 4 inches, unless it can be shown that will not represent a hazard.

## SMOKE ALARM/DETECTORS:

### LOCATION AND CONDITION OF DETECTOR UNITS:

**Main Floor:** No smoke detector observed, a smoke/detector needs to be installed centrally on the ceiling.

**Basement:** No smoke detector observed, a smoke/detector needs to be installed centrally on the ceiling.

Carbon Monoxide (CO) is a colorless, odorless gas. So it's impossible to see, taste or smell the toxic fumes if their in your home. At low levels of exposure, CO can cause symptoms often mistaken for the flue. Symptoms like headaches, nausea, fatigue, dizziness and disorientation. At higher levels, CO can be fatal. Yet the risk of CO poisoning from natural gas appliances is extremely low. Most times, poisoning comes from fires and car exhaust. While carbon monoxide alarms can provide additional peace of mind, the best way to avoid CO from your appliances is through regular maintenance.

## FUEL BURNING APPLIANCES:

### FUEL BURNING APPLIANCE ONE:

**Location:** Basement recreation room.

**Type:** Freestanding solid fuel burning appliance (wood).

**Manufacture:** M&W Industries LTD.

**Model #:** Granmor.

**Serial #:** 195855.

**Certification:** Yes. Wonock Hersey Certified.

**Conditions:** The following issues are observed at the appliance:

1. Cracks within the metal of the appliance is noted at the front.
2. Several bricks within the fire box are broken.
3. Metal baffle plate within the fire box is damaged.
4. Clearance to combustibles at the front loading door of the appliance is incorrect.
5. Clearance to combustibles of the single wall stove pipe is incorrect.
6. Single wall stove pipe is missing metal screw fasteners at joints.

Due to the present conditions observed at the fuel burning appliance, the continued use of the appliance needs to cease (scrap metal).



**ADDITIONAL INTERIOR CONDITIONS:**

**OBSERVATIONS AND INFORMATION:**

**Observation One:** Basement bathroom, bottom left of window frame. An existing, small finger like hole is observed through the drywall board. Upon observation, the inside area and the surrounding drywall is damaged/deteriorated and wet indicating that outside water/moisture is seeping/entering this area of the bathroom. This likely confirms that the underground water sprinkler spray action against the exterior siding/windows and grade issue at the west side of the home has affected hidden building material within the exterior wall cavity. Need to obtain a professional building contractor to open a section of the interior wall around the window to observe present conditions.



## KITCHEN - APPLIANCES - LAUNDRY

### KITCHEN SINK AND FACILITIES:

**TYPE AND CONDITION:**     **Type:** Stainless steel.  
  **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:**     No fan/hood installed. Install a hood fan above the kitchen range and install vent  
  ducting from the hood fan to the exterior of the home so that all range and kitchen  
  created moisture is fully exhausted to the exterior of the building.

### REFRIGERATOR:

**TYPE AND CONDITION:**     **Manufacture:** Maytag. Electric, appears serviceable with the following exceptions  
  observed.  
  1. Top freezer door will not close firmly, stays slightly open.  
  2. Ice tray is missing within the top freezer.  
  Water dispenser is operational. Ice dispenser is unknown.

### DISHWASHER:

**TYPE AND CONDITION:**     **Manufacture:** Maytag. Dishwasher mechanical motor is unusually noisy and  
  therefore had to shut it off, have serviced by a appliance technician.

### INTERIOR COMPONENTS:

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

**WALLS/CEILINGS/FLOORS :**     **Walls:** Surface of walls appear serviceable.  
  **Ceiling:** Surface of the ceiling appears serviceable.  
  **Floor:** Floor covering is vinyl. Surface of the floor appears serviceable overall with  
  the exception of the area underside of the cooking range where a large hole is  
  located. Appears hole was for past ventilation purposes of a older cooking range  
  such as a Jenn Air unit.

**SWITCHES/FIXTURES/OUTLETS:**     Appear serviceable overall, a few minor issues which are detailed within the  
  electrical section of the report.

## **LAUNDRY ROOM FACILITY:**

**LOCATION:**

The laundry room is located in the basement utility room.

**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. Present venting material (plastic flex) is a potential fire hazard and therefore, I highly recommend to replace the plastic venting material with 4 inch metal smooth pipe, exiting from the back of the appliance to the exterior cover with all of the connecting joints firmly secured and wrapped with aluminum tape.

**CLOTHES WASHER:**

**Manufacture:** Maytag.

**Type:** Single unit.

**Condition:** Appears serviceable.

**CLOTHES DRYER:**

**Manufacture:** Maytag.

**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 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:** Ceramic 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 appears serviceable with minor surface cosmetics observed due to general wear and/or age.

