



Your Inspection Report

251 Lukaitis lane.
Duncan, BC



PREPARED FOR:
MR SAMPLE

INSPECTION DATE:
Saturday, October 1, 2011

PREPARED BY:
Edward Desrochers



Bunah Home Inspections Inc, Edward Desrochers
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The best home inspection experience available.



November 13, 2012

Dear Mr Sample,

RE: Report No. 1009, v.4
251 Lukaitis lane.
Duncan, BC

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document 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 has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

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 us to perform your home inspection.

Sincerely,

Edward Desrochers
on behalf of
Bunah Home Inspections Inc, Edward Desrochers licence #57177

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SUMMARY

251 Lukaitis lane., Duncan, BC October 1, 2011

Report No. 1009, v.4

www.bunahhomeinspection.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

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.

[Priority Maintenance Items](#)

Roofing

SLOPED ROOFING \ Asphalt shingles

Condition: • [Vulnerable areas](#)

Poor flashing detail on upper deck does not appear to leak . But wind driven rain could cause leak screw penetrates roof at front of deck .Recommend sealing

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

Location: Rear

Task: Improve

Time: If necessary

Cost: minor

Exterior

WALLS \ Vinyl siding

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

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

Location: Southwest

Task: Repair

Cost: Minor

GARAGE \ Vehicle door operators

Condition: • [Fails to auto reverse](#)

This is a safety issue could result in injury or death auto reverse is not working at all times service needed.

Implication(s): Physical injury

Location: Garage

Task: Repair

Time: Immediate

Structure

RECOMMENDATIONS \ Overview

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

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Electrical

RECOMMENDATIONS \ Overview

Condition: • Hydro room cannot be used as storage. You will need key for access the main disconnect.

Location: Southwest Hydro Room

Task: Improve

Time: Immediate

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Inoperative](#)

No light ever installed in Hydro room in a night emergency this light would be needed to locate main disconnect.

Implication(s): Equipment inoperative

Location: Hydro Room

Task: Correct

Time: Immediate

DISTRIBUTION SYSTEM \ Smoke detectors

Condition: • [Damaged](#)

Implication(s): Fire hazard

Location: Hallway Bathroom

Task: Repair or replace

Time: Immediate

Heating

General

• Propane Line

Can not determine which gas regulator services this unit. The resident up stairs has informed me that the line has been cut to install a electric fireplace in her unit. Check if permits were taken out? Hire qualified Gas fitter to determine if fireplace is working and verify that lines have not been tampered with for this unit. Regulator on abandoned fireplace needs to be removed. This is a fire hazard possible explosion may occur if tank is accidently hooked up to wrong regulator.

Location: Southwest wall

Time: Immediately

Insulation and Ventilation

ATTIC/ROOF \ Insulation

Condition: • [Amount less than current standards](#)

Aproximat R 20

Implication(s): Increased heating and cooling costs

Task: Improve

Time: If necessary

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Plumbing

General

- Kitchen faucet leaking.

Location: Kitchen

Task: Repair

WATER HEATER \ Life expectancy

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

This tank is leaking and need to be replaced before damage is done to structure and contents.

Implication(s): No domestic hot water

Location: Luandry Room

Task: Replace

Time: Immediate

Interior

FLOORS \ General

Condition: • Wear

Implication(s): Cosmetic defects

Location: Throughout

Task: Improve

FLOORS \ Carpet on floors

Condition: • [Stains](#)

Stains and odours in carpet throughout replace bad hyigine

Implication(s): Cosmetic defects

Location: Throughout

Task: Replace

WALLS \ General

Condition: • Typical flaws

Implication(s): Cosmetic defects

Location: Throughout

Task: Improve

APPLIANCES \ Refrigerator

Condition: • Door gasket loose

Door gasket ripped.Was unplugged can not verify if working.

Implication(s): Reduced operability

Location: Kitchen

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APPLIANCES \ Range

Condition: • Note only one element in oven. ???

APPLIANCES \ Dishwasher

Condition: • Noisy

Noisy when cycleing Old at end of its life.

Implication(s): Noise nuisance

Location: Kitchen

APPLIANCES \ Washing machine

Condition: • Old

Implication(s): Reduced system life expectancy

APPLIANCES \ Dryer

Condition: • Old

Implication(s): Reduced system life expectancy

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

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Description

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

Limitations

Inspection performed: • By walking on roof

Recommendations

General

1. • Clean debris off roof and gutters annually

Location: Roof

Task: Service annually

Time: Regular maintenance



1.

SLOPED ROOFING \ Asphalt shingles

2. **Condition:** • [Vulnerable areas](#)

Poor flashing detail on upper deck does not appear to leak . But wind driven rain could cause leak screw penetrates roof at front of deck .Recommend sealing

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

Location: Rear

Task: Improve

Time: If necessary

Cost: minor



2.

EXTERIOR

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Description

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

Downspout discharge: • PVC Tile

Downspout discharge: • [Below grade](#)

Lot slope:

• [Flat](#)

Slight slope away from house.

Wall surfaces : • [Vinyl siding](#)

Soffit and fascia: • [Aluminum](#)

Driveway: • Concrete • No performance issues were noted.

Walkway: • Concrete • No performance issues were noted.

Patio: • Concrete

Fence: • Wood

Limitations

General: • This Inspection does not address geotechnical or site stability issues.

General: • Determining the condition of underground drains is beyond the scope of this inspection. Consult drainage specialist for complete evaluation.

Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

Recommendations

General

3. • Cleaning of drains now and periodically is advised.

WALLS \ Vinyl siding

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

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

Location: Southwest

Task: Repair

Cost: Minor

EXTERIOR

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3.

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

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

Task: Repair

Cost: Minor

LANDSCAPING \ Retaining wall

6. Condition: • Retaining wall is moss covered cosmetic only.

Implication(s): Cosmetic.

Task: Clean

Time: Regular maintenance



4.

LANDSCAPING \ Fence

7. Condition: • Leaning

Implication(s): Chance of movement | Damage or physical injury due to falling materials

Location: Rear

Task: Repair or replace

GARAGE \ Vehicle door operators

8. Condition: • [Fails to auto reverse](#)

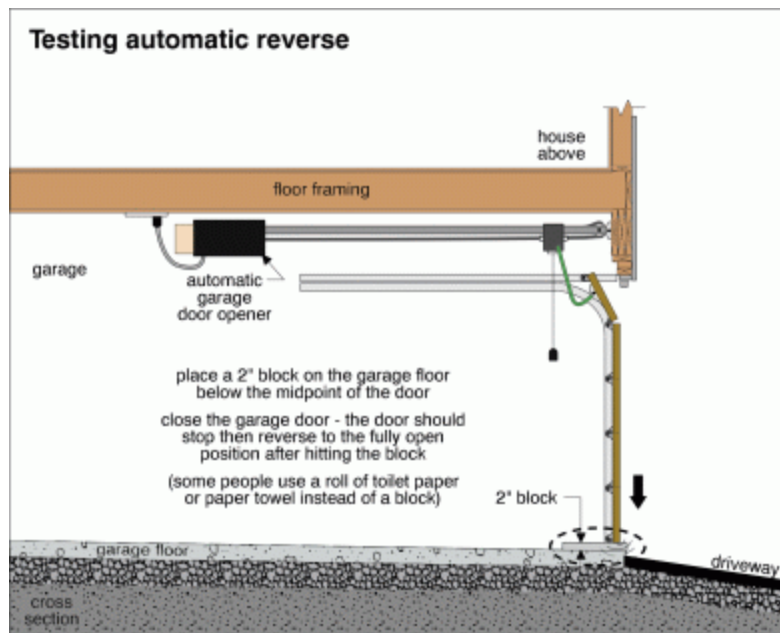
This is a safety issue could result in injury or death auto reverse is not working at all times service needed.

Implication(s): Physical injury

Location: Garage

Task: Repair

Time: Immediate



[Click on image to enlarge.](#)

STRUCTURE

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Description

Configuration: • [Slab-on-grade](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Concrete](#)

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

Roof and ceiling framing: • [Rafters/roof joists](#) • [Trusses](#)

Limitations

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

Attic/roof space: • Inspected from access hatch

Recommendations

RECOMMENDATIONS \ Overview

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

Description

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

Service size: • [125 Amps \(240 Volts\)](#)

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

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

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

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

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - outside](#)

Smoke detectors: • [Present](#)

Limitations

Inspection limited/prevented by:

- Power was off
- Power was off to water heater.

Panel covers: • Disconnect covers are not removed by the home inspector

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

Recommendations

RECOMMENDATIONS \ Overview

10. Condition: • Hydro room cannot be used as storage. You will need key for access the main disconnect.

Location: Southwest Hydro Room

Task: Improve

Time: Immediate



5.

DISTRIBUTION SYSTEM \ Outlets (receptacles)

11. Condition: • [Inoperative](#)

No light ever installed in Hydro room in a night emergency this light would be needed to locate main disconnect.

Implication(s): Equipment inoperative

Location: Hydro Room

Task: Correct

Time: Immediate



6.

DISTRIBUTION SYSTEM \ Smoke detectors

12. Condition: • [Damaged](#)

Implication(s): Fire hazard

Location: Hallway Bathroom

Task: Repair or replace

Time: Immediate

HEATING

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Description

General: • Propane Fireplace

System type: • Electric baseboard heaters

Limitations

General: • Propane turned off not tested

Recommendations

General

13. • Propane Line

Can not determine which gas regulator services this unit. The resident up stairs has informed me that the line has been cut to install a electric fireplace in her unit. Check if permits were taken out? Hire qualified Gas fitter to determine if fireplace is working and verify that lines have not been tampered with for this unit. Regulator on abandoned fireplace needs to be removed. This is a fire hazard possible explosion may occur if tank is acidently hooked up to wrong regulator.

Location: Southwest wall

Time: Immediatly



7.

Limitations

Attic inspection performed: • From access hatch

Air/vapor barrier system: • Continuity not verified

Mechanical ventilation effectiveness: • Not verified

Recommendations

RECOMMENDATIONS \ Overview

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

ATTIC/ROOF \ Insulation

15. Condition: • [Amount less than current standards](#)

Aproximat R 20

Implication(s): Increased heating and cooling costs

Task: Improve

Time: If necessary



8.

Description

Water supply source: • Public

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

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

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

Tank capacity: • [40 gallons](#)

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

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

Floor drain location: • Near laundry area

Gas piping:

• Copper

Needs to be checked by Licenced Gas fitter. See notes in heating.

Recommendations

General

16. • Kitchen faucet leaking.

Location: Kitchen

Task: Repair

WATER HEATER \ Life expectancy

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

This tank is leaking and need to be replaced before damage is done to structure and contents.

Implication(s): No domestic hot water

Location: Luandry Room

Task: Replace

Time: Immediate



9.

INTERIOR

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Major floor finishes: • [Carpet](#) • Vinyl

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

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

Windows: • Aluminum

Glazing: • [Double](#)

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

Doors: • Inspected

Appliances: • Range

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

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

Limitations

Inspection limited/prevented by: • Carpet

Not included as part of a building inspection: • Cosmetic issues

Cosmetics: • No comment offered on cosmetic finishes

Recommendations

FLOORS \ General

18. Condition: • Wear

Implication(s): Cosmetic defects

Location: Throughout

Task: Improve

FLOORS \ Carpet on floors

19. Condition: • [Stains](#)

Stains and odours in carpet throughout replace bad hygiene

Implication(s): Cosmetic defects

Location: Throughout

Task: Replace

WALLS \ General

20. Condition: • Typical flaws

Implication(s): Cosmetic defects

Location: Throughout

Task: Improve

APPLIANCES \ Refrigerator

21. Condition: • Door gasket loose

Door gasket ripped. Was unplugged can not verify if working.

Implication(s): Reduced operability

Location: Kitchen

APPLIANCES \ Range

22. Condition: • Note only one element in oven. ???

APPLIANCES \ Dishwasher

23. Condition: • Noisy

Noisy when cycleing Old at end of its life.

Implication(s): Noise nuisance

Location: Kitchen

APPLIANCES \ Washing machine

24. Condition: • Old

Implication(s): Reduced system life expectancy

APPLIANCES \ Dryer

25. Condition: • Venting material iappropriate

Replace vinyl flex pipe at back of dryer to metal flex. Vinyl is no longer recomened as there are fire concerns due to lint build up.

Location: Laundry Area

Task: Replace

Cost: Minor

26. Condition: • Old

Implication(s): Reduced system life expectancy

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.

[1. Roofing, Flashings and Chimneys](#)

[2. Exterior](#)

[3. Structure](#)

[4. Electrical](#)

[5. Heating](#)

[6. Cooling/Heat Pumps](#)

[7. Insulation](#)

[8. Plumbing](#)

[9. 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](#)

ASHI Standards of Practice

CAHPI Standards of Practice