INSPECTION REPORT

For the Property at:

586 JONES ST

ANYWHERE, BC

Prepared for: SANDRA SMITH (SAMPLE REPORT)

Inspection Date: Wednesday, October 17, 2007

Prepared by: Steve Klassen

All In One Home Inspections
236 Lodgepole
Parksville, BC V9P2Z1
250 248 3654
250 248 8472
Fax: Cell # 250 954 7849

August 27, 2010

Dear Sandra Smith (SAMPLE REPORT),

RE: Report No. 1184, v.12
586 Jones St
Anywhere, BC

Thank you for choosing All In One Home Inspections

Please note that details regarding the utility connections, square footage and the age of the home etc have been provided by the multiple listing service (MLS) or the listing agents detail sheet

Inspection address: 586 Jones Street Anywhere B.C
Client: Sandra Smith
Temperature at the time of inspection: 10 Celsius
Weather at the time of inspection: Cloudy/damp
Age of home: Approximately 11 years old

For the purpose of this report the home faces: West
We submit the following information

CERTIFICATION AND CREDENTIALS

Steven is an IICRC certified water damage and mold remediation specialist, as well as being a Certified Mold Inspector (CMI).
He has spent 28 years in the insurance repair and construction industry, with the last 16 of those years as a general restoration/remediation contractor and registered builder.
He is also a Certified Thermographer, C.A.H.P.I Registered Home Inspector (RHI) and a B.C licensed home inspector (BPCPA # 47159)

C.A.H.P.I= Canadian Association of Home and Property inspectors.

The conditions discovered will be included in the body of the report on a system to system or component to component basis.
Some maintenance tips or other suggestions will also be posted in the main body of the report, and we invite you to read the entire document to understand what was viewed at the time of the inspection.

We will not be commenting on all obvious weathering to finishes, imperfect fit to doors or weather stripping,

scratched/damaged cabinets or counters, drywall/plaster finishing quality, or other cosmetic and minor issues.
We will be focusing on conditions which would affect the operation of the main systems and components of the home and potentially alter your decision to purchase.
Some minor conditions discovered will be mentioned only as a courtesy while we are looking for more serious issues

We will assume for the sake of this report that our clients have walked through the home, and are aware and accepting of any of these cosmetic or minor concerns.

It is not always possible to discover or see all of the conditions during a standard length home inspection.
Other issues may arise once the existing furnishings and contents are removed, and the systems and components are used on a ongoing basis by the new owners or occupants.
There were contents, furnishings, and storage in all areas of the home including the garage, crawlspace, and the closets and cupboards which limited our inspection.

We recommend a final walk through once the home is vacated to determine if there are any additional concerns or conditions present which may not have been visible during the inspection.
We inspect a home as though we were purchasing it ourselves, however you should be reminded that a home inspection only reduces the risk. It does not eliminate it.

Remember that home inspectors do not move or manipulate contents and furnishings or closet and cabinet storage during an inspection.

We do not remove finishes or built-ins to access concealed areas, nor can we determine, in most cases, the performance of the below grade drainage details regarding the roof or lot, or the substrate conditions regarding the exterior building envelope.
Unfortunately it is not possible to predict the future performance of any system or component.

Please be reminded that we are not code inspectors
Code inspections are the responsibility of the authority having jurisdiction and would have been performed at certain junctures during the course of construction (excluding unregulated areas)

Photos will not be posted for all conditions observed, and some photos will only be examples of conditions in various areas related to that system or component.
Please refer to the Standards of Practice we provided with the contract for a complete detailed explanation of exclusions related to a home inspection, as they may not all be listed in this cover letter, or in the body of the report.

Remember to obtain copies of all owners manuals, warranties, and maintenance records for the systems and components where applicable and available.

We recommend prioritizing the repairs as follows:
1 - Life/safety
2 - Water damage
3 - Structure - Except where life/safety is involved
4 - All others

We do not provide repair costs as there can be as much as a 300% difference in quotes depending on the approach,

however we are providing some links to different sites below to assist you
If you would like a list of reputable and reliable subtrades in our area, please feel free to contact me at any time

Again, thank you for using our services and we hope we have helped make your home buying experience a pleasant one.

Remember if your happy with our service tell everyone.
If your not please tell us

All the best and good luck in the future

Sincerely,

Steve Klassen
on behalf of
All In One Home Inspections

All In One Home Inspections
236 Lodgepole
Parksville, BC V9P2Z1
250 248 3654
Cell # 250 954 7849
Fax: 250 248 8472

ROOFING

586 Jones St, Anywhere, BC October 17, 2007

Inventory

General: • The Description section identifies components in the home by material or type. This is provided as an inventory, and no observations or comments on conditions are included here.

General: • Click on the blue highlight areas for more detailed information on descriptions,limitations or conditions

Sloped roofing material: • Composition shingles

Probability of leakage: • Low

Limitations to the inspection

General: • The limitations section describes the circumstances that limited our ability to perform the inspection during our visit

General: • The future performance of roofs, or roofing materials cannot be predicted

General: • Only random areas of the roof and related flashings are inspected (shingles lifted etc)

Inspection performed: • By walking on roof

Observations

General

• *Roofs may leak at any time, even when new. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize the life of roofs.

Please make sure to keep all flashed areas of the roof and general roof surfaces clean and free of debris as part of a preventative maintenance program, and to help insure the optimum life span for the roofing materials

SLOPED ROOFING \ Composition shingles

Condition: • The life expectancy of an existing laminate (composition) or asphalt shingle cannot be determined without viewing the original packaging or a copy of the original invoice and warranty.

