



# Your Inspection Report

4321 2nd Street  
Surrey, BC V3W 3E5



**PREPARED FOR:**  
SAMPLE REPORT

**INSPECTION DATE:**  
Monday, November 24, 2008

**PREPARED BY:**  
Kevin Baker



**bchousereports.com**



BC House Reports - Kevin Baker  
8855 212 Street, Suite 18  
Langley, BC V1M 2G8

778 565 0968  
[www.bchousereports.com](http://www.bchousereports.com)  
[info@bchousereports.com](mailto:info@bchousereports.com)

# SUMMARY

4321 2nd Street, Surrey, BC November 24, 2008

Report No. 1006, v.3

[www.bchousereports.com](http://www.bchousereports.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

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

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](#)

## Exterior

### PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Floors

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

**Implication(s):** Weakened structure | Chance of movement | Material deterioration

**Location:** Throughout Exterior Porch

**Task:** Replace

**Time:** Immediate

### PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Handrails and guards

**Condition:** • [Weak](#)

**Implication(s):** Fall hazard

**Location:** Throughout Exterior Porch

**Task:** Improve

**Time:** Immediate

**Condition:** • [Spindles missing](#)

**Implication(s):** Fall hazard

**Location:** Rear Porch

**Task:** Improve

**Time:** Immediate

# SUMMARY

4321 2nd Street, Surrey, BC November 24, 2008

Report No. 1006, v.3

[www.bchousereports.com](http://www.bchousereports.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Electrical

### SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

**Condition:** • [Fuses or breakers too big](#)

30 amp breaker installed on 15 amp circuit

**Implication(s):** Equipment overheating | Fire hazard

**Location:** South Bedroom

**Task:** Replace

**Time:** Immediate

### DISTRIBUTION SYSTEM \ Wiring - installation

**Condition:** • [Permanent wiring used as extension cord](#)

**Implication(s):** Electric shock | Fire hazard

**Location:** Front Exterior

**Task:** Remove

**Time:** Immediate

**Condition:** • [Permanent wiring used as extension cord](#)

**Implication(s):** Electric shock | Fire hazard

**Location:** Northeast Exterior

**Task:** Remove

**Time:** Immediate

### DISTRIBUTION SYSTEM \ Outlets (receptacles)

**Condition:** • [Ungrounded](#)

**Implication(s):** Electric shock

**Location:** Throughout Living Room

**Task:** Improve

**Time:** Immediate

## Heating

### GAS FURNACE \ Venting system

**Condition:** • [Combustible clearance](#)

**Implication(s):** Fire hazard

**Location:** Southeast Attic

**Task:** Further evaluation

**Time:** Immediate

# SUMMARY

4321 2nd Street, Surrey, BC November 24, 2008

Report No. 1006, v.3

[www.bchousereports.com](http://www.bchousereports.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Insulation and Ventilation

### ATTIC/ROOF \ Insulation

**Condition:** • [Possible Zonolite](#)

**Implication(s):** Environmental contamination

**Location:** Throughout Attic

**Task:** Further evaluation

**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](#)

# ROOFING

4321 2nd Street, Surrey, BC November 24, 2008

Report No. 1006, v.3

[www.bchousereports.com](http://www.bchousereports.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Description

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

**Probability of leakage:** • Low

## Limitations

**Inspection performed:** • By walking on roof

## Recommendations

### **SLOPED ROOFING \ Asphalt shingles**

**Condition:** • [Multiple layers](#)

Two layers of shingles noted. Roof covering is in very good condition

**Implication(s):** Shortened life expectancy of material

**Location:** Throughout Roof

**Task:** Monitor

**Time:** Ongoing

# EXTERIOR

4321 2nd Street, Surrey, BC November 24, 2008

Report No. 1006, v.3

[www.bchousereports.com](http://www.bchousereports.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Description

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

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

**Gutter & downspout discharge:**

• [Below grade](#)

• [Above grade](#)

Southeast corner

**Lot slope:**

• [Away from house](#)

• [Towards house](#)

North Side

**Wall surfaces - wood:** • [Boards](#)

**Driveway:** • Asphalt

**Walkway:** • Asphalt

**Exterior steps:** • Concrete • Wood

## Recommendations

### General

• Dryer vent hood missing

**Implication(s):** Water damage / insect access

**Location:** Southeast Exterior Wall

**Task:** Repair

**Time:** Immediate



1.

# EXTERIOR

4321 2nd Street, Surrey, BC November 24, 2008

Report No. 1006, v.3

[www.bchousereports.com](http://www.bchousereports.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## ROOF DRAINAGE \ Gutters

**Condition:** • [Leak](#)

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

**Location:** Southwest Exterior

**Task:** Repair

**Time:** Less than 1 year



2.

**Condition:** • [Clogged](#)

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

**Location:** Northwest Roof

**Task:** Clean

**Time:** Immediate



3.

# EXTERIOR

4321 2nd Street, Surrey, BC November 24, 2008

Report No. 1006, v.3

[www.bchousereports.com](http://www.bchousereports.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## ROOF DRAINAGE \ Downspouts

**Condition:** • [Downspouts discharging below grade](#)

Southwest, northwest and northeast discharge below grade

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

**Location:** Throughout Exterior

**Task:** Further evaluation

**Time:** If necessary



4.

**Condition:** • [Downspouts end too close to building](#)

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

**Location:** Southeast Exterior

**Task:** Improve

**Time:** Less than 1 year

# EXTERIOR

4321 2nd Street, Surrey, BC November 24, 2008

Report No. 1006, v.3

[www.bchousereports.com](http://www.bchousereports.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

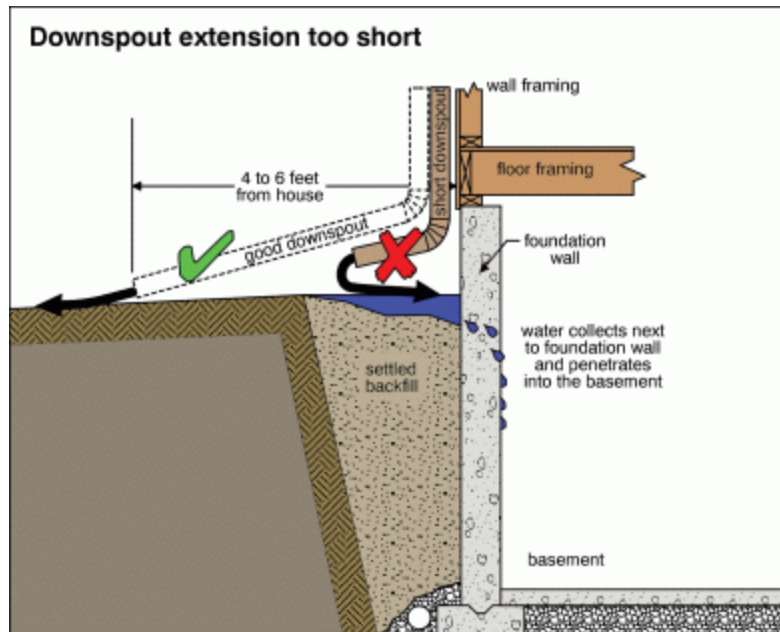
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



5.

**Condition:** • [Not well secured](#)

**Implication(s):** Leakage

**Location:** Southeast Exterior

**Task:** Repair

**Time:** Less than 1 year

# EXTERIOR

4321 2nd Street, Surrey, BC November 24, 2008

Report No. 1006, v.3

[www.bchousereports.com](http://www.bchousereports.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



6.

## WALLS \ Soffits and fascia

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

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

**Location:** Southwest Exterior

**Task:** Repair

**Time:** Less than 1 year



7.

# EXTERIOR

4321 2nd Street, Surrey, BC November 24, 2008

Report No. 1006, v.3

[www.bchousereports.com](http://www.bchousereports.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

**Condition:** • [Loose or missing pieces](#)

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

**Location:** Northwest Exterior

**Task:** Repair

**Time:** Less than 1 year



8.

## EXTERIOR GLASS \ Exterior trim

**Condition:** • [Rot](#)

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

**Location:** Front Living Room

**Task:** Further evaluation

**Time:** Less than 1 year

# EXTERIOR

4321 2nd Street, Surrey, BC November 24, 2008

Report No. 1006, v.3

[www.bchousereports.com](http://www.bchousereports.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



9.

## DOORS \ Doors and frames

**Condition:** • [Damage](#)

**Implication(s):** Cosmetic defects | Chance of damage to finishes and structure | Poor security

**Location:** Rear Foyer

**Task:** Replace

**Time:** Discretionary



10.

# EXTERIOR

4321 2nd Street, Surrey, BC November 24, 2008

Report No. 1006, v.3

[www.bchousereports.com](http://www.bchousereports.com)

SUMMARY

ROOFING

**EXTERIOR**

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Floors

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

**Implication(s):** Weakened structure | Chance of movement | Material deterioration

**Location:** Throughout Exterior Porch

**Task:** Replace

**Time:** Immediate



11.

**Condition:** • [No step up into house](#)

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

**Location:** Rear Porch

**Task:** Improve

**Time:** Less than 1 year

## PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Handrails and guards

**Condition:** • [Weak](#)

**Implication(s):** Fall hazard

**Location:** Throughout Exterior Porch

**Task:** Improve

**Time:** Immediate

# EXTERIOR

4321 2nd Street, Surrey, BC November 24, 2008

Report No. 1006, v.3

[www.bchousereports.com](http://www.bchousereports.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



12.

**Condition:** • [Spindles missing](#)

**Implication(s):** Fall hazard

**Location:** Rear Porch

**Task:** Improve

**Time:** Immediate

## LANDSCAPING \ Lot grading

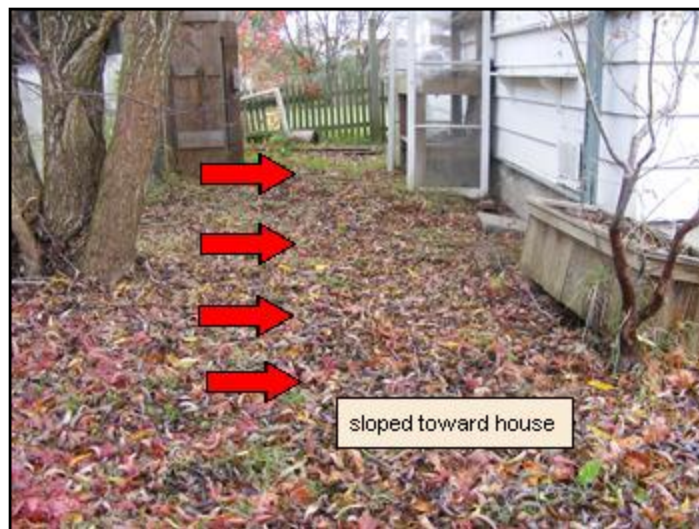
**Condition:** • [Improper slope](#)

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

**Location:** North Yard

**Task:** Improve

**Time:** Less than 1 year



13.

# EXTERIOR

4321 2nd Street, Surrey, BC November 24, 2008

Report No. 1006, v.3

[www.bchousereports.com](http://www.bchousereports.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## LANDSCAPING \ General

**Condition:** • [Trees or shrubs too close to house](#)

Tree needs to be cut back from roof

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

**Location:** Northwest Yard

**Task:** Further evaluation

**Time:** Less than 1 year

## Description

**Configuration:** • [Crawl space](#)

**Foundation material:** • [Masonry block](#)

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

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

**Roof and ceiling framing:** • [Rafters/roof joists](#) • [Plywood sheathing](#)

## Limitations

**Inspection limited/prevented by:** • Carpet/furnishings • Storage • Insulation

**Attic/roof space:** • Entered but access was limited

**Percent of foundation not visible:** • 60 %

## Recommendations

### FLOORS \ Columns or piers

**Condition:** • [Rot, insect or fire damage](#)

**Implication(s):** Weakened structure | Chance of structural movement

**Location:** South Crawl Space

**Task:** Further evaluation

**Time:** Less than 1 year



14.

# STRUCTURE

4321 2nd Street, Surrey, BC November 24, 2008

Report No. 1006, v.3

[www.bchousereports.com](http://www.bchousereports.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## FLOORS \ Joists

**Condition:** • [Ineffective blocking, bracing or bridging](#)

**Implication(s):** Weakened structure | Chance of structural movement

**Location:** North Crawl Space

**Task:** Improve

**Time:** Less than 1 year



15.

## Description

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

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

**Main disconnect/service box rating:** • [100 Amps](#)

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

**System grounding material and type:** • [Copper - ground rods](#)

**Distribution panel rating:** • [100 Amps](#)

**Distribution panel type and location:**

• [Breakers](#)

Located on southwest interior wall (bedroom)

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

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

**Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):** • None

**Smoke detectors:** • [Present](#)

## 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 panel**

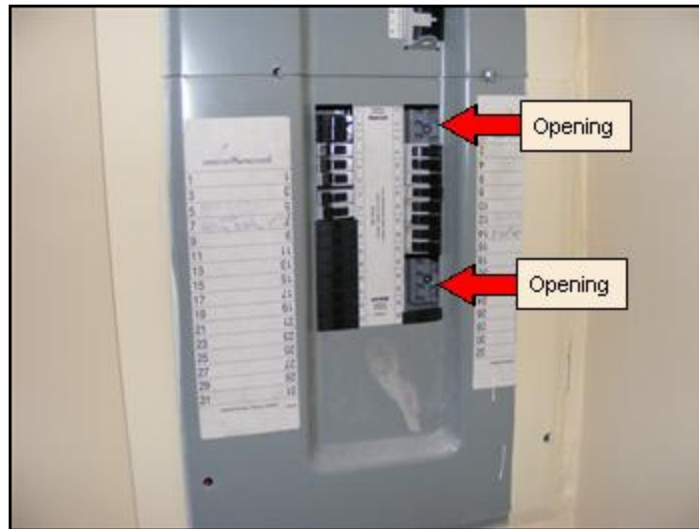
**Condition:** • [Openings in panel](#)

**Implication(s):** Electric shock | Fire hazard

**Location:** South Bedroom

**Task:** Correct

**Time:** Immediate



16.

**Condition:** • [Circuits not labeled](#)

**Implication(s):** Nuisance

**Location:** South Bedroom

**Task:** Improve

**Time:** Discretionary

**SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers**

**Condition:** • [Fuses or breakers too big](#)

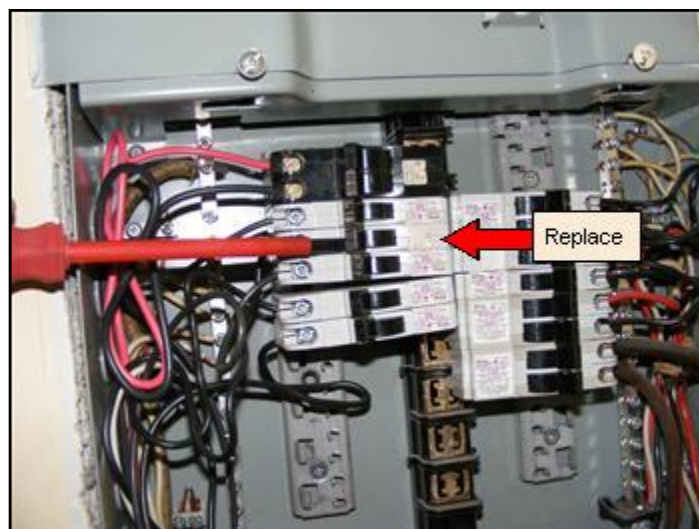
30 amp breaker installed on 15 amp circuit

**Implication(s):** Equipment overheating | Fire hazard

**Location:** South Bedroom

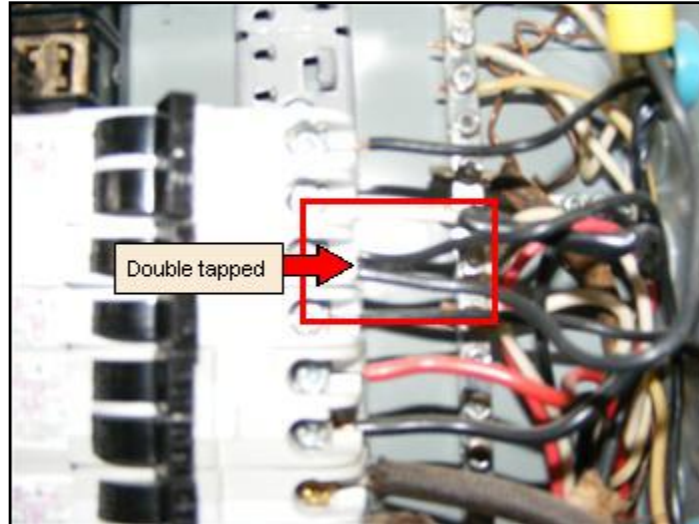
**Task:** Replace

**Time:** Immediate



17.

**Condition:** • [Double taps](#)  
**Implication(s):** Fire hazard  
**Location:** South Bedroom  
**Task:** Correct  
**Time:** Immediate



18.

## DISTRIBUTION SYSTEM \ Wiring - installation

**Condition:** • [Abandoned wire](#)  
**Implication(s):** Electric shock  
**Location:** South Crawl Space  
**Task:** Further evaluation  
**Time:** Immediate



19.

**Condition:** • [Permanent wiring used as extension cord](#)

**Implication(s):** Electric shock | Fire hazard

**Location:** Front Exterior

**Task:** Remove

**Time:** Immediate



20.

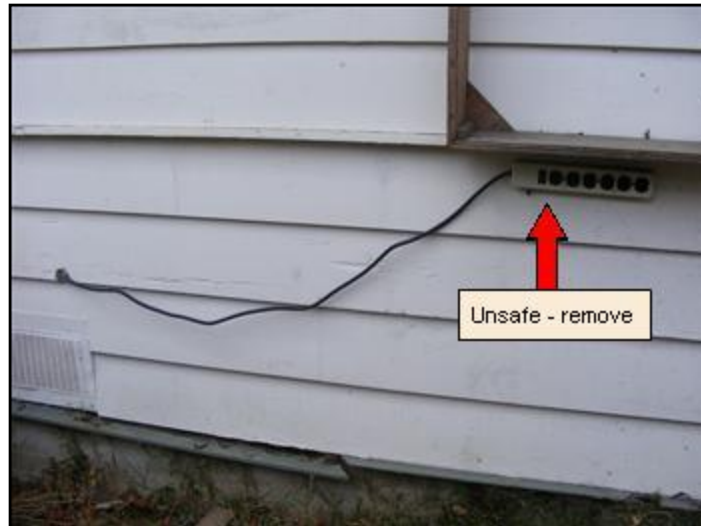
**Condition:** • [Permanent wiring used as extension cord](#)

**Implication(s):** Electric shock | Fire hazard

**Location:** Northeast Exterior

**Task:** Remove

**Time:** Immediate



21.

## DISTRIBUTION SYSTEM \ Lights

**Condition:** • [Inoperative](#)

**Implication(s):** Inadequate lighting

**Location:** Northwest Exterior Wall

**Task:** Further evaluation

**Time:** Less than 1 year



22.

## DISTRIBUTION SYSTEM \ Outlets (receptacles)

**Condition:** • [Reversed polarity](#)

**Implication(s):** Electric shock

**Location:** West Kitchen

**Task:** Further evaluation

**Time:** Immediate

**Condition:** • [Reversed polarity](#)

**Implication(s):** Electric shock

**Location:** East Exterior Wall Kitchen

**Task:** Repair

**Time:** Less than 1 year



23.

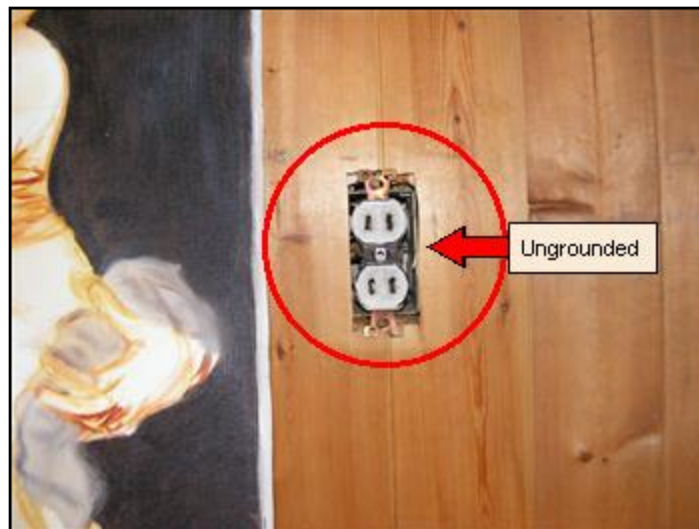
**Condition:** • [Ungrounded](#)

**Implication(s):** Electric shock

**Location:** Throughout Living Room

**Task:** Improve

**Time:** Immediate



24.

## **DISTRIBUTION SYSTEM \ Cover plates**

**Condition:** • [Missing](#)

**Implication(s):** Electric shock

**Location:** Rear Foyer

**Task:** Replace

**Time:** Immediate



25.

**Condition:** • [Missing](#)

**Implication(s):** Electric shock

**Location:** East Exterior Wall Kitchen

**Task:** Replace

**Time:** Immediate

**Condition:** • [Missing](#)

**Implication(s):** Electric shock

**Location:** East Living Room

**Task:** Replace

**Time:** Immediate

# HEATING

4321 2nd Street, Surrey, BC November 24, 2008

Report No. 1006, v.3

[www.bchousereports.com](http://www.bchousereports.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Description

**Fuel/energy source:** • [Gas](#)

**System type:** • [Furnace](#)

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

**Approximate capacity:** • [75,000 BTU/hr](#)

**Efficiency:** • [Conventional](#)

**Approximate age:** • [33 years](#)

**Failure probability:** • [Medium](#)

**Main fuel shut off at:** • Utility room

**Supply temperature:** • 145°

**Return temperature:** • 75°

**Temperature difference:** • 70°

**Auxiliary heat:** • [Electric baseboard heater](#)

## Limitations

**Safety devices:** • Not tested as part of a home inspection

**Heat loss calculations:** • Not done as part of a home inspection

**Heat exchanger:** • Only a small portion visible

## Recommendations

### **GAS FURNACE \ Life expectancy**

**Condition:** • [Old](#)

Furnace is old and needs servicing

**Implication(s):** Equipment failure | No heat for house

**Location:** Furnace Room

**Task:** Monitor

**Time:** Ongoing

**Condition:** • [Near end of life expectancy](#)

**Implication(s):** Equipment failure | No heat for house

**Location:** Furnace Room

**Task:** Replace

**Time:** Less than 2 years

# HEATING

4321 2nd Street, Surrey, BC November 24, 2008

Report No. 1006, v.3

[www.bchousereports.com](http://www.bchousereports.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## GAS FURNACE \ House air fan (blower)

**Condition:** • [Fan belt loose, worn, damaged](#)

**Implication(s):** Increased heating costs | Reduced comfort

**Location:** Furnace Room

**Task:** Service

**Time:** Less than 1 year



26.

## GAS FURNACE \ Venting system

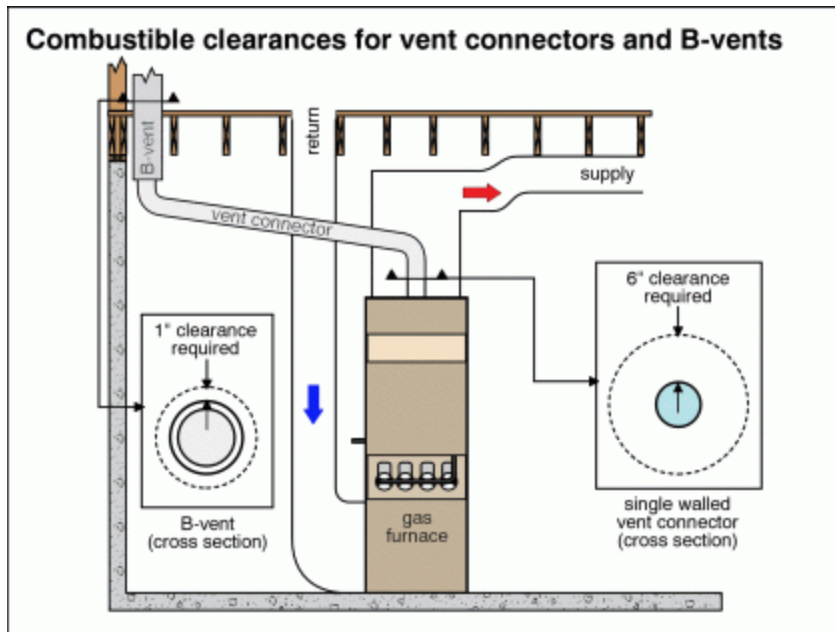
**Condition:** • [Combustible clearance](#)

**Implication(s):** Fire hazard

**Location:** Southeast Attic

**Task:** Further evaluation

**Time:** Immediate



[Click on image to enlarge.](#)



27.

### GAS FURNACE \ Ducts, registers and grilles

**Condition:** • [Dirty, obstructed or collapsed](#)

Heating duct system very dirty due too missing furnace filter

**Implication(s):** Increased heating costs | Reduced comfort

**Location:** Throughout

**Task:** Clean

**Time:** Discretionary

# HEATING

4321 2nd Street, Surrey, BC November 24, 2008

Report No. 1006, v.3

[www.bchousereports.com](http://www.bchousereports.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

**Condition:** • Missing

**Implication(s):** Increased heating costs | Reduced comfort

**Location:** Southeast Crawl Space

**Task:** Improve

**Time:** Discretionary



28.

## GAS FURNACE \ Mechanical air filter

**Condition:** • [Missing](#)

**Implication(s):** Increased heating costs | Reduced comfort | Increased maintenance costs

**Location:** Furnace Room

**Task:** Replace

**Time:** Immediate

# COOLING & HEAT PUMP

4321 2nd Street, Surrey, BC November 24, 2008

Report No. 1006, v.3

[www.bchousereports.com](http://www.bchousereports.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Description

**Air conditioning type:** • None present

## Description

- Attic/roof insulation material:** • [Glass fiber](#) • [Vermiculite](#)
- Attic/roof insulation amount/value:** • [R-24](#)
- Attic/roof ventilation:** • [Roof and soffit vents](#) • Turbine vent
- Wall insulation material:** • Not determined
- Wall insulation amount/value:** • Not determined
- Foundation wall insulation material:** • [Plastic/foam board](#)
- Foundation wall insulation amount/value:** • [R-8](#)
- Crawlspace ventilation:** • [Wall Vents](#)
- Air/vapor barrier:** • [Plastic](#)

## Limitations

- Attic inspection performed:** • By entering attic, but access was limited
- Crawl space inspection performed:**
  - By entering space, but access was limited
  - Unable to access under south bedroom
- Air/vapor barrier system:** • Continuity not verified

## Recommendations

### ATTIC/ROOF \ Insulation

- Condition:** • [Possible Zonolite](#)
- Implication(s):** Environmental contamination
- Location:** Throughout Attic
- Task:** Further evaluation
- Time:** Immediate



29.

- SUMMARY
  - ROOFING
  - EXTERIOR
  - STRUCTURE
  - ELECTRICAL
  - HEATING
  - COOLING
  - INSULATION**
  - PLUMBING
  - INTERIOR
- REFERENCE

## ATTIC/ROOF \ Hatch

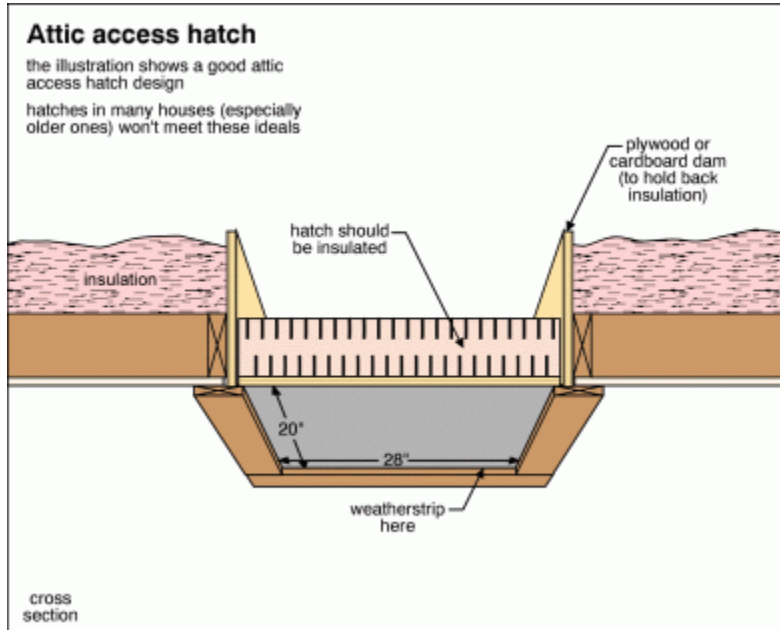
**Condition:** • [Not insulated and not weatherstripped](#)

**Implication(s):** Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs | Reduced comfort

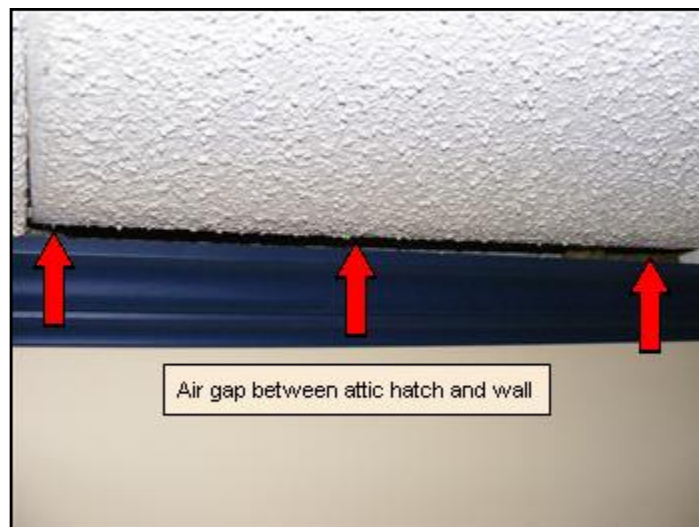
**Location:** Throughout

**Task:** Improve

**Time:** Less than 1 year



[Click on image to enlarge.](#)



30.

## FLOORS \ Floors over unheated areas

**Condition:** • [Too little insulation](#)

**Implication(s):** Increased heating costs | Reduced comfort

**Location:** Throughout First Floor

**Task:** Improve

**Time:** Discretionary

## FOUNDATION \ Interior insulation

**Condition:** • [Loose, sagging or voids](#)

**Implication(s):** Increased heating costs

**Location:** Northwest Crawl Space

**Task:** Improve

**Time:** Discretionary



31.

## Description

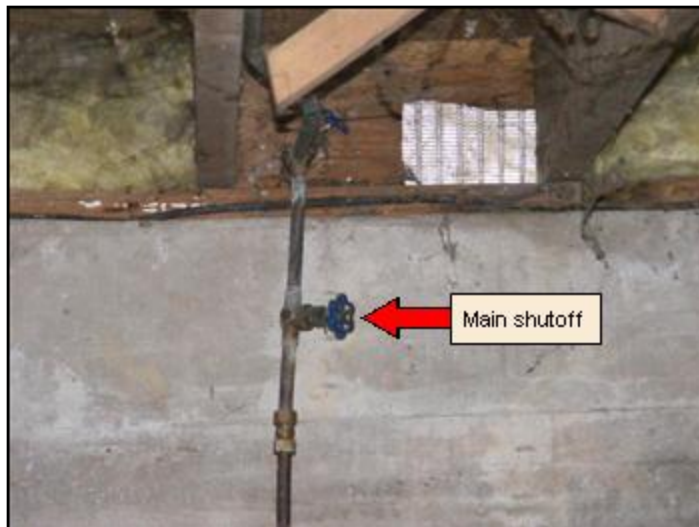
**Water supply source:** • Public

**Service piping into house:** • [Copper](#)

**Supply piping in house:** • [Copper](#)

**Main water shut off valve at the:**

• Crawlspace



32.

**Water flow (pressure):** • [Typical for neighborhood](#)

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

**Water heater type:** • [Conventional](#)

**Tank capacity:** • [40 gallons](#)

**Water heater approximate age:** • 12 years

**Water heater failure probability:** • [Medium](#)

**Waste piping in house:** • [Plastic](#) • [Galvanized steel](#)

## Limitations

**Fixtures not tested/not in service:**

• Laundry tub

Drain not connected

**Items excluded from a home inspection:** • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water heater relief valves are not tested

## Recommendations

### WATER HEATER \ Temperature/pressure relief valve

**Condition:** • [Discharge tube too narrow](#)

**Implication(s):** Steam explosion

**Location:** Rear Foyer

**Task:** Improve

**Time:** Immediate



33.

### WASTE PLUMBING \ Drain piping - performance

**Condition:** • [Leak](#)

**Implication(s):** Sewage entering the house

**Location:** Laundry Area

**Task:** Repair

**Time:** Immediate



34.

**Condition:** • [Poor slope](#)

**Implication(s):** Sewage entering the house

**Location:** Kitchen

**Task:** Improve

**Time:** Less than 1 year



35.

**FIXTURES AND FAUCETS \ Basin, sink and laundry tub**

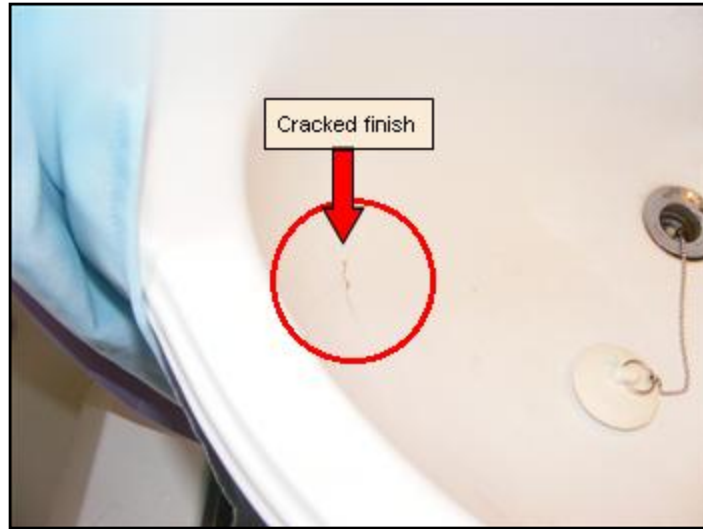
**Condition:** • [Surface defects](#)

**Implication(s):** Cosmetic defects | Hygiene issue

**Location:** Bathroom

**Task:** Monitor

**Time:** Unknown



36.

**FIXTURES AND FAUCETS \ Bathtub**

**Condition:** • [Leak](#)

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

**Location:** Bathroom

**Task:** Repair

**Time:** Immediate



37.

## **FIXTURES AND FAUCETS \ Bathtub enclosure**

**Condition:** • [Not smooth, impervious or water resistant](#)

**Implication(s):** Cosmetic defects | Hygiene issue

**Location:** Bathroom

**Task:** Improve

**Time:** Less than 3 years



38.

## Description

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

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

**Major ceiling finishes:** • [Plaster/drywall](#) • [Wood](#)

**Windows:** • [Fixed](#) • [Awning](#)

**Glazing:** • [Single](#)

**Exterior doors - type/material:** • [Wood](#)

**Evidence of crawlspace leakage:**

- Efflorescence



39.

- Musty or damp odor

**Oven type:** • Conventional

**Oven fuel:** • Electricity

## Limitations

**Inspection limited/prevented by:** • Storage/furnishings • Storage in closets/cupboards

**Not included as part of a home inspection:** • Appliances • Perimeter drainage tile around foundation, if any

**Appliances:** • Appliances are not moved during an inspection

## Recommendations

### WALLS \ General

**Condition:** • Damaged

**Implication(s):** Cosmetic defects

**Location:** Rear Foyer

**Task:** Repair

**Time:** Discretionary



40.

### WINDOWS \ Hardware

**Condition:** • [Missing](#)

**Implication(s):** System inoperative or difficult to operate

**Location:** Northwest Bedroom

**Task:** Improve

**Time:** Less than 1 year

### DOORS \ Doors and frames

**Condition:** • [Weatherstripping missing or ineffective](#)

**Implication(s):** Chance of water entering house | Increased heating and cooling costs | Reduced comfort

**Location:** Rear Foyer

**Task:** Improve

**Time:** Discretionary



41.

## DOORS \ Interior trim

**Condition:** • [Missing](#)

**Implication(s):** Cosmetic defects

**Location:** Rear Foyer

**Task:** Replace

**Time:** Discretionary



42.

## **APPLIANCES \ Dryer**

**Condition:** • Not vented to exterior

**Implication(s):** Chance of condensation damage to finishes and/or structure

**Location:** Laundry Area

**Task:** Repair

**Time:** Less than 1 year



43.

**END OF REPORT**

The links below connect you to a series of documents that will help you understand your home and how it works. The body of the report contains specific information about your home. Many report items have related links that provide you more information about that particular component or issue.

This Library is a broad reference tool. For example, if you want to know the difference between asphalt shingles and wood shingles, you can look in here. If you have a conventional furnace and are trying to decide whether to upgrade to a mid-efficiency or high-efficiency furnace, this information may be helpful. If your home does not have air conditioning, but you are thinking about adding it, there is helpful information for you in here.

The Library is broken into nine house systems: Roofing, Exterior, Structure, Electrical, Heating, Cooling, Insulation, Plumbing and Interior. Click on any link to read about that system.

- [1. Roofing and Chimney](#)
- [2. Exterior](#)
- [3. Structure](#)
- [4. Electrical](#)
- [5. Heating](#)
- [6. Cooling](#)
- [7. Insulation](#)
- [8. Plumbing](#)
- [9. Interior](#)