



Your Inspection Report

4321 Any Street
Lower Mainland, BC



PREPARED FOR:

JOHN DOE

JANE DOE

INSPECTION DATE:

Thursday, March 21, 2013

PREPARED BY:

Kevin Baker RHI



bchousereports.com



BC House Reports - Kevin Baker RHI
7546 Wiltshire Dr
Surrey, BC V3S 2Y7

778 565 0968
877 711 2247
www.bchousereports.com
info@bchousereports.com



November 4, 2013

Dear John Doe and Jane Doe,

RE: Report No. 1632, v.4
4321 Any Street
Lower Mainland, BC

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

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

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

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

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

Sincerely,

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

BC House Reports - Kevin Baker RHI
7546 Wiltshire Dr
Surrey, BC V3S 2Y7
778 565 0968
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AGREEMENT

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

Report No. 1632, v.4

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PARTIES TO THE AGREEMENT

Company

BC House Reports - Kevin Baker
RHI
7546 Wiltshire Dr
Surrey, BC V3S 2Y7

Client

John Doe
1234 My Street
Home Town, BC V2Y 4R6

Client

Jane Doe
1234 My Street
Home Town, BC V2Y 4R6

This is an agreement between John Doe, Jane Doe and BC House Reports - Kevin Baker RHI.

THIS CONTRACT AFFECTS YOUR LEGAL RIGHTS
PLEASE READ CAREFULLY BEFORE SIGNING

THE CLIENT AND INSPECTOR ACKNOWLEDGE AND AGREE AS FOLLOWS:
ARTICLE 1 - INSPECTION

1.1 The Client understands that the word Inspector as used in this contract means and includes BC House Reports, including its employees and individual inspectors, whether an employee or an independent contractor and/or that independent contractors company, and acknowledges and agrees that this contract will apply to the Client and the Inspector as defined.

1.2 The Client hereby requests that the Inspector perform an inspection (the Inspection) of the Subject Property and prepare a written and/or oral report (the Inspection Report). The Inspection and Inspection Report are subject to the following limitations and conditions, each of which are acknowledged, understood and accepted by the Client.

- a) The Inspection and Inspection Report shall be performed in accordance with the Standards of Practice of the Canadian Association of Home & Property Inspectors (British Columbia), a copy of which is available upon request or at www.cahpi.bc.ca.
- b) The Inspection is non-invasive and the Inspection Report constitutes an opinion of the Present Condition of the property based on a visual inspection of the readily accessible and visible major systems and components of the Primary Residence on the Property;
- c) The Inspection and Inspection Report do not constitute a guarantee, warranty or an insurance policy.
- d) The Client is encouraged, at their own risk, to participate in the visual inspection process and accepts responsibility for the consequences of electing not to do so.
- e) The condition of certain systems, components and equipment will be randomly sampled by the Inspector. Examples include, but may not be restricted to, window/door operation, electrical receptacles, switches and lights, cabinets, mortar, masonry, paint and caulking integrity, roof covering materials, and examination of interior and exterior surfaces for signs of moisture ingress.
- f) Weather conditions may limit the extent of the inspection process; the Client understands that the scope and accuracy of the Inspection Report can be affected by weather conditions existing at the time of the inspection. The Client hereby releases and waives any claim they may have against the Inspector for omissions or inaccuracies in the Inspection or Inspection Report arising as a result of weather conditions existing at the time of inspection.
- g) The Inspection Report is for the confidential use of the Client only and will not be disclosed to third parties such as real estate agents, sellers, or lenders without the express written consent of the Client. The Client shall protect and indemnify

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the Inspector from any claim against the Inspector by any such third party arising from disclosure of the Inspection Report.

The Client authorizes the Inspector to disclose the Inspection Report to third parties.

