

Report Prepared For:

Buyer

YOUR PROFESSIONAL HOME INSPECTION REPORT
Interior Home Inspections

“WE MAKE HOUSE CALLS”



2107 SOMEWHERE ROAD

Brian Sanjenko AHI
Interior Home Inspections

TABLE OF CONTENTS

| | | | |
|---|-----------|-------------------------------------|-----------|
| TABLE of CONTENTS..... | 2 | | |
| GENERAL INFORMATION | 4 | | |
| Inspection Address | 4 | | |
| INTRODUCTION AND STRUCTURAL OVERVIEW | 4 | | |
| Inspection Details..... | 4 | | |
| Building Details | 4 | | |
| Client Information | 5 | | |
| Inspected By | 5 | | |
| Company Information | 5 | | |
| STRUCTURAL SYSTEM | 6 | | |
| Construction Type | 6 | | |
| Building Foundation | 6 | | |
| Wall Structure | 6 | | |
| Floor Structure | 7 | | |
| Roof Structure..... | 7 | | |
| Attic Entrance Inspection..... | 7 | | |
| EXTERIOR | 8 | | |
| Building Exterior..... | 8 | | |
| Sun Deck - Patio | 9 | | |
| Foundation | 9 | | |
| Slope and Drainage | 9 | | |
| Drives Walks and Patios | 9 | | |
| ROOF SYSTEM | 14 | | |
| Roof Covering | 14 | | |
| Flashing | 14 | | |
| Gutters Downspouts | 14 | | |
| | | Skylights | 14 |
| | | Chimneys | 15 |
| | | PLUMBING SYSTEM | 16 |
| | | Supply and Piping..... | 16 |
| | | Water Heater | 16 |
| | | Water Heater Controls | 17 |
| | | Water Controls and Drains..... | 17 |
| | | ELECTRICAL SYSTEM..... | 21 |
| | | Service Entry | 21 |
| | | Main Disconnect | 21 |
| | | Main Panel..... | 21 |
| | | Distribution Wiring..... | 22 |
| | | Smoke Alarm Detectors..... | 22 |
| | | HEATING SYSTEM | 26 |
| | | Heating Systems..... | 26 |
| | | Furnace..... | 26 |
| | | Gas System | 26 |
| | | Ducting Ventilation | 26 |
| | | Air Filter..... | 27 |
| | | AIR CONDITIONING SYSTEM..... | 28 |
| | | System Description..... | 28 |
| | | Thermostat | 28 |
| | | Air Handler Evaporator..... | 28 |
| | | Coil Condenser | 28 |
| | | INTERIOR..... | 30 |
| | | Room Interior | 30 |
| | | Cabinets and Counters..... | 30 |

| | |
|-------------------------|-----------|
| Windows and Doors | 31 |
| BATHROOMS..... | 34 |
| Bathrooms Details..... | 34 |
| APPLIANCES | 35 |
| Kitchen Area | 35 |
| Range | 35 |
| Refrigerator | 35 |
| Dishwasher | 35 |

| | |
|---|-----------|
| INSULATION AND VENTILATION | 36 |
| Attic Locations and Access | 36 |
| Attic Floor Insulation | 36 |
| Wall Insulation | 36 |
| Crawlspace Insulation..... | 37 |
| Attic Ventilation..... | 37 |
| House Ventilation | 37 |

GENERAL INFORMATION

Inspection Address

Street: 2107 Somewhere Road

City: Anywhere

Province: British Columbia

INTRODUCTION AND STRUCTURAL OVERVIEW

Inspection Details

Inspection Date: Day/Month/Year

Report Date: Day/Month/Year

Report Delivered: by email

Weather Conditions: overcast

Temperature: -7 degrees Celsius

Present During Inspection: buyer part time

Building Occupied: vacant empty

Inspection Limited to: structure, exterior, landscape, roof, plumbing, electrical, heating, air conditioning, insulation, foundation, garage, basement, bathroom, main bathroom, kitchen, bedroom, porch, hallway, furnace room, laundry room and attic

Inspection Excludes: outbuildings and sheds

Inspection Includes: an infrared thermal imaging scan of the home, structure, exterior, landscape, roof, plumbing, electrical, heating, air conditioning, insulation, foundation, garage, basement, bathroom, main bathroom, kitchen, bedroom, porch, hallway, furnace room, laundry room and attic

Building Details

Date Built: 1975c

Approximate Age: 42 years

Approximate Area: 1155 Sq. Ft. (as per realtor listing information)

Entrance Faces: West

Nearest Fire Hydrant: Within 300 yards

Client Information

Name: Buyer

City:

Province: British Columbia

Cell:

Email:

Inspected By

Name: Brian Sanjenko AHI

Building Analyst: C.P.B.C. License #47679; Member of Home Inspectors Association BC; WETT BC #5818

Company Information

Company: Interior Home Inspections

Address: 3648 East Vernon Road

City: Vernon

Province: BC

Postal Code: V1B3H8

Phone: 250-542-4351

Cell: 250-309-0185

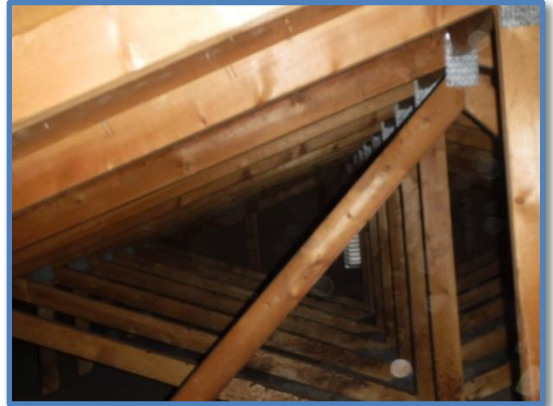
Email: homeinsp@shaw.ca

Web Site: www.interiorhomeinspections.ca

STRUCTURAL SYSTEM

COMPONENT DESCRIPTIONS

ATTENTION: The structure section describes the basic characteristics of the house. Some observations of certain areas of the structure, such as crawlspace and attic conditions, have been documented elsewhere in this report so it is important that the client read the entire report, in order to have the best understanding of this home current condition.



Construction Type

Structure Type: residence is a one story

Attached - Detached: detached

Construction Type: wood frame

Residence Style: single-family dwelling

Bedrooms: three

Kitchens: one

Bathrooms: one and a half

Supporting Foundation: includes a basement

Building Foundation

Foundation Type: basement

Foundation Material: poured concrete

Condition: satisfactory condition

Structural movement: normal settlement

Support Columns: metal post and wood bearing wall

Condition: satisfactory-for what could be seen

Wall Structure

Wall Studs: 2 by 4

Wall On-Center: unviewable

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Wall Sheathing: "donnacona" fiberboard sheathing

Condition: satisfactory

Floor Structure

Floor Framing: platform framing

Floor Joists: 2 by 10 joists

Floor On-Center: 16-inch

Floor Sheathing: plywood sheathing

Condition: satisfactory

Roof Structure

Roof Assembly Type: manufactured truss

Rafter Support: 2 by 4

Rafter/Support On-Center: 24-inch

Roof Sheathing: plywood sheathing

Ceiling Joist: 2 by 4

Ceiling Joist On-Center: 24-inch

Condition: satisfactory

Attic Entrance Inspection

Inspection Method: partial traverse of attic

OBSERVATIONS

ATTENTION: One or more minor foundation wall cracks were noted; these cracks do not appear serious in nature and most likely occurred within the first 2 years of construction. If at some point water passes through the cracks into the crawlspace then they will need to be sealed from the exterior.

ATTENTION: This home is located in an area that is known to contain expansive soils (clay), it should be noted that this home may experience seasonal movement from time to time. Steps can be taken to prevent this, however, it can be costly and most people choose to live with the anomalies that this type of soil brings.

RECOMMENDED ACTIONS **ATTENTION:** No major deficiencies were noted.

EXTERIOR

COMPONENT DESCRIPTIONS

ATTENTION: Landscaping and lot topography is examined during a residential house inspection as they can have a significant impact on the building structure. It is important that surface runoff water is adequately diverted away from the building, especially in areas that have expansive soil characteristics. Low spots or depressions in the topography can result in ponding water that may exert hydrostatic pressure against the foundation. This pressure can cause a variety of effects on the building. A high water table or excessive ground saturation can also impact septic systems. Even over watering of gardens and shrubbery can have significant effects. A similar impact can result from tree roots growing against the foundation and causing cracking or movement of the structure. It is a standard recommendation that the lot grading slopes away from the building. Grading should fall a minimum of one inch every foot for a distance of six feet around the perimeter of the building. It is also important that tree branches are not permitted to overhang the roof and that all landscaping is kept well pruned and not permitted to grow up against any part of the building. This will help prevent the development of pest and insect problems.



Building Exterior

Wall Surface Material: stucco and aluminum siding

Condition: satisfactory condition-in need of maintenance

Wall Trim: metal and wood

Condition: satisfactory condition-in need of maintenance

Entry Door Types: sliding patio doors and metal clad insulated

Condition: satisfactory condition-in need of adjustments

Garage Door: wood panel, sectional rollup

Condition: serviceable condition-damaged

Eave Type: sheathed soffits with rectangular metal/mesh vents

Condition: satisfactory condition-in need of maintenance

Sun Deck - Patio

Sun Deck Type: wood frame with indoor/outdoor carpet walk surface

Sun Deck Location: in the back

Condition: satisfactory condition-in need of maintenance

Deck Porch Railing: wood

Condition: serviceable condition-aged and worn

Deck Support: wood support columns

Condition: satisfactory condition

Foundation

Foundation Type: A basement

Foundation Material: Poured concrete

Condition: Satisfactory-for what could be seen

Slope and Drainage

Direction of Lot Slope: slopes towards the west

Condition: satisfactory condition-with exceptions

Drainage Piping: concrete

Drains Connected to: not visible

Gutters Downspouts Drain: grade and perimeter

Drives Walks and Patios

Driveway Types: concrete

Condition: snow covered, not entirely visible

Walkway Type: concrete

Walkway condition: satisfactory condition-normal wear and tear for age

Fence and Gate: wood

Condition: serviceable condition-aged and worn

OBSERVATIONS

REPAIR NEEDED: Portions of the exterior woodwork and painted surfaces are showing deterioration to the paint/stain finish. It is important that these surfaces are kept well protected to ensure a maximum service life. The need for exterior painting is now indicated. Subsequent paint maintenance can be carried out as the usual signs of failure such as cracking, peeling or blistering of the painted surface become evident. Typically this would occur at intervals of five to seven years.



ATTENTION: The stucco cladding has cracks at various locations. It is not recommended trying to reseal cracks that are thinner than the thickness of a quarter, because the crack is too thin to hold repair material and will detract from the appearance of the finished surface. Cracks wider than the thickness of a quarter can be repaired with the same stucco formulation used to apply the cladding. However, if cracks return and are suspected to be caused by expansion/contraction of structural components, it may be necessary to use an elastomeric-type of sealant. Recommendation is to monitor the cracking and repair when appropriate.



ATTENTION: The overhead garage door raises and lowers with a powered door operator. The door reverses upon impact or breaking of the light beam as required.

REPAIR NEEDED: There are one or more holes in the walls where penetrations go through the wall such as hose bibbs and vents. Some of these holes have not been properly sealed to prevent storm water from entering the home. Recommendation: Seal holes to prevent moisture infiltration.



ATTENTION: There are planters that have been constructed around the perimeter of the home. Planters may look nice, but they are not a good idea to have against the home as it encourages bug entry as well as the potential to introduce water around the foundation and into the basement. I suggest removal of the planters, or filling them with decorative rock or gravel.



IMPORTANT: Weather exposed windows and doors must have a drip flashing installed. This flashing must be installed in such a way as to help prevent storm water from getting behind the siding and into the framing at the tops of windows and doors. Some of the weather exposed windows and doors on this home do not have such a flashing. I recommend installation of the required drip flashing by a licensed carpenter.



ATTENTION: The stucco on the exterior walls of this home is bulging at the floor joist line in one or more locations. This is most likely the result of the floor joists shrinking and drying out causing the stucco to bulge or bow out in the curing process. No repairs are needed unless the stucco cracks. Monitor and repair as needed.



REPAIR NEEDED: The front door binds when opened or closed, have a licensed carpenter make the repairs needed for the door to open and close easily.

