

INSPECTION REPORT



For the Property at:

XYZ 3 ST
NELSON, BC 2X3 X3Y

Prepared for: MR CLIENT

Inspection Date: Friday, February 1, 2019

Prepared by: Jacques Laplante Lic. No. 77889



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MAJOR CONCERNS

Xyz 3 st, Nelson, BC February 1, 2019

Report No. 1001, v.3

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MAJOR CON

ROOFING

EXTERIOR

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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.

[Priority Maintenance Items](#)

Roofing

SLOPED ROOFING \ Metal

Condition: • [Old, worn out](#)

The roof is at the expected life or has exceeded the expected life.

Have a roofing contract to estimate the replacement costs. Anticipate replacement and budget accordingly."

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

Location: Throughout Roof

Task: Replace

Time: Immediate

Electrical

DISTRIBUTION SYSTEM \ Knob-and-tube wiring

Condition: • Given the age of the home, the possibility exists of knob and tube in the home. There was none noted at the inspection, Possible insurance issue

Implication(s): Safety issue, fire hazard, electric shock

Location: Various

Task: Further evaluation by certified electrician

Time: Unpredictable safety issue

Heating

OIL FURNACE \ Oil tank

Condition: • [Considering the age of this home there is possibility of a buried oil tank. ask owner history](#)

Channel in the concrete floor leading to the furnace, may indicate of previous oil heating system , have the yard scanned for evidence of a buried oil tank before subjects are removed

Implication(s): Possible chance of environmental impact , remediation could be costly and possible insurance issue

Location: Yard

Task: Further evaluation by environmental consultant

Time: Immediate

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Insulation and Ventilation

ATTIC/ROOF \ Insulation

Condition: • [vermiculite](#)

Asbestos may be present in Vermiculite/zonolite. the removal of asbestos must follow WorkSafe protocols and can be expensive

Implication(s): Health hazard

Location: Throughout Attic

Task: Further evaluation, testing by a asbestos specialist

Time: Immediate

Plumbing

SUPPLY PLUMBING \ Supply piping in building

Condition: • [Polybutylene](#)

There have been failures of earlier polybutylene piping plastic fittings. Now there have been documented cases of the piping material itself failing. Possible insurance issue as some companies may require replacement of Poly-B water supply lines. Replacement can be costly."

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

Location: Various

Task: Further evaluation by a certified plumber

Time: Unpredictable

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

The home is considered to face : • West

Sloped roofing material:

- [Asphalt shingles](#)



7/12 main roof



3/12 roof over kitchen area

- [Corrugated plastic](#)

Sloped roof flashing material: • Aluminum

Flat roofing material: • Asphalt Shingles

Limitations/Disclaimers

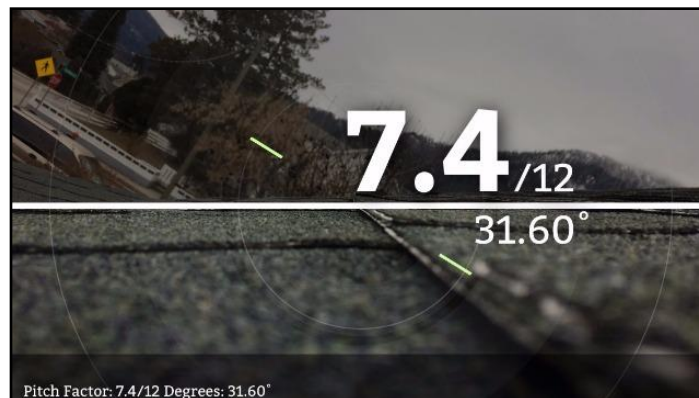
General: • Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern.

General: • Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern.

Roof inspection limited/prevented by:

- Lack of access (too high/steep)

The north side of the roof was too steep to walk on, visually inspected from the ridge looking down



Lack of access (too high/steep)

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Inspection performed:

- By walking on roof
 - With binoculars
 - With binoculars from the ground
- North side was too steep to walk on
- From roof edge

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Not included as part of a building inspection: • Not readily accessible interiors of vent systems, flues, and chimneys

Recommendations

RECOMMENDATIONS \ Overview

Condition: • Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize the life of roofs.

Location: Throughout Roof

Task: Service annually

Time: Regular maintenance

SLOPED ROOFING \ Asphalt shingles

Condition: • Debris/moss

Implication(s): Shortened life expectancy of material

Location: North Roof

Task: Clean

Time: Ongoing



Debris/moss

SLOPED ROOFING \ Metal

Condition: • [Old, worn out](#)

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The roof is at the expected life or has exceeded the expected life.

Have a roofing contract to estimate the replacement costs. Anticipate replacement and budget accordingly."

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

Location: Throughout Roof

Task: Replace

Time: Immediate



Old, worn out

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

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

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

Lot slope:

• [Towards building](#)

See recommendation

Soffit (underside of eaves) and fascia (front edge of eaves): • [Aluminum](#)

Wall surfaces and trim: • [Vinyl siding](#) • [Wood](#)

Wall surfaces - masonry: • [Brick](#)

Wall surfaces - wood: • [Shingles](#)

Driveway: • No driveway provided , street parking

Walkway: • Concrete

Porch: • Wood

Exterior steps: • Wood

Limitations/Disclaimers

General: • Underground components (e.g., oil tanks, septic fields, underground drainage systems) are not inspected

General: • Perimeter drainage tile around foundation if any are inspected

General: • Outbuilding not inspected

Inspection limited/prevented by:

- New finishes/paint/trim
- Poor access under steps, deck, porch
- Vines/shrubs/trees against wall



Vines/shrubs/trees against wall

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No or limited access to:

- Area below steps, deck, porches

Due to storage. Once area is clear, further evaluation to determine any hidden damage or issues that may, or may not occur



Area below steps, deck, porches

Exterior inspected from: • Walked the perimeter of the house

Not included as part of a building inspection:

- Underground components (e.g., oil tanks, septic fields, underground drainage systems)
- Screens, shutters, awnings, and similar seasonal accessories
- Fences and boundary walls
- Geological and soil conditions
- Outbuildings other than garages and carports

Unless otherwise specified by client

- Erosion control, earth stabilization measures

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Recommendations

General

- Possible hidden water damage

Location: Throughout Exterior Wall

Task: Further evaluation

Time: Immediate

ROOF DRAINAGE \ Gutters

Condition: • Clean gutter

Implication(s): chance of water damage to surfaces and structure

Location: Throughout

Task: Service annually

Time: Regular maintenance

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Clean gutter

ROOF DRAINAGE \ Downspouts

Condition: • [Leak](#)

Downspout

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

Location: Left side of main entrance

Task: Repair

Time: As soon as possible



Leak

WALLS \ Soffits (underside of eaves) and fascia (front edge of eaves)

Condition: • [Paint or stain - deteriorated / missing](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Shortened life expectancy of material

Location: Throughout

Task: Service annually

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Time: Regular maintenance



Paint or stain needed

WINDOWS AND DOORS \ General

Condition: • Paint and Caulking - deteriorated / missing

Implications: Possible chance of water damage to surface and structure below

Location: Various

Task: Provide silicon and paint

Time: Monitor annually



Paint and Caulking - deteriorated / missing

LANDSCAPING \ General

Condition: • [Trees or shrubs too close to building](#)

2 feet of clearance between scrubs/trees/vines to building is recommended

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

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Location: Various Exterior Wall

Task: Improve

Time: As soon as possible



Trees or shrubs too close to building

LANDSCAPING \ Lot grading

Condition: • [Improper slope or drainage](#)

Sidewalk is sloping to the house.

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

Location: South side

Task: Improve

Time: If necessary



Improper slope

Description

Configuration: • [Basement](#) • [Crawlspace](#)

Foundation material: • [Poured concrete](#) • [Masonry block](#) • [Stone](#)

Floor construction: • [Joists](#) • Subfloor - plywood

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

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

Location of access to under-floor area: • Basement

Limitations/Disclaimers

General: • Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern.

General: • Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern.

Inspection limited/prevented by:

- Ceiling, wall and floor coverings
- Carpet/furnishings
- Storage



Storage

- New finishes/paint
- Insulation

Attic/roof space: • Entered but access was limited

Crawlspace: • Entered but access was limited

Percent of foundation not visible: • 90 %

Not included as part of a building inspection: • Visible mold evaluation is not included in the building inspection report

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Recommendations

FLOORS \ Joists

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

In the floor structure

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

Location: Basement

Task: Further evaluation by certified carpenter

Time: As soon as possible



Ineffective blocking, bracing or bridging

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Service entrance cable and location: • [Overhead - cable type not determined](#)

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

Main disconnect/service box rating: • [100 Amps](#)

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

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

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

Electrical panel manufacturers: • Square D

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

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

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

Smoke alarms (detectors): • [Present](#)

Carbon monoxide (CO) alarms (detectors): • Combination smoke/CO alarm(s) noted • Present on every floor

Limitations/Disclaimers

General: • Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a issue.

Inspection limited/prevented by: • Concealed electrical components are not part of a home inspection

Inspection limited/prevented by: • Restricted access • Storage • Insulation

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

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

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

Not included as part of a building inspection: • Low voltage wiring systems and components • Testing of smoke and/or carbon monoxide alarms • Amperage, voltage, and impedance measurements • Determination of the age of smoke and carbon monoxide alarms

Recommendations

OPTIONAL \ Electrical

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

Location: Throughout

Task: Further evaluation

Time: safety issue

SERVICE BOX, GROUNDING AND PANEL \ Service box

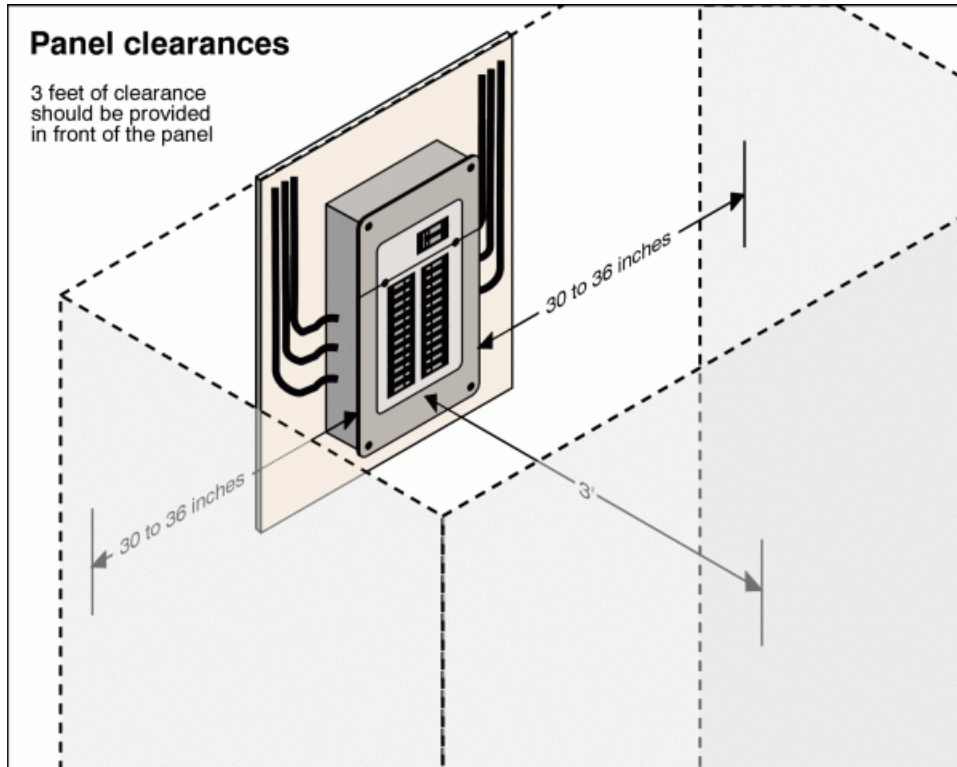
Condition: • [Box location poor](#)

Implication(s): Difficult access | Difficult to service

Location: Basement

Task: Improve

Time: When remodelling



Box location poor

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • [Openings in panel](#)

Implication(s): Electric shock | Fire hazard

Location: Basement

Task: Improve

Time: Immediate



Openings in panel

SERVICE BOX, GROUNDING AND PANEL \ Panel wires

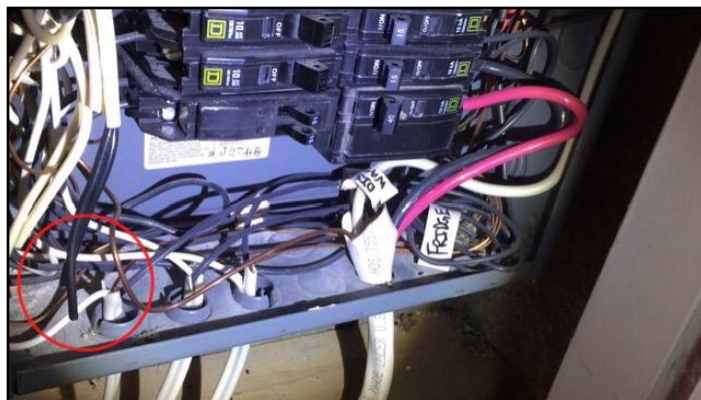
Condition: • [Abandoned wires in panel](#)

Implication(s): Electric shock

Location: Basement Panel

Task: Correct

Time: Immediate



Abandoned wires in panel

DISTRIBUTION SYSTEM \ Knob-and-tube wiring

Condition: • Given the age of the home, the possibility exists of knob and tube in the home. There was none noted at the inspection, Possible insurance issue

Implication(s): Safety issue, fire hazard, electric shock

Location: Various

Task: Further evaluation by certified electrician

Time: Unpredictable safety issue

ELECTRICAL

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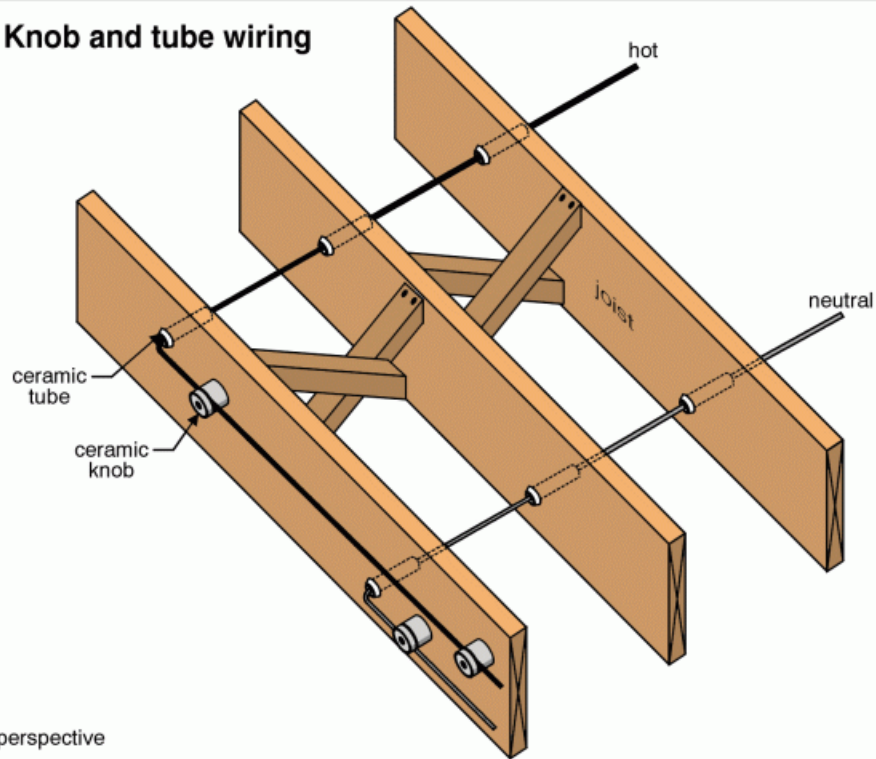
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Knob and tube wiring



HEATING

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System type:

- [Furnace](#)

Model number: R96VA0562317MSA Serial number: W361625069

- Electric baseboard heaters

Baseboard heater breaker turned off

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

Furnace manufacturer: • Rheem

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

Approximate capacity: • 39200 btu/hr

Efficiency: • [High-efficiency](#)

Exhaust venting method: • [Direct vent - sealed combustion](#)

Approximate age: • [3 years](#)

Main fuel shut off at: • Meter

Exhaust pipe (vent connector): • High efficiency vent connect

Auxiliary heat: • [Electric baseboard heater](#) • Radiant Floor Heating (Electric)

Combustion air source: • Outside

Mechanical ventilation system for home: • Bathroom exhaust fan

Location of the thermostat for the heating system: • Living Room

Limitations/Disclaimers

General: • Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a issue.

Inspection prevented/limited by: • Chimney interiors and flues are not inspected • Vent connectors, chimney interiors and flues are not inspected

Safety devices: • Not tested as part of a building inspection

Heat loss calculations: • Not done as part of a building inspection

Heat exchanger: • Not visible

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

HEATING

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Recommendations

GAS FURNACE \ General

Condition: • Service Furnace

Implications: increased heating costs, Reduced comfort

Location: Basement

Task: Service annually by heating specialist

Time: Ongoing Regular maintenance

OIL FURNACE \ Oil tank

Condition: • [Considering the age of this home there is possibility of a buried oil tank. ask owner history](#)

Channel in the concrete floor leading to the furnace, may indicate of previous oil heating system , have the yard scanned for evidence of a buried oil tank before subjects are removed

Implication(s): Possible chance of environmental impact , remediation could be costly and possible insurance issue

Location: Yard

Task: Further evaluation by environmental consultant

Time: Immediate



Considering the age of this home there is...

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](#) • [Cellulose](#)

Attic/roof insulation amount/value: • Not determined

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

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

Wall air/vapor barrier: • Not determined

Floor above basement/crawlspace insulation material: • [Glass fiber](#)

Floor above basement/crawlspace insulation amount/value: • [R-12](#)

Floor above basement/crawlspace air/vapor barrier: • Plastic

Crawlspace ventilation: • [Into basement](#)

Mechanical ventilation system for home: • Bathroom exhaust fan

Limitations/Disclaimers

General: • Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a issue.

General: • Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a issue.

Inspection prevented by no access to:

- Attic space above kitchen area (low clearance)

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

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

Mechanical ventilation effectiveness: • Not verified

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Not included as part of a building inspection: • Insulation cannot be disturbed

Recommendations

ATTIC/ROOF \ Insulation

Condition: • [vermiculite](#)

Asbestos may be present in Vermiculite/zonolite. the removal of asbestos must follow WorkSafe protocols and can be expensive

Implication(s): Health hazard

Location: Throughout Attic

Task: Further evaluation, testing by a asbestos specialist

Time: Immediate

INSULATION AND VENTILATION

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vermiculite

Condition: • [Amount inadequate](#)

Implication(s): Increased heating and cooling costs

Location: Throughout Attic

Task: Improve

Time: Less than 1 year



Amount inadequate

ATTIC/ROOF \ Hatch/Door

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: Attic

Task: Provide

Time: Immediate

INSULATION AND VENTILATION

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Not insulated and not weatherstripped



Not weatherstripped

Description

Water supply source: • Public

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

Supply piping in building: • [Copper](#) • PEX (cross-linked Polyethylene) • Polybutylene (PB) • [Galvanized steel](#)

Main water shut off valve at the:

• Basement

Behind furnace

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

Water heater manufacturer:

• John Wood

Model number: JW850SDE-30 250 Serial number: 1525A031826

Water heater tank capacity: • 50 gallons

Water heater approximate age: • 4 years

Water heater location: • Basement

Waste disposal system: • [Public](#)

Waste and vent piping in building: • [ABS plastic](#) • [Cast iron](#)

Floor drain location: • None found

Gas piping: • Steel

Main fuel shut off valve at the: • Gas meter

Exterior hose bibb (outdoor faucet): • Frost free

Limitations/Disclaimers

General: • Gas pipe bonded not verified

General: • Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a issue.

General: • Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a issue.

Inspection limited/prevented by: • Insulation • Storage under sink • Concealed plumbing components are not part of a home inspection

Items excluded from a building inspection: • Water quality • Isolating/relief valves & main shut-off valve • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Not included as part of a building inspection: • Washing machine connections • Not readily accessible interiors of vent systems, flues, and chimneys

Recommendations

SUPPLY PLUMBING \ Supply piping in building

Condition: • [Polybutylene](#)

There have been failures of earlier polybutylene piping plastic fittings. Now there have been documented cases of the piping material itself failing. Possible insurance issue as some companies may require replacement of Poly-B water supply lines. Replacement can be costly."

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

Location: Various

Task: Further evaluation by a certified plumber

Time: Unpredictable



Suspect polybutylene connections

Description

Major floor finishes:

- [Carpet](#)

Master bedroom

- [Laminate](#)

- [Ceramic](#)

Bathroom and kitchen back entrance and front entrance

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

Windows: • [Fixed](#) • [Sliders](#) • Wood • Vinyl

Glazing: • [Single](#) • [Double](#)

Exterior doors - type/material: • Metal-clad

Doors: • Inspected

Evidence of crawlspace leakage: • Efflorescence • Dampness

Kitchen ventilation: • None

Bathroom ventilation: • Exhaust fan

Laundry room ventilation: • No exhaust fan in laundry room

Laundry room ventilation: • Clothes dryer vented to exterior

Limitations/Disclaimers

General: • Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a issue.

General: • Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a issue.

Inspection limited/prevented by: • We cannot predict how often or how badly the basement will leak. Almost all basements will leak at some point.

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

Restricted access to: • Closets and cabinets / cupboards

Not included as part of a building inspection: • Carbon monoxide alarms (detectors), security systems, central vacuum • Carbon monoxide alarms (detectors) • Cosmetic issues • Appliances • Perimeter drainage tile around foundation, if any • Decorative items • Aesthetics or quality of finishes • Vermin, including wood destroying organisms. • Underground components (e.g., oil tanks, septic fields, underground drainage systems)

Cosmetics: • No comment offered on cosmetic finishes

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

Basement leakage: • Cannot predict how often or how badly basement will leak • Storage in basement limited inspection

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

Environmental issues are outside the scope of a home inspection : • This includes issues such as asbestos.

Recommendations

General

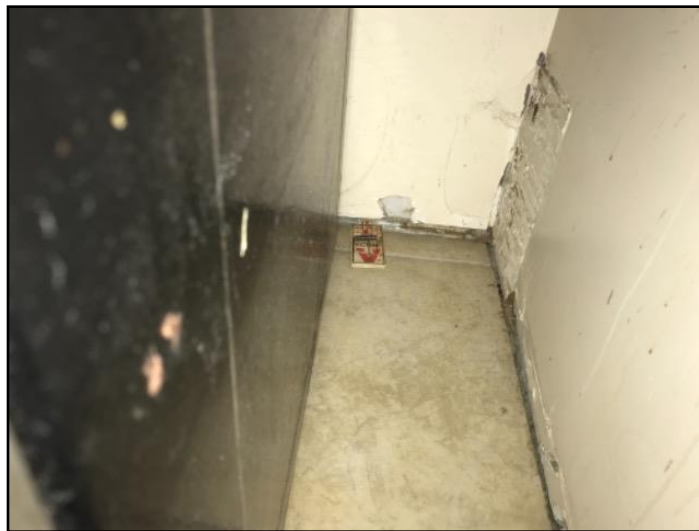
- [Signs of pest in the home](#)

Implication(s): Health hazard, nuisance

Location: Various

Task: Improve Clean

Time: As soon as possible



Signs of pest in the home

EXHAUST FANS \ Kitchen range exhaust system

Condition: • Missing

Implication(s): Hygiene issue

Location: First Floor Kitchen

Task: Provide

Time: Less than 1 year



Missing

BASEMENT \ Wet basement - evidence

Condition: •

At the time of inspection, visual signs of water damage such as water staining and moisture levels were investigated and noted in this report. Please note that destructive investigation was not implemented, and as such, hidden areas of possible mold could not be identified.

As moisture levels in the house can quickly change and are beyond the control of the Inspector, this report is limited ONLY to the point of time in which it was conducted.

Location: Various Basement

Task: Further evaluation by certified Environmental Consultant

Time: As soon as possible safety issue

Condition: • [Odors](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Contaminants may enter building air

Location: Throughout Basement

Task: Monitor

Time: Ongoing

APPLIANCES \ Washing machine

Condition: • [rubber supply line, prone to fail](#)

We recommend replacing rubber/plastic supply line to washing machine with steel braided types lines.

Implication(s): Possible chance of water damage to surfaces or structures

Location: Laundry Area

Task: Provide

Time: Discretionary

INTERIOR

XYZ 3 st, Nelson, BC February 1, 2019

Report No. 1001, v.3

hivehomeinspections.ca

MAJOR CON

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

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rubber supply line, prone to fail

SITE INFO

XYZ 3 st, Nelson, BC February 1, 2019

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MAJOR CON

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Description

General: • Fire hydrant located approximately within 1000ft

Weather: • Sunny

Approximate temperature: • 18°

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 date of construction: • 1900 to 1910

Approximate size of home: • 800 ft.²

Building type: • Bungalow

Below grade area: • Basement • Crawl space

Garage, carport and outbuildings: • Tool shed

Area: • City

Street type: • Residential

Street surface: • Paved

END OF REPORT

MAJOR CON

ROOFING

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HOME INSPECTORS ASSOCIATION BC

SCOPE OF INSPECTION

The purpose of this Scope of Inspection is to establish a minimum, uniform standard for Home Inspectors Association BC home and property inspector members.

This Scope of Inspection of home inspection identifies the range of services and activities that the licensed members of this profession are educated and legally required to provide. The document describes the professional activities and areas of professional practice. The Scope of Inspection defines the minimum standard of practice for all HIA home inspections in British Columbia. The scope of work of an individual home inspector must meet the requirements outlined in this document but may include additional inspection services where the home inspector is qualified and / or has special knowledge. The scope of the home inspector's review of a home is a contractual matter, therefore, any additional services provided to the client beyond the Scope of Inspection, must be communicated through a contractual agreement with the client.

The working premise of this document is that licensed home inspectors will demonstrate minimum, entry level competencies and will conduct their work competently in a variety of home inspection environments. The practice requirements represent the expectations of a "typical" not an "expert" home inspector. A specialist may be hired to provide additional analysis and opinion of adverse conditions or defects identified, beyond this Scope of Inspection.

A home inspection is a limited, non-invasive, visual examination of the current condition of a residential building. A home inspection is designed to report observed deficiencies within specific systems and components of a home. A home inspection provides a description of the condition of the home based on observation of the visible and apparent condition of the structure and components at the time of the home inspection. A home inspection does not guarantee future condition, efficiency, or life expectancy of systems or components. It is not an inspection to verify compliance with any applicable building codes, municipal bylaws or other regulations. A home inspection will not reveal every problem that exists or could ever exist and is not a technically exhaustive inspection.

HOME INSPECTORS ASSOCIATION BC

CODE OF ETHICS

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

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

1. The member will express an opinion only when it is based on practical experience and honest conviction.
2. The member will always act in good faith toward each client.
3. The member will not disclose any information concerning the results of the inspection without the approval of the clients or their representatives.
4. The member will not accept compensation, financial or otherwise, from more than one interested party for the same service without the consent of all interested parties.
5. Inspectors shall avoid conflicts of interest or activities that compromise, or appear to compromise, professional independence, objectivity, or inspection integrity.
6. Home inspectors shall not, directly or indirectly compensate, provide or receive a thing of value, inducement or reward:
 - a. to realtors, brokers or other parties having a financial vested interest in the closing or settlement of real estate transactions,
 - b. for the referral of any business to the inspector or the inspection company, or for inclusion on a list of recommended inspectors, preferred providers, or similar arrangements.
7. Members will not use or disclose personal information about clients, home owners, occupants, or the identity of the inspected property or its contents for purposes other than those for which it was collected:
 - a. except with the informed consent of the client, home owner, occupant, or any other person involved in the home inspection, or with the informed consent of all parties affected by the information, or as required by law.
8. The inspection work may not be used as a vehicle by the inspector to deliberately obtain work in another field.
9. An inspector shall make every effort to uphold, maintain, and improve the professional integrity, reputation, and practice of the home inspection profession. He or she will report all such relevant information, including violations of this Code by other members, to the Association for possible remedial action.
10. No member shall be actively engaged as a broker or agent in the sale or purchase of real estate.
11. The Inspectors shall not repair any condition found during an inspection or give cost estimates.
12. Members shall always be objective in their reporting and not knowingly overstate or understate the significance of observed conditions.

Use of this HIABC Scope of Inspection does not guarantee that the Inspector is a member of Home Inspectors Association BC.
To confirm membership, visit www.hiabc.ca

HOME INSPECTORS ASSOCIATION

Introduction

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

A **home inspector** shall inspect readily accessible, visually observable, installed systems and components of a residential building using typical fixed operational controls and report identifiable deficiencies of specific systems and components therein including:

1. Exterior Systems
2. Roofing, Flashings, Penetrations and Chimneys
3. Structural Systems
4. Plumbing Systems
5. Electrical Systems
6. Interior components
7. Heating, Ventilation and Cooling (HVAC) Systems
8. Fireplaces And Solid Fuel Burning Appliances
9. Insulation and Ventilation of Attics, Crawlspace and Unfinished Basements

Home Inspection Report

Inspections shall be accompanied by a documented report that:

1. Describes readily accessible systems and components of a residential building and their condition.
2. Makes recommendations on significant deficiencies identified for each system or component that is included in the inspection
3. Provides information regarding potential impact if the issues are not addressed
4. And includes anything else that is made part of the inspection in accordance with this Scope of Inspection and a home inspection contract

General Home Inspection Inclusions (applicable to all components)

Home inspectors are required to:

1. Inspect readily accessible, visually observable, installed systems & components of residential buildings using typical fixed operational controls
2. Describe and report systems or components with significant deficiencies or damage including, but not limited to, inadequate performance, missing components, decay, rot, water issues, or other home inspection concerns.
3. Describe and report deficiencies that are evident by means of sight, touch, smell and hearing
4. Describe and report items that pose an imminent health or safety concern in the opinion of the home inspector
5. Describe and report items for which a representative sample was inspected, including a description of the sampling process
6. Describe and report the rationale for exclusion and limitation to the inspection of any system, component, procedure or method included in this Scope of Inspection
7. Recommend further evaluation or investigation by a Qualified Professional where:
 - a. conditions are identified that may constitute a hazard to occupants
 - b. conditions and systems and components exceed the collective knowledge and training of the home inspector in the opinion of the home inspector
8. Include in the report, documentation of evidence, such as supporting images (such as photographs or sketches) to provide information regarding observed deficiencies, where deemed appropriate by the home inspector
9. Produce the report in writing.
10. Include in the report the significant components that appear to be at or near the end of their normally expected service life.

SCOPE OF INSPECTION

General Home Inspection Exclusions (applicable to all components)

Home inspectors are **NOT** required to:

1. Predict the probability of failure or remaining service life of any system or component or offer any warranty, guarantee or certifications for any system or component
2. Describe the compliance with regulatory requirements (codes, regulations, laws, ordinances, etc.)
3. Estimate the cost for operation of a particular system or component and / or the cost of remediation of any identified conditions
4. Identify the cause(s) of observed conditions or deficiencies
5. Identify the methods, materials and cost(s) for correcting (repairing or replacing) observed conditions
6. Identify the condition of systems or components that are inaccessible, obstructed, hidden or contain latent defects
7. Identify the presence of any potential hazards including, but not limited to, asbestos, mould, PCB, infestations of vermin and wood destroying organisms, carcinogens, radon gas, lead paint, urea formaldehyde, toxic or flammable chemicals, noise, and contaminants in soil, water and air
8. Describe the adequacy, effectiveness, or efficiency of any system or component
9. Inspect common areas in multi-unit housing
10. Inspect systems and components that are not installed
11. Inspect decorative items
12. Operate any system or component that is shut down or that does not turn on with the use of typical fixed operational controls
13. Inspect underground items whether abandoned or active including, but not limited to, storage tanks and / or indications of their presence
14. Offer any advice regarding the purchase of the property
15. Enter an area or perform an inspection procedure or method in the opinion of the home inspector, could be dangerous to the home inspector or cause damage to the property or its systems or components, such as, but not limited to walking on roof surfaces, climbing ladders, entering attic spaces, etc.
16. Move items, contents, debris, soil, snow, ice or other equipment or dismantle any system or component that obstructs access or visibility for the home inspection
17. Review third-party reports including, but not limited to, depreciation reports and engineering reports
18. Identify and report any geological, geotechnical or hydrological conditions
19. Identify every problem that exists or could ever exist and report a technically exhaustive inspection

This Scope of Inspection is not required to limit inspectors from:

- A. Including other inspection services in addition to those required by this Scope of Inspection provided the inspector is appropriately qualified to do so.
- B. Excluding systems and components from the inspection if requested by the client or as dictated by circumstances at the time of the inspection.

The Home Inspectors Association Scope of Inspection applies to inspections of part or all of a building for the following building types:

1. single family dwelling, detached, semi-detached, or row house
2. multi unit residential building
3. residential building held in divided or undivided co- ownership
4. residential building occupied in part for residential occupancy and in part for a commercial occupancy, as long as the latter use does not exceed 40% of the building's total area, excluding the basement.

HOME INSPECTORS ASSOCIATION

1. EXTERIOR SYSTEMS

1.1 The inspector shall:

A. inspect:

1. exterior wall covering(s), flashing and trim.
2. all exterior doors.
3. attached or adjacent decks, balconies, steps, porches, and their associated railings.
4. the eaves, soffits, and fascias where accessible from the ground level.
5. vegetation, grading, surface drainage on the property when any of these are likely to adversely affect the building.
6. walkways, patios, and driveways leading to dwelling entrances.
7. landscaping structure attached or adjacent to the building when likely to adversely affect the building.
8. primary garage or carport attached or detached.
9. garage doors and garage door operators.

B. describe

1. exterior wall covering(s).

C. report:

1. the method(s) used to inspect the exterior wall elevations.

1.2 The inspector is NOT required to:

A. inspect:

1. screening, shutters, awnings, and similar seasonal accessories.
2. fences.
3. geological, geotechnical or hydrological conditions.
4. recreational facilities.
5. outbuildings.
6. seawalls, break-walls, dykes and docks.
7. erosion control and earth stabilization measures.

2. ROOF SYSTEMS

2.1 The inspector shall:

A. inspect:

1. readily accessible roof coverings.
2. readily accessible roof drainage systems.
3. readily accessible flashings.
4. readily accessible skylights, chimneys, and roof penetrations.

B. describe

1. the roof covering and report the method(s) used to inspect the roof

C. report

1. the method(s) used to inspect the roof(s).

2.2 The inspector is NOT required to:

A. inspect:

1. antennae and satellite dishes.
2. interiors of flues or chimneys which are not readily accessible.
3. other installed accessories, items attached to but not related to the roof system(s).

3. STRUCTURAL SYSTEMS

3.1 The inspector shall:

A. inspect:

1. structural components including visible foundation and framing.
2. by probing a sample of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is NOT required when probing would damage any finished surface or where no deterioration is visible.

B. describe:

1. foundation(s)
2. floor structure(s).
3. wall structure(s).
4. ceiling structure(s).
5. roof structure(s).

C. report:

1. on conditions limiting access to structural components.
2. methods used to inspect the under-floor crawl space.
3. methods used to inspect the attic(s).

3.2 The inspector is NOT required to:

A. provide any engineering service or architectural service.

B. offer an opinion as to the adequacy of any structural system or component.

4. PLUMBING SYSTEMS

4.1 The inspector shall:

A. inspect:

1. interior water supply and distribution systems including all fixtures and faucets.
2. drain, waste and vent systems including all fixture
3. water heating equipment and associated venting systems, flues & chimneys.
4. fuel storage and fuel distribution systems.
5. drainage sumps, sump pumps, and related piping.

B. describe:

1. water supply, distribution, drain, waste, and vent piping materials.
2. water heating equipment including the energy source.
3. location of main water and main fuel shut-off valves.

4.2 The inspector is NOT required to:

A. inspect:

1. clothes washing machine connections.
2. the interiors of flues or chimneys which are not readily accessible
3. wells, well pumps, or water storage related equipment.
4. water conditioning systems.
5. solar water heating systems.
6. fire and lawn sprinkler systems.
7. private waste disposal systems.

B. determine:

1. whether water supply and waste disposal systems are public or private.
2. the quantity or quality of the water supply.

C. operate:

1. safety valves or shut-off valves.

5. ELECTRICAL SYSTEMS

5.1 The inspector shall:

A. inspect:

1. service drop.
2. service entrance conductors, cables, and raceways.
3. service equipment and main disconnects.
4. service grounding.
5. interior components of service panels and sub panels.
6. distribution conductors.
7. overcurrent protection devices.
8. a representative number of installed lighting fixtures, switches, and receptacles.
9. the ground fault circuit interrupters (GFCI) (if appropriate).
10. arc fault circuit interrupters (AFCI) (if appropriate).

B. describe:

1. amperage and voltage rating of the service.
2. location of main disconnect(s) and subpanel(s).
3. wiring methods.

C. report:

1. presence of solid conductor aluminum branch circuit wiring.
2. absence of carbon monoxide detectors (if applicable).
3. absence of smoke detectors.
4. presence of ground fault circuit interrupters (GFCI).
5. presence of arc fault circuit interrupters (AFCI).

5.2 The inspector is NOT required to:

A. inspect

1. remote control devices unless the device is the only control device.
2. alarm systems and components.
3. low voltage wiring, systems and components.
4. ancillary wiring, systems and components not a part of the primary electrical power distribution system.
5. telecommunication equipment.

B. measure:

1. amperage, voltage, or impedance.

6. INTERIOR

6.1 The inspector shall:

A.inspect:

1. walls, ceilings, and floors.
2. steps, stairways, and railings.
3. countertops and a representative number of installed cabinets.
4. a representative number of doors and windows.
5. walls, doors and ceiling separating the habitable spaces and the garage.

B.describe:

1. materials used for walls, ceilings and floors.
2. doors.
3. windows.

C.report:

1. absence or ineffectiveness of guards and handrails or other potentially physical injury hazards.

6.2 The inspector is NOT required to:

A.inspect:

1. paint, wallpaper, and other finish treatments.
2. carpeting.
3. window treatments.
4. central vacuum systems.
5. household appliances.
6. recreational facilities.

7. HEATING, VENTILATION & COOLING (HVAC) SYSTEMS

7.1 The inspector shall:

A. inspect:

1. readily accessible components of installed heating, central and through wall cooling equipment.
2. vent systems, flues, and chimneys.
3. fuel storage and fuel distribution systems.

B. describe:

1. energy source(s).
2. heating and/or cooling method(s) by distinguishing characteristics.
3. chimney(s) and/or venting material(s).
4. the combustion air sources.
5. the exhaust venting methods (naturally aspirated, induced draft, direct vent, direct vent sealed combustion).

7.2 The inspector is NOT required to:

A. inspect:

1. interiors of flues or chimneys which are not readily accessible.
2. heat exchanger.
3. humidifier or dehumidifier auxiliary equipment.
4. electronic air filters.
5. solar heating systems.

B. determine:

1. system adequacy or distribution balance.

8. FIREPLACES AND SOLID FUEL BURNING APPLIANCES

(Unless prohibited by the authority having jurisdiction)

8.1 The inspector shall:

A. inspect:

1. system components
2. vent systems and chimneys

B. describe:

1. fireplaces and solid fuel burning appliances
2. chimneys

8.2 The inspector is NOT required to:

A. inspect:

1. interior of flues or chimneys
2. screens, doors and dampers
3. seals and gaskets
4. automatic fuel feed devices
5. heat distribution assists whether fan assisted or gravity

B. ignite or extinguish fires

C. determine draught characteristics

D. move fireplace inserts, stoves, or firebox contents

9. INSULATION and VENTILATION of ATTICS, CRAWLSPACES AND UNFINISHED BASEMENTS

9.1 The inspector shall:

A.inspect:

1. insulation and vapor retarders in unfinished spaces.
2. ventilation of attics and foundation areas.
3. mechanical ventilation systems.
4. ventilation systems in areas such as kitchens, bathrooms and laundry areas where moisture is generated.

B.describe:

1. type of insulation and vapour retarders in unfinished spaces.
2. ventilation of attics and foundation areas.
3. mechanical ventilation systems.
4. ventilation systems in areas such as kitchens, bathrooms and laundry areas where moisture is generated.

C.report:

1. absence of insulation in unfinished spaces at conditioned surfaces.
2. absence of ventilation in areas where moisture is generated such as kitchens, bathrooms and laundry rooms.

9.2 The inspector is NOT required to:

A. disturb insulation or vapor retarders.

B. determine indoor air quality.

C. determine system adequacy or distribution balance.

HOME INSPECTORS ASSOCIATION

GLOSSARY

Adjacent

Nearest in space or position; immediately adjoining without intervening space.

Alarm Systems

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

Architectural Service

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

Automatic Safety Controls

Devices designed and installed to protect systems and components from unsafe conditions.

Component

A part of a system.

Confined Spaces

An enclosed or partially enclosed area that:

1. Is occupied by people only for the purpose of completing work.
2. Has restricted entry/exit points.
3. Could be hazardous to people entering due to:
 - a. its design, construction, location or atmosphere.
 - b. the materials or substances in it, or
 - c. any other conditions which prevent normal inspection procedure.

Decorative

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

Describe

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

Determine

To find out; or come to a conclusion by investigation.

Dismantle

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

Engineering Service

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

Functionality

The purpose that something is designed or expected to fulfill.

Further Evaluation

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

Home Inspection

The process by which an inspector visually examines the readily accessible systems and components of a building and which describes those systems and components in accordance with this Scope of Inspection.

Household Appliances

Kitchen, laundry, and similar appliances, whether installed or freestanding.

Inspect

To examine readily accessible systems and components of a building in accordance with these Scope of Inspection, where applicable using normal operating controls and opening readily openable access panels.

Inspector

A person hired to examine any system or component of a building in accordance with this Scope of Inspection.

Installed

Set up or fixed in position for current use or service.

Monitor

Examine at regular intervals to detect evidence of change.

Normal Operating Controls

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

Operate

To cause to function, turn on, to control the function of a machine, process, or system.

Probing

Examine by touch.

Readily Accessible

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

Readily Openable Access Panel

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

Recreational Facilities

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

Report

To communicate in writing.

Representative Number

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

Roof Drainage Systems

Components used to carry water off a roof and away from a building.

Sample

A representative portion selected for inspection.

Service Life/Lives

The period during which something continues to function fully as intended.

Significant Deficiency

A clearly definable hazard or a clearly definable potential for failure or is unsafe or not functioning.

Shut Down

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

Solid Fuel Burning Appliances

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

Structural Component

A component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).

System

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

Technically Exhaustive

An inspection is technically exhaustive when it is done by a specialist who may make extensive use of measurements, instruments, testing, calculations, and other means to develop scientific or engineering findings, conclusions, and recommendations.

Under-floor Crawl Space

The area within the confines of the foundation and between the ground and the underside of the floor.

Unsafe

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

Vapour Barrier

Material used in the building envelope to retard the passage of water vapour or moisture.

Visually Accessible

Able to be viewed by reaching or entering.

Wiring Methods

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

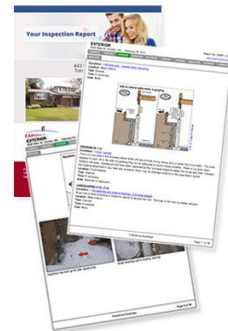
Use of this HIA Scope of Inspection does not guarantee that the Inspector is a member of the Home Inspectors Association BC. To confirm membership, visit www.hiabc.ca.

Reading Your Report

The purpose of the report is to help a prospective buyer make an informed decision about the house they are interested in. The report will document the current condition, and identify any impending repairs, based on a visual inspection of the home.

How the report works

This report provides a comprehensive package which simplifies buying and owning a home. The report can identify things at a glance, or provide in-depth explanations. It can identify maintenance items and can even act as a work order for contractor repairs.



Easy to navigate and find information.

Tabs for each home system are labeled and color coded at the top of the report pages, clicking on any tab will take you directly to that system or scroll through page by page.

Easy to read and understand.

This report is organized in 3 layers

1. Provide the BIG picture!

An executive summary addressing significant issues to help you make a purchasing decision. You should read the full report to get the whole picture.

2. Once you've moved in!

Outline of major and minor issues, where appropriate helping to protect your investment.

3. When you need the precise details!

Color illustrations and links to reference articles helping you understand all of the components of your house.

Added benefits:

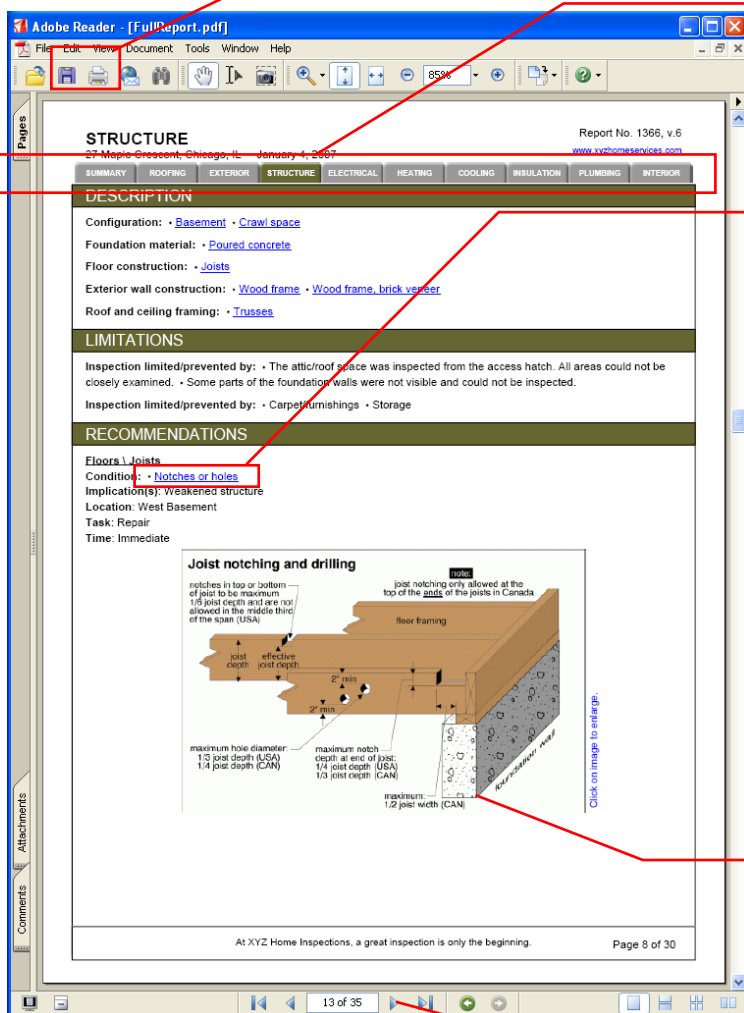
- Electronic .PDF file report is secure and universally readable on any computer (free Adobe reader available online). Print if you want.
- Clear, colorful illustrations to exemplify conditions.
- Articles that explain technical issues in plain words.
- It's Green! Environmentally friendly, ink and paper free report.

Report features

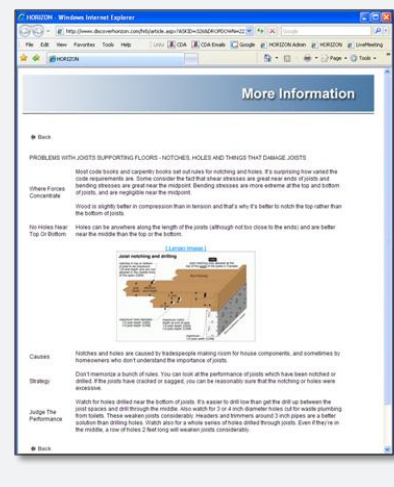
- You will receive an email with your Inspection Report Link. Click to open.
- Save your report to your computer or CDrom. View anytime using Adobe reader.
- Print or email the report as needed.

Print or Save a copy of your report to your computer.

Click any of the Color coded tabs to navigate to a section of the report.



'Click' on Hyperlinks to open technical articles for detailed information.



Full color illustrations.
Click to enlarge image.

Navigate page by page.

APPENDIX

XYZ 3 st, Nelson, BC February 1, 2019

Report No. 1001, v.3

hivehomeinspections.ca

MAJOR CON

ROOFING

EXTERIOR

STRUCTURE

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Inspection Contract

THIS CONTRACT AFFECTS YOUR LEGAL RIGHTS — PLEASE READ CAREFULLY BEFORE SIGNING —

BETWEEN:

Client's Name: _____ Email address: _____

Mailing address: _____

Phone: _____ (the "Client")

AND:

Inspector: JACQUES NORMAND LAPLANTE Company: HIVE HOME INSPECTIONS Phone: 250.551.1284

Mailing Address: 304 Second St, Nelson, BC, V1L 2L2 Email: hivehomeinspections@gmail.com (the "Inspector")

Including its employees and individual inspectors, whether an employee or independent contractor and/or that independent contractor's company, in relation to the property to be inspected on the date of _____ (DD/MM/YYYY) and located at _____ to be inspected by **Jacques**

Normand Laplante, License 77889, subject to change if necessary. (the "Subject Property")

IN CONSIDERATION of the representations, warranties and covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Client and the Inspector hereby agree as follows:

ARTICLE 1 - INSPECTION

- 1.1 The Client understands that the word "Inspector" as used in this Inspection Contract means and includes **HIVE HOME INSPECTIONS**, including its employees and individual inspectors, whether an employee or independent contractor and/or that independent contractor's company, and acknowledges and agrees that this Inspection Contract will apply to the Client and the Inspector as defined.

The Client hereby requests that the Inspector perform an inspection (the "Inspection") of the Subject Property and prepare a written report (the "Inspection Report"), to be provided to the Client no later than _____ (DD/MM/YYYY). The Inspection and Inspection Report are subject to the following limitations and conditions, each of which are acknowledged, understood and accepted by the Client:

HOME INSPECTORS ASSOCIATION BC

INSPECTION CONTRACT

CLIENT INITIALS _____

APPENDIX

XYZ 3 st, Nelson, BC

February 1, 2019

Report No. 1001, v.3

hivehomeinspections.ca

MAJOR CON

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

APPENDIX

REFERENCE



HOME INSPECTORS ASSOCIATION BC

Inspection Contract

- a) The Inspection and the Inspection Report shall be performed and prepared in accordance with the Home Inspectors Association BC Scope of Inspection, a copy of which is available upon request or at www.hiabc.ca;
- b) The Inspection is non-invasive and the Inspection Report constitutes an opinion of the condition of the Subject Property based on a visual examination of the readily accessible features and components of the Subject Property;
- c) The Inspection and the 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 Inspection and understands the importance of doing 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 function, electrical receptacles, switches and lights, cabinets, paint and caulking integrity, roof covering materials, and examination of interior and exterior surfaces for signs of moisture ingress;
- f) The Inspection does not include an inspection for mould or asbestos on the Subject Property;
- g) Weather conditions may limit the extent of the inspection; 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; and
- h) 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 (i) without the express written consent of the Client, (ii) except as required by law, or (iii) except as deemed necessary if, in the opinion of the inspector, there is a serious health or safety issue.
The Client authorizes the Inspector to disclose the Inspection Report to third parties. No _____,
or Yes _____ to the following third parties only _____.
- i) The Client shall protect and indemnify the Inspector from any claim against the Inspector by any third party arising from disclosure of the Inspection Report.

ARTICLE 2 - RESTRICTIONS ON LEGAL RIGHTS

- 2.1 In the event that the Client claims damages against **HIVE HOME INSPECTIONS** and does not prove those damages, the Client shall pay all legal fees, legal expenses and costs incurred by **HIVE HOME INSPECTIONS** in defense of the claim as determined as by the courts;
- 2.2 **HIVE HOME INSPECTIONS** 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 **HIVE HOME INSPECTIONS**.

HOME INSPECTORS ASSOCIATION BC

INSPECTION CONTRACT

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HOME INSPECTORS ASSOCIATION BC

Inspection Contract

ARTICLE 3 - FEE

- 3.1 The fee payable by the Client to the Inspector at the time of the Inspection of the Subject Property shall be as follows:
- | | |
|--|----------|
| Base Fee: | \$ _____ |
| Fee for additional services described on the Addendum attached hereto: | \$ _____ |
| GST: | \$ _____ |
| Travel: | \$ _____ |
| TOTAL: | \$ _____ |

ARTICLE 4 - ACKNOWLEDGMENT

- 4.1 By signing this Inspection Contract the Client hereby acknowledges and agrees that:
- The Client understands and agrees to be bound by each and every provision of this Inspection Contract;
 - The Client has the authority to bind any other family members or other interested parties to this Inspection Contract;
 - The Inspector has not made any representations or warranties, whether written or oral, about the terms of this Inspection Contract other than those contained in this Inspection Contract; and
 - The Client has had such legal advice as the Client desires in relation to the effect of this Inspection Contract on the Client's legal rights.

Date: _____ (DD/MM/YYYY)

Client Signature

Client Signature

INSPECTOR:

JACQUES NORMAND LAPLANTE, License **77889** signed on _____ (DD/MM/YYYY)
on behalf of himself and **HIVE HOME INSPECTIONS**

Home Inspectors operating in British Columbia are required to be licensed under the Business Practices and Consumer Protection Act and are regulated under that Act. The services of a home inspector are not provided on behalf of, or in affiliation with, the Province of British Columbia or the Business Practices and Consumer Protection Authority (commonly known and doing business as Consumer Protection BC). For more information on the regulation of home inspectors, what a home inspection should involve, how to select a home inspector and about your rights as a consumer, please contact Consumer Protection BC.

HOME INSPECTORS ASSOCIATION BC

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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