Yes ____ No ____

ARTICLE 2 - RESTRICTIONS ON LEGAL RIGHTS

2.1 In the event of any errors, omissions, breach of contract, and/or negligence by the Inspector the Client hereby agrees to the following restrictions on their legal rights.

a) The Client acknowledges and agrees that the time limit for commencement of legal proceedings by the Client against the Inspector for damages suffered by the Client as a result of alleged errors, omissions, breaches of contract, and/or negligence by the Inspector shall be not later than one (1) year from the date of the inspection. After the expiry of one (1) year from the date of the inspection any claim of the client against the inspector shall expire and cease to exist for all purposes and the Clients right to commence legal proceedings against the Inspector shall thereupon be barred.

Client Initials _____

b) In the event that the Client claims damages against the Inspector and does not prove those damages, the Client shall pay all legal fees, legal expenses and costs incurred by the Inspector in defense of the claim;

c) The Inspector shall not be liable to the Client for the cost of any repairs to or replacement of any system, component, or equipment undertaken by the Client without prior consultation with the Inspector.

d) The Inspector's total liability to the Client for errors, omissions, breaches of contract and/or negligence in any part of the Inspection or Inspection Report shall be limited to the amount of the fee paid for the Inspection. For greater clarity this means that if the Client sues the Inspector any damages awarded cannot exceed the cost of the Inspection.

Client Initials _____

ARTICLE 3 - FEE

3.1 The fee payable at the time of the visual inspection of the Subject Property shall be as follows:

Base Fee: \$ _____

Additional services \$ _____

HST: \$ _____

Travel: \$ _____

Postage: \$ _____

TOTAL: \$ _____

ARTICLE 4 - ACKNOWLEDGMENT

4.1 By signing this Inspection Contract the Client acknowledges, covenants and agrees that:

a) The Client understands and agrees to be bound by each and every provision of this Contract.

b) The Client has the authority to bind any other family members or other interested parties to this Contract.

c) The Inspector has not made any representations or warranties about the terms of this Contract other than those

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contained in this written Contract.

d) The Client has had such legal advice as the Client desires in relation to the effect of this Contract on the Client's legal rights.

Date: _____

Client Signature _____

Client Signature _____

INSPECTOR _____

Kevin Baker, License #47565 signed on
own behalf and on behalf of BC House Reports

**I, John Doe (Signature)_____, (Date)_____, have read, understood and
accepted the terms of this agreement.**

**I, Jane Doe (Signature)_____, (Date)_____, have read, understood and
accepted the terms of this agreement.**

SUMMARY

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

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www.bchousereports.com

SUMMARY

ROOFING

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

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

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

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

OUR PHILOSOPHY

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

[Priority Maintenance Items](#)

Electrical

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Reversed polarity](#)

Implication(s): Electric shock

Location: West Second Floor Living Room

Task: Repair

Time: Immediate

Condition: • [Reversed polarity](#)

Implication(s): Electric shock

Location: West Kitchen

Task: Repair

Time: Immediate

Condition: • [Reversed polarity](#)

Implication(s): Electric shock

Location: Third Floor Bathroom

Task: Repair

Time: Immediate

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

Implication(s): Electric shock

Location: West Exterior

Task: Provide

Time: Immediate

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

I recommend that you have an electrician update all the bathrooms so that they have GFI type receptacles

Implication(s): Electric shock

Location: Throughout

Task: Provide

Time: Immediate

Heating

FIREPLACE \ Gas fireplace

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

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

Implication(s): Hazardous combustion products entering home

Location: West Basement

Task: Improve

Time: Immediate

Interior

GARAGE \ Walls and ceilings

Condition: • [Not gastight](#)

The window should not be able to open thus preventing combustion products from entering the home.

Implication(s): Hazardous combustion products entering home

Location: Garage

Task: Improve

Time: Less than 1 year

This concludes the Summary section.

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

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

[Home Improvement - ballpark costs](#)

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Description

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

Probability of leakage: • High

Limitations

Inspection performed: • By walking on roof

Recommendations

SLOPED ROOFING \ Asphalt shingles

Condition: • [Old, worn out](#)

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

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

Location: Throughout

Task: Replace

Time: Less than 2 years

Condition: • [Granule loss](#)

This high flow area has worn out and will need to be repaired/replaced in the near future.

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

Location: Throughout Exterior Roof

Task: Repair

Time: Less than 2 years



1.

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Condition: • [Slots wide](#)

Widened slots increase the chance of leakage

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

Location: Various Exterior Roof

Task: Replace

Time: Less than 2 years



2.

SLOPED ROOF FLASHINGS \ Chimney flashings

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

The flashing appears to be functioning correctly but I recommend that you improve the arrangement when re-roofing.

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

Location: West Exterior

Task: Repair

Time: When Re Roofing

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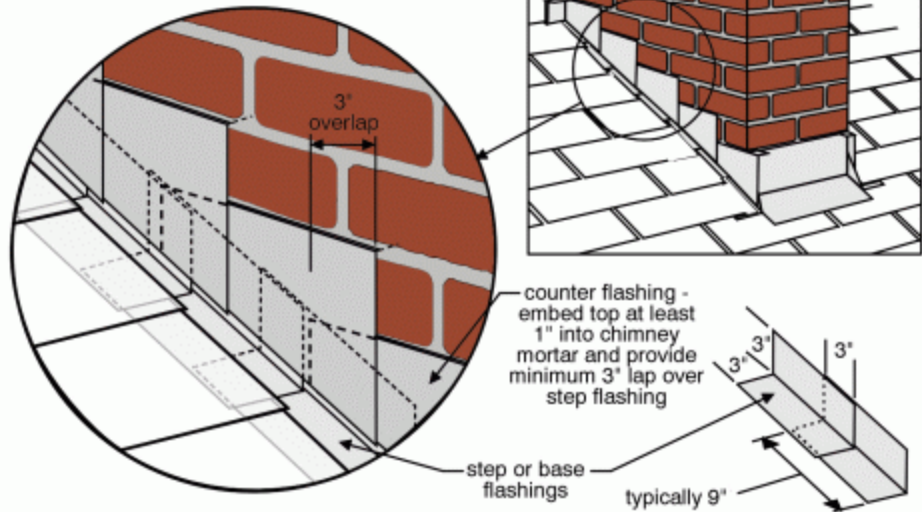
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Chimney flashings - side flashing detail



[Click on image to enlarge.](#)



3.

EXTERIOR

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

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

Gutter & downspout discharge: • [Below grade](#)

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

Wall surfaces - wood: • [Boards](#)

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

Soffit and fascia: • [Wood](#)

Driveway: • Asphalt

Walkway: • Concrete

Deck: • Ground level • Wood

Porch: • Wood

Exterior steps: • Wood

Fence: • Wood

Garage: • Double

Limitations

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

Exterior inspected from: • Ground level

Recommendations

ROOF DRAINAGE \ Downspouts

Condition: • [Downspouts discharging onto roofs](#)

I recommend that you extend the downspout on the east side to drain into the lower gutter. This will help reduce the chance of leakage in the high flow area noted in the report.

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

Location: East Exterior

Task: Improve

Time: Immediate

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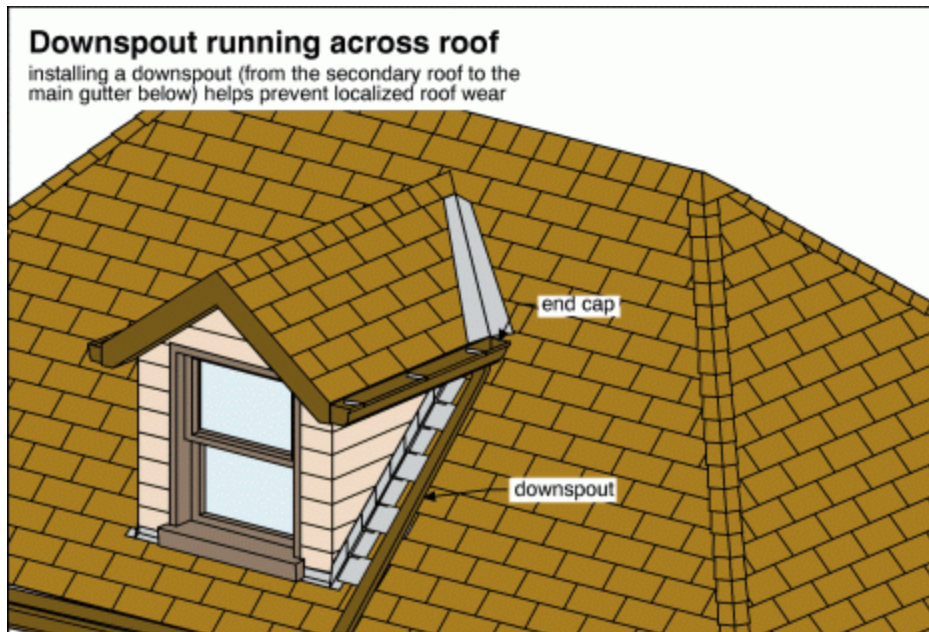
INSULATION

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WALLS \ Soffits and fascia

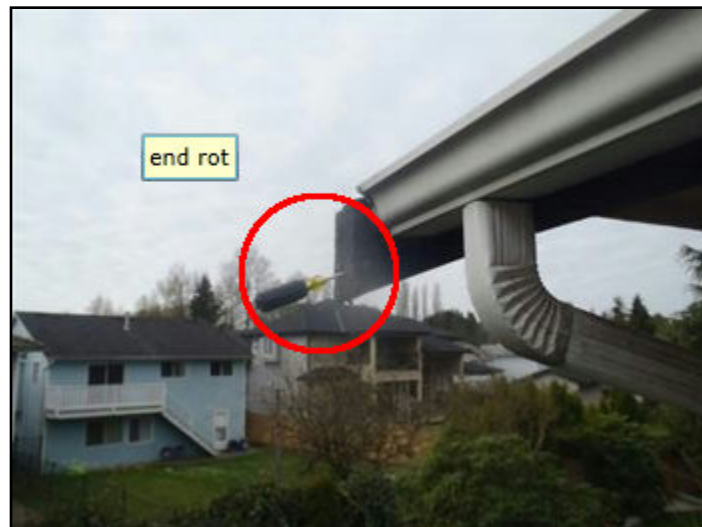
Condition: • [Rot or insect damage](#)

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

Location: Various Exterior

Task: Repair

Time: Less than 3 years



4.

EXTERIOR

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WALLS \ Wood siding

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

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

Location: South Exterior

Task: Repair

Time: If necessary



5.

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

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

Location: Southeast Exterior

Task: Repair

Time: Less than 1 year



6.

EXTERIOR

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LANDSCAPING \ Lot grading

Condition: • [Improper slope](#)

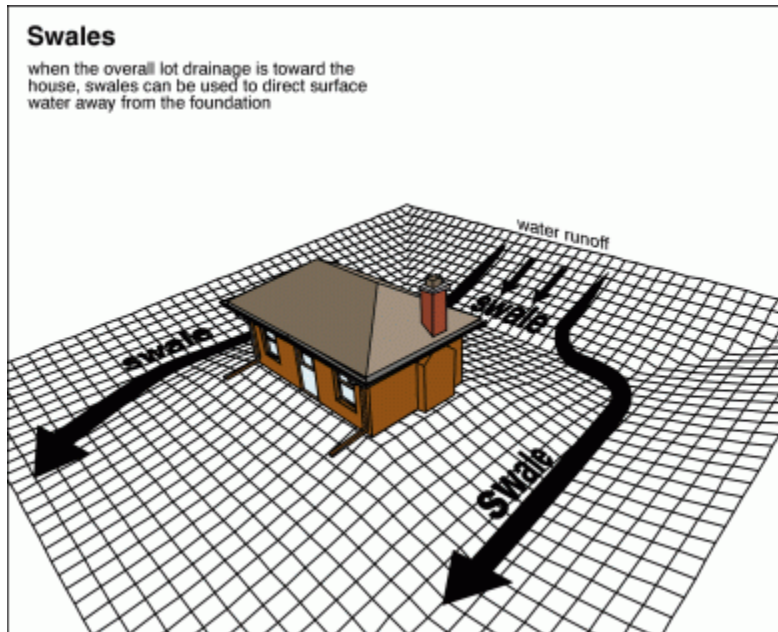
There is no slope in the yard and pooling water could be an issue.

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

Location: East Exterior

Task: Improve

Time: If necessary



7.

STRUCTURE

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Description

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

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

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

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

Limitations

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

Attic/roof space: • Entered but access was limited

Recommendations

RECOMMENDATIONS \ Overview

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

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Description

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

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

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

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

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

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

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

Auxiliary panel (subpanel) type and location:

• [Breakers - basement](#)

South wall

Auxiliary panel (subpanel) rating: • 40 AMP

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

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

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • 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 fuses/breakers

Condition: • [Double taps](#)

I recommend that you bring in an electrician to repair the condition

Implication(s): Fire hazard

Location: Northwest Basement

Task: Repair

Time: Immediate



8.

DISTRIBUTION SYSTEM \ Outlets (receptacles)

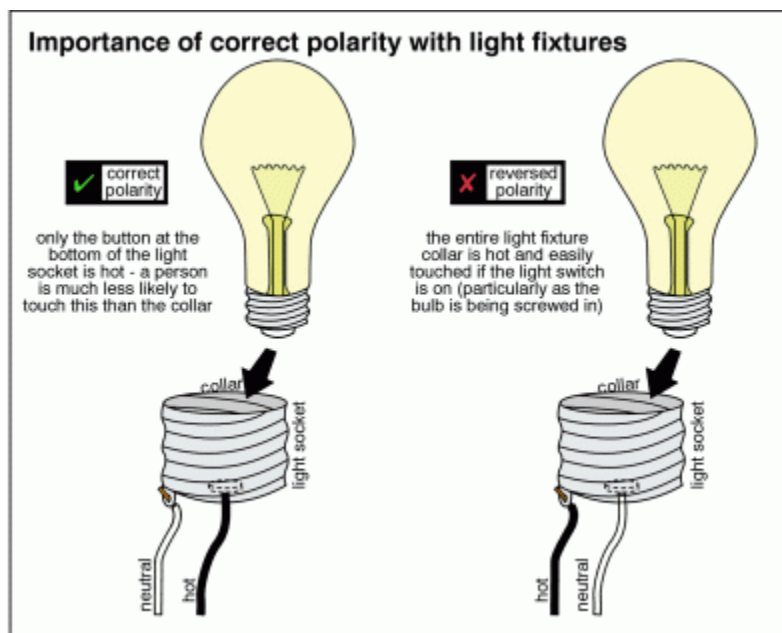
Condition: • [Reversed polarity](#)

Implication(s): Electric shock

Location: West Second Floor Living Room

Task: Repair

Time: Immediate



[Click on image to enlarge.](#)

ELECTRICAL

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9.

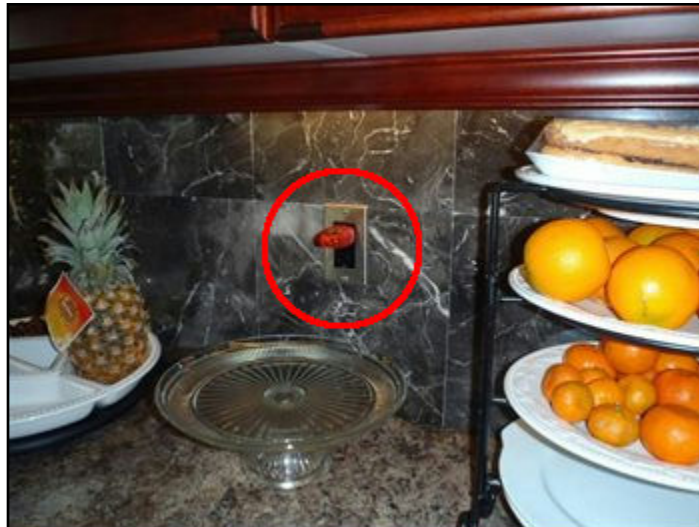
Condition: • [Reversed polarity](#)

Implication(s): Electric shock

Location: West Kitchen

Task: Repair

Time: Immediate



10.

Condition: • [Reversed polarity](#)

Implication(s): Electric shock

Location: Third Floor Bathroom

Task: Repair

Time: Immediate

ELECTRICAL

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11.

Condition: • [Loose](#)

Implication(s): Electric shock | Fire hazard

Location: Third Floor Hall

Task: Repair

Time: Less than 1 year



12.

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

Implication(s): Electric shock

Location: West Exterior

Task: Provide

Time: Immediate

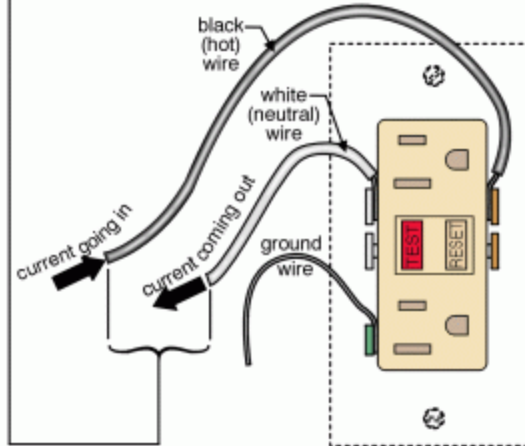
Ground fault interrupter

the GFI circuitry within the outlet checks constantly for a difference between the current in the black and white wires

if there is a difference (even as little as 5 milliamps), there is a current leak (possibly through your body) and the GFI shuts down the receptacle and other receptacles downstream

note:

if the GFI is in the panel, the entire circuit will be shut down



[Click on image to enlarge.](#)



13.

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

I recommend that you have an electrician update all the bathrooms so that they have GFI type receptacles

Implication(s): Electric shock

Location: Throughout

Task: Provide

Time: Immediate

ELECTRICAL

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DISTRIBUTION SYSTEM \ Cover plates

Condition: • [Missing](#)

Implication(s): Electric shock

Location: Kitchen

Task: Provide

Time: Less than 1 year



14.

Condition: • [Missing](#)

Implication(s): Electric shock

Location: Garage

Task: Provide

Time: Less than 1 year



15.

HEATING

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Description

Fuel/energy source: • [Gas](#)

System type: • [Furnace](#)

Furnace manufacturer: • American Standard

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

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

Efficiency: • [Mid-efficiency](#)

Approximate age: • [4 years](#)

Main fuel shut off at: • Basement • Utility room

Failure probability: • [Low](#)

Supply temperature: • 120°

Return temperature: • 70°

Temperature difference: • 50°

Exhaust pipe (vent connector): • Type B

Auxiliary heat:

• [Electric baseboard heater](#)

Located in the change room for the sauna

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

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

Combustion air source: • Interior of building

Limitations

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

Heat exchanger: • Not visible

Recommendations

GAS FURNACE \ Mechanical air filter

Condition: • [Dirty](#)

Implication(s): Increased heating costs | Reduced comfort

Location: Basement Utility Room

Task: Replace

Time: Immediate

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FIREPLACE \ Gas fireplace

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

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

Implication(s): Hazardous combustion products entering home

Location: West Basement

Task: Improve

Time: Immediate



16.

COOLING & HEAT PUMP

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Air conditioning type: • None present

INSULATION AND VENTILATION

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

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

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

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

Wall insulation material: • Not visible

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

Limitations

Inspection prevented by no access to:

- Roof space

No access to roof space over living/dining room and kitchen

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

Air/vapor barrier system: • Continuity not verified

Recommendations

RECOMMENDATIONS \ Overview

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

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Water supply source: • Public

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

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

Main water shut off valve at the: • Under Staircase

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

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

Water heater type: • [Conventional](#)

Water heater manufacturer: • General Electric

Tank capacity: • 151 liters

Water heater approximate age: • 1 year

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

Waste disposal system: • [Public](#)

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

Floor drain location: • None found

Gas piping: • Steel

Limitations

Items excluded from a building inspection: • Water quality • Isolating/relief valves & main shut-off valve • Water heater relief valves are not tested

Recommendations

SUPPLY PLUMBING \ Supply piping in building

Condition: • Supply line in unheated area

Implication(s): Chance of water damage to structure / No domestic water

Location: South Exterior

Task: Improve

Time: If necessary

WATER HEATER \ Tank

Condition: • Safety pan and drain missing

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

Location: Basement Utility Room

Task: Provide

Time: Discretionary



17.

WATER HEATER \ Temperature/pressure relief valve

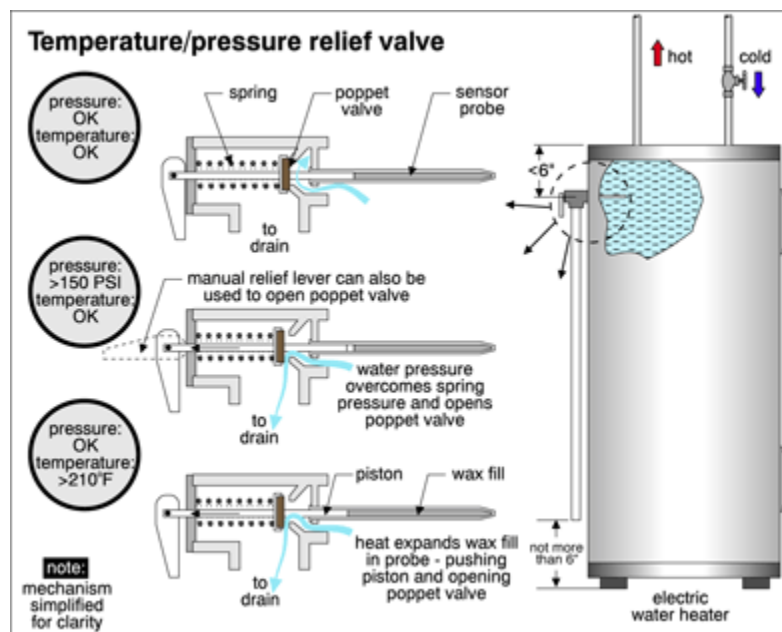
Condition: • [Discharge tube missing](#)

Implication(s): Scalding

Location: Basement Utility Room

Task: Provide

Time: Immediate



[Click on image to enlarge.](#)

FIXTURES AND FAUCETS \ Toilet

Condition: • [Loose](#)

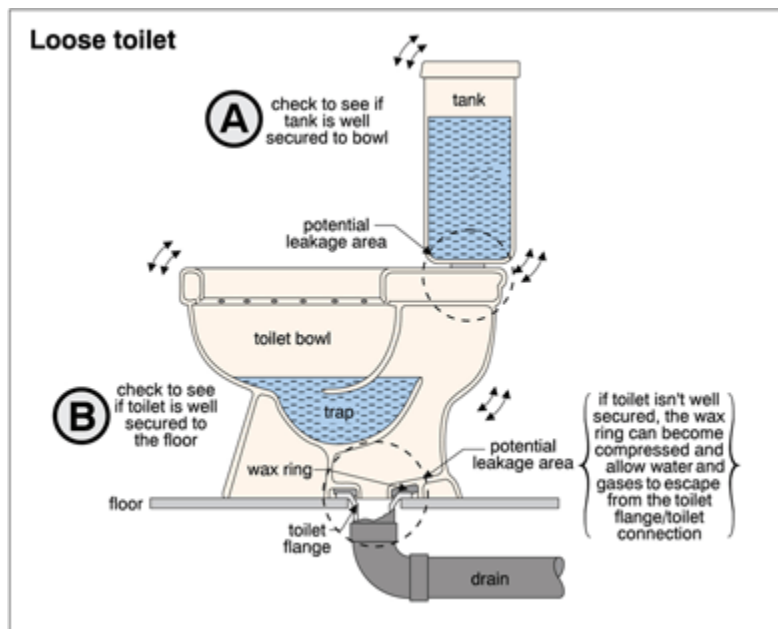
The base to flange connection is loose and needs to be tightened. No leakage was detected in the sub floor during the inspection

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

Location: Third Floor Bathroom

Task: Repair

Time: Immediate



[Click on image to enlarge.](#)

SUMMARY

ROOFING

EXTERIOR

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COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE

Description

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

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

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

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

Glazing: • [Double](#)

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

Doors: • Inspected

Oven type: • Convection

Oven fuel: • Electricity

Range fuel: • Electricity

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

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

Kitchen ventilation : • Range hood

Bathroom ventilation : • Exhaust fan

Laundry room ventilation: • Exhaust fan • Exhaust fan

Limitations

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

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

Cosmetics: • No comment offered on cosmetic finishes

Appliances: • Appliances are not moved during an inspection

Recommendations

GARAGE \ Walls and ceilings

Condition: • [Not gastight](#)

The window should not be able to open thus preventing combustion products from entering the home.

Implication(s): Hazardous combustion products entering home

Location: Garage

Task: Improve

Time: Less than 1 year

INTERIOR

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

Report No. 1632, v.4

www.bchousereports.com

SUMMARY

ROOFING

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18.

GARAGE \ Man-door into garage

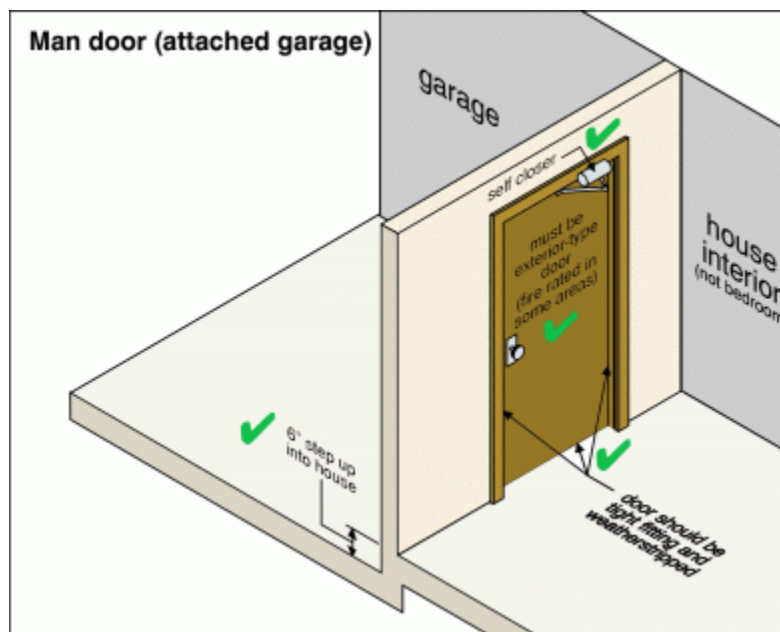
Condition: • [No self closer](#)

Implication(s): Hazardous combustion products entering home

Location: Garage

Task: Provide

Time: Immediate



[Click on image to enlarge.](#)

INTERIOR

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

Report No. 1632, v.4

www.bchousereports.com

SUMMARY

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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: North Exterior

Task: Provide

Time: Less than 1 year



19.

SITE INFO

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

Report No. 1632, v.4

www.bchousereports.com

SUMMARY

ROOFING

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Description

General: • 2012 National Standards of Practice -
<http://www.cahpi.bc.ca/wp-content/uploads/2011/12/2012-SoP-verF-Aug-22-Final.pdf>

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

Approximate temperature: • 12°

Attendees: • Buyer arrived late

Access to home provided by: • Seller

Occupancy: • The home was occupied at the time of the inspection.

Utilities: • All utilities were on during the inspection.

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

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

Approximate age of home: • 35 years

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

Building type: • Detached home

Number of stories: • Four

Number of bedrooms: • Three

Number of bathrooms: • Three

Number of kitchens: • One

Below grade area: • Basement

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

Area: • Suburb

Street type: • Residential

Street surface: • Paved

END OF REPORT

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

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS