



Your Inspection Report

1625 2nd Street
Surrey, BC V3W 3E5



PREPARED FOR:
HOME OWNER

INSPECTION DATE:
Monday, December 1, 2008

PREPARED BY:
Kevin Baker



bchousereports.com



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bchousereports.com

July 14, 2010

Dear Home Owner,

RE: Report No. 1008, v.3
1625 2nd Street
Surrey, BC
V3W 3E5

Thank you for choosing BC House Reports to perform your Home Inspection. We trust the experience was both useful and enjoyable.

Please feel free to contact us with questions about the report or the home itself any time for as long as you own the home. Our consulting service via telephone is available at no cost to you for as long as you own the home.

Thanks again for allowing us to work with you.

Sincerely,

Kevin Baker
on behalf of
BC House Reports - Kevin Baker

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Langley, BC V1M 2G8
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SUMMARY

1625 2nd Street, Surrey, BC December 1, 2008

Report No. 1008, v.3

www.bchousereports.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

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

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](#)

Structure

FOUNDATIONS \ Foundation

Condition: • [Settled](#)

Implication(s): Chance of structural movement

Location: South Middle

Task: Further evaluation

Time: Less than 1 year

FLOORS \ Sills

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

Sill plate is at grade level due to foundation settlement.

Implication(s): Weakened structure

Location: South Middle

Task: Further evaluation

Time: Less than 1 year

Heating

GAS FURNACE \ Gas meter

Condition: • Dropping

Implication(s): Equipment not operating properly, Fire or explosion, Increased heating costs

Location: Southeast Exterior Wall

Task: Further evaluation

Time: Immediate

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GAS FURNACE \ Gas piping

Condition: • [Mechanical damage](#)

Implication(s): Fire or explosion

Location: Northeast Crawl Space

Task: Repair

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](#)

Description

Sloped roofing material: • [Wood shingles/shakes](#)

Probability of leakage:

• Medium

Roof appears to be in good shape through out with some minor cupping on larger shingles

Limitations

Roof inspection limited/prevented by: • Lack of access (too slippery/fragile) • Wet roof surface hides flaws

Inspection performed: • With binoculars • From roof edge

Recommendations

SLOPED ROOFING \ Wood shingles and shakes

Condition: • [Cupping, curling](#)

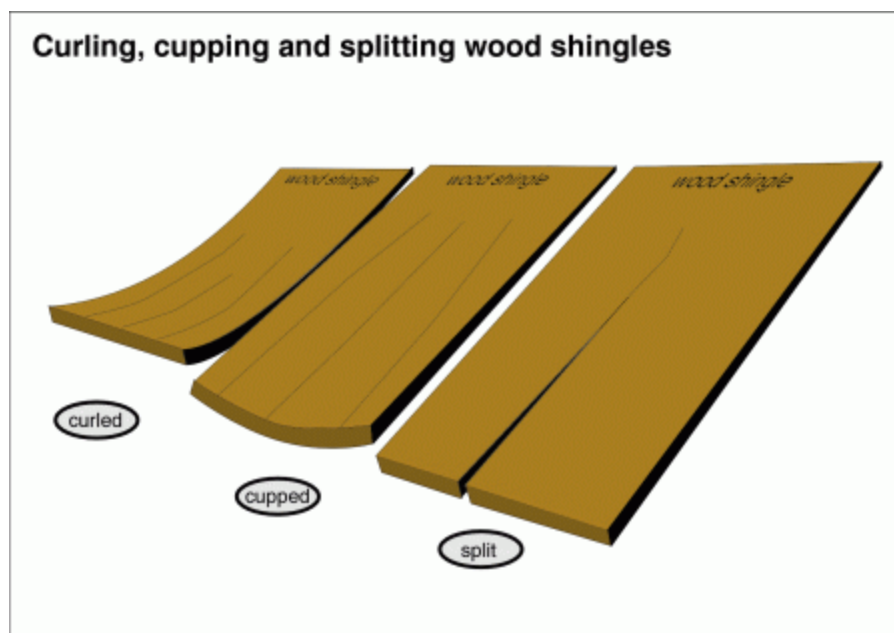
Some cupping on wider shingles.

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

Location: Throughout Roof

Task: Monitor

Time: Ongoing



[Click on image to enlarge.](#)

ROOFING

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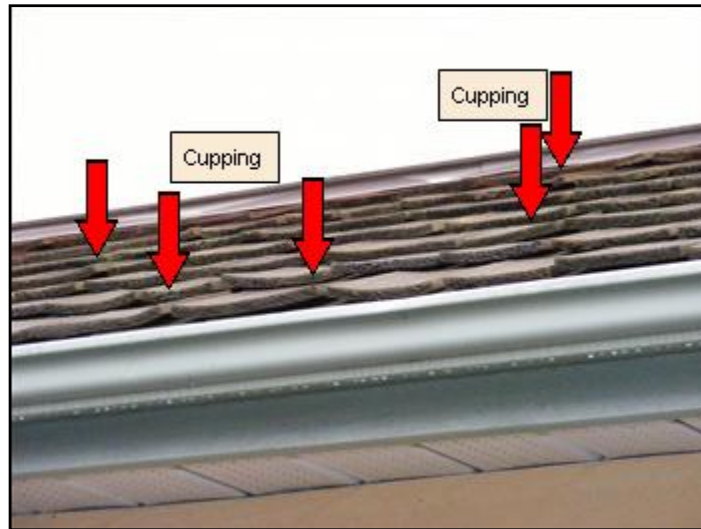
HEATING

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1.

Condition: • [Loose pieces](#)

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

Location: East

Task: Repair

Time: Less than 1 year



2.

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Description

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

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

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

Lot slope: • [Away from house](#)

Wall surfaces : • [Stucco/EIFS](#)

Driveway: • Concrete

Walkway: • Concrete

Deck: • Raised • Wood

Exterior steps: • Concrete

Limitations

Inspection limited/prevented by: • Car/storage in garage • Poor access under steps, deck, porch

Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

Recommendations

ROOF DRAINAGE \ Gutters

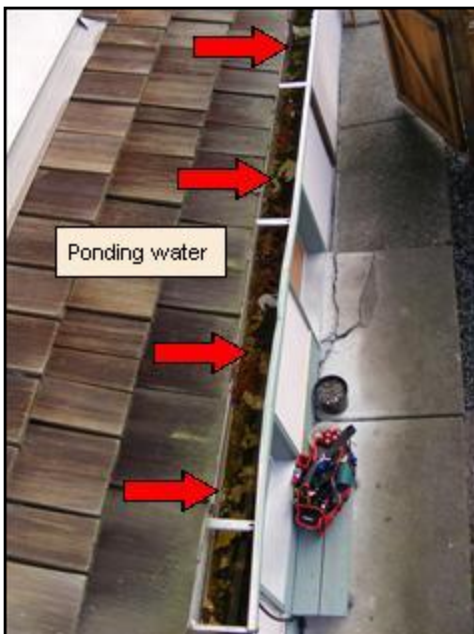
Condition: • [Improper slope, ponding](#)

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

Location: South Exterior

Task: Further evaluation

Time: Less than 1 year



3.



4.

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ROOF DRAINAGE \ Downspouts

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

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

Location: Northeast Corner

Task: Improve

Time: Less than 1 year



5.

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

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

Location: Southeast Corner

Task: Improve

Time: Less than 1 year



6.

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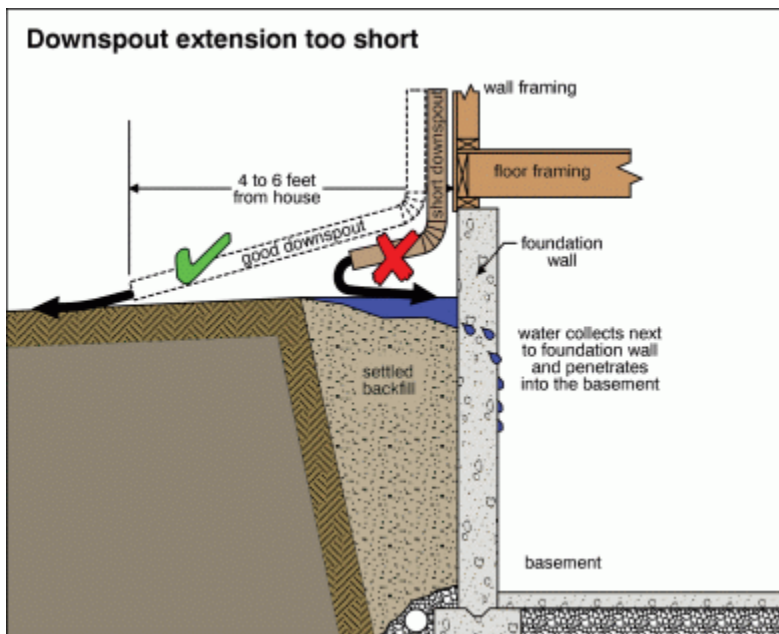
Condition: • Should discharge 6ft. from home

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

Location: Northeast Corner

Task: Improve

Time: Immediate



[Click on image to enlarge.](#)



7.