REPAIR NEEDED: There are one or more damaged soffit panels on the home. Recommendation: Repair damage to prevent insect and bird access.



REPAIR NEEDED: The wood fences around the property are starting to weather and are due for painting or staining to help keep them looking good longer. Paint or stain as required.



REPLACEMENT NEEDED: The back deck surface is covered with an indoor/outdoor type of carpet. Having carpet on a deck surface is a poor idea as it gets wet and then does not allow the deck to dry out. This encourages rot damage on weather exposed decks. Some of the carpet is damaged. I recommend replacing the carpet with a better alternative deck walk surface.



REPAIR NEEDED: The handrail for the back deck stairs is not safe as it does not conform to the required safety standards. The required spacing for a railing is no openings greater than 4 inches, and the railing must not



facilitate climbing. I suggest constructing safe railings by a licensed carpenter.

REPAIR NEEDED: The support posts for the back deck are undersized, and only one of them is sitting on a concrete foundation; the other posts appear to be buried in the ground, there may be concrete below the surface. Adding larger support posts would be a good improvement, as well as having all the support posts sitting above grade on concrete. Repair as needed by a licensed carpenter.



REPAIR NEEDED: The roof structure for the back deck is undersized, and is poorly attached to the house. The ceiling joists are 2 x 4, these should really be a minimum of a 2 x 6. The way the deck roof is attached to the house is poorly done as well, the rafters are supported by screws through a fascia board that hangs below the roof level of the home. Screws cannot be used in a horizontal plane to support structural members, and the way the fascia board is used to support one end of the deck roof is undersized and poorly supported. Redoing this deck roof structure will be required sooner rather than later.



REPAIR NEEDED: One or more of the gutter downspout(s) for the home terminate directly next to the foundation. A proper configuration has the downspout(s) terminating at least 6-feet away from the foundation. Recommendation: Repair as appropriate.



ATTENTION: Due to the snow cover, the yard and related components could not be thoroughly inspected. Further inspection may be required once the snow is gone.

RECOMMENDED ACTIONS

ATTENTION: Repairs and improvements as noted.

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ROOF SYSTEM

COMPONENT DESCRIPTIONS

ATTENTION: Inspection of the roof includes the cover, flashing, venting, skylights and chimneys. Ideally, the roof is walked. In cases where walking is not possible, observations are limited to what can be seen by the method employed. Shake and tile roofs are not walked on.



Roof Covering

Roof Inspected: observation from the ground

Roof Slope: pitched

Roof Style: gable

Roofing Materials: asphalt/fiberglass shingles

Material Condition: not viewable-snow covered

Average roof age:: The average life span of an asphalt/fiberglass shingle roof is 20-25 years, with regular maintenance.

Roof age:: This roof is reported to be around 7-9 years old.

Flashing

Flashing Type: not viewable due to snow cover

Flashing Locations: roof penetrations and base of the chimney(s)

Gutters Downspouts

Gutter Downspout Type: aluminum

Gutters Downspouts Drain: onto grade and perimeter drains

Skylights

Skylight Type: solar tube

Skylight Locations: over the hall bath

Skylight Condition: satisfactory condition-for what could be seen

Chimneys

Chimneys Type: metal, multi-wall vent

Condition: satisfactory condition-abandoned

OBSERVATIONS

IMPORTANT: The roof on this home was covered in snow at inspection time. The roof could not be thoroughly inspected. Further inspection once the snow is gone may be required.

ATTENTION: Please note: The condition of roof felt paper or membrane below the roof outer covering is unknown and cannot be inspected without possible damage to the covering. Inspectors do not access roof if roof is too high or steep or could be damaged by accessing it. Antennas, solar systems, and other attachments are not inspected in the scope of this report. No guarantee or warranty is made by this inspection as to whether the roof leaks at the time of the inspection or is subject to future leaking.

RECOMMENDED ACTIONS ATTENTION: No major deficiencies noted.

PLUMBING SYSTEM

COMPONENT DESCRIPTIONS

ATTENTION: The inspection of the plumbing system includes checking all faucets and fixtures for cross-connection and leaks. Cross-contamination issues are also included as well as pressure, functional flow and functional drainage.

Supply and Piping

Supply and Waste System: municipal supply and waste system

Service Piping Size: 1/2-inch

Service Piping Type: copper

Branch Piping Size: 1/2-inch

Branch Piping Type: copper and cross-linked polyethylene (PEX)

Condition: satisfactory condition-for what could be seen

Fixtures/Faucets Condition: in need of repairs

Supports/Insulation Condition: satisfactory condition for what could be seen

Functional Flow: satisfactory-with exceptions

Function Drainage: satisfactory

Waste Piping: cast iron and schedule 40 ABS plastic

Condition: satisfactory condition-with exceptions¹

Vent Piping: schedule 40 ABS plastic

Condition: Satisfactory condition



Water Heater

Water Heater Type: one conventional storage tank

¹ Only visible DWV piping is inspected. The inspection is primarily for leaks and flow. For a more intensive inspection a consultation with a licensed plumbing contractor is recommended.

Water Heater Energy Source: electricity

Capacity: 184 Litres

Date of Manufacture: 2010

Make: John Wood

Water Heater Location: in the basement

Condition: satisfactory condition

Water Heater Controls

Automatic Safety Controls (TPR) Condition: unsatisfactory condition-Defects present

Water Controls and Drains

Main Water Shut Off Location: in the southwest basement

Main Water Regulator Location: next to the main shut off

Waste Clean Out Locations: various locations throughout the building

Main Floor Drain Location: in the basement

OBSERVATIONS

ATTENTION: When reference is made to the type of plumbing, the comment relies on a visual observation. There is no non-invasive way to determine what is behind a closed wall. For example, when copper plumbing is identified, copper piping protrudes from the walls behind plumbing fixtures. If client requires absolute knowledge as to the type of plumbing throughout the home, then a consultation with a licensed plumbing contractor is recommended. Please note: Water stop valves and overflows are not checked for function in the course of a home inspection. Fixtures and trim are observed for function only and not for cosmetic value.

REPAIR NEEDED: The water pressure coming into the home is in excess of 80 pounds per square inch. Normal water pressure is considered to be 30 to 60 pounds per square inch. Recommendation: Installation/replacement of a pressure reducer valve by a licensed plumbing contractor in order to avoid damage to the interior plumbing system.



ATTENTION: The exterior hose bibb(s) on this home do not appear to be the frost protected type. This type of hose bibb is an older style and must be shut off for the winter months to prevent freezing of the water line.

REPAIR NEEDED: The faucet at the kitchen sink leaks when operated. Recommendation: Repair or replacement by a licensed plumbing contractor as appropriate.



REPAIR NEEDED: The faucet at the hall bath sink leaks when operated. Recommendation: Repair or replacement by a licensed plumbing contractor as appropriate.



REPAIR NEEDED: the faucet at the laundry sink leaks when operated and the laundry tub also has a slow drain. Recommendation: Repair or replacement by a licensed plumbing contractor as appropriate.



REPAIR NEEDED: The trap/drain beneath kitchen sink appears to leak. Recommendation: Repair as appropriate by a licensed plumbing contractor.



REPAIR NEEDED: The diverter spout at the tub/shower in the hall bath leaks or will not function properly and needs to be repaired or replaced.

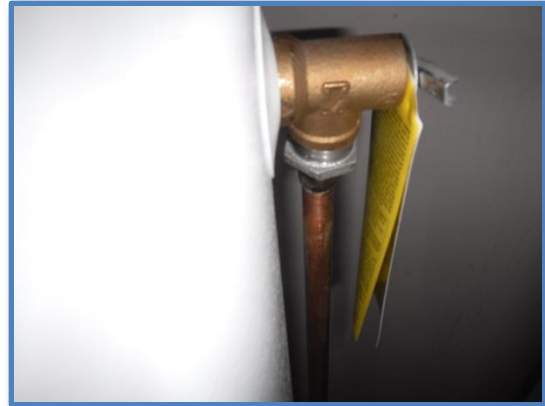


REPAIR NEEDED: There is evidence of water beneath the floor covering around the toilet in the hall bath. This is typically the result of a failed wax seal where the toilet pedestal mounts to the main soil pipe and often causes a bathroom subfloor to rot and need replacement. It should be noted as well that when the hall toilet is flushed there is a virtual cascade of water down the exterior of the drain pipe in the basement. Recommendation: Remove toilet, inspect soil pipe collar, replace if rusted and weak, install new wax seal and re-install toilet as appropriate; please note that the floor tiles will need to be lifted in order for timely drying of the subfloor to occur. Work should be done by a licensed plumbing contractor and tile setter.



ATTENTION: The average lifespan for a water heater is 10-12 years. This water heater is 7 years old.

DANGEROUS: REPAIR NEEDED: The discharge pipe for the temperature pressure relief valve is too small. The pipe must be the same diameter as the valve (3/4 inch), installing a pipe of smaller diameter creates a "bottleneck" effect and can cause a steam explosion should the valve release pressure. Have a licensed plumber install the properly sized discharge pipe.



ATTENTION: Some of the drain lines in the home are cast iron and are probably at the end of their service life. The service life for cast iron is 30-35 years. Newer construction methods require the fitting of schedule 40 ABS plastic drains. Recommendation: Due to the age of the home, a further inspection of the drain line from the house to the street using a fiber optic closed circuit camera is probably prudent. If the outcome of the further inspection is not satisfactory, then replacement of all cast iron to the 4-inch main at the street by a licensed plumbing contractor is recommended.

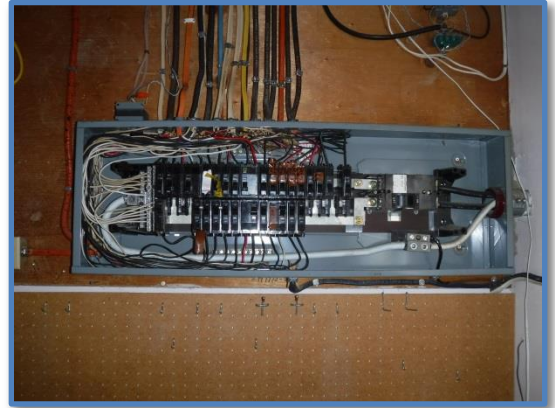


RECOMMENDED ACTIONS IMPORTANT: I recommend that only a reputable, licensed plumber make assessments, repaired or corrected as appropriate.

ELECTRICAL SYSTEM

COMPONENT DESCRIPTIONS

ATTENTION: When inspecting the electrical system of the home, a random sampling of outlets is tested for function, nothing is unplugged from an outlet. The panel is opened up and viewed for wire type and size related the breaker it is connected to. The service wire is viewed where possible.



Service Entry

Service Drop Type: underground service lateral

Condition: satisfactory condition-for what could be seen

Service Entry Conductor: copper

Condition: satisfactory-for what could be seen

Service Ground Conductor: stranded copper

Service Ground Location: water pipe inside the building

Condition: satisfactory condition-for what could be seen

Meter Location: on the front of the home

Main Disconnect

Main Disconnect Type: breaker

Main Disconnect Rating: 150 amps

Main Disconnect Location: inside the service entrance panel

Main Panel

Service Entrance Panel Location: in the southwest basement

Panel Type: Square D

Panel Style: breaker system

Amperage Rating: 200 amps

Voltage Rating: 120/240 volts

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Condition: satisfactory condition-needs minor repairs

Final Service Rating: 150 amps

Distribution Wiring

Wiring Type: fabric covered and non-metallic sheathed cable (Romex)

Wiring Conductors: copper

Condition: satisfactory for what could be seen

GFCI Locations: hall bath and Exterior of the building

Outlets & Switches Tested: throughout the home

Polarity & Ground Tested: throughout the home

Smoke Alarm Detectors

Smoke Alarms: Alarms Found

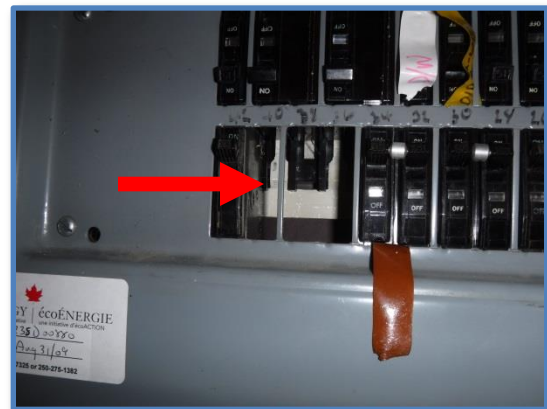
Smoke Alarm Type: Battery Powered

OBSERVATIONS

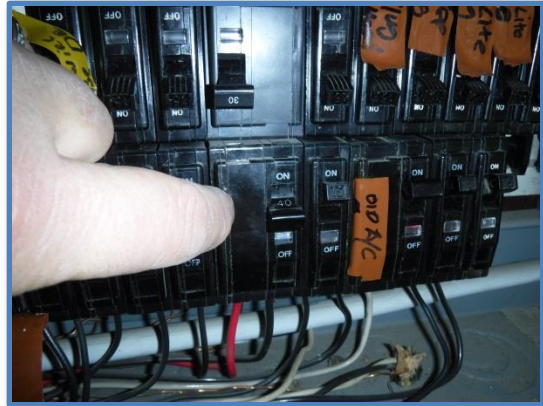
ATTENTION: The main service panel appears to have some room for future upgrades or additions to the system. However, if upgrades or additions are considered, I recommend that a licensed electrician be the required calculations to ensure that there is enough power to service the additional loads.

REPAIR NEEDED: The smoke alarm was tested and was found to be not working. Further investigation by a qualified electrician is recommended if adding a new battery does not help.

REPAIR NEEDED: The electrical service panel has a hole or holes in the panel box. The hole(s) is likely the result of a previous line from an appliance being removed. Recommendation: Box holes no longer in use need to be plugged in order to keep out insects and small rodents. Plugs necessary are available at most electrical supply stores.



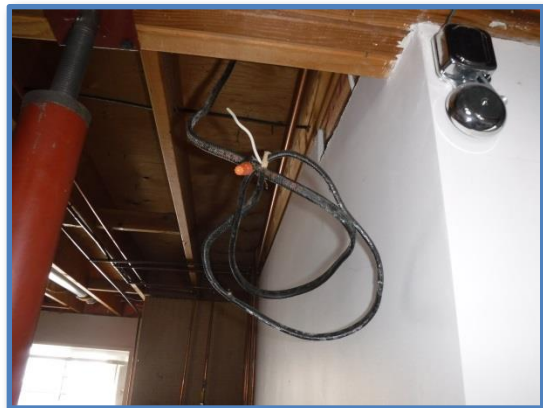
REPAIR NEEDED: There are breakers/fuses in the service panel that are rated for more than their associated circuits require. This is known as overfusing. Overfusing can allow more loads on a branch circuit than the wiring is rated for, overheating conductors and leading to electrical fires. The breaker in this case, is associated with the dryer circuit. Recommendation: Repair as appropriate by a licensed electrical contractor.



REPAIR NEEDED: There are open cable openings in the sides of the service panel box where cables may have been removed. When wiring is removed from a panel, these openings are supposed to be plugged with approved devices. I recommend having this corrected by a licensed electrician.

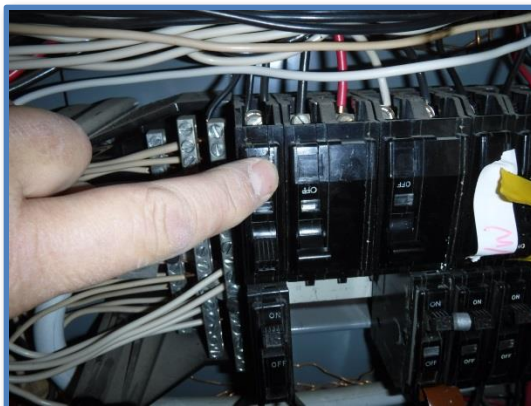


REPAIR NEEDED: There are electrical wires in the basement that have been improperly terminated. Even though the wires may not be live, they need to be terminated in an approved junction box, capped and taped so that if they inadvertently become powered they will not electrocute anyone or start an electrical fire. Repair by a licensed electrician is required.

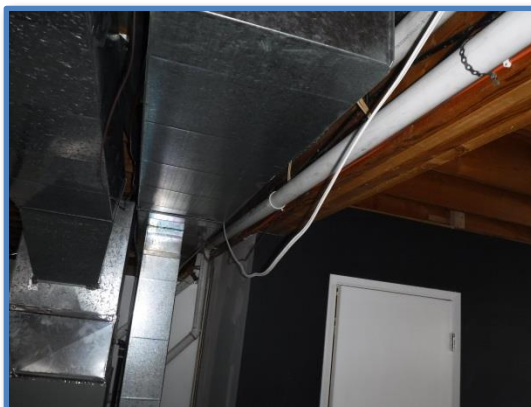


IMPORTANT: The main electrical panel is not accurately labelled. It is confusing and difficult to determine what breaker controls what circuit. Have a licensed electrician labelling the panel correctly.

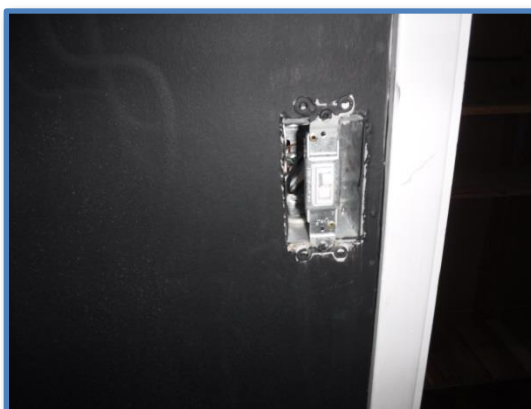
DANGEROUS: There are one or more conductors connected to fuses/breakers in the main service panel that is too small for the required load the circuit and associated breaker will subject it to. Wiring that is too small will be prone to overheating and this can result in electrical fires, the conductor in question is for the electric range in the kitchen. I recommend immediate evaluation and rewiring as necessary by a licensed electrician.



REPAIR NEEDED: There is an electrical cable that is inadequately supported. Metal Clad cable must be supported at intervals not exceeding 6ft, while Non-metallic Sheathed Cable (NM or NMC) and Armor Cable (AC or BX) must be supported at intervals not exceeding 4½ft. In every case, these cables must be secured within 12 inches of boxes or panels where they terminate. Cables should closely follow building surfaces and need to be secured with proper fasteners. When NM cable is installed perpendicular to and on top of or beneath framing members, it must be secured to running boards. I recommend that an electrician make corrections as needed.



REPAIR NEEDED: There is one or more outlet/switch covers missing for wall outlets and or switches in various locations throughout the home. Recommendation: Install proper covers as required as this is a shock hazard.



ATTENTION: There is at least one mystery switch in the home; the switch in question is in the main floor hallway. Have a licensed electrician determine what the switch is for.

IMPORTANT: The smoke alarm for the basement is missing. Recommendation: Install a smoke alarm as required.

ATTENTION: Smoke alarms have a lifespan of around 10 years, newer alarms have an expiry date stamped on them, where older ones do not. Over time the smoke alarm loses its sensitivity and will still test ok when the test button is pressed, but it will no longer detect smoke. As a safety precaution I recommend changing the smoke detectors when taking possession of the home.

ATTENTION: GFCI outlets were originally required on exterior outlets below 6'6" on the wall in 1973. In 1975, bathrooms were required to have GFCI outlets. Kitchens, within 6' of a water source were made a requirement in 1987. Unfinished basements were added to the list in 1990 and wet bars in 1993. All swimming pools with a light have been required to have GFCI protection for quite some time. The timelines were not always adopted by municipalities or governing jurisdictions on the dates mentioned. For this reason, it is difficult to determine if the lack of specific outlets in this home is a defect that requires the seller to correct the situation. What is apparent however, is that for safety purposes, GFCI outlets should be present in all the above locations. Recommendation: Install GFCI outlets for safety reasons after taking possession.

REPAIR NEEDED: The GFCI outlet in the main bathroom does not trip when a ground fault is artificially introduced. Recommendation: Repair as appropriate by a licensed electrical contractor.



ATTENTION: Arc Fault Circuit Interrupter (AFCI) outlets have been required in bedrooms in some jurisdictions since 2005. AFCI outlets protect against circuits overheating. Having a licensed electrician add AFCI protection to the bedroom circuits would be a good improvement.

RECOMMENDED ACTIONS IMPORTANT: This is a list of only those items readily apparent during my limited inspection of the electrical system. A further examination by a qualified electrician is recommended.

HEATING SYSTEM

COMPONENT DESCRIPTIONS

ATTENTION: Heating units are tested using normal operating controls. Readily accessible inspection doors are opened for interior viewing unless the doors are taped shut or otherwise sealed. Inspector will not break seals as a new seal is required upon completion of the inspection.

Heating Systems

Type of Heating System: natural gas forced air furnace

Condition: satisfactory condition-servicing is always recommended

Heating System Access: in the basement

Location Electric Safety Switch: at the breaker panel

Type of Thermostats: programmable

Location of Thermostats: main floor hall

Condition: started as expected using normal controls



Furnace

Make: Trane

Model: 2009 high efficiency furnace

BTU: 60,000 Btu input

Gas System

Type Gas Line: black steel

Gas Meter Location: north side of the building

Interior Gas Cutoff Location: branch line

Exterior Gas Cutoff Location: at the meter

Ducting Ventilation

Type of Ducting: galvanized sheet metal

Report Prepared For: Buyer

2107 Somewhere Road, Anywhere, British Columbia

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Condition: satisfactory condition-for what could be seen

Type of Return Ducting: galvanized steel sheet metal

Condition: satisfactory condition-for what could be seen

Air Filter

Location: air handler (intake)

Type: pleated cartridge

Condition: appears to be functioning as designed

OBSERVATIONS

ATTENTION: The normal sequence of operating modes was executed with no obvious defects noted.

ATTENTION: All rooms were checked for a heat source (delivery medium) with no major defects noted.

IMPORTANT: There is no carbon monoxide detector installed in the home and the heating is by a gas furnace. For safety reasons, the installation of a detector is recommended.

ATTENTION: The average age of a gas fired furnace is around 25 years. This furnace is 8 years old. Regular servicing is always a good plan.

ATTENTION: This furnace is a high efficiency furnace, compared to conventional furnaces that can lose 20-30 cents of your heating dollar up the chimney, this furnace is 96% efficient. This equates to 4 cents lost up the chimney. This type of furnace should realize efficient low cost heating for years to come as long as the unit is kept maintained. Servicing is recommended annually.

RECOMMENDED ACTIONS **ATTENTION:** No major deficiencies noted, servicing is suggested.

AIR CONDITIONING SYSTEM

COMPONENT DESCRIPTIONS

ATTENTION: In accordance with the standards of practice of my professional association, I inspect only installed air conditioning units. I am required to operate the system using normal controls and to describe the energy source and distinguishing characteristics in my report. I am not required to determine whether the system is adequately sized for the home, pressure-test the system or inspect for leaking refrigerant, program digital thermostats or controls or operate the setback features of thermostats or controls.



System Description

Type of system: central air conditioner

Energy source: electricity

Exchange Method: air source

Thermostat

Type: programmable

Locations: main floor hall

Thermostat Condition: not tested-too cold for air conditioning

Location of Cutoff: within sight of the unit

Air Handler Evaporator

Inside Unit Location: on furnace

Condition: no access-not inspected

Coil Condenser

Outside Unit Location: north exterior ground

Condition: unknown condition-too cold to test

BTU: Approx. 2.5 tonnes.

Make: Trane

Model: 2009

OBSERVATIONS

ATTENTION: Heating and air conditioning system(s) last longer and perform more efficiently when serviced seasonally.

IMPORTANT: Air conditioning systems cannot be safely operated below 16°C without risking damage to the system; therefore this air conditioning system was not tested.

ATTENTION: The average age of an air conditioning unit is around 20 years. This unit is 8 years old.

IMPORTANT: Please note that this air conditioning unit is charged with the R-22 refrigerant. In 2008/2009 they stopped making the R-22 refrigerant; if this system needs to be re-charged at any time it may be difficult to obtain the R-22 refrigerant. If this happens, then replacing the unit would most likely be required.



RECOMMENDED ACTIONS ATTENTION: No major deficiencies were noted, servicing is suggested.

INTERIOR

COMPONENT DESCRIPTIONS

ATTENTION: Interior comments are general in nature as most homes are "lived in" and show normal wear for their age. What may be an issue to one person may be normal to another. Discretion is advised as to what may be a major issue.

Room Interior

Heat Source: forced air furnace vent

Wall Surface Type: drywall

Condition: satisfactory-minor random blemishes

Ceiling Surface Type: drywall

Condition: satisfactory-minor random blemishes

Flooring Type: laminate and tile

Condition: satisfactory-normal wear and tear for age

Kitchen Flooring Material: laminate

Condition: satisfactory-normal wear for age

Kitchen Counter Top Type: laminate

Condition: satisfactory-normal wear and tear for age

Cabinets and Counters

Kitchen Cabinet Type: face frame

Condition: satisfactory-door/drawer adjustment needed

Bathroom Flooring Material: tile

Condition: satisfactory-normal wear and tear for age

Bathroom Counter Top Type: laminate

Condition: satisfactory-normal wear for age



Bathroom Cabinet Type: composition board

Condition: satisfactory-normal wear for age

Inside Door Type: hollow core wood flush

Condition: satisfactory

Windows and Doors

Window Frame Type: aluminum and vinyl

Window Pane Type: single glazed with storm windows, single glazed and double glazed

Condition: satisfactory

Stair Locations: between each floor

Condition: satisfactory

Railing Condition: missing to basement

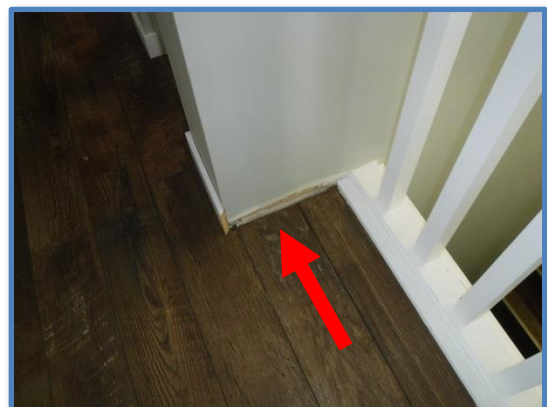
OBSERVATIONS

ATTENTION: There are minor wall and ceiling blemishes throughout the home that are of no real significance other than cosmetic.

REPAIR NEEDED: There is a hole in the wall in the north basement. Recommendation: Repair and paint as appropriate.



REPAIR NEEDED: There is missing floor trim in the home. Recommendation: Repair or replace as appropriate.



ATTENTION: There is minor sloping on some of the floors in this home; this could be the result of minor building settlement that may have occurred when the building was first constructed. Have the floors leveled as needed when re-flooring is done.

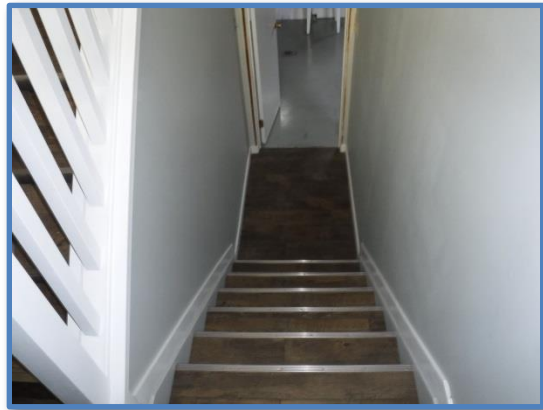
REPAIR NEEDED: Some of the bathrooms, kitchen and laundry room need to have the backsplash caulked to prevent water from getting behind the cabinets. Caulk as required.



ATTENTION: Some of the kitchen cabinet doors bind or do not operate smoothly. Adjust as needed for smooth operation.

ATTENTION: There is one or more door stops missing in this home, this leaves the walls vulnerable to damage. Recommendation: Replacement of door stop.

REPLACEMENT NEEDED: The required handrail to the basement stairs is missing. Have an approved handrail professionally installed.



IMPORTANT: The door between the house and the garage must be fitted with a self-closing device in order to prevent carbon monoxide from automobile exhaust from entering the home. This garage/house door does not have such a device, I suggest installing a self-closing device as a good safety improvement.

ATTENTION: Some of the existing window frames and sash are to an older standard; I recommend the client consider upgrading to modern, double or triple-paned windows. Consult a professional window installer to discuss options and cost.



RECOMMENDED ACTIONS **ATTENTION:** Repairs and improvements as noted.

BATHROOMS

COMPONENT DESCRIPTIONS

ATTENTION: Bathroom inspections include running the faucets and checking for leaks; as well as checking the toilet seals for leaks using an electronic moisture meter. Checking for GFCI protection for the outlet and checking the exhaust fan for function. Comments on cosmetics are kept to a minimum.



Bathrooms Details

Bathroom Fans: hall bathroom only

Bathroom Flooring Materials: tile

Cabinet Types: composition board

Counter Top Types: laminate

Plumbing Fixtures: porcelain and fiberglass

Tub Surrounds: glass and vinyl

OBSERVATIONS

REPAIR NEEDED: The diverter spout at the tub/shower in the hall bath leaks or will not function properly and needs to be repaired or replaced.

REPAIR NEEDED: I found indications of water beneath the floor covering around the toilet in the hall bath. This is typically the result of a failed wax seal where the toilet pedestal mounts to the main soil pipe and often causes a bathroom subfloor to rot and need replacement. I recommend immediate further investigation and repairs as necessary and appropriate.

ATTENTION: There was no exhaust fan in the master bathroom. A fan in that location was not required when this home was constructed because room has an opening window. That type of thinking has now changed and bathroom exhaust fans are now required by current standard. Adding bathroom exhaust fans to this home would be a good improvement.

REPAIR NEEDED: The tub in the hall bath needs to be cleaned up and re-caulked around the bottom of the shower surround to prevent moisture intrusion. Repair as required.

IMPORTANT: For other bathroom related issues see the "Plumbing" section of this report.

RECOMMENDED ACTIONS **ATTENTION:** Repairs and improvements as noted.

APPLIANCES

COMPONENT DESCRIPTIONS

ATTENTION: The appliances are not generally part of a home inspection, however, the makes are listed and any obvious deficiencies or safety issues are noted. At times they may be run through part of a cycle to ensure function; the dishwasher and stove were tested with no deficiencies noted.

Kitchen Area

Kitchen Fans: none-rough in only



Range

Range Style: Free standing, self-contained cook top and oven

Fuel: Electric

Make: Kitchen Aid

Refrigerator

Refrigerator Style: Over-under refrigerator/freezer

Fuel: an electric

Make: General Electric

Dishwasher

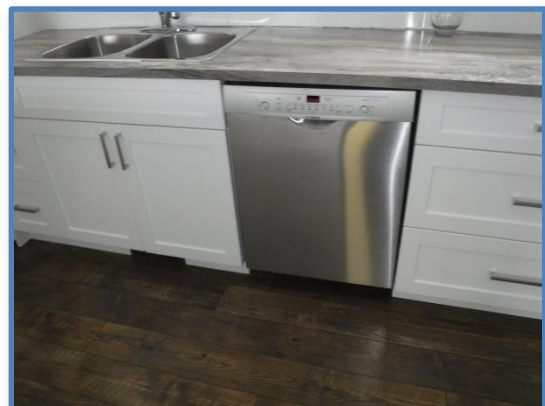
Dishwasher Style: Built-in

Make: Bosch

OBSERVATIONS

ATTENTION: The dishwasher is not sitting square in the cabinet opening. I recommend adjusting the dishwasher leveling legs to help it sit more square to the opening.

RECOMMENDED ACTIONS **ATTENTION:** No major deficiencies were discovered.



INSULATION AND VENTILATION

COMPONENT DESCRIPTIONS

ATTENTION: The inspection of the insulation, vapor retarders and ventilation systems of this home was limited to only unfinished, accessible areas that are exposed to view. No invasive inspection methods were used, therefore the presence of required vapor retarders or the type and density of insulation installed behind finished surfaces could not be verified. Even if the type of materials used could be determined, no declarations have been made here as to the installed density or adequacy of concealed materials. Should the client(s) wish detailed information concerning the existence/condition of any vapor retarders and insulation concealed in the walls, ceiling cavities or other inaccessible and/or un-viewable areas, I suggest consulting an insulation contractor or certified energy auditor.



Attic Locations and Access

Attic Spaces: One

Attic Access Locations: ceiling hatch in hallway

Certificate Insulation Locations: Attic and walls only

Attic Floor Insulation

Insulation Type: fiberglass batting and blown cellulose

Insulation Measure: 4 inches

Insulation R-Value: 12

Vapor Retarder: Polyethylene plastic

Wall Insulation

Insulation Type: Fiberglass batting

Insulation Measure: 3-1/2 inches

Insulation R-Value: 12

Vapor Retarder: Unknown-no access

Crawlspace Insulation

Insulated: joist bays, rim and walls

Insulation Type: fiberglass batt

Under floor Barrier: unknown¹

Attic Ventilation

Attic Ventilation Type: Passive ventilation

Attic Ventilation Intake Location: Undereave vents and gable vents

Attic Exhaust Ventilation: Ridge vents

House Ventilation

Exhaust Fans Devices: bathroom/kitchen

OBSERVATIONS

IMPORTANT: Some or all of the soffit intake vents were blocked with insulation, preventing adequate ventilation to the attic space. It is necessary to keep all vents clear so any infiltration into the attic spaces by moisture-laden air from the home can dissipate. Otherwise, moisture-related damage to the roof framing, sheathing or other components may occur. If any such issues were found, they will be enumerated elsewhere in this report. Having the intake vents cleared of obstructions is recommended. This may require the installation of baffles between the rafters to prevent blockage.



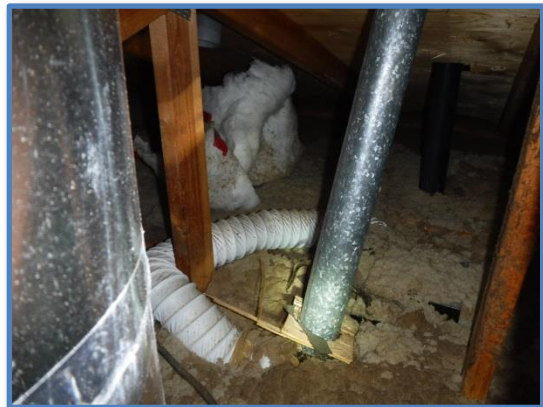
IMPORTANT: The attic of this home has been insulated to an older standard. Where possible, upgrading to a newer standard is suggested. This will help make the home more efficient to heat.

¹ The inspection of the insulation, vapor retarders and ventilation systems of this home was limited to only unfinished, accessible areas that are exposed to view. No invasive inspection methods were used; therefore the presence of required vapor retarders or the type and density of insulation installed behind finished surfaces could not be verified. Even if the type of materials used could be determined, no declarations have been made here as to the installed density or adequacy of concealed materials. Should the client(s) wish detailed information concerning the existence/condition of any vapor retarders and insulation concealed in the walls, ceiling cavities or other inaccessible and/or unviewable areas, I suggest consulting an insulation contractor or certified energy auditor. Many have thermal imaging equipment that can aid in determining the overall effectiveness of installed insulation systems and identify areas needing improvement.

REPAIR NEEDED: The ductwork for the kitchen exhaust fan where it passes through the attic has fallen off of the roof jack, and is damaged. I recommend repairs by a licensed HVAC technician. At this point it is not critical for immediate repair as there is no kitchen exhaust fan installed. However when a fan is installed, the ductwork needs to be repaired; it must be insulated, have free flow, and be connected to the roof jack properly.



REPAIR NEEDED: The ductwork for the hall bathroom exhaust fan is uninsulated in the attic. The ductwork is also poorly installed, and a section of it is undersized. I recommend removing the ductwork from the fan and installing new 4 inch diameter ductwork that is wrapped in insulation as required. All work should be done by licensed professionals.



REPAIR NEEDED: The exterior walls and ceilings were scanned with an infrared camera in order to determine if areas of insulation were missing or deficient. It was found that there is insulation missing in the attic above one of the kitchen light fixtures. Adding additional insulation to this area is required to prevent heat loss from the home. Have a licensed insulation contractor repair as needed.



RECOMMENDED ACTIONS ATTENTION: Repairs and improvements as noted.