Laminate composition shingle life spans can range between 25 and 45 years, and the life span for entry level shingles like square butts or t- locks are usually between 12 and 18 years depending on care and environmental conditions.

EXTERIOR

586 Jones St, Anywhere, BC October 17, 2007

Inventory

General: • Click on the blue highlight areas for more detailed information on descriptions,limitations or conditions

Gutter & downspout material: • Aluminum

Gutter & downspout type: • Eave mounted

Gutter & downspout discharge: • PVC drain tile

Gutter & downspout discharge: • Below grade

Lot slope: • Flat

Wall surfaces : • Stucco

Soffit and fascia: • Wood • Aluminum

Driveway: • Concrete

Walkway: • Concrete

Exterior steps: • Concrete

Patio: • Concrete

Fence: • Wood

Garage: • Attached

Limitations to the inspection

General: • Out buildings are not included in this inspection

General: • The performance of below grade perimeter drains, exterior waste disposal connections (RV service), or general lot and roof drainage cannot be evaluated during a home inspection.

This needs to be monitored on an ongoing basis by the owner/occupant

General: • Pergolas, fences, gates and arbors that are detached or separate from the main dwelling are not included in a home inspection

General: • *Cracks and settling discovered during an inspection cannot be verified for ongoing movement. This has to be monitored on an ongoing basis by the occupant.

General: • City/municiple services or drains are not included

General: • Rain screen continuity cannot be verified during an inspection
Note: Substrate damage cannot be verified or discounted during most home inspections

Inspection limited/prevented by: • Exterior finishes • Tools, storage and contents in the garage • Metal or wood coverings/wraps over exterior components

Inspection limited/prevented by: • Car in garage • Vines/shrubs/trees against wall

Observations

General

• It is important to have the perimeter drains inspected and cleaned as part of an ongoing maintenance program for all homes, especially in regards to lots that slope toward buildings, or contain trees that are in close proximity to buildings Cleaning and inspection should take place every 6 to 8 years depending on soil make up

• Cleaning of the gutters should be part of a regular maintenance program with all homes, especially those near large trees.

This will also help avoid problems with below grade drainage systems for roof run off, if any

WALLS \ Trim

Condition: • Rot

Implication - Further deterioration of materials, Chance of water ingress and related damage

Location: Master bedroom window trim

Task: Repair

Time: As soon as possible

Rot to master bedroom trim

WALLS \ Stucco and EIFS

Condition: • Some gaps or minor cracks are typical to most stucco exteriors we inspect.

This is due to the natural expansion, contraction, or shrinkage of the stucco over time, and these areas can be prone to moisture seepage.

Some surface staining is also common, especially on north exposures, areas with limited light exposure, or areas that are in close proximity to irrigation/moisture sources.

Surface staining is not always a clear indication of substrate damage.

It is not possible to examine all surface areas and transition points during a home inspection, and these areas should be inspected and repaired/resealed/re caulked by the buyer every year or two as part of an ongoing maintenance program.

LANDSCAPING \ General

Condition: • Trees or shrubs too close to house

One of the shrubs is getting to close to the direct vent for the fireplace

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

Location: Various

Task: Prune/cut back, Consider relocation

Time: As soon as possible

Too close to home

Too close to direct vent for fireplace

Too close to home

STRUCTURE

586 Jones St, Anywhere, BC October 17, 2007

Inventory

General: • Click on the blue highlight areas for more detailed information on descriptions,limitations or conditions

Configuration: • Skim coat/crawlspace slab

Configuration: • Crawl space

Foundation material: • Poured concrete

Floor construction: • Wood framed mid span support walls

Floor construction: • Joists • Subfloor - plywood

Exterior wall construction: • Wood frame

Roof and ceiling framing: • Trusses • OSB (Oriented Strand Board) sheathing

Limitations to the inspection

General: • Cracks discovered during an inspection cannot be verified for ongoing movement.

This has to be monitored on an ongoing basis by the owners/occupants

General: • Engineering services are not included in a home inspection

Inspection limited/prevented by: • Wall and ceiling finishes • Furnishings and contents • Parging to the exterior of the foundation • Footings not viewable - below grade • Storage in the crawlspace • Tools, contents, and storage in the garage

Inspection limited/prevented by: • Wall, floor and ceiling coverings • Insulation

Attic/roof space: • Entered but access was limited

Crawl space: • Entered but access was limited

Percent of foundation not visible: • 90 %

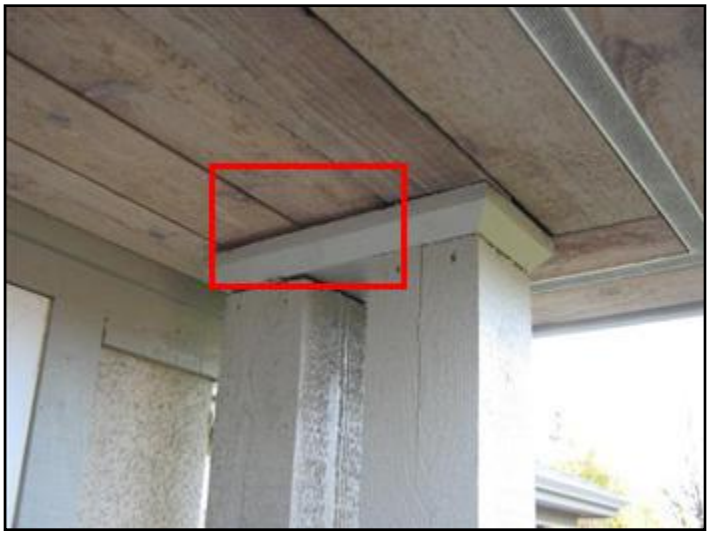
Observations

General

• The dual support post for the front entry nearest the house have become loose at the top and bottom due to the minor concrete settlement mentioned earlier.

This posts appears to be mostly decorative and not structural (unlike the front posts) however the framing details cannot be seen due to soffit covering.

These should be shimmed and adjusted as required
Implication(s): Chance of further movement
Location: Front entry
Task: Repair
Time: Discretionary



Loose due to concrete settlement

Loose due to concrete settlement

• If you are going to store any belongings in the crawlspace we recommend that those items be put in waterproof containers.

Remember that water can come from below as well as above(plumbing)

It is important to inspect this area on a regular basis as well as any sump pumps or foundation penetrations where required.

• Minor settling and shrinkage of materials is typical to many homes we inspect, an usually occurs in the first five years after construction

(example: settling sidewalks, cracks in garage slabs or foundation walls, minor cracks or tape separation in drywall, truss lift etc).

Ongoing movement cannot be determined during a home inspection and must be monitored on an ongoing basis by the buyer.

FOUNDATIONS \ Foundation

Condition: • Typical minor cracks

Some minor cracks are common to concrete foundations, masonry block foundations, skim coats and, concrete slabs. They are present on most foundation inspections we perform.

These are usually caused by the natural shrinkage and curing of the concrete or settling over time, and usually occur within the first five years of a homes existence.

These need to be monitored on an ongoing basis for movement and sealed against possible water ingress whenever possible

Implications - Chance of seepage or water entry, Chance of future movement

Location: East foundation

Task: Seal

Time: As soon as possible

Typical foundation crack

ELECTRICAL

586 Jones St, Anywhere, BC October 17, 2007

Inventory

General: • Click on the blue highlight areas for more detailed information on descriptions,limitations or conditions

Service entrance cable and location: • Underground copper

Service size: • 125 Amps (240 Volts)

System grounding material and type: • Copper - Ufer

Distribution panel rating: • 125 Amps

Distribution panel type and location:
• Breakers
Front den

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 and exterior

Smoke detectors: • Present

Carbon monoxide (CO) detectors: • Present

Limitations to the inspection

General: • Telephone and cable vision wiring are not included in a home inspection

General: • Inspection was limited by missing or burnt out bulbs.

General: • Panel breakers are not intentionally tripped or tested during a inspection (excluding GFCI outlets)

General: • Appliances, fixtures and electronics are not unplugged during a home inspection

General: • Junction boxes are not opened during an inspection

General: • Outlet and switch coverplates are not removed during a home inspection.

Inspection limited/prevented by: • Wall and ceiling finishes • Contents, furnishings,appliances, and storage • Computers and accessories • Tools, contents, and storage in the garage • Storage in the crawlspace

Inspection limited/prevented by: • Insulation

System ground: • Continuity not verified • Quality of ground not determined

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

Observations

General

• Any electrical recommendations should be considered high priority items, since all electrical issues are safety concerns.

• Smoke and carbon monoxide (CO) detectors should be provided at every floor level of every home. Smoke detectors should be close to sleeping areas, and carbon monoxide detectors should be in any room with a wood-burning stove, fireplace, oil furnace, gas furnace, or any other fossil fuel burning appliance such as a gas fireplace or hot water tank. These devices are not tested as part of a home inspection. Once you take possession of the home, detectors should be tested regularly, and replaced every 10 years. If unsure of the age of a smoke detector, it should be replaced. Smoke detector batteries should be replaced annually.

• The purpose of all switches cannot always be verified during a home inspection. Ask the seller for assistance in this regard if required

• We recommend that any electrical repair if required be performed by a qualified electrician.

SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

Condition: • Breaker bridge missing

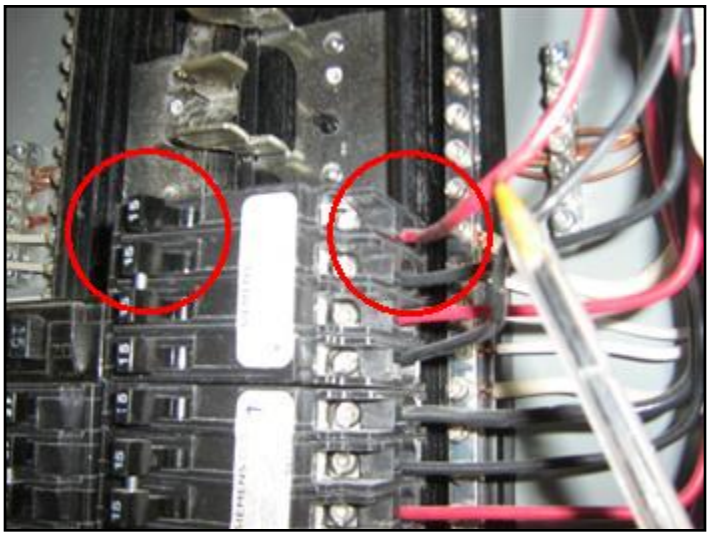
Many multi wire circuits require breaker links or bridges (example: split kitchen outlets or receptacles).
There are exceptions of course, and sometimes separate multi wire "travelers" are used to run individual 110 circuits. Home inspectors can not trace all wiring, we do not intentionally trip breakers (excluding GFCIs), and often the circuit directory is inaccurate. We recommend that a qualified electrician inspect, verify, and correct any conditions related to this where applicable.

Implication(s): Electric shock

Location: Panel

Task: Correct as and if required - poor labeling at panel

Time: Immediate



Unlinked/unbridged breaker?

HEATING

586 Jones St, Anywhere, BC October 17, 2007

Inventory

General: • Click on the blue highlight areas for more detailed information on descriptions,limitations or conditions

Fuel/energy source: • Gas

System type: • Furnace

Furnace manufacturer: • Carrier

Heat distribution: • Ducts and registers

Approximate capacity:
• 50,000 BTU/hr
Input

Efficiency: • Mid-efficiency

Approximate age:
• 12 years
Manufacturing date

Typical life expectancy: • Furnace (conventional or mid-efficiency) 18 to 25 years

Failure probability: • Medium

Main fuel shut off at: • At unit

Main fuel shut off at: • Meter

Supply temperature: • 120°

Return temperature: • 70°

Temperature difference: • 50°

Fireplace: • Gas fireplace

Chimney/vent:
• Metal
Water heater and furnace
• Sidewall venting

Combustion air source: • Outside

Limitations to the inspection

General: • Carbon monoxide tests are not performed during a home inspection

General: • Heat exchangers cannot be completely evaluated during an inspection

Inspection prevented/limited by: • **The gas fire place could not be tested because the pilot light or gas supply was turned off - ask seller for a demonstration of the unit and controls.

Home inspectors do not light pilots which have been extinguished or turn on gas supplies that have been shut off

It is common to turn off the pilot light in the summer months to avoid off season losses

HEATING

586 Jones St, Anywhere, BC October 17, 2007

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

Observations

General

• We recommend running the furnace air mover (summer fan) in the non heating season to insure year round crawlspace ventilation.

A humidistat connected to the furnace fan in the crawlspace may also be prudent

GAS FURNACE \ Life expectancy

Condition: • We recommend having the gas furnace serviced regularly, and the exchanger checked by a specialist on a bi or tri annual basis to avoid carbon monoxide concerns and as part of ongoing maintenance.

The unit appeared to be providing adequate airflow and heat during the inspection, however future performance cannot be predicted.

Filters should be cleaned/changed once every two to three months, and the ducts should be cleaned regularly (bi annually at minimum)

FIREPLACE \ Gas fireplace

Condition: • All gas fireplaces should be serviced on a bi annual basis as part of a ongoing maintenance program.

INSULATION AND VENTILATION

586 Jones St, Anywhere, BC October 17, 2007

Inventory

General: • Click on the blue highlight areas for more detailed information on descriptions,limitations or conditions

Attic/roof insulation material: • Glass fiber

Attic/roof insulation amount/value: • R-40

Attic/roof ventilation: • Roof and soffit vents

Wall insulation material: • Spot checked only

Wall insulation material: • Glass fiber

Wall insulation amount/value: • R-20 • Spot checked only

Foundation wall insulation material: • Glass fiber

Foundation wall insulation amount/value: • R-12

Crawlspace ventilation: • Mechanical ventilation in conjunction with the furnace

Air/vapor barrier: • Plastic

Limitations to the inspection

Inspection prevented by no access to: • Walls, which were spot checked only

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

Crawl space inspection performed: • By entering space, but access was limited

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

Observations

ATTIC/ROOF \ Hatch

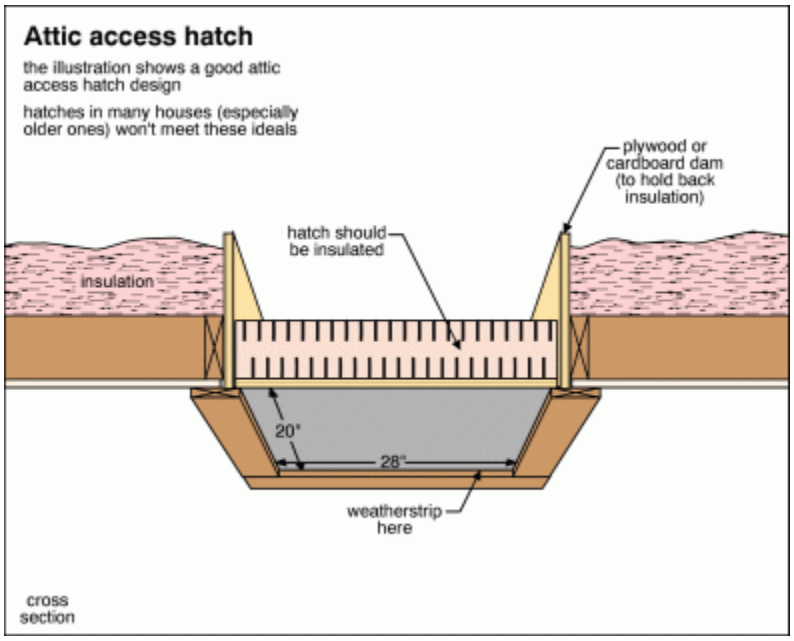
Condition: • Not insulated and not weatherstripped

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

Location: Master bedroom closet ceiling

Task: Correct

Time: As soon as possible



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PLUMBING

586 Jones St, Anywhere, BC October 17, 2007

Inventory

General: • Click on the blue highlight areas for more detailed information on descriptions,limitations or conditions

Water supply source: • Public

Service piping into house: • Plastic

Supply piping in house: • Copper • Plastic

Main water shut off valve at the: • Hot water tank area
Note: Next to laundry closet

Water flow (pressure): • Functional

Water heater fuel/energy source: • Gas

Water heater type: • Location of water heater(s)
Note: Closet next to laundry area

Water heater type: • Conventional

Water heater manufacturer: • Rheem

Tank capacity: • 151 liters

Water heater approximate age: • 11 years

Typical life expectancy: • 8 to 12 years

Water heater failure probability: • High

Waste disposal system: • Public

Waste piping in house: • ABS plastic

Gas piping: • Steel • Copper

Limitations to the inspection

Inspection limited/prevented by: • Interior finishes • Insulation • No access under tub cavity areas • No access under shower bases

Items excluded from a home inspection: • Waste disposal/food disposal appliances • Irrigation systems and controls • Hot tubs

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

Observations

General

• Make sure to drain all exterior spigots/taps, irrigation lines and exposed water lines prior to the winter season. This includes unthreading/removing hoses and connected sprayers.

WATER HEATER \ Life expectancy

Condition: • Near end of life expectancy

The hot water tank appeared to operate normally and provide adequate hot water during the inspection however there was some rust noted in the burner compartment.
Future performance cannot be predicted

Implications - Chance of water damage to building or storage, No domestic hot water
Location: Closet next to laundry area
Task: Budget for replacement
Time: As soon as possible

WATER HEATER \ Tank

Condition: • Improper safety pan drain termination

This drain needs to be connected to a grey water drain pre trap in case of possible future tank failure. At this time it will drain directly into the crawlspace which could potentially damage contents or building components if unnoticed.
Implication(s): Chance of water damage to building or storage
Location: Crawlspace
Task: Correct
Time: When replacing tank

Poor termination of pan drain

INTERIOR

586 Jones St, Anywhere, BC October 17, 2007

Inventory

General: • Click on the blue highlight areas for more detailed information on descriptions,limitations or conditions

Major floor finishes: • Carpet • Resilient

Major wall finishes: • Plaster/drywall

Major ceiling finishes: • Plaster/drywall • Stucco/texture/stipple

Windows: • Fixed • Single/double hung • Sliders • Vinyl

Glazing: • Double

Exterior doors - type/material: • Metal • Garage door - metal

Appliances: • Range

Appliances: • Refrigerator • Range hood • Dishwasher • Microwave oven • Door bell

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

Limitations to the inspection

General: • We use moisture meters only when we encounter other evidence of possible water damage (staining/deterioration/odors). These areas include locations of likely moisture activity like bathrooms, kitchens, and laundry areas.

With this in mind please be aware that these meters will not detect;

1- Prior moisture that has since dried.

2- Any moisture farther than 5/8" deep.

3- Any moisture in hidden cavities that is separated by finishes that are not in contact with one another (gaps or voids).

Please also be advised that moisture meters cannot determine the presence of microbial or fungal growth in buildings.

The moisture levels in a concrete slab can also not be accurately determined by these meters.

Inspection limited/prevented by: • Cabinets and counters • No access behind laundry appliances • Storage in crawlspace • Furnishings, contents, and appliances • Tools, contents, and storage in the garage

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

Not included as part of a home inspection: • The identification of hazardous materials including but not limited to mold and asbestos • The identification of wood destroying insects/pests • The identification of rodents or other similar pests • Low voltage wiring

Not included as part of a home inspection: • Carbon monoxide detectors, security systems, central vacuum • Central vacuum systems • Cosmetic issues • Perimeter drainage tile around foundation, if any

Appliances: • Appliances are not inspected as part of a home inspection • Appliances are not moved during an inspection

Percent of foundation not visible: • 90 %

Crawlspace leakage: • Cannot predict how often or how badly crawlspace will leak

Observations

General

• All humidistat controls should be set at between 45% and 55% to help achieve proper flushing of indoor moisture and indoor air quality in general.

The sensor inside the control will dictate when to shut off the connected exhaust fan

This control is usually outside of or in the uppermost bathroom

• All bathroom and/or kitchen ventilation systems should be left on for 30 to 40 minutes after cooking, cleaning, or bathing is complete

(where applicable)

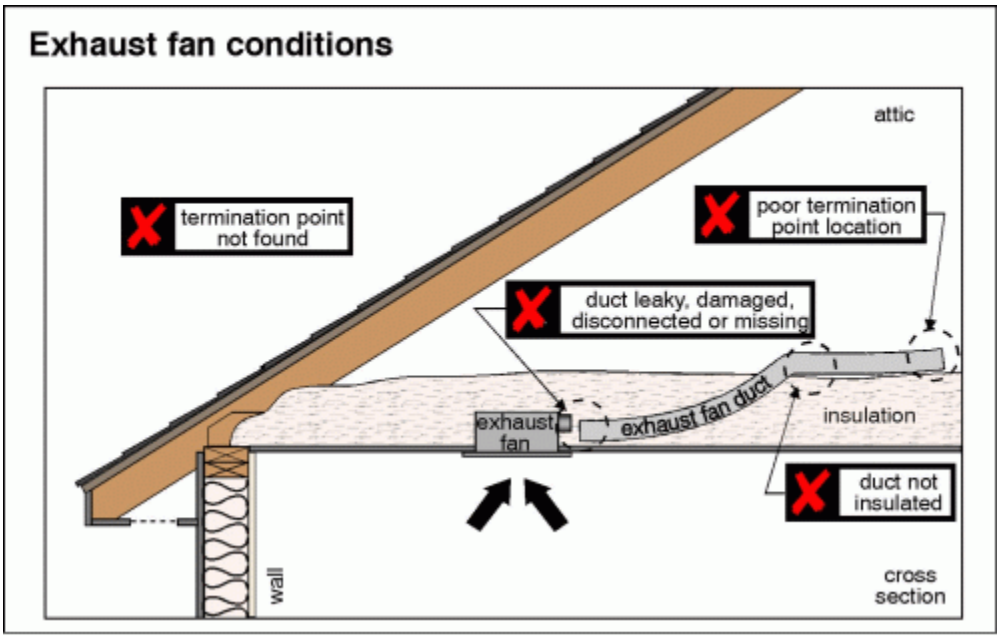
This will help insure proper management of indoor humidity

EXHAUST FANS \ Exhaust duct

Condition: • Poor termination location

Bathroom fan ducts terminating in soffit/eave without exit grill/hood

All exhaust ducts should be:
1- Insulated in unconditioned spaces such as attics and crawlspaces.
2- Made of ridged materials. Flexible plastic dryer type ducting can gather moisture at the low points and deteriorate quickly.
3- Exhausted to the exterior through proper dedicated vent terminations (preferably through the roof or an end gable, not into eaves/soffits) with check flaps (reduces heat loss).
4- Attached to vents and connections with mechanical fasteners and red technical tape (not duct tape).
5- Exhausted to the exterior at the earliest reasonable location.
No adverse conditions were noted as a result
Implication(s): Chance of condensation damage to finishes and/or structure
Location: Bathroom and ensuite
Task: Correct
Time: As soon as possible



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END OF REPORT

NOTE: Presentation of these Standards does not guarantee that the inspector is a member of CAHPI(BC) or working to the Standards. To confirm membership visit www.cahpi.bc or call 1-800-610-5665.

1. INTRODUCTION

1.1 The Canadian Association of Home and Property Inspectors British Columbia (CAHPI(BC)) is a not-for-profit professional society established in 1991. Membership in CAHPI(BC) is voluntary and its members include private, fee-paid home inspectors. CAHPI(BC)'s objectives include promotion of excellence within the profession and continual improvement of its members' inspection services to the public.

2. PURPOSE AND SCOPE

2.1 The purpose of these Standards of Practice is to establish a minimum and uniform standard for private, fee-paid home inspectors who are members of the Canadian Association of Home and Property Inspectors British Columbia. Home Inspections performed to these Standards of Practice are intended to provide the client with information regarding the condition of the systems and components of the home as inspected at the time of the Home Inspection.

2.2 Inspectors shall:
A.inspect :
1.readily accessible systems and components of homes listed in these Standards of Practice.
2.installed systems and components of homes listed in these Standards of Practice.
B.report :
1.on those systems and components inspected which, in the professional opinion of the inspector, are significantly deficient or are near the end of their service lives.
2.a reason why, if not self-evident, the system or component is significantly deficient or near the end of its service life.
3.the inspector's recommendations to correct or monitor the reported deficiency.
4.on any systems and components designated for inspection in these Standards of Practice which were present at the time of the Home Inspection but were not inspected and a reason they were not inspected.

2.3 These Standards are not intended to limit inspectors from:
A.including other inspection services, systems or components in addition to those required by these Standards of Practice.
B.specifying repairs, provided the inspector is appropriately qualified and willing to do so.
C.excluding systems and components from the inspection if requested by the client.

3. STRUCTURAL SYSTEM

3.1 The inspector shall:
A.inspect:
1.the structural components including foundation and framing.
2.by probing a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is NOT required when probing would damage any finished surface or where no deterioration is visible.

B.describe:
1.the foundation and report the methods used to inspect the under-floor crawl space.
2.the floor structure.
3.the wall structure.
4.the ceiling structure.
5.the roof structure and report the methods used to inspect the attic.

3.2 The inspector is NOT required to:
A.provide any engineering service or architectural service.
B.offer an opinion as to the adequacy of any structural system or component.

4. EXTERIOR

4.1 The inspector shall:
A.inspect:
1.the exterior wall covering, flashing and trim.
2.all exterior doors.
3.attached decks, balconies, stoops, steps, porches, and their associated railings.
4.the eaves, soffits, and fascias where accessible from the ground level.
5.the vegetation, grading, surface drainage, and retaining walls on the property when any of these are likely to adversely affect the building.
6.walkways, patios, and driveways leading to dwelling entrances.
B.describe the exterior wall covering.

4.2 The inspector is NOT required to:
A.inspect:
1.screening, shutters, awnings, and similar seasonal accessories.
2.fences.
3.geological, geotechnical or hydrological conditions.
4.recreational facilities.
5.outbuildings.
6.seawalls, break-walls, and docks.
7.erosion control and earth stabilization measures.

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5. ROOF SYSTEM

5.1 The inspector shall:
A.inspect:
1.the roof covering.
2.the roof drainage systems.
3.the flashings.
4.the skylights, chimneys, and roof penetrations.
B.describe the roof covering and report the methods used to inspect the roof.

5.2 The inspector is NOT required to:
A.inspect :
1.antennae.
2.interiors of flues or chimneys which are not readily accessible.
3.other installed accessories.

6. PLUMBING SYSTEM

6.1 The inspector shall:
A.inspect:
1.the interior water supply and distribution systems including all fixtures and faucets.
2.the drain, waste and vent systems including all fixtures.
3.the water heating equipment.
4.the vent systems, flues, and chimneys.
5.the fuel storage and fuel distribution systems.
6.the drainage sumps, sump pumps, and related piping.
B.describe :
1.the water supply, drain, waste, and vent piping materials.
2.the water heating equipment including the energy source.
3.the location of main water and main fuel shut-off valves.

6.2 The inspector is NOT required to:
A.inspect :
1.the clothes washing machine connections.
2.the interiors of flues or chimneys which are not readily accessible.
3.wells, well pumps, or water storage related equipment.
a.water conditioning systems.
b.solar water heating systems.
c.fire and lawn sprinkler systems.
d.private waste disposal systems.
B.determine:
1.whether water supply and waste disposal systems are public or private.
2.the quantity or quality of the water supply.
3.operate safety valves or shut-off valves.

7. ELECTRICAL SYSTEM

7.1 The inspector shall:
A.inspect :
1.the service drop.
2.the service entrance conductors, cables, and raceways.
3.the service equipment and main disconnects.
4.the service grounding.
5.the interior components of service panels and sub panels.
6.the conductors.
7.the overcurrent protection devices.
8.a representative number of installed lighting fixtures, switches, and receptacles.
9.the ground fault circuit interrupters.
B.describe:
1.the amperage and voltage rating of the service.
2.the location of main disconnect(s) and sub panels.
3.the wiring methods.
C.report:
1.on the presence of solid conductor aluminum branch circuit wiring.
2.on the absence of smoke detectors.

7.2 The inspector is NOT required to:
A.inspect:
1.the remote control devices unless the device is the only control device.
2.the alarm systems and components.
3.the low voltage wiring, systems and components.
4.the ancillary wiring, systems and components not a part of the primary electrical power distribution system.
B.measure amperage, voltage, or impedance

8. HEATING SYSTEM

8.1 The inspector shall:
A.inspect:
1.the installed heating equipment.
2.the vent systems, flues, and chimneys.
B.describe:
1.the energy source.
2.the heating method by its distinguishing characteristics.

8.2 The inspector is NOT required to:
A.inspect:
1.the interiors of flues or chimneys which are not readily accessible.
2.the heat exchanger.
3.the humidifier or dehumidifier.
4.the electronic air filter.
5.the solar space heating system.
B.determine heat supply adequacy or distribution balance.

9. AIR CONDITIONING SYSTEMS

9.1 The inspector shall:
A.inspect the installed central and through-wall cooling equipment.
B.describe:
1.the energy source
2.the cooling method by its distinguishing characteristics.
9.2 The inspector is NOT required to:
A.inspect electronic air filters.
B.determine cooling supply adequacy or distribution balance.

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10. INTERIOR

10.1 The inspector shall:
A.inspect:
1.the walls, ceilings, and floors.
2.the steps, stairways, and railings.
3.the countertops and a representative number of installed cabinets.
4.a representative number of doors and windows.
5.garage doors and garage door operators.

10.2 The inspector is NOT required to:
A.inspect:
1.the paint, wallpaper, and other finish treatments.
2.the carpeting.
3.the window treatments.
4.the central vacuum systems.
5.the household appliances.
6.recreational facilities.

11. INSULATION & VENTILATION

11.1 The inspector shall:
A.inspect:
1.the insulation and vapor retarders in unfinished spaces.
2.the ventilation of attics and foundation areas.
3.the mechanical ventilation systems.
B.describe:
1.the insulation and vapor retarders in unfinished spaces.
2.the absence of insulation in unfinished spaces at conditioned surfaces.

11.2 The inspector is NOT required to:
A.disturb insulation or vapor retarders.
B.determine indoor air quality.

12. FIREPLACES AND SOLID FUEL BURNING APPLIANCES

12.1 The inspector shall:
A.inspect:
1.the system components.
2.the vent systems, flues, and chimneys.
B.describe:
1.the fireplaces and solid fuel burning appliances.
2.the chimneys.

12.2 The Inspector is NOT required to:
A.inspect:
1.the interiors of flues or chimneys.
2.the firescreens and doors.
3.the seals and gaskets.
4.the automatic fuel feed devices.
5.the mantles and fireplace surrounds.
6.the combustion make-up air devices.
7.the heat distribution assists whether gravity controlled or fan assisted.
B.ignite or extinguish fires.
C.determine draft characteristics.
D.move fireplace inserts or stoves or firebox contents.

13. GENERAL LIMITATIONS AND EXCLUSIONS

13.1 General limitations:
A.Inspections performed in accordance with these Standards of Practice:
1.are not technically exhaustive.
2.will not identify concealed conditions or latent defects.
B.these Standards are applicable to buildings with four or fewer dwelling units and their garages or carports.

13.2 General exclusions:
A.The inspector is not required to perform any action or make any determination unless specifically stated in these Standards of Practice, except as may be required by lawful authority.
B.Inspectors are NOT required to determine:
1.the condition of systems or components which are not readily accessible.
2.the remaining life of any system or component.
3.the strength, adequacy, effectiveness, or efficiency of any system or component.
4.the causes of any condition or deficiency.
5.the methods, materials, or costs of corrections.
6.future conditions including, but not limited to, failure of systems and components.
7.the suitability of the property for any specialized use.
8.compliance with regulatory requirements (codes, regulations, laws, ordinances, etc.).
9.the market value of the property or its marketability.
10.the advisability of the purchase of the property.
11.the presence of potentially hazardous plants or animals including, but not limited to wood destroying organisms or diseases harmful to humans.
12.the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water, and air.
13.the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances.
14.the operating costs of systems or components.
15.the acoustical properties of any system or component.
C.Inspectors are NOT required to offer:
1.or perform any act or service contrary to law.
2.or perform engineering services.
3.or perform work in any trade or any professional service other than home inspection.
4.warranties or guarantees of any kind.
D.Inspectors are NOT required to operate:
1.any system or component which is shut down or otherwise inoperable.
2.any system or component which does not respond to normal operating controls.
3.shut-off valves.

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E.Inspectors are NOT required to enter:
1.any area which will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components.
2.the under-floor crawl spaces or attics which are not readily accessible.
F.Inspectors are NOT required to inspect:
1.underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active.
2.systems or components which are not installed.
3.decorative items.
4.systems or components located in areas that are not entered in accordance with these Standards of Practice.
5.detached structures other than garages and carports.
6.common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

G.Inspectors are NOT required to:
1.perform any procedure or operation which will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or it's systems or components.
1.move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice, or debris. 2.dismantle any system or component, except as explicitly required by these Standards of Practice.

Glossary of Italicized Terms

ALARM SYSTEMS
Warning devices, installed or free-standing, including but not limited to: carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps and smoke alarms.

ARCHITECTURAL SERVICE
Any practice involving the art and science of building design for construction of any structure or grouping of structures and the use of space within and surrounding the structures or the design for construction, including but not specifically limited to, schematic design, design development, preparation of construction contract documents, and administration of the construction contract.

AUTOMATIC SAFETY CONTROLS:
Devices designed and installed to protect systems and components from unsafe conditions.

COMPONENT:
A part of a system.

DECORATIVE
Ornamental; not required for the operation of the essential systems and components of a home.

DESCRIBE:
To report a system or component by its type or other observed, significant characteristics to distinguish it from other systems or components.

DISMANTLE:
To take apart or remove any component, device or piece of equipment that would not be taken apart or removed by a homeowner in the course of normal and routine home owner maintenance.

ENGINEERING SERVICE:
Any professional service or creative work requiring engineering education, training, and experience and the application of special knowledge of the mathematical, physical and engineering sciences to such professional service or creative work as consultation, investigation, evaluation, planning, design and supervision of construction for the purpose of assuring compliance with the specifications and design, in conjunction with structures, buildings, machines, equipment, works or processes.

FURTHER EVALUATION:
Examination and analysis by a qualified professional, tradesman or service technician beyond that provided by the home inspection.

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HOME INSPECTION:
The process by which an inspector visually examines the readily accessible systems and components of a home and which describes those systems and components in accordance with these Standards of Practice.

HOUSEHOLD APPLIANCES:
Kitchen, laundry, and similar appliances, whether installed or free-standing.

INSPECT:
To examine readily accessible systems and components of a building in accordance with these Standards of Practice, using normal operating controls and opening readily openable access panels.

INSPECTOR:
A person hired to examine any system or component of a building in accordance with these Standards of Practice.

INSTALLED:
Attached such that removal requires tools.

NORMAL OPERATING CONTROLS:
Devices such as thermostats, switches or valves intended to be operated by the homeowner.

READILY ACCESSIBLE:
Available for visual inspection without requiring moving of personal property, dismantling, destructive measures, or any action which will likely involve risk to persons or property.

READILY OPENABLE ACCESS PANEL:
A panel provided for homeowner inspection and maintenance that is within normal reach, can be removed by one person, and is not sealed in place.

RECREATIONAL FACILITIES:
Spas, saunas, steam baths, swimming pools, exercise, entertainment, athletic, playground or other similar equipment and associated accessories.

REPORT:
To communicate in writing.

REPRESENTATIVE NUMBER:
One component per room for multiple similar interior components such as windows and electric outlets; one component on each side of the building for multiple similar exterior components.

ROOF DRAINAGE SYSTEMS:
Components used to carry water off a roof and away from a building.

SIGNIFICANTLY DEFICIENT:
Unsafe or not functioning.

SHUT DOWN:
A state in which a system or component cannot be operated by normal operating controls.

SOLID FUEL BURNING APPLIANCES:
A hearth and fire chamber or similar prepared place in which a fire may be built and which is built in conjunction with a chimney; or a listed assembly of a fire chamber, its chimney and related factory-made parts designed for unit assembly without requiring field construction.

STRUCTURAL COMPONENT:
A component which supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).

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SYSTEM:
A combination of interacting or interdependent components, assembled to carry out one or more functions.

TECHNICALLY EXHAUSTIVE:
An investigation that involves dismantling, the extensive use of advanced techniques, measurements, instruments, testing, calculations, or other means.

UNDERFLOOR CRAWL SPACE:
The area within the confines of the foundation and between the ground and the underside of the floor.

UNSAFE:
A condition in a readily accessible, installed system or component which is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation or a change in accepted residential construction standards.

WIRING METHODS:
Identification of electrical conductors or wires by their general type, such as "non-metallic sheathed cable" ("Romex"), "armored cable" ("bx") or "knob and tube", etc.

Code of Ethics of the Canadian Association of Home and Property Inspectors British Columbia ®

Effective January 1, 2001

Honesty, justice, and courtesy form a moral philosophy which, associated with mutual interest among people, constitutes the foundation of ethics. The members should recognize such a standard, not in passive observance, but as a set of dynamic principles guiding their conduct. It is their duty to practice the profession according to this code of ethics.

As the keystone of professional conduct is integrity, the Members will discharge their duties with fidelity to the public, their clients, and with fairness and impartiality to all. They should uphold the honor and dignity of their profession and avoid association with any enterprise of questionable character, or apparent conflict of interest.

1. The member will express an opinion only when it is based on practical experience and honest conviction.
2. The member will always act in good faith toward each client.
3. The member will not disclose any information concerning the results of the inspection without the approval of the clients or their representatives.
4. The member will not accept compensation, financial or otherwise, from more than one interested party for the same service without the consent of all interested parties.
5. The member will not accept nor offer commissions or allowances, directly or indirectly, from other parties dealing with their client in connection with work for which the member is responsible.
6. The member will promptly disclose to his or her client any interest in a business which may affect the client. The member will not allow an interest in any business to affect the quality of the results of their inspection work which they may be called upon to perform. The inspection work may not be used as a vehicle by the inspector to deliberately obtain work in another field.
7. An inspector shall make every effort to uphold, maintain, and improve the professional integrity, reputation, and practice of the home inspection profession. He or she will report all such relevant information, including violations of this Code by other members, to the Association for possible remedial action.

NOTE: Presentation of these Standards does not guarantee that the inspector is a member of CAHPI(BC) or working to the Standards. To confirm membership visit www.cahpi.bc or call 1-800-610-5665.

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