Condition: • Should discharge 6ft. from home

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

Location: Southeast Corner

Task: Improve

Time: Immediate

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8.

WALLS \ Stucco and EIFS

Condition: • [Mechanical damage](#)

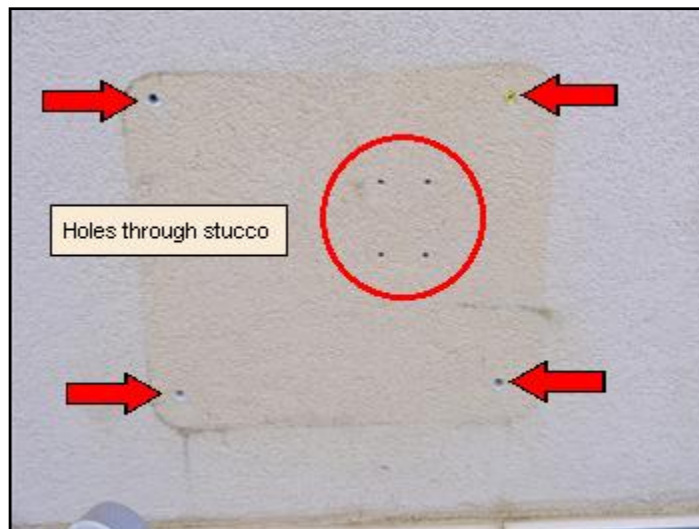
Holes should be filled to prevent water penetration behind stucco

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

Location: North Exterior Wall Kitchen

Task: Improve

Time: Less than 1 year



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EXTERIOR GLASS \ Exterior trim

Condition: • [Rot](#)

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

Location: South Exterior Wall

Task: Repair

Time: Less than 1 year



10.

DOORS \ Doors and frames

Condition: • Hinge pins on exterior side of door

Implication(s): Security issue

Location: Rear Exterior Family Room

Task: Improve

Time: Immediate



11.

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PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Steps and landings

Condition: • [Steps or landings settling or heaving](#)

Implication(s): Weakened structure | Trip or fall hazard

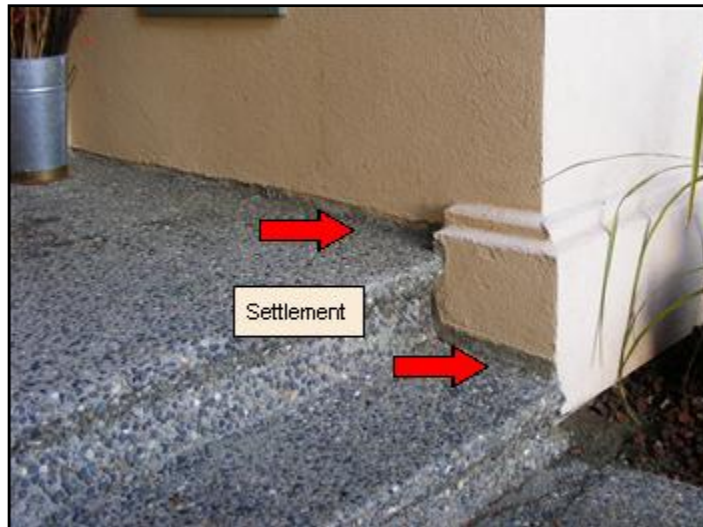
Location: Front Exterior

Task: Further evaluation

Time: Less than 1 year



12.



13.

LANDSCAPING \ Walk and driveway

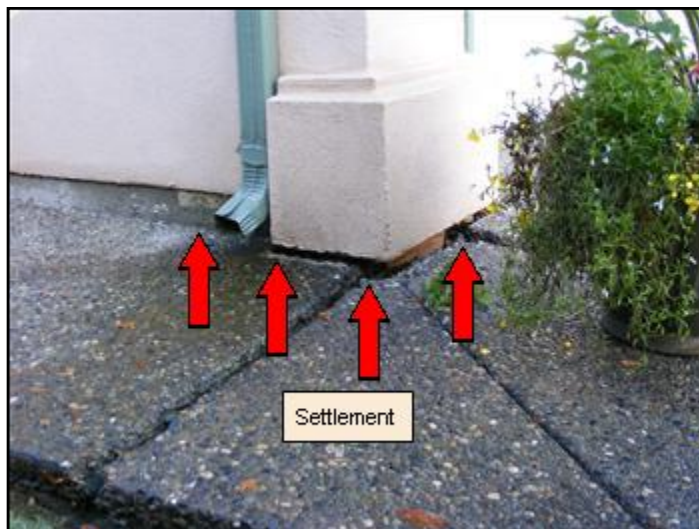
Condition: • Walkway settlement

Implication(s): Water damage / trip hazard

Location: Southeast

Task: Further evaluation

Time: Immediate



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Condition: • [Cracked or damaged surfaces](#)

Implication(s): Trip or fall hazard

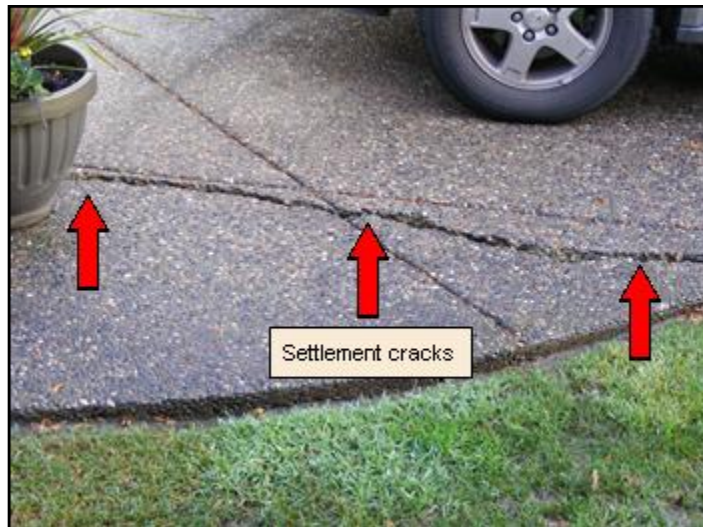
Location: Southeast at garage

Task: Further evaluation

Time: Immediate



15.



16.

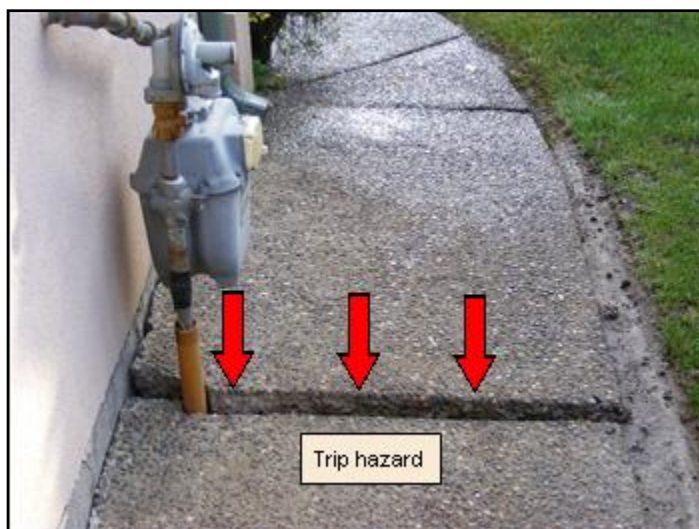
Condition: • [Uneven \(trip hazard\)](#)

Implication(s): Physical injury

Location: Southeast Exterior Garage

Task: Improve

Time: Immediate



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LANDSCAPING \ General

Condition: • [Too close to grade or wood/soil contact](#)

Implication(s): Chance of water entering house | Weakened structure | Rot | Insect damage

Location: South Exterior

Task: Further evaluation

Time: Less than 1 year



18.

Description

Configuration: • [Crawl space](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#) • Wood columns • Built-up wood beams

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

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

Limitations

Inspection limited/prevented by: • Carpet/furnishings • Storage • New finishes/paint • Insulation

Attic/roof space: • Entered but access was limited

Crawl space: • Entered but access was limited

Recommendations

FOUNDATIONS \ Foundation

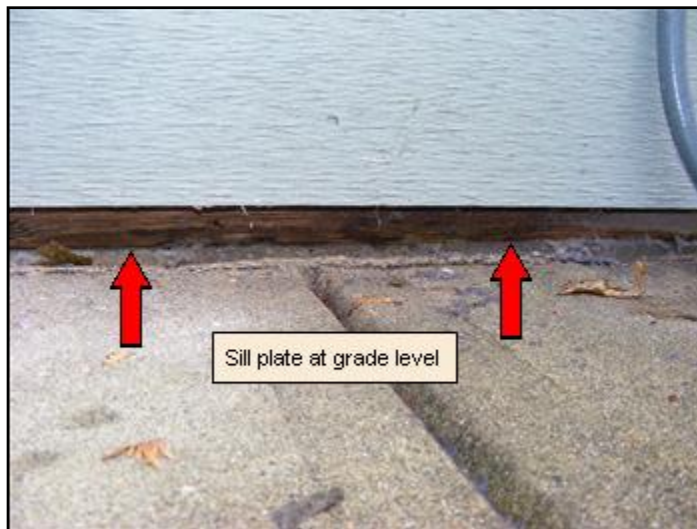
Condition: • [Settled](#)

Implication(s): Chance of structural movement

Location: South Middle

Task: Further evaluation

Time: Less than 1 year



19.

Condition: • [Prior repairs](#)

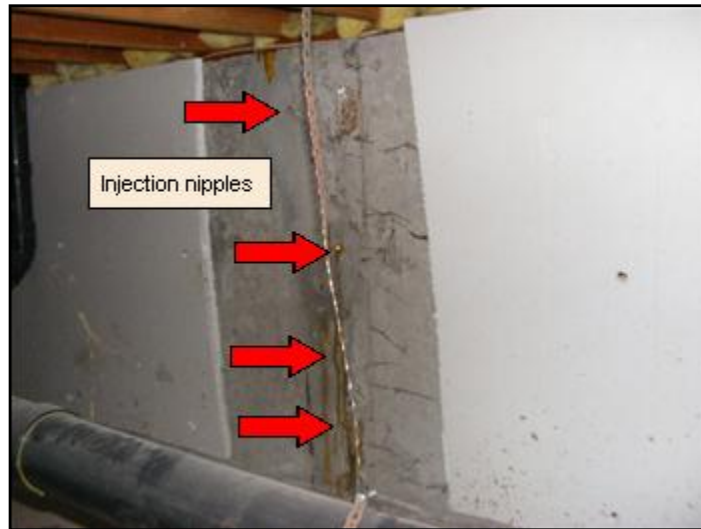
No visible leakage at time of inspection

Implication(s): Weakened structure

Location: West Crawl Space

Task: Monitor

Time: Ongoing



20.

Condition: • [Prior repairs](#)

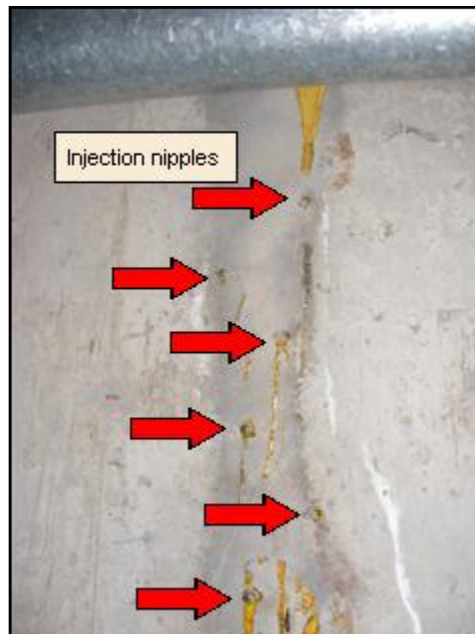
No visible leakage at time of inspection

Implication(s): Weakened structure

Location: South Crawl Space

Task: Monitor

Time: Ongoing



21.

FOUNDATIONS \ Performance

Condition: • Further evaluation required

Implication(s): Chance of structural movement

Location: South

FLOORS \ Sills

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

Sill plate is at grade level due to foundation settlement.

Implication(s): Weakened structure

Location: South Middle

Task: Further evaluation

Time: Less than 1 year



22.

FLOORS \ Joists

Condition: • [Notches or holes](#)

Implication(s): Weakened structure

Location: Northwest Crawl Space

Task: Further evaluation

Time: Immediate

STRUCTURE

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23.

Description

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

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

Main disconnect/service box rating: • [200 Amps](#)

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

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

Distribution panel rating: • [200 Amps](#)

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

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 - panel](#) • [GFCI - whirlpool](#) • [GFCI - bathroom and exterior](#) • [GFCI - bathroom and exterior](#)

Smoke detectors: • [Present](#)

Limitations

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

HEATING

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Description

Fuel/energy source: • [Gas](#) • [Electricity](#)

System type: • [Furnace](#) • Electric baseboard heaters

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

Approximate capacity: • [100,000 BTU/hr](#)

Efficiency: • [Conventional](#)

Approximate age: • [7 years](#)

Main fuel shut off at: • Meter

Supply temperature: • 135°

Return temperature: • 70°

Temperature difference: • 65°

Auxiliary heat: • [Gas fireplace](#) • Gas space heater

Fireplace: • [Zero clearance](#)

Chimney/vent: • [Metal](#)

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 \ Gas meter

Condition: • Dropping

Implication(s): Equipment not operating properly, Fire or explosion, Increased heating costs

Location: Southeast Exterior Wall

Task: Further evaluation

Time: Immediate

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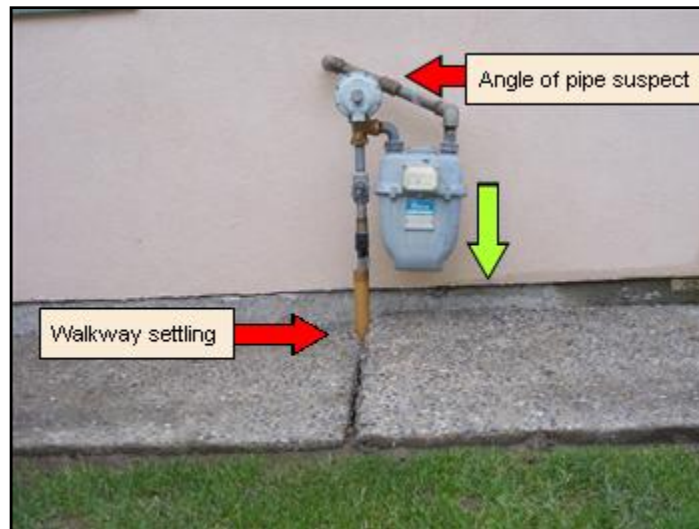
HEATING

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24.

GAS FURNACE \ Gas piping

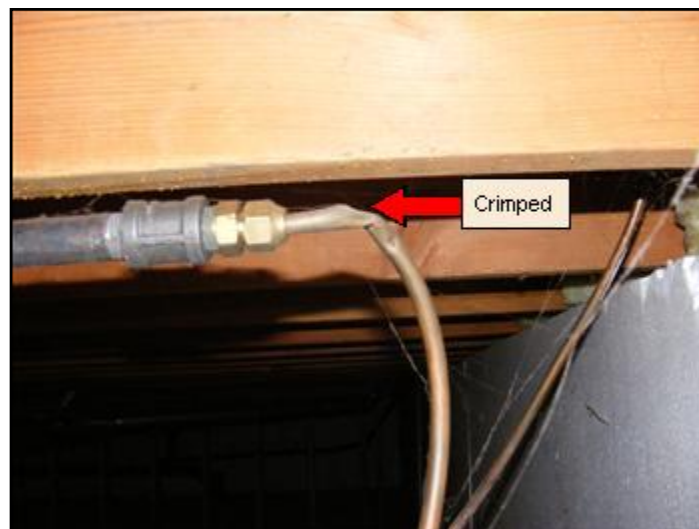
Condition: • [Mechanical damage](#)

Implication(s): Fire or explosion

Location: Northeast Crawl Space

Task: Repair

Time: Immediate



25.

GAS FURNACE \ Heat exchanger

Condition: • [Soot or deposits](#)

Furnace is in good condition. Heat exchanger could use a cleaning.

Implication(s): Equipment not operating properly | Increased heating costs | Reduced comfort

Location: Family Room

Task: Service

Time: Less than 1 year

Description

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

Attic/roof insulation amount/value: • [R-32](#)

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

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

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

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

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

Crawlspace ventilation: • [None Found](#)

Floor above porch/garage insulation material: • Not determined

Floor above porch/garage insulation amount/value: • Not visible

Air/vapor barrier: • [Plastic](#)

Limitations

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

Air/vapor barrier system: • Continuity not verified

Recommendations

FOUNDATION \ Interior insulation

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

Implication(s): Increased heating costs

Location: Crawl Space

Task: Improve

Time: Discretionary



26.

Description

Water supply source: • Public

Service piping into house: • [Plastic](#)

Supply piping in house: • Polybutylene (PB)

Main water shut off valve at the: • Crawlspace

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

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

Water heater type: • [Conventional](#)

Tank capacity: • [40 gallons](#)

Water heater approximate age: • 7 years

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

Waste disposal system: • [Public](#)

Waste piping in house: • [Plastic](#)

Limitations

Fixtures not tested/not in service: • Hot tub

Items excluded from a home inspection: • Water quality • Isolating/relief valves & main shut-off valve • Tub/sink overflows • Pool • Spa

Recommendations

FIXTURES AND FAUCETS \ Toilet

Condition: • [Loose](#)

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

Location: Second Floor Ensuite Bathroom

Task: Repair

Time: Immediate



27.

FIXTURES AND FAUCETS \ Bathtub

Condition: • [Caulking loose, missing or deteriorated](#)

Possible water penetration around copper pipe

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

Location: Second Floor Bathroom

Task: Improve

Time: Less than 1 year



28.

Condition: • [Surface defects](#)

Implication(s): Cosmetic defects

Location: Second Floor Master Bathroom



29.

FIXTURES AND FAUCETS \ Shower stall

Condition: • [Grout loose, missing or deteriorated](#)

Grout missing on lower portion of shower stall

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

Location: Ensuite Bathroom

Task: Correct

Time: Less than 1 year



30.

Description

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

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

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

Windows: • [Casement](#) • [Skylight](#) • Vinyl

Glazing: • [Double](#)

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

Evidence of crawlspace leakage: • Prior repairs

Oven type: • Convection

Oven fuel: • Electricity

Range fuel: • Gas

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

Limitations

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

Restricted access to: • Cupboards and cabinets

Not included as part of a home inspection: • Central vacuum systems • Cosmetic issues • Appliances • Perimeter drainage tile around foundation, if any

Appliances: • Appliances are not moved during an inspection

Crawlspace leakage: • Cannot predict how often or how badly crawlspace will leak • Storage in crawlspace limited inspection

Recommendations

WALLS \ General

Condition: • Damaged

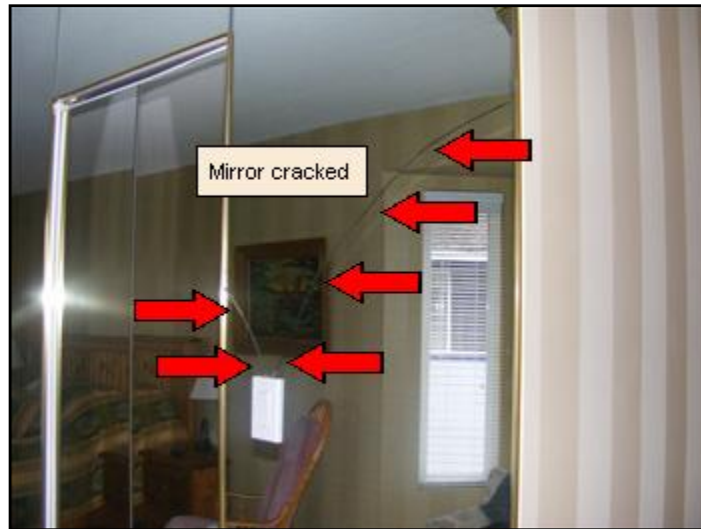
Further evaluation needed to determine if arrangement is safe

Implication(s): Cosmetic defects

Location: Second Floor Master Bedroom

Task: Further evaluation

Time: Immediate



31.

WINDOWS \ Sashes

Condition: • [Sash coming apart](#)

Implication(s): Chance of damage to finishes and structure | Glass breaking

Location: First Floor Dining Room

Task: Further evaluation

Time: Less than 1 year



32.

EXHAUST FANS \ Kitchen exhaust system

Condition: • Leak in exhaust duct

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

Location: Kitchen

Task: Improve

Time: Less than 1 year



33.

END OF REPORT

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

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

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

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