**CONDITION OF TOILET:** Appears serviceable.

**CONDITION OF FLOORS:** **Type:** Floor covering in the bathroom is vinyl.  
**Conditions:** Appears serviceable with minor surface cosmetics observed at the back area of the toilet (slight uplifting of the floor material due to past water seepage from an unknown source).

**CONDITION OF WALLS:** Appears serviceable.

**CONDITION OF CEILING:** Appears serviceable with minor surface cosmetics observed above the shower area which appear to be from past repairs/renovations.

**TUB/SHOWER PLUMBING FIXTURES:** **Shower Stall Only:** Plumbing fixtures appears serviceable. Drain appears serviceable, bit slower than normal, check drain, could be clogged. Shower head 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 vinyl.  
**Conditions:** Appears serviceable.  
**CONDITION OF WALLS:** Appears serviceable.  
**CONDITION OF CEILING:** Appears serviceable.  
**TUB/SHOWER PLUMBING FIXTURES:** **Shower Stall Only:** Plumbing fixtures appears serviceable. Drain appears serviceable. Shower head appears serviceable.  
**CONDITION OF SHOWER WALLS:** **Type of Material:** Plastic.  
**Conditions:** Appears serviceable. Glass encloser door 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 southeast area of the home.

**Type:** Poured concrete.

**Condition:** Appears serviceable.

### SIDEWALKS:

#### SIDEWALK ONE:

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

**Type:** Concrete.

**Condition:** Appears serviceable.

### LANDSCAPING:

#### CONDITIONS:

The following issues and/or conditions of the landscaping is observed:

1. Trees are planted close to the home and therefore removal may be needed due to root growth (may affect the foundation of the home), and/or branches are touching the exterior building components (siding, trim, gutters, roofing material, etc).
2. Large shrubs are planted close to the home and therefore removal may be needed due to root growth (may affect the foundation of the home), and/or branches are touching the exterior building components (siding, trim, gutters, roofing material, etc).
3. Trees branches are touching and/or overhanging the roof, damage to exterior building components (siding, trim, gutters, roofing material, etc), is possible. Therefore, all branches must be cut back away from the building.



**PROPERTY SITE:**

**GRADING AND DRAINAGE:**

**Site Grade:** Gentle slope from southwest to northeast.

**Conditions of Site Grade:**

Grade at and/or along the foundation (below exterior wall cladding and/or sheathing membrane) of the home needs correction at the following locations:

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

Need to lower soils below homes siding (cladding, sheathing membrane, etc), grade should be at least 8 inches below any exposed building materials.

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. South side of the home.
3. West side of the home.

Need to grade slope of soils away from foundation. The slope should fall away from the foundation at a minimum of 1/2 inch per foot and extend at least 10 feet away from the foundation if possible for proper drainage of water.



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

**DRAINS:** **Conditions:** Unknown, drainage pipe is not visible.

## RETAINING WALLS:

### RETAINING WALL ONE:

**Location:** Retaining wall is located at the north side of the home.

**Type:** Poured concrete.

**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.

### RETAINING WALL TWO:

**Location:** Retaining wall is located at the south side of the home.

**Type:** Poured concrete.

**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 the north side of the home.

**Type:** Paver tiles.

**Condition:** Appears serviceable.

## DECKS:

### DECK ONE:

**Location:** Deck is located at the east side of the home and then wraps around the north side of the home full length towards the west.

**Type:** Wood.

**Type of Coverage:** Fiberglass material.

**Conditions Of Deck:** The following conditions and/or issues are observed to the decks surface material.

1. Northeast area of the deck, few areas of the fiberglass is separating from plywood sheathing, repairs are needed. Additionally, remove wood flower pots from the deck.

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



## EXTERIOR STAIRS:

**STAIRS & RAILINGS ONE:** **Location:** Stairs are located at the south area of the property.  
**Condition of Stairs:** Stairs appear serviceable.  
**Condition of Hand Rails:** Stairs handrail appears serviceable but should be extended at the top in order to grasp the handrailing firstly before stepping onto the steps.



## 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 east area of the home.  
**TYPE:** Attached closed-in garage is constructed under main floor of the home.

### FLOOR:

**TYPE AND CONDITION:** **Type of Floor Material:** Concrete.  
**Condition:** Surface of the floor material appears serviceable.

### FIRE WALL:

**CONDITION:** N/A.

### GARAGE DOOR(S):

**CONDITION:** Garage door appears serviceable. Automatic door opener is operational. Automatic reverse feature is operational.

### GARAGE COMPONENTS:

**CONDITION OF DOORS:** Appears serviceable overall with surface cosmetics (wear).  
**CONDITION OF WINDOWS:** Windows appear serviceable overall with surface cosmetics (wear).