



Your Inspection Report

4321 Any Street
Lower Mainland, BC



PREPARED FOR:

JOHN DOE

JANE DOE

INSPECTION DATE:

Thursday, March 21, 2013

PREPARED BY:

Kevin Baker RHI



bchousereports.com



BC House Reports - Kevin Baker RHI
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BC License #: 47565



May 14, 2014

Dear John Doe and Jane Doe,

RE: Report No. 1632, v.6
4321 Any Street
Lower Mainland, BC

Thanks very much for choosing BC House Reports to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of the Canadian Association of Home & Property Inspectors (CAHPI). This document, which is included at the end of the report for your perusal, defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing BC House Reports to perform your home inspection.

Sincerely,

Kevin Baker RHI
on behalf of
BC House Reports - Kevin Baker RHI

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SUMMARY

4321 Any Street, Lower Mainland, BC March 21, 2013

Report No. 1632, v.6

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RECALCHEK

REFERENCE

Note: For the purpose of this report the building is considered to be facing **North**.

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

The deficiencies listed below and the components related to these should be further evaluated and repaired by a licensed contractor or professional. This will allow a specialist to fully evaluate the system and components, and identify issues beyond our scope of work.

There are some important things you should do when taking possession of a home. These are detailed in the Priority Maintenance document, which you can access by clicking on the link below.

OUR PHILOSOPHY

Our inspection philosophy separates components that are functional from those that are not. Where components are found to be functional, no recommendations will be offered. Where defects are noted, we will recommend improvements with a time frame. In some cases, components may be functional but clearly near the end of their life cycle. Those circumstances are included in the report as well.

[Priority Maintenance Items](#)

Roofing

SLOPED ROOFING \ Asphalt shingles

Condition: • [Old, worn out](#)

The roof covering is at the end of its life cycle and will need to be replaced in the near future. There were no active leaks found during the inspection but replacement will be necessary within 2 years.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Throughout

Task: Replace

Time: Less than 2 years

Electrical

SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

Condition: • [Double taps](#)

It is recommended that you bring in an electrician to repair the condition

Implication(s): Fire hazard

Location: Northwest Basement

Task: Repair

Time: Immediate

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DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Ground Fault Interrupter \(GFI\) needed](#)

It is recommended that all outdoor receptacles be protected by a GFCI.

Implication(s): Electric shock

Location: West Exterior

Task: Provide

Time: Immediate

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) detectors

Condition: • None

Location: Throughout

Task: Provide

Time: Immediate

Heating

FIREPLACE \ Gas fireplace

Condition: • [Damper in existing fireplace not fixed open](#)

I recommend that you have the damper fixed open to prevent hazardous gases from entering the home

Implication(s): Hazardous combustion products entering home

Location: West Basement

Task: Improve

Time: Immediate

Plumbing

FIXTURES AND FAUCETS \ Toilet

Condition: • [Loose](#)

The base to flange connection is loose and leaking water into the ceiling cavity. It's recommended that you have a plumber reseal the toilet. Its advised to also do further evaluation to the area below the toilet to determine if mold is present in the ceiling cavity.

Implication(s): Chance of water damage to contents, finishes and/or structure | Sewage entering the building

Location: Third Floor Bathroom

Task: Repair

Time: Immediate

Interior

GARAGE \ Walls and ceilings

Condition: • [Not gastight](#)

We recommend that the window be sealed to prevent hazardous gases from entering the home.

Implication(s): Hazardous combustion products entering home

Location: Garage

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Task: Improve

Time: Immediate

GARAGE \ Man-door between garage and living space

Condition: • [No self closer](#)

Having a self closing hinge installed on the door will help prevent hazardous gases from entering the home.

Implication(s): Hazardous combustion products entering home

Location: Garage

Task: Provide

Time: Immediate

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

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Sloped roofing material: • [Asphalt shingles](#)

Probability of leakage: • High

Limitations

Inspection performed: • By walking on roof

Recommendations

SLOPED ROOFING \ Asphalt shingles

1. Condition: • [Old, worn out](#)

The roof covering is at the end of its life cycle and will need to be replaced in the near future. There were no active leaks found during the inspection but replacement will be necessary within 2 years.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Throughout

Task: Replace

Time: Less than 2 years

2. Condition: • [Slots wide](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Various Exterior Roof

Task: Replace

Time: Less than 2 years



SLOPED ROOF FLASHINGS \ Chimney flashings

3. Condition: • [Overlap inadequate on base or cap flashings](#)

Poor flashing detail, we recommend that you improve when re-roofing.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: West Exterior

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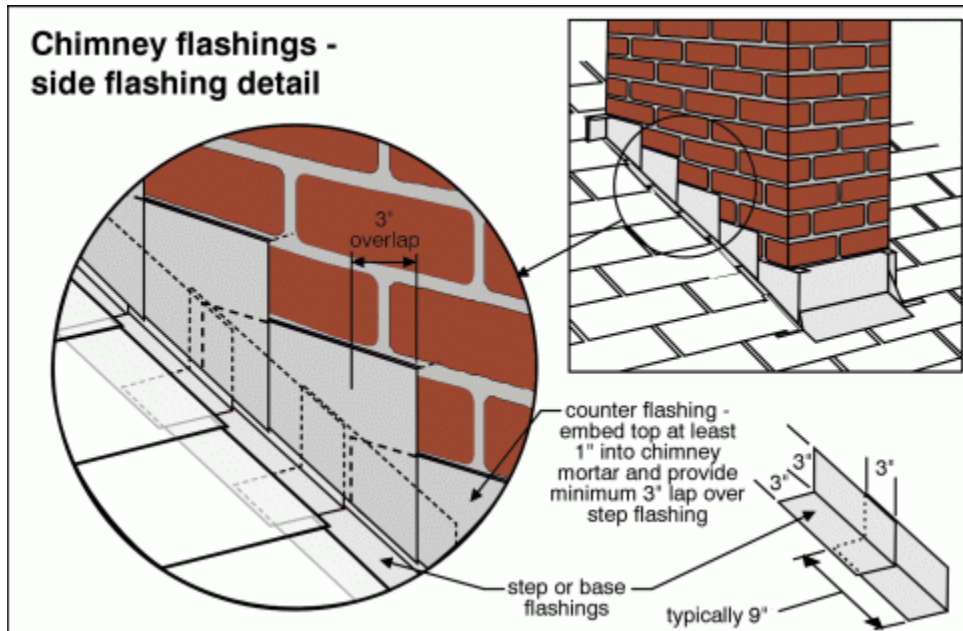
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Task: Repair

Time: When Re Roofing



[Click on image to enlarge.](#)



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Gutter & downspout material: • [Aluminum](#)

Gutter & downspout type: • [Eave mounted](#)

Downspout discharge: • [Above grade](#)

Lot slope: • [Away from building](#) • [Flat](#)

Wall surfaces - wood: • [Boards](#)

Wall surfaces - masonry: • [Artificial stone](#)

Soffit and fascia: • [Wood](#)

Driveway: • Asphalt

Walkway: • Concrete

Deck: • Ground level • Wood

Porch: • Wood

Exterior steps: • Wood

Fence: • Wood

Garage: • Double

Limitations

Inspection limited/prevented by: • Car/storage in garage

Exterior inspected from: • Ground level

Recommendations

RECOMMENDATIONS \ Overview

4. Condition: • Basement leakage is often caused by conditions on the exterior of the home. Basements are not built like boats, and if water is allowed to collect outside of foundation walls, it will leak through into the basement. It is important that gutters and downspouts collect roof water and carry it away from the house. Similarly, Lot grading around the house should slope down away from the building so that surface water from rain and melting snow is directed away from the building, rather than toward the foundation.

WALLS \ Soffits and fascia

5. Condition: • [Rot or insect damage](#)

We noted end rot on various fascia boards

Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure | Material deterioration

Location: Various Exterior

Task: Repair or Replace

Time: Less than 3 years

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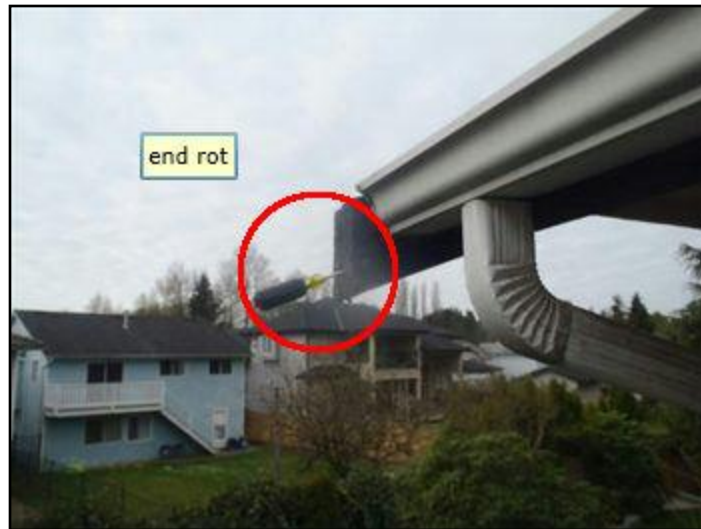
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WALLS \ Wood siding

6. Condition: • [Cracked, split or broken](#)

We noted that there were a few boards that have split typical for the age. Sealing the cracks will help reduce the chance of water ingress.

Location: Various Exterior

Task: Repair

Time: Less than 1 year



LANDSCAPING \ Lot grading

7. Condition: • [Improper slope](#)

There is no slope in the yard and pooling water could be an issue.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: East Exterior

Task: Improve

Time: If necessary

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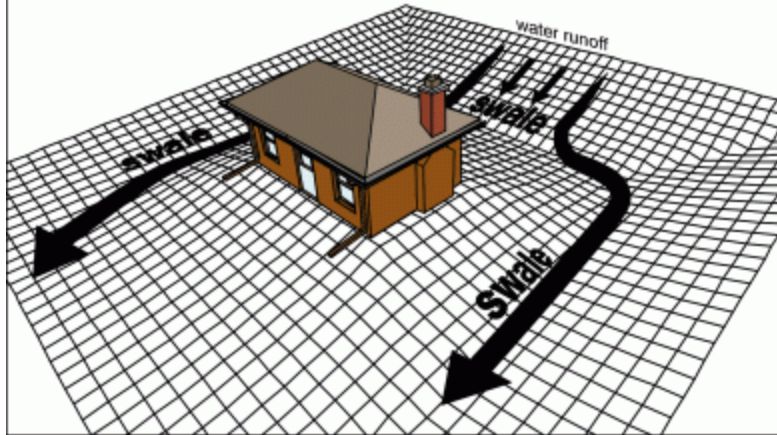
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Swales

when the overall lot drainage is toward the house, swales can be used to direct surface water away from the foundation



[Click on image to enlarge.](#)



STRUCTURE

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Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#) • Wood columns • Wood beams

Exterior wall construction: • [Wood frame](#)

Roof and ceiling framing: • [Trusses](#) • [Plywood sheathing](#)

Limitations

Inspection limited/prevented by: • Storage • Insulation

Recommendations

RECOMMENDATIONS \ Overview

8. Condition: • No structure recommendations are offered as a result of this inspection.

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Service entrance cable and location: • [Underground copper](#)

Service size: • [100 Amps \(240 Volts\)](#)

Main disconnect/service box rating: • [125 Amps](#)

Main disconnect/service box type and location: • [Breakers - basement](#)

System grounding material and type: • [Copper - Ufer](#)

Distribution panel rating: • [125 Amps](#)

Distribution panel type and location: • [Breakers - basement](#)

Auxiliary panel (subpanel) type and location:

• [Breakers - basement](#)

South wall

Auxiliary panel (subpanel) rating: • 40 AMP

Distribution wire material and type: • [Copper - non-metallic sheathed](#)

Type and number of outlets (receptacles): • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom](#)

Smoke detectors: • [Present](#)

Carbon monoxide (CO) detectors: • None noted

Limitations

System ground: • Quality of ground not determined

Circuit labels: • The accuracy of the circuit index (labels) was not verified.

Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

9. Condition: • [Double taps](#)

It is recommend that you bring in an electrician to repair the condition

Implication(s): Fire hazard

Location: Northwest Basement

Task: Repair

Time: Immediate

ELECTRICAL

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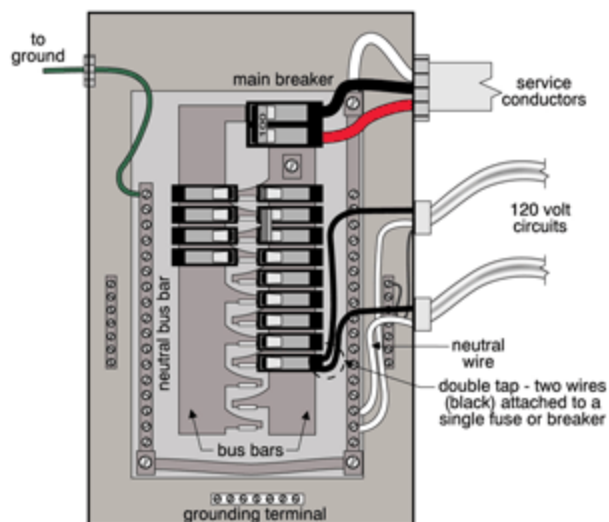
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Double tapping (double lugging)



[Click on image to enlarge.](#)



DISTRIBUTION SYSTEM \ Outlets (receptacles)

10. Condition: • [Loose](#)

Implication(s): Electric shock | Fire hazard

Location: Third Floor Hall

Task: Repair

Time: Less than 1 year



11. Condition: • [Ground Fault Interrupter \(GFI\) needed](#)

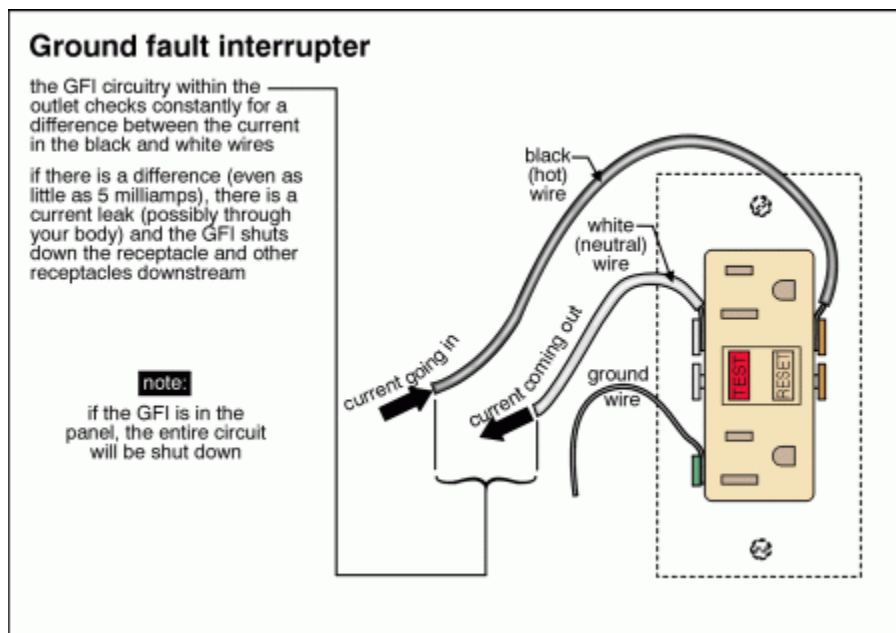
It is recommended that all outdoor receptacles be protected by a GFCI.

Implication(s): Electric shock

Location: West Exterior

Task: Provide

Time: Immediate



[Click on image to enlarge.](#)

ELECTRICAL

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DISTRIBUTION SYSTEM \ Cover plates

12. Condition: • [Missing](#)

Implication(s): Electric shock

Location: Garage

Task: Provide

Time: Less than 1 year



13. Condition: • [Missing](#)

Implication(s): Electric shock

Location: Kitchen

Task: Provide

Time: Less than 1 year

ELECTRICAL

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DISTRIBUTION SYSTEM \ Carbon monoxide (CO) detectors

14. Condition: • None

Location: Throughout

Task: Provide

Time: Immediate

HEATING

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Description

Fuel/energy source: • [Gas](#)

System type: • [Furnace](#)

Furnace manufacturer: • Bryant

Heat distribution: • [Ducts and registers](#)

Approximate capacity: • [60,000 BTU/hr](#)

Efficiency: • [Mid-efficiency](#)

Approximate age: • [4 years](#)

Main fuel shut off at: • Basement • Utility room

Failure probability: • [Low](#)

Supply temperature: • 120°

Return temperature: • 70°

Temperature difference: • 50°

Exhaust pipe (vent connector): • Type B

Auxiliary heat:

• [Electric baseboard heater](#)

Located in the change room for the sauna

Fireplace: • [Wood-burning fireplace](#) • [Wood stove](#) • [Gas logs](#)

Chimney/vent: • [Masonry](#) • [Metal](#)

Combustion air source: • Interior of building

Limitations

General: • Heat loss calculations are not performed as part of a home inspection. These calculations are typically performed before construction to determine the required capacity of a heating system. Safety devices are not tested as part of a home inspection. These should be tested during annual servicing.

Fireplace/wood stove: • Quality of chimney draw cannot be determined

Heat exchanger: • Not visible

Recommendations

GAS FURNACE \ Mechanical air filter

15. Condition: • [Dirty](#)

An annual maintenance agreement that covers parts and labor is recommended.

Implication(s): Increased heating costs | Reduced comfort

Location: Basement Utility Room

Task: Replace

Time: Before use

HEATING

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FIREPLACE \ Gas fireplace

16. Condition: • [Damper in existing fireplace not fixed open](#)

I recommend that you have the damper fixed open to prevent hazardous gases from entering the home

Implication(s): Hazardous combustion products entering home

Location: West Basement

Task: Improve

Time: Immediate



COOLING & HEAT PUMP

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Air conditioning type: • None present

INSULATION AND VENTILATION

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Attic/roof insulation material: • [Glass fiber](#)

Attic/roof insulation amount/value: • [R-40](#)

Attic/roof ventilation: • [Roof vent](#) • [Gable vent](#)

Attic/roof air/vapor barrier: • [Plastic](#)

Wall insulation material: • [Glass fiber](#)

Wall insulation amount/value: • [R-12](#)

Limitations

Attic inspection performed: • By entering attic, but access was limited

Recommendations

RECOMMENDATIONS \ Overview

17. **Condition:** • No insulation recommendations are offered as a result of this inspection.

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Water supply source: • Public

Service piping into building: • [Copper](#)

Supply piping in building: • [Copper](#)

Main water shut off valve at the: • Under Staircase

Water flow and pressure: • [Functional](#)

Water heater fuel/energy source: • [Gas](#)

Water heater type: • [Conventional](#)

Water heater manufacturer: • GSW

Tank capacity: • 151 liters

Water heater approximate age: • 1 year

Water heater failure probability: • [Low](#)

Waste disposal system: • [Public](#)

Waste piping in building: • [ABS plastic](#)

Floor drain location: • None found

Gas piping: • Steel

Limitations

Items excluded from a building inspection: • Water quality • Water heater relief valves are not tested

Recommendations

WATER HEATER \ Tank

18. Condition: • Safety pan and drain missing

Installing a safety drain pan can greatly reduce the chance of damage caused by tank failure.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Basement Utility Room

Task: Provide

Time: Discretionary



WATER HEATER \ Temperature/pressure relief valve

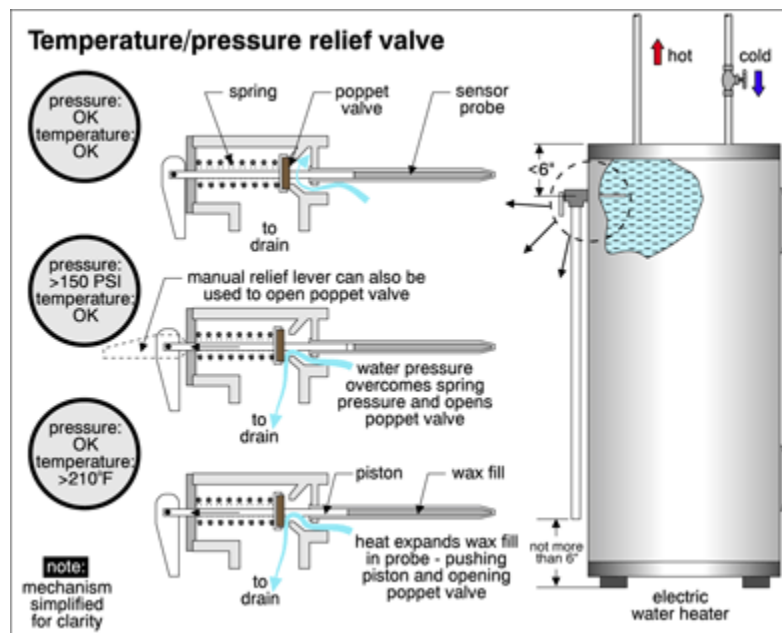
19. Condition: • [Discharge tube missing](#)

Implication(s): Scalding

Location: Basement Utility Room

Task: Provide

Time: Immediate



[Click on image to enlarge.](#)



Discharge tube missing

FIXTURES AND FAUCETS \ Toilet

20. Condition: • [Loose](#)

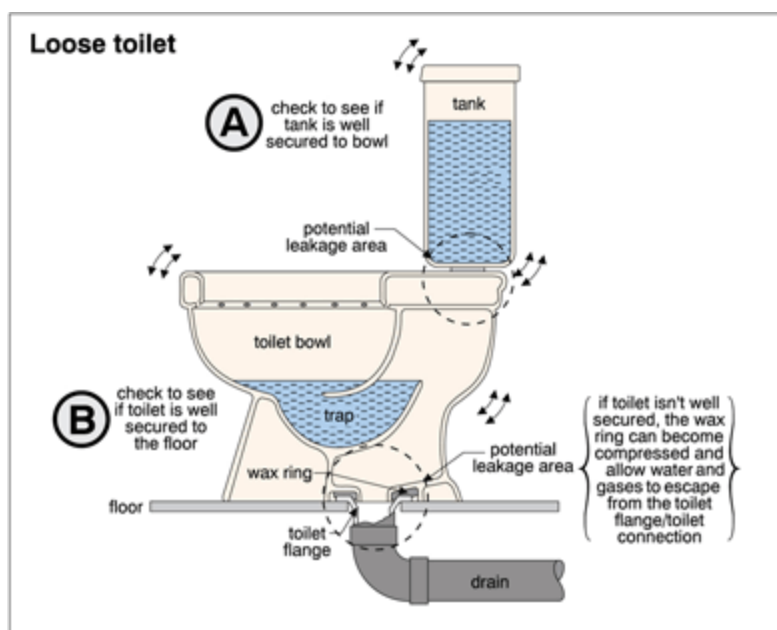
The base to flange connection is loose and leaking water into the ceiling cavity. It's recommended that you have a plumber reseal the toilet. Its advised to also do further evaluation to the area below the toilet to determine if mold is present in the ceiling cavity.

Implication(s): Chance of water damage to contents, finishes and/or structure | Sewage entering the building

Location: Third Floor Bathroom

Task: Repair

Time: Immediate



[Click on image to enlarge.](#)

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Major floor finishes: • [Hardwood](#) • [Laminate](#) • [Ceramic](#)

Major wall finishes: • [Plaster/drywall](#)

Major ceiling finishes: • [Stucco/texture/stipple](#) • [Suspended tile](#)

Windows: • [Fixed](#) • [Single/double hung](#) • [Sliders](#) • [Awning](#) • Vinyl

Glazing: • [Double](#)

Exterior doors - type/material: • [Sliding glass](#) • [Metal](#) • Garage door - wood

Doors: • Inspected

Oven type: • Convection

Oven fuel: • Electricity

Range fuel: • Electricity

Appliances: • Refrigerator • Range hood • Dishwasher • Waste disposal • Microwave oven • Central vacuum • Door bell

Laundry facilities: • Washer • Laundry tub • Hot/cold water supply • Dryer • Vented to outside • 120-Volt outlet • 240-Volt outlet • Waste standpipe

Kitchen ventilation: • Range hood

Bathroom ventilation: • Exhaust fan

Laundry room ventilation: • Exhaust fan

Limitations

Inspection limited/prevented by: • New finishes/paint • Storage in closets/cupboards

Cosmetics: • No comment offered on cosmetic finishes

Appliances: • Appliances are not moved during an inspection

Recommendations

CEILINGS \ General

21. Condition: • Thermal Anomaly

The area noted in the photo is below the loose toilet in the main bathroom. Moisture was present during the inspection. See plumbing section for details on the condition.

Implication(s): Chance of water damage to structure

Location: Second Floor Living Room

Task: Further evaluation

Time: Immediate

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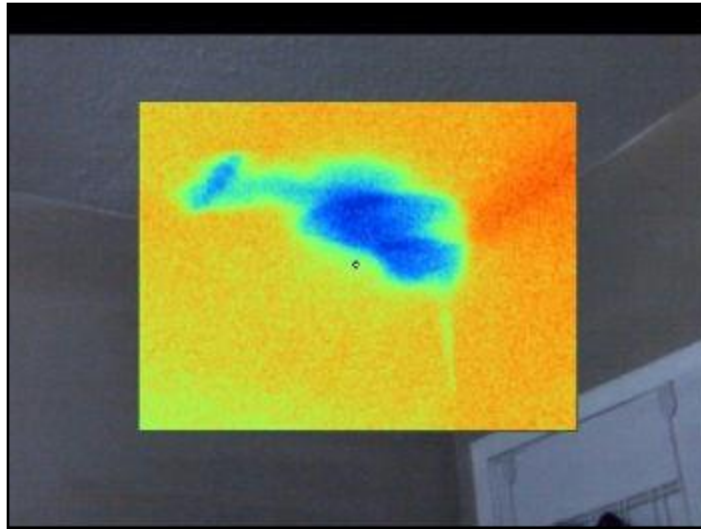
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GARAGE \ Walls and ceilings

22. Condition: • [Not gastight](#)

We recommend that the window be sealed to prevent hazardous gases from entering the home.

Implication(s): Hazardous combustion products entering home

Location: Garage

Task: Improve

Time: Immediate



GARAGE \ Man-door between garage and living space

23. Condition: • [No self closer](#)

Having a self closing hinge installed on the door will help prevent hazardous gases from entering the home.

Implication(s): Hazardous combustion products entering home

Location: Garage

Task: Provide

Time: Immediate

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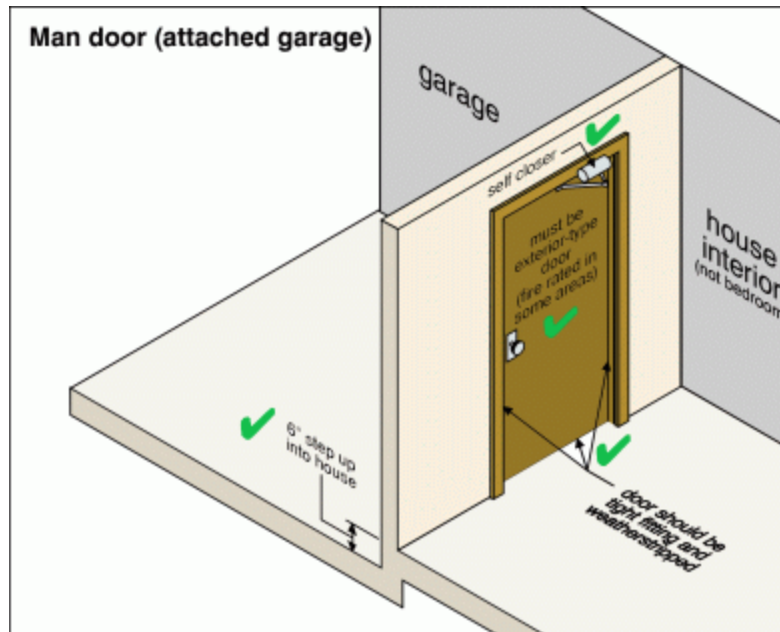
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EXHAUST FANS \ Exhaust duct

24. Condition: • [Weather hood missing or loose](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Chance of pests entering building

Location: North Exterior

Task: Provide

Time: Less than 1 year



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EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RECALCHEK

REFERENCE

Description

General: • 2012 National Standards of Practice -

<http://www.cahpi.bc.ca/wp-content/uploads/2011/12/2012-SoP-verF-Aug-22-Final.pdf>

Weather: • Sunny • There has been no rain in last 3 days.

Approximate temperature: • 12°

Attendees: • Buyer • Buyer's Agent

Access to home provided by: • Buyer's agent

Occupancy: • The home was occupied at the time of the inspection. • There was no one home during the inspection.

Utilities: • All utilities were on during the inspection.

Approximate inspection Start time: • The inspection started at 9:00 a.m.

Approximate inspection End time: • The inspection ended at 1:00 p.m.

Approximate age of home: • 35 years

Approximate size of home: • 2000 ft.² to 2500 ft.²

Building type: • Detached home • Split-level

Number of stories: • Four

Number of bedrooms: • Three

Number of bathrooms: • Three

Number of kitchens: • One

Below grade area: • Basement

Garage, carport and outbuildings: • Attached two-car garage

Area: • City

Street type: • Residential

Street surface: • Paved

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RECALCHEK

REFERENCE

Description

Furnace:

- Bryant

Model number: 350AAV048100FASA

Water Heater:

- GSW

Model number: SS640LDE

Refrigerator:

- Kenmore Elite

Model number: 596.77533600

Range:

- Jenn-Air

Model number: JG586

Dishwasher:

- Frigidaire

Model number: KUDE48FX554

Washing Machine:

- Kenmore

Model number: 110.45872400

Dryer:

- Kenmore

Model number: 110.C85872400

END OF REPORT

SUMMARY

ROOFING

EXTERIOR

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HEATING

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INTERIOR

SITE INFO

RECALCHEK

REFERENCE

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS