



# 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  
877 711 2247  
Fax: 604 513 8462  
[www.bchousereports.com](http://www.bchousereports.com)  
[info@bchousereports.com](mailto:info@bchousereports.com)

BC License #: 47565

# SUMMARY

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

Report No. 1006, v.5

[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.5

[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 \ 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

## 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.5

[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

### RECOMMENDATIONS \ Overview

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

**Location:** Throughout Roof

# EXTERIOR

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

Report No. 1006, v.5

[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:** • [Above grade](#)

**Lot slope:**

• [Away from house](#)

• [Towards house](#)

North Side

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

**Soffit and fascia:** • [Wood](#) • [Aluminum](#)

**Driveway:** • Asphalt

**Walkway:** • Asphalt

**Exterior steps:** • Concrete • Wood

## Limitations

**Exterior inspected from:** • Ground level

## Recommendations

### 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



1.

# EXTERIOR

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

Report No. 1006, v.5

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

**Condition:** • [Clogged](#)

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

**Location:** Throughout Roof

**Task:** Clean

**Time:** Immediate

## ROOF DRAINAGE \ Downspouts

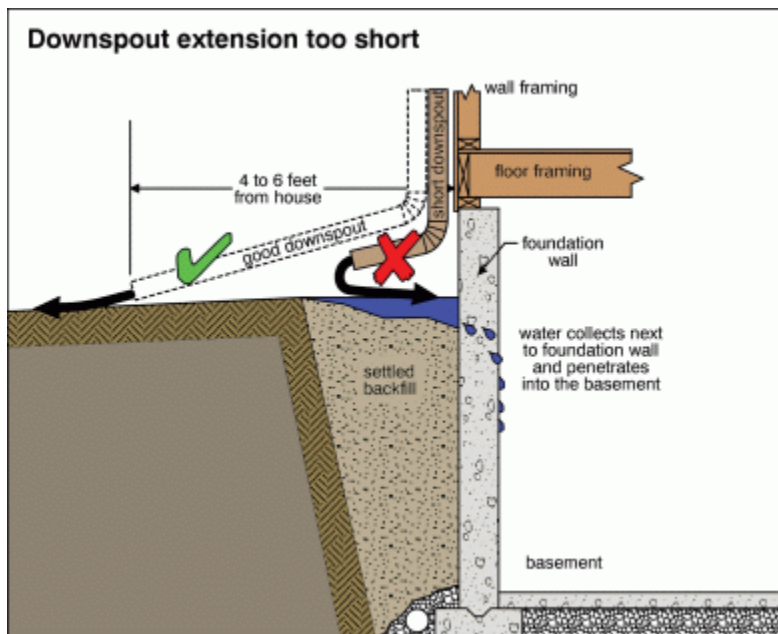
**Condition:** • [Downspouts end too close to building](#)

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

**Location:** Southeast Exterior

**Task:** Improve

**Time:** Less than 1 year



[Click on image to enlarge.](#)



2.

# EXTERIOR

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

Report No. 1006, v.5

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

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

**Implication(s):** Leakage

**Location:** Southeast Exterior

**Task:** Repair

**Time:** Less than 1 year



3.

## **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



4.

# EXTERIOR

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

Report No. 1006, v.5

[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



5.

## EXTERIOR GLASS \ Exterior trim

**Condition:** • [Rot](#)

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

**Location:** West Exterior

**Task:** Repair or Replace

**Time:** Less than 2 years

# EXTERIOR

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

Report No. 1006, v.5

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



6.

## **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



7.

# EXTERIOR

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

Report No. 1006, v.5

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

SUMMARY

ROOFING

**EXTERIOR**

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

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

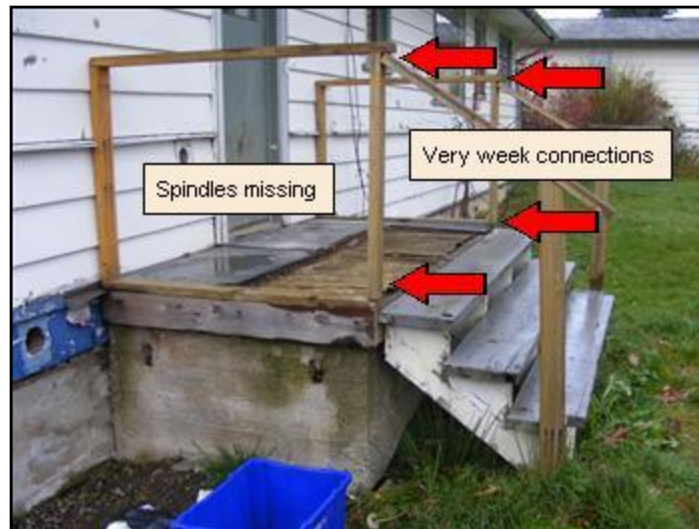
**Condition:** • [Weak](#)

**Implication(s):** Fall hazard

**Location:** Throughout Exterior Porch

**Task:** Improve

**Time:** Immediate



8.

**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

# EXTERIOR

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

Report No. 1006, v.5

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

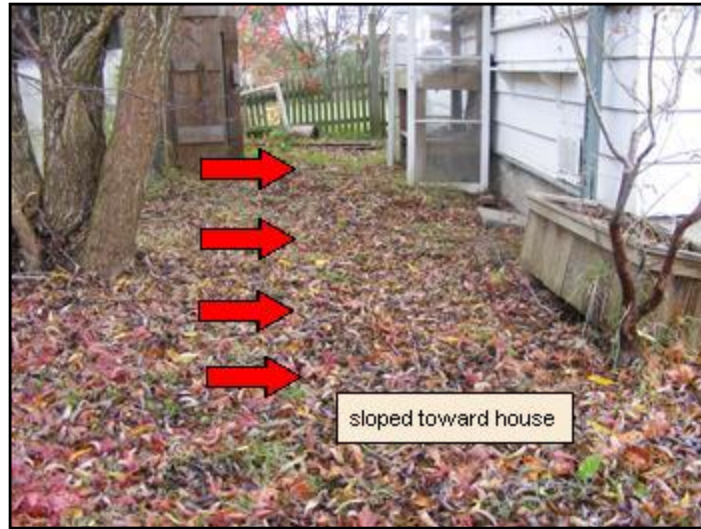
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



9.

## 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 Roof

**Task:** Improve

**Time:** Immediate



10.

## 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 \ Joists

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

In many areas throughout the crawlspace the bracing needs to be re secured

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

**Location:** Throughout Crawl Space

**Task:** Improve

**Time:** Less than 1 year



11.

## Description

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

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

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

**Main disconnect/service box type and location:**

• [Breakers - first floor](#)

Southwest bedroom

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

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

**Distribution panel type and location:**

• [Breakers](#)

Southwest 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](#)

**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 panel**

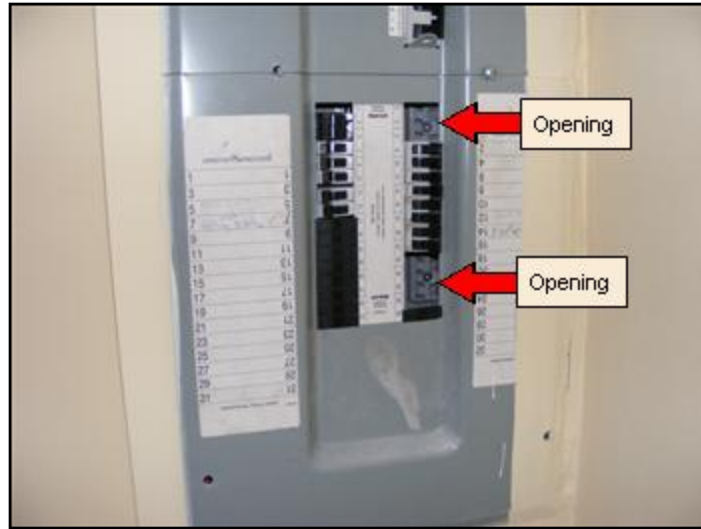
**Condition:** • [Openings in panel](#)

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

**Location:** South Bedroom

**Task:** Correct

**Time:** Immediate



12.

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

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

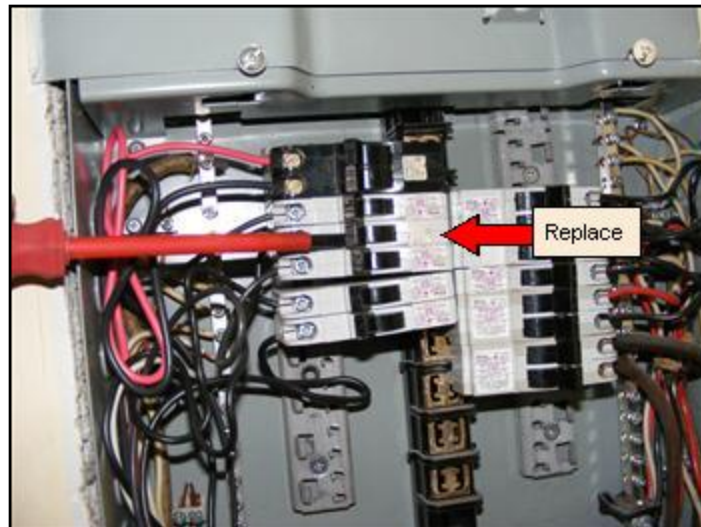
30 amp breaker installed on 15 amp circuit

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

**Location:** South Bedroom

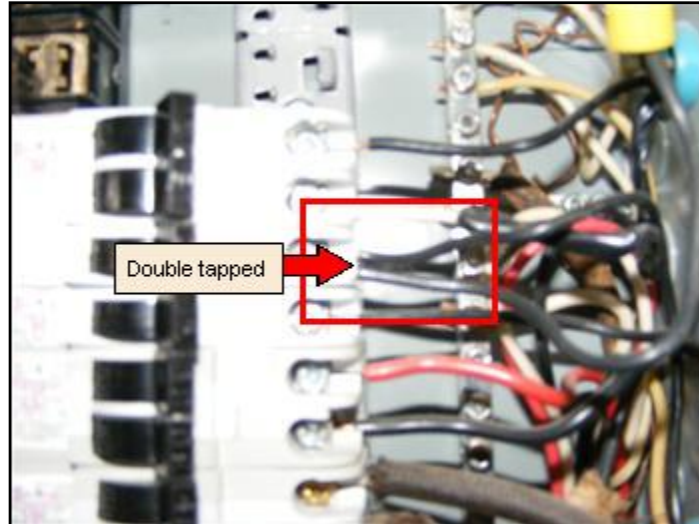
**Task:** Replace

**Time:** Immediate



13.

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



14.

## DISTRIBUTION SYSTEM \ Wiring - installation

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



15.

## DISTRIBUTION SYSTEM \ Outlets (receptacles)

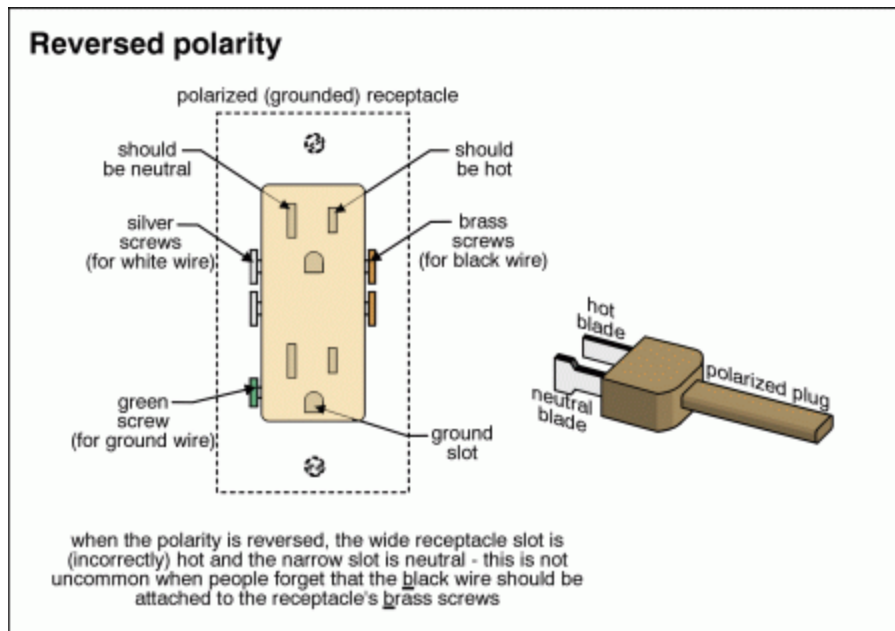
Condition: • [Reversed polarity](#)

Implication(s): Electric shock

Location: East Exterior Wall Kitchen

Task: Repair

Time: Less than 1 year



[Click on image to enlarge.](#)



16.

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

**Implication(s):** Electric shock

**Location:** West Kitchen

**Task:** Further evaluation

**Time:** Immediate

**Condition:** • [Ungrounded](#)

**Implication(s):** Electric shock

**Location:** Throughout Living Room

**Task:** Improve

**Time:** Immediate



17.

### DISTRIBUTION SYSTEM \ Outlets (receptacles) - number or location

**Condition:** • [Too far from basin](#)

There is no receptacle in the bathroom. I recommend that one gets installed and be a GFI type receptacle

**Implication(s):** Electric shock

**Location:** First Floor Bathroom

**Task:** Provide

**Time:** Less than 1 year

### DISTRIBUTION SYSTEM \ Cover plates

**Condition:** • [Missing](#)

**Implication(s):** Electric shock

**Location:** East Living Room

**Task:** Replace

**Time:** Immediate

# ELECTRICAL

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

Report No. 1006, v.5

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

**Condition:** • [Missing](#)

**Implication(s):** Electric shock

**Location:** East Exterior Wall Kitchen

**Task:** Replace

**Time:** Immediate

**Condition:** • [Missing](#)

**Implication(s):** Electric shock

**Location:** Rear Foyer

**Task:** Replace

**Time:** Immediate



18.

## Description

Fuel/energy source: • [Gas](#)

System type: • [Furnace](#)

Furnace manufacturer: • Goodman

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

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

Efficiency: • [Conventional](#)

Approximate age: • [33 years](#)

Failure probability: • [High](#)

Main fuel shut off at: • Meter • Utility room

Supply temperature: • 145°

Return temperature: • 75°

Temperature difference: • 70°

Auxiliary heat:

• [Electric baseboard heater](#)

Southwest bedroom

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

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

Location: Furnace Room

Task: Replace

Time: Less than 2 years

### GAS FURNACE \ Distribution 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

# HEATING

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

Report No. 1006, v.5

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



19.

## GAS FURNACE \ Venting system

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

**Implication(s):** Fire hazard

**Location:** Southeast Attic

**Task:** Further evaluation

**Time:** Immediate



20.

# HEATING

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

Report No. 1006, v.5

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## GAS FURNACE \ Ducts, registers and grilles

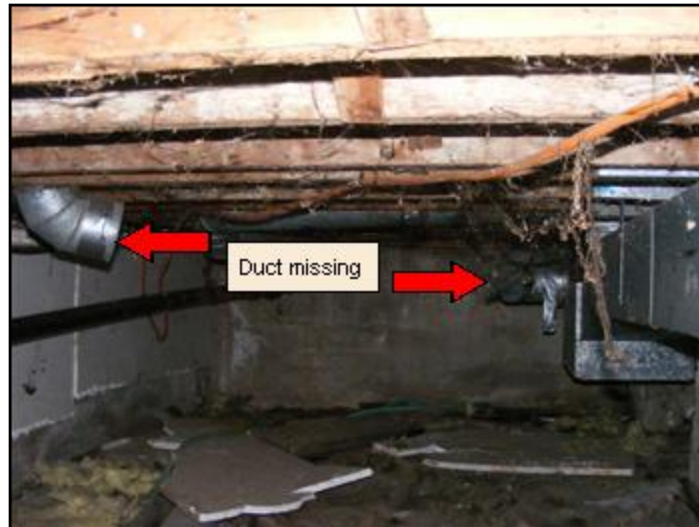
**Condition:** • Missing

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

**Location:** Southeast Crawl Space

**Task:** Improve

**Time:** Discretionary



21.

## 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.5

[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-20](#)

**Attic/roof ventilation:** • [Roof and soffit vents](#)

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

**Wall insulation amount/value:** • Not determined

**Foundation wall insulation material:** • [Plastic/foam board](#)

**Foundation wall insulation amount/value:** • [R-4](#)

**Crawlspace ventilation:** • [Wall Vents](#)

**Air/vapor barrier:** • [Plastic](#)

## Limitations

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

**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



22.

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

## ATTIC/ROOF \ Hatch

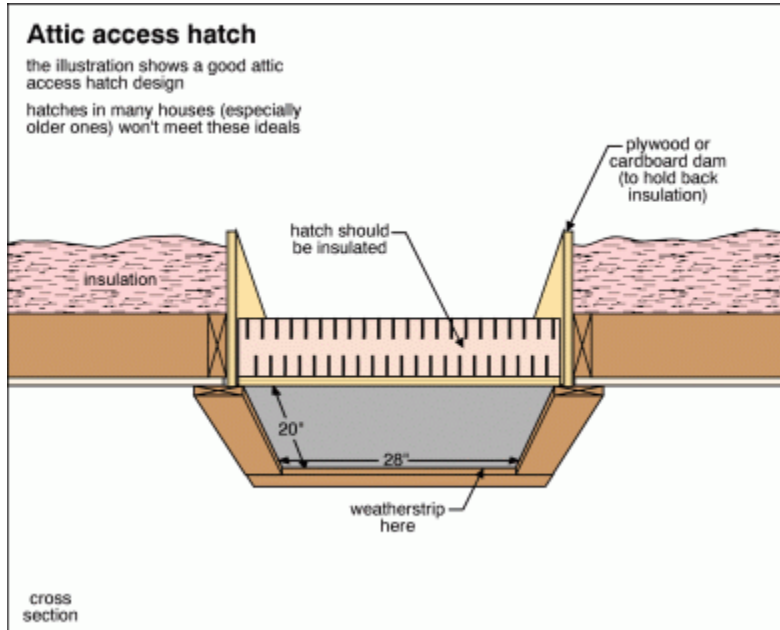
**Condition:** • [Not insulated and not weatherstripped](#)

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

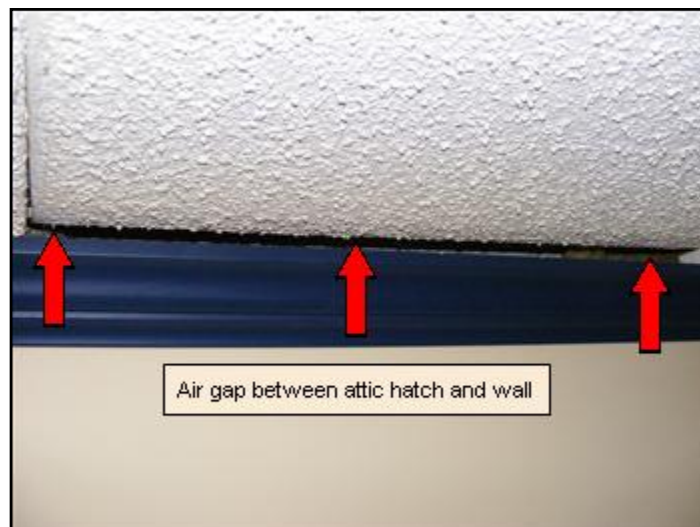
**Location:** Throughout

**Task:** Improve

**Time:** Less than 1 year



[Click on image to enlarge.](#)



23.

## **FOUNDATION \ Interior insulation**

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

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

**Location:** Northwest Crawl Space

**Task:** Improve

**Time:** Discretionary



24.

## Description

**Water supply source:** • Public

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

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

**Main water shut off valve at the:** • North • West • Crawlspace

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

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

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

**Water heater manufacturer:** • Rheem

**Tank capacity:** • [40 gallons](#)

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

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

**Waste disposal system:** • [Public](#)

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

**Floor drain location:** • None found

## Limitations

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

• Laundry tub  
Drain not connected

**Items excluded from a building 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



25.

## **WASTE PLUMBING \ Drain piping - performance**

**Condition:** • [Leak](#)

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

**Location:** Laundry Area

**Task:** Repair

**Time:** Immediate



26.

# PLUMBING

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

Report No. 1006, v.5

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

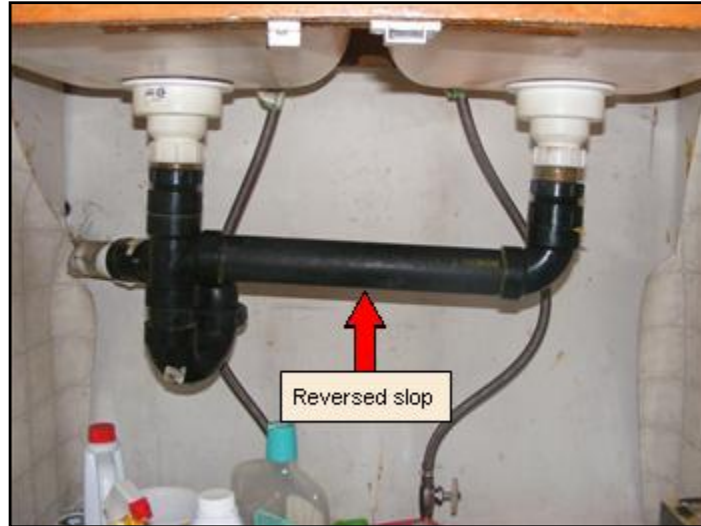
**Condition:** • [Poor slope](#)

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

**Location:** Kitchen

**Task:** Improve

**Time:** Less than 1 year



27.

## **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



28.

**Condition:** • [Unprotected window](#)

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

**Location:** First Floor Bathroom

**Task:** Improve

**Time:** Less than 1 year



[Click on image to enlarge.](#)

## Description

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

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

**Major ceiling finishes:** • [Stucco/texture/stipple](#) • [Wood](#)

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

**Glazing:** • [Single](#)

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

**Doors:** • Inspected

**Evidence of crawlspace leakage:** • Efflorescence • Musty or damp odor

**Oven type:** • Conventional

**Oven fuel:** • Electricity

**Range fuel:** • Electricity

**Appliances:** • Refrigerator • Range hood • Door bell

**Laundry facilities:**

• Washer

• Laundry tub

Out of service during the inspection

• Hot/cold water supply

• Dryer

• Vented to outside

Needs improving

• 120-Volt outlet

• 240-Volt outlet

• Waste standpipe

## Limitations

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

**Not included as part of a building 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



29.

### WINDOWS \ Hardware

**Condition:** • [Missing](#)

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

**Location:** Northwest Bedroom

**Task:** Improve

**Time:** Less than 1 year

### DOORS \ Interior trim

**Condition:** • [Missing](#)

**Implication(s):** Cosmetic defects

**Location:** Rear Foyer

**Task:** Replace

**Time:** Discretionary



30.

### CRAWLSPACE \ Wet crawlspace - evidence

**Condition:** • [Efflorescence](#)

Improving the roof drainage to extend away from the foundation should help to reduce the amount of dampness in the crawlspace. It would also be advised to improve the lot grading on the north side of the property to direct water away from the foundation.

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

**Location:** Throughout Crawl Space

**Task:** Improve

**Time:** Immediate



31.

## **EXHAUST FANS \ Exhaust duct**

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

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

**Location:** Southeast Exterior

**Task:** Provide

**Time:** Less than 1 year



32.

## **APPLIANCES \ Dryer**

**Condition:** • Not vented to exterior

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

**Location:** Laundry Area

**Task:** Repair

**Time:** Immediate



33.

# INTERIOR

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

Report No. 1006, v.5

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

**END OF REPORT**

# REFERENCE LIBRARY

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

Report No. 1006, v.5

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

## REFERENCE

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](#)