

Report Prepared For:

Jane and John Sample

HOME INSPECTION REPORT



123 SAMPLE STREET



Jeanine Reiss - AHI
FYI Home Inspections Ltd

Thank you for choosing **FYI** Home Inspections to perform your Home Inspection. I trust the experience was both useful and enjoyable.

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Please take the time to read through the entire report and feel free to contact me anytime with questions or concerns. Telephone consult is available at no cost to you for as long as you own your home.

Jeanine Reiss – AHI

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PURPOSE AND SCOPE

Comments: what they mean

INSPECTED System, unit, item or component was observed. If no other comments were made then it or they appeared to be functioning as intended allowing for normal wear and tear.

NOT INSPECTED System, unit, item or component was not inspected. The reason(s) for this will be stated.

NOT PRESENT System, unit, item or component is not in this home or building.

MONITOR System, unit, item or component, while perhaps functioning as intended, is in need of minor repair, service or maintenance; is showing signs of wear or deterioration that could result in an adverse condition at one point in the future.

MAINTENANCE ISSUE System, unit, item or component, while perhaps functioning as intended, is in need of minor repair, service or maintenance; is showing signs of wear or deterioration that could result in an adverse condition at one point in the future; or considerations should be made in upgrading the system, unit, item or component to enhance the function, efficiency, integrity or safety, and / or more closely align with current building standards.

SAFETY ISSUE System, unit, item or component needs immediate attention by a qualified individual, professional or contractor for the safety and / or health of the occupants. Inherent safety issues should be addressed and rectified as soon as possible or injuries could occur.

REPAIR OR REPLACE The system, unit, item or component is not functioning as intended or need further inspection by a qualified individual, professional or contractor. Systems, units, items or components that can be repaired to satisfactory condition may not need replacement.

Pictures:

Your report will include many photographs. These will help clarify the condition of a system, unit, item or component at the time of the inspection. Some pictures may pin-point specific deficiencies or problem areas, while others may represent conditions that are in multiple places. Not all areas, issues or findings will be supported with photos. In addition some pictures will simply show where the Home Inspector went what it looked like.

GENERAL LIMITATIONS AND EXCLUSIONS

The HIABC Scope of Inspection is applicable to buildings with four or fewer dwelling units and their garages or carports. They are the bare minimum standard for a home inspection, are not technically exhaustive and do not identify concealed conditions or latent defects. Inspectors are NOT required to determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components and the acoustical properties of any systems or components.

Inspectors are NOT required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves.

Inspectors are NOT required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service other than home inspection.

We DO NOT offer or provide warranties or guarantees of any kind unless clearly explained and agreed to by both parties in a formal pre-inspection agreement.

Inspectors are NOT required to inspect underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the HIABC Scope of Inspection; detached structures other than carports or garages; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

Inspectors are NOT required to perform any procedure or operation which will, in the opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, except as explicitly required by the HIABC Scope of Inspection.

Our inspectors are NOT required to enter under-floor crawlspaces or attics that are not readily accessible nor any area which will, in the opinion of the inspector, likely be dangerous to the inspector or others persons or damage the property or its systems or components.

We do not limit our inspectors from examining other systems and components or including other inspection services. Likewise, if the inspector is qualified and willing to do so, an inspector may specify the type of repairs to be made. The inspector may also exclude those systems or components that a client specifically requests not be included within the scope of the inspection. If systems or components are excluded at the request of the client they are listed herein



GENERAL INFORMATION

Inspection Details

Inspection Date: April 16th, 2016

Weather Conditions: sunny

Temperature: 15 degrees Celsius

Soil Conditions: dry

Building Occupied: occupied and fully furnished

Present during the inspection: Buyer P/T

Building Details

Structure Type: split-level entry dwelling with finished walk-out basement

Construction Type: wood frame

Residence Style: detached, single family

Date Built: 1974

Approximate Age: 42 years old

Approximate Area: 1910 Sq. Ft.

Bedrooms: five

Kitchens: two

Bathrooms: two full

Entrance Faces: south (for the sake of the report)

Nearest Fire Hydrant: within 100 meters

STRUCTURAL SYSTEM

In accordance with the HIABC Scope of Inspection pertaining to Structural Systems the Home Inspector shall inspect and probe the structural components of the home, including visible foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. The inspector shall describe the foundations, floor, wall, ceiling and roof structures. The home inspector shall report the methods used to inspect under-floor crawl spaces and attics and report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to enter any area or perform any procedure that may damage the property or its components or when dangerous or adverse situations are suspected. The inspector is not required to provide an engineering service or architectural service or offer an opinion as to the adequacy of any structural system or component.

COMPONENT DESCRIPTIONS

Building Foundation

Foundation Type: finished basement

Foundation Material: poured concrete

Structural movement: some cracking and movement

Support Beams and Columns: wood

Comment: **INSPECTED** for what could be seen

Wall Structure

Wall Studs: 2 by 4

Wall On-Center: 16-inch

Wall Sheathing: plywood sheathing

Comment: **INSPECTED** for what could be seen

Floor Structure

Floor Framing: platform framing

Floor Joists: 2 by 10 joists

Floor On-Center: 16-inch

Floor Sheathing: plywood sheathing

Comment: **INSPECTED** for what could be seen

Roof Structure

Roof Assembly Type: manufactured truss

Size: 2 by 4

Support On-Center: 24-inch

Roof Sheathing: plywood sheathing

Ceiling Joist: 2 by 4 (part of truss)

Ceiling Joist On-Center: 24-inch

Comment: **INSPECTED** for what could be seen



Inspection of attic revealed some staining and possible mildew or mold formation on the roof sheathing in particular above the main floor bathroom and at the western section of the attic. Staining and microbial growth occurs for two reasons: a roof leak or condensation. The vast majority of cases involve condensation, which occurs when an exhaust vent, such as a bathroom or kitchen vent, exhausts into the attic and / or the attic is not properly ventilated and not able to adequately exhaust damp air created by the occupants. When the temperature of the attic sheathing drops below the dew point small droplets of water accumulate on the roof sheathing creating an environment conducive to trapping dust particles and eventually to mold growth. In the case of this home staining and microbial formation is likely due to both condensation due to lack of ventilation and possibly the main floor bathroom vent that used to vent into the attic rather than the exterior. Please refer to the INSULATION AND VENTILATION section of this report on how to improve ventilation and to halt further condensation and staining.

At this time, the staining has not yet lead to any structural damage. It is recommended to improve venting by adding baffles to the soffit areas and also by ensuring the bathroom vent line exhausts to the exterior. Staining can be left as is providing ventilation issues have been properly dealt with and no new staining occurs.



Bathroom fan



Western side of attic

Crawlspace Entrance Inspection

This home does not have a crawlspace.

Attic Entrance Inspection

Inspection method: by entering attic

Entrance Location: ceiling hatch in hallway closet

OBSERVATIONS AND DEFECTS

All structure observed during inspection seem to be in satisfactory condition. No deterioration, warping, displacement, or moisture damage was noted.

The basement was found to be warm and dry. No moisture ingress was noted at the time of inspection.

The concrete foundation viewable in the basement and at the exterior perimeter of the home shows random signs of some settlement and shrinkage cracks. Some slope towards the north was noted within the basement and main floors. All residential foundations settle to some degree over the lifespan of the home. Such movement is not considered structurally significant. This foundation has probably reached final compaction, and unless something significant happens, like an unforeseen major flood or seismic activity, it is not likely to settle significantly more.



EXTERIOR

In accordance with the HIABC Scope of Inspection pertaining to Exteriors the Home Inspector shall inspect wall cladding, flashings, and trim; all exterior doors, a representative number of windows; attached or adjacent decks, balconies, stoops, steps, porches and their associated railings; eaves, soffits, and fascias where accessible from the ground level; vegetation, grading, surface drainage on the property when any of these are likely to adversely affect the building; driveways, walkways, and patios leading up to dwelling entrances; landscaping structures attached or adjacent to the building and retaining walls when they are likely to adversely affect the building; primary attached or detached garage or carport, garage doors and garage door operators. The Home Inspector shall describe wall cladding materials and the methods used to inspect exterior wall elevations. The home inspector is not required to inspect storm doors, screening, shutters, awnings, and similar seasonal accessories; fences; geological, geotechnical or hydrological or soil conditions; recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities; outbuildings; the presence or condition of buried fuel storage tanks; erosion control and earth stabilisation measures. The Home Inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

COMPONENT DESCRIPTIONS

Building Exterior

Methods used to inspect the exterior wall elevations: from the ground, with a ladder, binoculars

Wall Surface / Siding Material: stucco

Flashing: aluminum

Wall Trim: aluminum

Main Entry Door Type: exterior-grade insulated metal door, dead bolt

Weather Stripping: yes, satisfactory condition

Doorbell: operational

Eave Type: normal overhang

Soffit Type: enclosed and vented wood soffit material

Facia Type: wood

Gable ends / Roof rakes: wood

Comment: **INSPECTED** **MAINTENANCE ISSUE**

- The strike to the front entry dead bolt is not properly aligned and dead bolt is currently not operational. Adjust strike as needed. to correct.

- Patch / repair / seal all holes / openings, cracks wider than 1mm in stucco to help prevent moisture, insect, or vermin penetration. For instance:



- Keep all exposed wood surfaces, including fascia, soffits, gable ends, well-painted to protect against weathering and deterioration.



Windows and doors

Window Trim: metal

Door trim: wood

Flashing: present where needed

Comment: **INSPECTED** **MAINTENANCE ISSUE**

- Keep any wood trim well-painted to protect from weathering and deterioration.



Window Wells

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Stair Wells:

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Drives, walks, stairs, steps

Driveway Types: asphalt, gravel

Walkway Type: poured concrete

Stair / steps Type: poured concrete

Handrail: none

Comment: INSPECTED MAINTENANCE ISSUE SAFETY ISSUE

Any hairline cracks in concrete are usually due to shrinkage during the curing process of the concrete. They can be left as is. Bigger cracks may be due to some settling and they should be patched and sealed if cracks become more than 3 mm wide to help prevent further deterioration due to moisture and freeze / thaw cycles.

The driveway is functional.

The walkway to the front entry is in great shape.

- The concrete stairs to the front entry need to have a hand rail installed for safety and convenience.



- The walkway along the back of the home is showing some movement and differential settling between slabs. Monitor for trip hazards and correct as needed.



Any concrete surfaces affected by algae should be power-washed to help prevent slippery sections.

Carport

Auto Bays: one bay

Location: to the side of the home

Foundation type: poured concrete

Posts / beams: wood / stucco

Entry door type: exterior-grade insulated metal door,
dead bolt - to basement

Comment: INSPECTED MAINTENANCE ISSUE



- The carport floor and concrete pony wall have cracks due to settling. Monitor for continued movement and patch/ repair if needed to help prevent further deterioration due to moisture and freeze / thaw cycles.



Patio, stoops, steps, railings

Patio Location: facing the backyard

Covered: no

Patio type / surface: poured concrete

Patio steps/stairs: none, level with grounds

Patio Guard Railing: --

Exterior door to Patio: --

Comment: INSPECTED MONITOR MAINTENANCE
ISSUE



Movement and differential settling has occurred between the various concrete slabs. Movement may continue or may have slowed down. Monitor and maintain as needed. Watch for trip hazards.

It is recommended to discourage plants / weeds from growing between the slabs (e.g. lilac shoots) to help prevent movement of slabs.



Sundeck, stoops, steps, railings

Sundeck Location: facing the back yard

Covered: yes

Sundeck type / surface: wood, vinyl membrane

Posts / footings: wood on concrete footings

Sun deck steps/stairs: wood

Steps / stairs hand rail: wood

Sun deck guard rail: wood

Exterior door to Sundeck: exterior-grade insulated metal doors with sealed glass insert, dead bolt

Comment: INSPECTED MONITOR MAINTENANCE ISSUE SAFETY ISSUE



- The hand rail to the sun deck is wobbly and lacks integrity. Replace hand rail with spindled hand rail for safety and convenience and to protect children from falling off the stairs sideways.

Fences and gates

Fence and Gate: wood, chain link

Comment: INSPECTED MAINTENANCE ISSUE

Wood fencing is in differing states of condition.

- Repair and maintain fencing as needed
- Correct leaning
- Remove wood-on grade where possible
- Paint / stain wood to protect and extend life



Slope and Drainage

Direction of Lot Slope: slopes away from the home on all sides¹

Drainage Piping: BIG-O

Drains Connected to: could not be viewed, assumed French type drains

Gutters / Downspouts Drain: onto grade and into perimeter drains

Comment: INSPECTED MAINTENANCE ISSUE

Ensure downspouts that shed onto grade always extend at least 4 to 6 feet away from home and foundation to help prevent water issues at the foundation and within basement or crawlspace.

It is also recommended to avoid having downspouts shed onto drive or walkways or near footings, concrete surfaces, as this can lead to surface deterioration, or result in ice patching and slip hazards in winter.



Retaining Walls

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Vegetation:

Most vegetation is well away from the home and does not seem to cause moisture or drainage issues at the present time.

Trees should be monitored for health, overhang, branch and root growth. Take steps if interference with home, roof, foundation, or other structures becomes apparent.

Comment: INSPECTED MONITOR

¹ 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.

Irrigation:

This property has underground irrigation. It was found to be shut off for the cold season. Have seller demonstrate operation of system, if needed.

During irrigation season ensure, from time to time, that sprinklers are in good shape and do not hit the home or other vulnerable surfaces. Monitor valve boxes for moisture or leaks as part of routine home maintenance.

Hose Bibs:

At least one operational hose bib was observed.

An additional hose bib is missing its handle. Inquire with seller why this is missing (might be leaking) and replace handle as needed.

Exterior Electrical Outlets

SAFETY ISSUE

- Ensure all outlets have weatherproof covers or protection
- Ensure all exterior outlets are GFCI-rated.
- One or more exterior electrical outlets were found to be not ground fault circuit interrupter (GFCI) protected at the time of inspection. Although GFCI protection may not have been required at the time the home was built, for safety reasons and according to current electrical standards, it is recommended that all exterior electrical receptacles be provided with GFCI protection in good working order to avoid potential electrocution hazards. This can be achieved relatively inexpensively by: 1. Replacing an individual standard receptacle with a GFCI receptacle. 2. Replacing the electrical circuit receptacle located closest to the overcurrent protection device (usually a breaker) with a GFCI receptacle. 3. Replacing the breaker currently protecting the electrical circuit that contains the receptacles of concern with a GFCI breaker.

A GFCI outlet (outlet with a "TEST & RESET" button) is specifically designed to protect people against the risk of electric shock when using an electrical device close to water or at the exterior of the home. A GFCI protection device operates on the principle of monitoring the imbalance of current between the circuits' ungrounded (hot) and grounded (neutral) conductor. A GFCI outlet shuts off an electric circuit when it detects that current is flowing along an unintended path, possibly through water or through a person. Should a GFCI outlet "trip" when during use, it can be reset. However, the appliance causing the "trip" should not be used until serviced by a qualified person.

Gas meter

Present at the eastern exterior

Comment: INSPECTED

OBSERVATIONS AND DEFECTS

It is important that all exposed wood surfaces are kept well protected to ensure a maximum service life. 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 two to five years.

Gaps and joints between dissimilar exterior components should be caulked and sealed as part of routine maintenance in order to prevent moisture or insect infiltration into the structure.

Ensure from time to time that all intake and exhaust vents found at the exterior walls remain clear of dust, lint, debris and insects to maintain proper airflow.

Typically most overdue maintenance can be found on the exterior of a home. By keeping up with painting (especially wood or metal that is close or on grade or exposed to the elements), caulking and other regular upkeep one can prevent most water damage, weathering and other deterioration.



ROOF SYSTEM

In accordance with the HIABC Scope of Inspection pertaining to Roof Systems the Home Inspector shall inspect and describe all readily accessible roof coverings; inspect all readily accessible roof drainage systems, flashings, skylights, chimneys and roof penetrations. The Home Inspector shall report on method used to inspect the roof. Inspectors are not required to inspect antennae and satellite dishes, interiors of chimneys or flues, other installed accessory items not related to the roof systems.

COMPONENT DESCRIPTIONS

Roof Covering

Roof Inspected: by walking the entire surface, from ground and with a ladder

Roof Slope: pitched

Roof Style: gable

Roofing Materials: asphalt/fibreglass shingles

Comment: **INSPECTED**

While the age of the roof is unknown, the roof is in good shape and should give you many more years (10+) of useful life. The roof appears to be aging normally and no significant maintenance is required.

The life expectancy of asphalt/fibreglass shingles is generally 25-40 years depending on factors such as the quality of product, workmanship and climate.



The northern facing slope is showing some moss growth. While moss itself does not damage the roof surface, it does retain water, making it harder for the roof to dry out between precipitations. A wet roof tends to age more prematurely. It is recommended to remove the moss by gently brushing it downward (it should come off quite easily). Monitor slope for new growth, and install zinc strips if needed.



Flashing

Flashing Type: metal

Flashing Locations: roof to wall intersections

Comment: INSPECTED

Gutters & Downspouts

Gutters / Downspouts Type: aluminum

Gutters / Downspouts Drain: onto grade and into perimeter drains

Comment: INSPECTED MAINTENANCE ISSUE

Gutters and downspouts should be checked for breaks, leaky seams and joints, proper slope, secure anchoring, and cleaned on a seasonal basis to ensure continued proper drainage and run-off.

- The gutters are full of leaves and debris and are in need of cleaning.



- Monitor gutter at the roof over the front porch as it slopes towards the home and may spill / splash onto the stucco if the gutter and nearby downspout are plugged (they are currently plugged).

Skylights

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Chimneys / vents:

Vents Type: double-wall metal vent

Servicing: hot water tank

Comment: INSPECTED



Roof penetrations:

Roof penetrations, such as plumbing stacks and roof vents, seem to be in satisfactory condition from what could be seen. Roof penetrations should be checked for cracks and breaks, proper caulking as part of regular roof maintenance. Exposed nails should be sealed.

Comment: INSPECTED

OBSERVATIONS AND DEFECTS

Some of the trees or branches, in particular on the north-side of the home and sundeck, overhang the roof. This condition, if allowed to continue, could result in damage to the roof covering. It is recommended to keep branches trimmed back at least two feet from the roof and wall surfaces.



PLUMBING SYSTEM

In accordance with the HIABC Scope of Inspection pertaining to Plumbing Systems, the Home Inspector will inspect the interior water supply and distribution systems including all fixtures and faucets; drain, waste and vent systems including all fixtures; water heating equipment and associated venting systems, its fuel storage and distribution systems; drainage sumps, sump pumps and associated piping. The Home Inspector will describe water supply, distribution, drain, waste, and vent piping materials, water heating equipment including the energy source; location of main drain and location of main fuel shut-off valves. 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. The Home Inspector is not required to determine the source of the water supply or operate any valve, including safety valves or shut-off valves of any kind, except water closet flush valves, fixture faucets, and hose bibs. 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. Inspectors are not required to inspect clothes washing machines connections, wells, well pumps, equipment associated with water storage, water conditioning systems, solar water heating components or systems, fire and lawn sprinkler systems; private waste disposal (septic) systems. Inspectors do not determine the quantity or quality of water supplies or whether water supply and waste disposal systems are public or private. The inspection of the plumbing system includes checking all faucets and fixtures for cross-connection and leaks.

COMPONENT DESCRIPTIONS

Supply and Distribution Piping

Supply and Waste System: municipal supply and waste system

Service Piping Type: copper

Branch Piping Type: copper and plastic

Fixtures/Faucets Condition: satisfactory condition

Supports/Insulation Condition: some attention needed to support

Functional Flow: satisfactory condition

Functional Drainage: satisfactory condition

Waste Piping: ABS plastic

Backflow Prevention: none observed

Sewage ejection pump: no

Vent Piping: ABS plastic

Filtration system / water softener: filtration system under the main floor kitchen sink

Comment: INSPECTED MAINTENANCE ISSUE

- Some added support is needed to the plumbing supply lines, viewable in storage area under the stairs, to help prevent stress on the water lines.



Water Controls and Drains

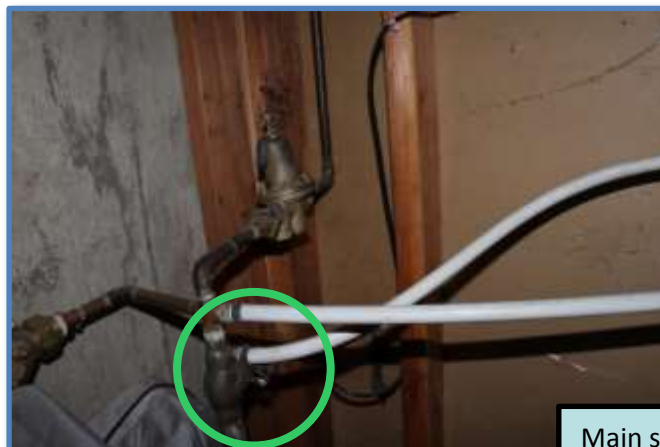
Main Water Shut Off Location: basement under the stairs

Main Water Regulator Location: near main water shut-off

Waste Clean-Out: present at various locations

Main Floor Drain Location: none located

Comment: INSPECTED



Main shut-off

Water Heater

Water Heater Type: one conventional storage tank

Water Heater Location: basement utility closet

Water Heater Energy Source: natural gas

Capacity: 151 Liters

Date of Manufacture: November 2002 – The life expectancy of a water heater is 7 to 12 years

Make: John Wood

Model: JW402NA

Serial No.: S0211206591

Water lines: copper

Water Heater Vented: through roof via metal vent

Water heater vent, flues, chimney Condition: no defects noted

Fuel Shut Off Location: at the water heater

Automatic Safety Controls (TPR) Condition: no defects noted

Drain Pan present: no

Comment: INSPECTED

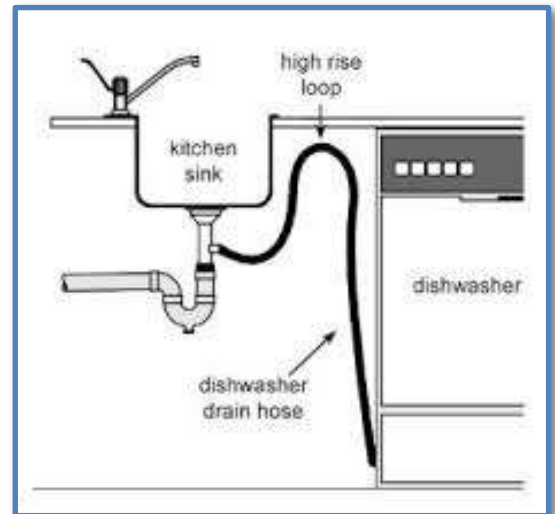


Kitchen plumbing – main floor

Double kitchen sink was filled and emptied. Water pressure and drainage seem adequate. Water fixtures seem to be in satisfactory condition. No active leaks observed. Proper caulking was observed.

Comment: INSPECTED MAINTENANCE ISSUE

- There is some movement in the kitchen faucet. Attempt to tighten so alleviate stress on fixture and water lines.
- The dishwasher drain is connected *after* the P-trap (under the sink). This may allow sewer gases to come back into the dishwasher. It is recommended to connect the line *before* the P-trap so that the water that always sits in the P-trap will prevent sewer gases from coming into the dishwasher and home.
- The dishwasher does not have a high loop installed in the drain line. A high loop is meant to prevent wastewater from being siphoned back into the dishwasher and contaminating its contents. Install high-loop as needed.



- While no leak was observed, caulking and connections under the left-hand sink look troublesome. Monitor until ensured there are no latent leaks.

Kitchen plumbing - basement

Double kitchen sink was filled and emptied. Water pressure and drainage seem adequate. Water fixtures seem to be in satisfactory condition. No active leaks observed.

Comment: INSPECTED MAINTENANCE ISSUE

- Silicone caulking is needed along the countertop where it meets the wall to protect vulnerable joint against water penetration.



Bathroom plumbing – main floor hallway

Bathtub and sink were filled and emptied. Shower was run. Water fixtures seem to be in satisfactory condition. No active leaks observed.

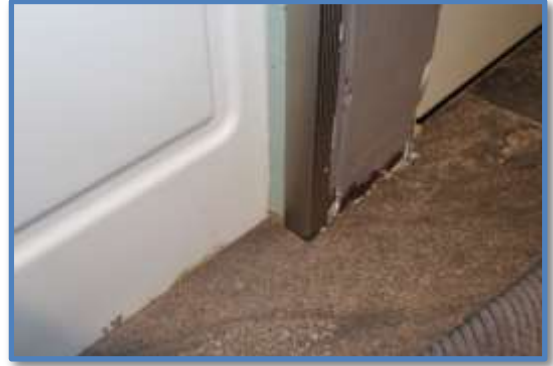
Toilet flush was observed and found adequate. No movement of toilet tank or bowl.

Comment: INSPECTED MAINTENANCE ISSUE HEALTH ISSUE REPAIR OR REPLACE

- There is movement in the tub spout, which means there is movement in the plumbing. Movement can hard on the plumbing lines. Luckily, there is access to the plumbing behind the washer and dryer in, what used to be the en-suite bathroom. Secure plumbing lines as needed to alleviate movement. The tub spout also sits proud instead of flush with the surround. Loosen spout (there is a screw at the bottom), reposition and re-attach as needed so the tub is flush with the surround. If uncomfortable with plumbing work, hire a licensed plumber.



- Silicone caulking is needed in various locations within and along the tub / floor to help protect vulnerable areas against water penetration. It is probably easiest to remove all old and stained caulking and to start again instead of attempting to touch-up.



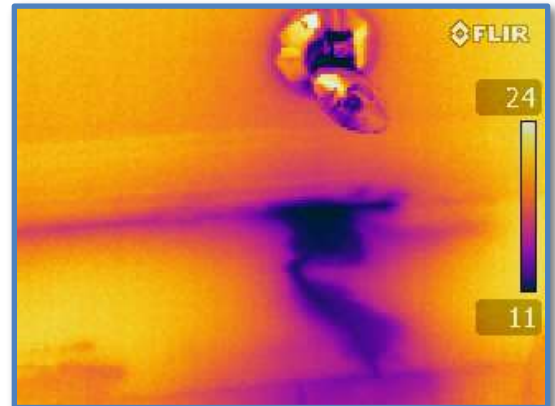
- Silicone caulking is needed along the countertop where it meets the backsplash to seal out moisture.



- Water pressure to the bath appears limited. This may be due to the type of fixtures installed. Assess and correct if needed.

- The toilet isolation valve is leaking steadily. Water has been getting under the floor and is leaking into the basement (viewable behind the stained suspended ceiling panel in the basement kitchen). Signs of moisture were observed at the exterior wall near this bathroom and it is suspected that water due to the leaky toilet valve is finding its way into the wall.

It is recommended to repair or replace the leaky toilet valve as soon as possible to stop the water leak. Affected areas should be allowed to dry out. Wall should be opened up (possibly from within the basement kitchen) and assessed for water damage and microbial growth (potential health issue). Remedy as needed and allow wall interior and structure to dry out before re-finishing.



Substantial amount of moisture at the exterior wall and foundation

- The isolation valves under the sink appear older and over-handled. Replace as needed to help prevent leaks in the future.



Bathroom plumbing - basement

Bathtub and sink were filled and emptied. Shower was run. Water pressure and drainage seem adequate. Water fixtures seem to be in satisfactory condition. No active leaks observed. Toilet flush was observed and found adequate. No leaks observed. No movement of toilet tank or bowl.

Comment: INSPECTED MAINTENANCE ISSUE

- Silicone caulking is needed (remove any stained caulking first) in various locations to help protect vulnerable areas against water penetration. It is recommended to silicone caulk along:
 - ✓ the base to the shower where it meets the vinyl floor
 - ✓ all corners and joints within the shower surround, including along the shower door
 - ✓ the porcelain sink where it meets the wall.



Laundry plumbing

No active leaks were observed. Water fixtures seem to be in satisfactory condition.

Comment: INSPECTED

The washing machine has rubber hoses. Rubber hoses tend to get brittle over time making them more prone to rupture. Consider replacing these hoses with stainless steel braided hoses.

Infra-red scan:



An infra-red scan of all accessible plumbing and “potential wet areas” did not detect any other leaks or moisture issues.

OBSERVATIONS AND DEFECTS

Since bathrooms, kitchens, laundry rooms, wet bars, etc. are considered “wet areas”, and water leaks and seeps can do a lot of damage in the long run, it is important to keep these areas and their components well maintained and in good repair. Caulking is *very* important: In and around tubs, showers, sinks, vanities, and countertops gaps occur along joints and transitions between materials or surfaces. These seemingly minor spaces create opportunities for water to penetrate and possibly cause big problems. By applying and maintaining silicone caulking to these joints and transitions we help prevent water damage and costly repairs down the line. Existing caulking that is discoloured or has mildew on the surface, can be cleaned with commercial bathroom cleaner, bleach, baking soda, vinegar, or peroxide. Existing brittle, loose, damaged, missing or chronically stained caulking should be removed and replaced.



ELECTRICAL SYSTEM

In accordance with the HIABC Scope of Inspection pertaining to Electrical Systems, the Home Inspector shall inspect the viewable portions of the service drop, the service entrance conductors, cables and raceways, the service equipment and main disconnects, service grounding, interior components of the service panels and sub panels, distribution conductors, over-current protection devices (fuses or breakers), representative number of installed lighting fixtures, switches and receptacles, ground fault circuit interrupters (GFCI) and arc fault circuit interrupters (AFCI if appropriate. The Home Inspector shall describe the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), wiring methods. The Home Inspector shall report the presence of solid conductor aluminum branch circuit wiring, the absence of carbon monoxide detectors (if applicable), the absence of smoke detectors, the presence of ground fault circuit interrupters (GFCI) and arc fault circuit interrupters (AFCI). The Home Inspector is not required to inspect any remote control devices (unless such device is the only means of control), alarm systems and associated components and controls, low-voltage wiring systems or components or any ancillary wiring, systems or components that are not part of the primary power distribution system. Inspectors are also NOT required to measure amperage draw, line voltage or ground impedance.

COMPONENT DESCRIPTIONS

Service Entry

Service Drop Type: overhead 120/240 split phase 3-wire

Service Entry Conductor: copper

Service Ground Conductor: stranded copper

Service Ground Location: to copper water main, and assumed ground-rod or plate to ground

Meter Location: western exterior

Comment: INSPECTED

Main Disconnect

Main Disconnect Type: breaker

Main Disconnect Rating: 100 amps

Main Disconnect Location: inside the service entrance panel

Comment: INSPECTED

Main Panel

Service Entrance Panel Location: basement bedroom

Panel Type: Federal Pioneer

Panel Style: breaker system

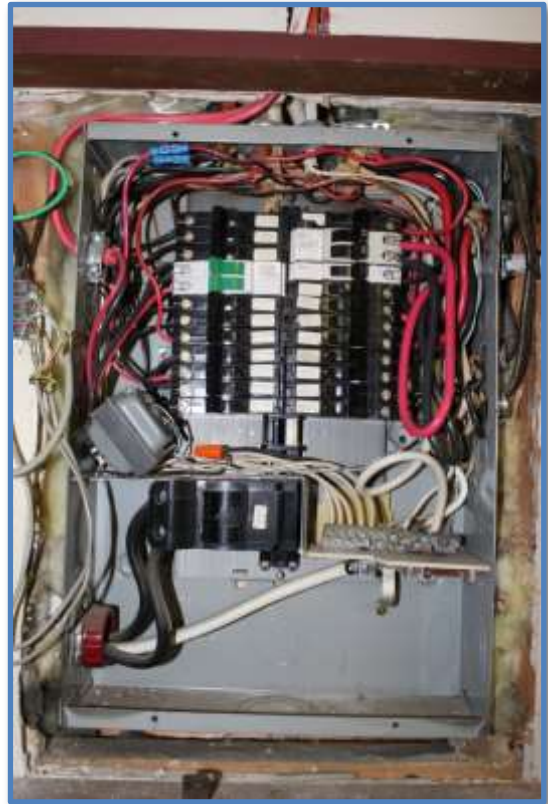
Amperage Rating: 125 amps max

Voltage Rating: 120/240 volts

Condition: no defects noted

Final Service Rating: 100 amps

Comment: INSPECTED



Sub Panel

Sub Panel Location: next to main panel

Sub Panel Type: Siemens

Sub Panel Style: breaker system

Sub Panel Amperage Rating: 50 amps (see main panel breaker)

Sub Panel Voltage Rating: 120/240 volt

Comment: INSPECTED



Distribution Wiring

Wiring Type: non-metallic sheathed cable (e.g. Romex, Lumex)

Wiring Conductors: copper and solid aluminum

Aluminum branch: yes, solid aluminum branch wiring is present

GFCI Locations: Bathrooms

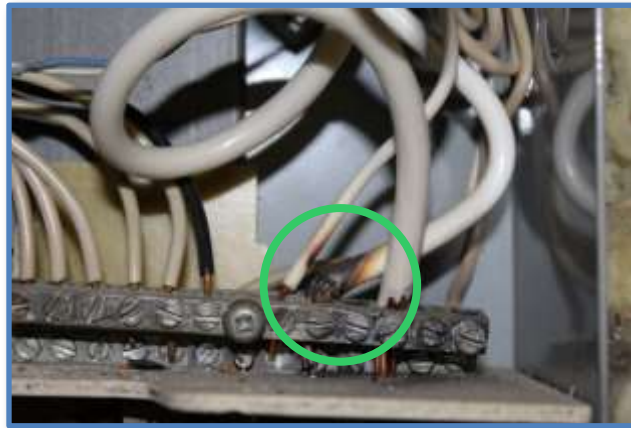
AFCI Locations: --)¹

Outlets & Switches Tested: all accessible

Polarity & Ground Tested: all accessible

Comment: **INSPECTED** **SAFETY ISSUE** **REPAIR OR REPLACE**

- Signs of overheating was noted at a wire near the neutral bar within the main electrical panel, with blackening, melting of wire apparent. This is a safety issue and a potential fire hazard. It is recommended to have the issue assessed and corrected by a licensed electrician as soon as possible.

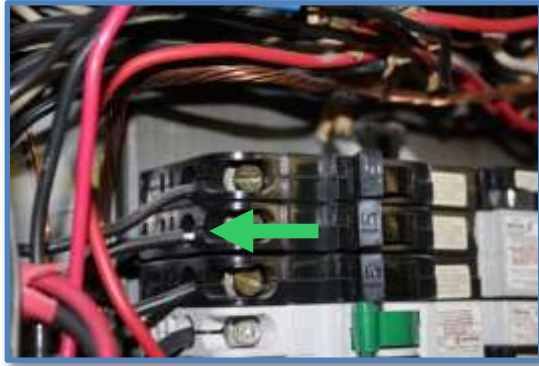


- A transformer was found inside the main electrical panel. This is poor practice. Transformers should be installed outside the electrical panel as per electrical regulations. Correct as needed by a licensed electrician.



¹ AFCI's involve a technology that detects arcing-faults in electrical circuits that could cause fires. By recognizing characteristics unique to arcing and functioning to de-energize the circuit when an arc-fault is detected, AFCI's further reduce the risk of fire beyond the scope of conventional fuses and circuit breakers. Effective January 1, 2002, NFPA 70, The National Electrical Code (NEC), Section 210-12, requires that all branch circuits supplying 125V, single phase, 15- and 20-ampere outlets installed in dwelling unit bedrooms be protected by an arc-fault Circuit interrupter.

- The home has a combination of copper and solid aluminum branch wiring.



Aluminum wiring:

Aluminum wiring is an acceptable wiring choice if properly installed and used in the correct application. Aluminum is a good conductor of electricity. It is light weight, strong and much cheaper than copper. The power supply lines providing power to your home are aluminum as is almost the entire BC Hydro power grid. Today, stranded aluminum cable is usually used for main distribution wiring or feeder lines to bring electricity to the home. Aluminum wire itself is considered reliable when used in the right application and if it is carefully and correctly installed and maintained.

It is estimated that there are over 450,000 homes in Canada that are wired with aluminum wiring. Most of these homes were built in the 1960's to late 1970's. Problems began to surface where aluminum was used in branch circuit wiring. These are the smaller wires that bring electricity from the electrical panel to the plugs, switches and lighting fixtures. Testing revealed that aluminum wiring has some problematic characteristics that are not found with copper. Aluminum tends to oxidize when exposed to air, resulting in overheating, and eventually failure at the termination points. Aluminum is not as resilient as copper and also has a higher rate of expansion, which can cause loose terminations and connections, resulting in possible arcing, melting and even fire. Breakage, due to improper stripping of the wires or over-tightening of the splices during the installation stage, has created further problems. Because of these concerns, aluminum wire is no longer used in branch circuit wiring. Insurance companies may be wary of homes wired with aluminum wiring and may ask for an electrical inspection by a licenced electrician or may ask for a premium.

Some symptoms that may indicate aluminum wiring problems are:

- Flickering lights
- Intermittent power
- Circuits that simply don't work
- Outlets and switch plates that are warped, discoloured, or warm
- Strange noises or smells coming from outlets or switches

There are several options when it comes to dealing with aluminum wiring in your home:

- ✓ Replace all the switches and receptacles with new ones that are rated for aluminum.
- ✓ Rejuvenate all aluminum connections with crimp connectors
- ✓ Rewire the house with new copper wire.

All three of these methods should be performed by a trained and certified electrical contractor to ensure proper installation procedures are strictly followed

- Ensure all the breakers in the electrical panel are clearly labeled for safety and convenience.
- One or more breakers in the main panel are double-lugged (two wires / circuits under one breaker). This may or may not be allowed depending on circumstance and breaker type. Double lugging may also cause nuisance tripping. It is recommended to have a licensed electrician assess and correct if needed.

Smoke Alarm Detectors

Smoke Alarms: alarms found

Smoke Alarm Type: battery-operated

Smoke detectors should be installed in the immediate vicinity of the bedrooms and on each level of the home including basements, but not including crawl spaces and uninhabitable attics.

It is recommended to test smoke alarms on a monthly basis as part of routine maintenance.

Carbon Monoxide Detectors

Present: no,

- Since this home has numerous gas burning appliances it is important to install a carbon monoxide detectors on each level of the home including basements, but not including crawl spaces and uninhabitable attics.

Carbon monoxide is an odorless, colorless, tasteless, toxic gas that is a product of the combustion process. Combustion appliances such as gas furnaces, gas hot water tanks, gas or wood-burning fire places, can introduce dangerously high levels of carbon monoxide onto the indoor air in case of incomplete combustion. Carbon monoxide detectors monitor indoor air and sound an alarm if dangerously high levels of carbon monoxide are detected. They are inexpensive and available at most hardware and home improvement stores.

OBSERVATIONS AND DEFECTS

The main service panel is full with no more room for future upgrades or additions to the system.

The sub panel appears to have some room for future upgrades or additions to the system.

All switches and receptacles that are readily accessible are tested for function, grounding, open and/or reversed wiring. Determination of adequacy of electrical panels and current capacity are not within the scope of this report. Low voltage systems, stereos, intercoms, vacuum systems, security systems or other low voltage systems are not inspected and are not within the scope of a home inspection.



- A loose electrical conduit body was found under the balcony stairs. Re-anchor to wall as needed.

- One or more of the electrical outlets in the master bedroom appear to have their hot / neutral wires reversed. Assess and correct as needed.



- The GFCI-rated outlet in the main floor bathroom does not reset and outlet may be faulty. Assess and correct as needed.

- Ensure all outlets, switches, and junction boxes have cover plates for safety reasons and to protect wiring.



All light fixtures, including any ceiling fans, were found to be operational at the time of inspection.

Since there are numerous points of concern with the electrical panel, wiring and outlets, it is recommended to have the electrical system of this home evaluated by a licensed electrician for safety reasons.

HEATING SYSTEM

In accordance with the HIABC Scope of Inspection pertaining to Heating Systems, the Home Inspector shall inspect the readily accessible components of installed heating equipment; vent systems, flues and chimneys; fuel storage and fuel distribution systems. The Home Inspector will describe energy sources; heating methods by distinguishing characteristics; chimney and or venting materials; combustion air sources; exhaust venting methods. The Home Inspector is not required to inspect the interior of flues or chimneys, heat exchangers, auxiliary equipment, electric air filters, or solar heating systems. The home Inspector is not required to determine the system adequacy or distribution balance.

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 may be required upon completion of the inspection.

COMPONENT DESCRIPTIONS

Heating Systems

Type of Heating System: furnace

Exhaust venting method: forced air, direct vent, condensing

Energy source: natural gas

Heating system location: basement utility closet

Make: American Standard

Model: AUX1B06A9361AB

Serial: 7174HCD7G

Date of manufacture: April 2007

Efficiency: high-efficiency

Location Electric Safety Switch: within sight of the unit

Type of Thermostats: programmable

Location of Thermostats: main floor hallway

Comment: INSPECTED MAINTENANCE ISSUE



Heating systems last longer and perform more efficiently when serviced every other year. This furnace, while fully operational, is in need of servicing.

- The condensate drain line was found to be detached allowing condensate to drip into the furnace cabinet. Looking at the corrosion this has been going on for a long time. Line was re-attached by inspector, but furnace remains to be in need of servicing.



Fuel and Controls

Fuel Shut Off Location: at the furnace

Automatic Safety Controls (TPR) Condition: no defects noted

Comment: INSPECTED

Intake:

Intake through: return air, fresh air intake

Comment: INSPECTED

Exhaust

Exhaust Vent Type: PVC pipe

Exhausts Through: vents through the wall to the exterior

Flue shared with hot water: no

Comment: INSPECTED

Ducting Ventilation

Type of Ducting: galvanized sheet metal

Type of Return Ducting: through framing and galvanized sheet metal

Comment: INSPECTED MAINTENANCE ISSUE REPAIR OR REPLACE

- Supply and return ducting have not been cleaned in long time and are extremely dirty. This puts a lot of stress on the furnace as it has to work very hard to maintain airflow. It is recommended to have the ducts professionally cleaned as soon as possible to alleviate stress on the furnace and to improve air quality and airflow.
- Ducting at several heat registers, and also at the returns, appear damaged or are not properly sealed. This leads to energy loss. Repair as needed.



All rooms were checked for a heat source (delivery register) with no defects noted (other than the above).

Air Filter

Location: return intake

Type: disposable filter

Size: 20 x 25 x 1

To maintain air flow and quality it is recommended that furnace filters are cleaned or replaced 2 to 4 times per heating season.

FIREPLACES AND SOLID FUEL BURNING APPLIANCES

In accordance with the HIABC Scope of Inspection pertaining to Fireplaces and Solid Fuel Burning Appliances the home Inspector shall inspect the system components, vent systems, flues and chimneys and describe the fireplaces and solid fuel burning appliances and chimneys. The Home Inspector is not required to inspect the interior of flues and chimneys; screens, doors and dampers, seals and gaskets, automatic fuel feed devices; heat distribution assists be it fan or gravity assisted; ignite or extinguish fires; determine draught characteristics; move fireplace inserts, stoves, or firebox contents.

COMPONENT DESCRIPTIONS

Main Fireplace

Fireplace Type: --

AIR CONDITIONING SYSTEMS AND HEAT PUMPS

In accordance with the HIABC Scope of Inspection pertaining to Air Conditioning or Heat Pump Systems the Home Inspector is required to inspect only permanently installed central or through-wall air conditioning or heat pump units and to describe their energy source and cooling (and heating if applicable) methods by its distinguishing characteristics.

The Home Inspector is NOT required to inspect electronic air cleaner filters or determine the adequacy of the air conditioning or heat pump system or whether it is properly balanced. The Home Inspector will not operate any cooling system equipment, including the cooling cycle of heat pumps, when the exterior temperature is less than 15°C.

COMPONENT DESCRIPTIONS

System

Type of system: central air conditioner

Energy source: electricity

Exchange Method: air source

Make: American Standard

Model: 4A7A3024A1000BA **Serial:** 10035T8B3F

Date of manufacture: January 2010

Tonnage: 2

Location of cut-off: near exterior unit

Comment: INSPECTED

Air Handler Evaporator

Inside Unit Location: on furnace

Coil Condenser

Outside Unit Location: northern exterior ground

OBSERVATIONS AND DEFECTS

- The insulation around the thicker copper line near the exterior unit has deteriorated. This can lead to efficiency loss and condensation. Re-apply tubing insulation. The thin copper line should not be insulated.



- Ensure exterior cabinet remains level and free of leaves and debris to ensure optimal airflow and reduce chances deterioration of cabinet and fins. It may also reduce noise during operation.

Air conditioning systems last longer and perform more efficiently when serviced every other year.

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

The ductwork and thermostat for the air conditioning are the same as for the heating function of the home.

INTERIOR

In accordance with the HIABC Scope of Inspection pertaining to Interiors the Home Inspector will inspect walls, ceilings and floors; steps, stairways and railings; countertops and a representative number of cabinets; a representative number of doors and windows; walls, doors and ceilings separating the habitable spaces and the garage. The home Inspector will describe the materials used for walls, ceilings, doors and windows. The home Inspector will report on the absence or ineffectiveness of guards and hand rails or other potential physical injury hazards. The home Inspector is not required to inspect paint, wallpaper or other decorative finishes, carpeting, window treatments, central vacuum systems, household appliances and recreational facilities or gymnastic equipment.

COMPONENT DESCRIPTIONS

Room Interior

Wall Surface Type: drywall

Ceiling Surface Type: drywall with "stippling" texture

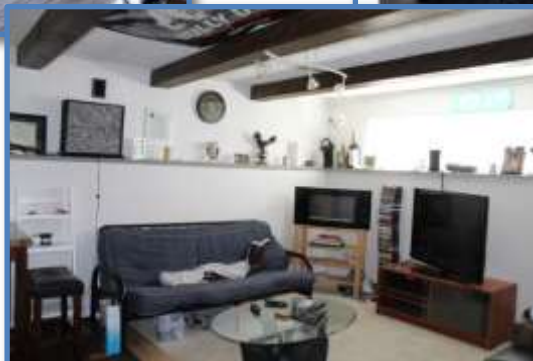
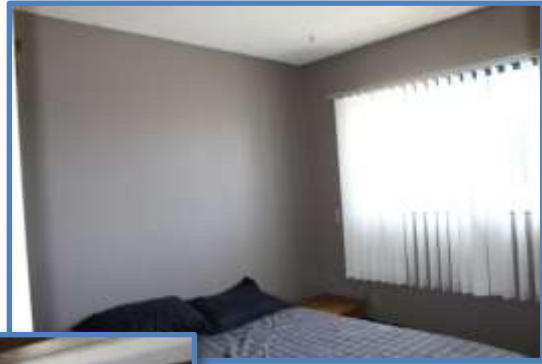
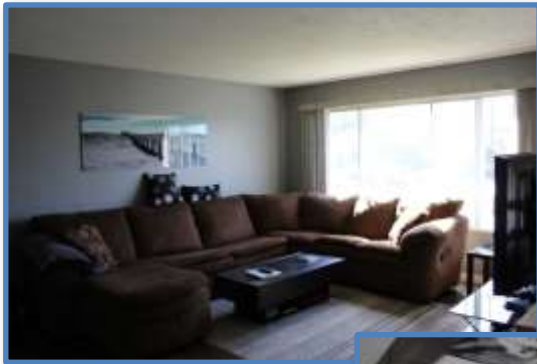
Flooring Type: wall-to-wall carpet, sheet vinyl, resilient flooring

Slope noted: yes towards the north

Comment: INSPECTED

There are wall, ceiling, floor, and trim blemishes throughout the home that are of no significance other than cosmetic. The home is in differing states of unfinished remodeling.

Any hairline cracks in drywall or ceiling may be due to initial drying and shrinking of lumber structure, slight seasonal movement and / or minor settlement. They are of no structural concern and can be left as is or repaired for esthetic reasons.



Windows and Doors

Window Frame Type: aluminum in wood

Window Pane Type: double sliders

Safety Glazing: none

Security Bar Locations: none

Inside door type: hollow core wood panel

Pocket doors: no

Comment: **INSPECTED**



- It is recommended to clean all window sills and tracks to improve slide.

Steps, stairways, railings

Guard rail: wobbly and lacks integrity

Hand rail: present at the bottom part of the stairs to the basement

Steeper than usual: no

Uneven risers: no

Comment: **INSPECTED** **MAINTENANCE ISSUE** **SAFETY ISSUE** **REPAIR OR REPLACE**

- The guard rail / pony wall between the living room and the stairway shows movement and lacks integrity. Make repairs as needed.



- The stairway from entry level to main floor is missing a hand rail. Install for safety and convenience.

Kitchen details – main floor

Kitchen Wall Material: drywall

Condition: satisfactory condition

Kitchen Flooring Material: resilient floor

Condition: satisfactory condition

Kitchen Counter Top Type: laminate

Condition: satisfactory condition

Sink/ basin: stainless steel double sink

Condition: satisfactory condition

Kitchen Cabinet Type: frameless

Condition: some wear and tear, repair as needed

Plumbing Fixtures: chrome

Condition: satisfactory condition

Kitchen Exhaust Fan: recirculating



Kitchen details - basement

Kitchen Wall Material: drywall

Condition: satisfactory condition

Kitchen Flooring Material: sheet vinyl

Condition: uneven floor, some lift

Kitchen Counter Top Type: laminate

Condition: satisfactory condition

Sink/ basin: stainless steel double sink

Condition: satisfactory condition

Kitchen Cabinet Type: frameless

Condition: satisfactory condition

Plumbing Fixtures: chrome

Condition: satisfactory condition

Kitchen Exhaust Fan: recirculating



Bathroom details – main floor

Bathroom Wall Material: drywall

Condition: satisfactory condition

Bathroom Flooring Material: resilient tile

Condition: some uplift

Bathroom Counter Top Type: laminate

Condition: satisfactory condition

Sink/ basin: porcelain

Condition: satisfactory condition

Bathroom Cabinet Type: face frame

Condition: satisfactory condition

Shower/tub: acrylic tub and surround

Condition: satisfactory condition

Plumbing Fixtures: chrome

Condition: satisfactory condition

GFCI rated electrical outlet: yes, but does not reset and may be faulty. Replace as needed

Exhaust fan: yes, functional



Bathroom details - basement

Bathroom Wall Material: drywall

Condition: satisfactory condition

Bathroom Flooring Material: sheet vinyl

Condition: satisfactory condition

Bathroom Counter Top Type: --

Condition: satisfactory condition

Sink/ basin: porcelain

Condition: There is slight movement in the sink. Re-anchor as needed.

Bathroom Cabinet Type: --

Shower/tub: acrylic shower and surround, glass door

Condition: satisfactory condition

Plumbing Fixtures: chrome

Condition: satisfactory condition

GFCI rated electrical outlet: yes, functional

Exhaust fan: yes, functional



APPLIANCES

The electric stove with oven, built-in microwave with hood fan and light, refrigerator, dishwasher, clothes washer and dryer on the main floor were all operational at the time of inspection.

The electric stove with oven, built-in microwave with hood fan and light refrigerator, clothes washer and dryer in the basement were all operational at the time of inspection.

INSULATION AND VENTILATION

In accordance with the HIABC Scope of Inspection pertaining to Insulation and Ventilation Systems the home Inspector will inspect and describe the insulation materials and vapor barriers used in unfinished spaces when accessible, and report the absence of insulation in unfinished spaces within the building envelope. The Home Inspector will also report on the presence of vermiculite insulation. The Home Inspector is not required to disturb insulation or vapour barriers, or obtain sample(s) for analysis of insulation materials. The home Inspector will inspect and describe the ventilation of attics and foundation areas (crawlspaces), mechanical ventilation systems, ventilation systems in areas where moisture is generated such as kitchens, bathrooms and laundry rooms. The home Inspector will report the absence of ventilation systems in areas where moisture is generated such as kitchens, bathrooms and laundry rooms. The home Inspector is not required to determine indoor air quality or determine system adequacy or distribution balance.

COMPONENT DESCRIPTIONS

Attic Insulation

Insulation locations: attic floor

Insulation Type: loose glass fiber

Approx. Insulation R-Value: R28 - 32

Vapor Retarder: Polyethylene plastic

Comment: INSPECTED



Wall Insulation

Insulation Type: Fiberglass batting

Approx. Insulation R-Value: R12

Vapor Retarder: Polyethylene plastic

Retarder Location: Warm side of wall

Comment: INSPECTED (thermal scan)

Attic Ventilation

Attic Ventilation Type: Passive ventilation

Attic Ventilation Intake Location: Continuous soffit vents

Attic Exhaust Ventilation: roof vents, gable vents

Comment: INSPECTED MAINTENANCE ISSUE

Some staining was noted on the roof sheathing. This is a sign ventilation may be lacking. It is recommended to add baffles at the eaves to improve air intake at the soffits.



House Ventilation

Exhaust Fans Devices: bathrooms

Whole House Vent System: --

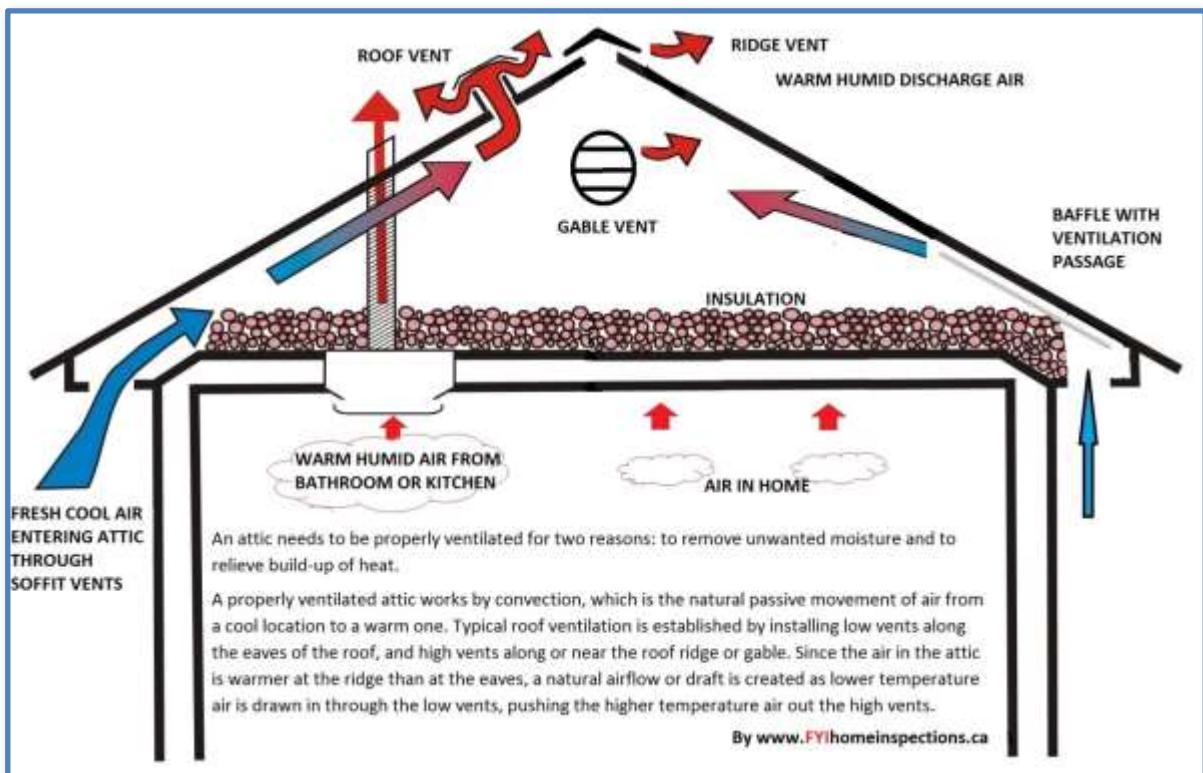
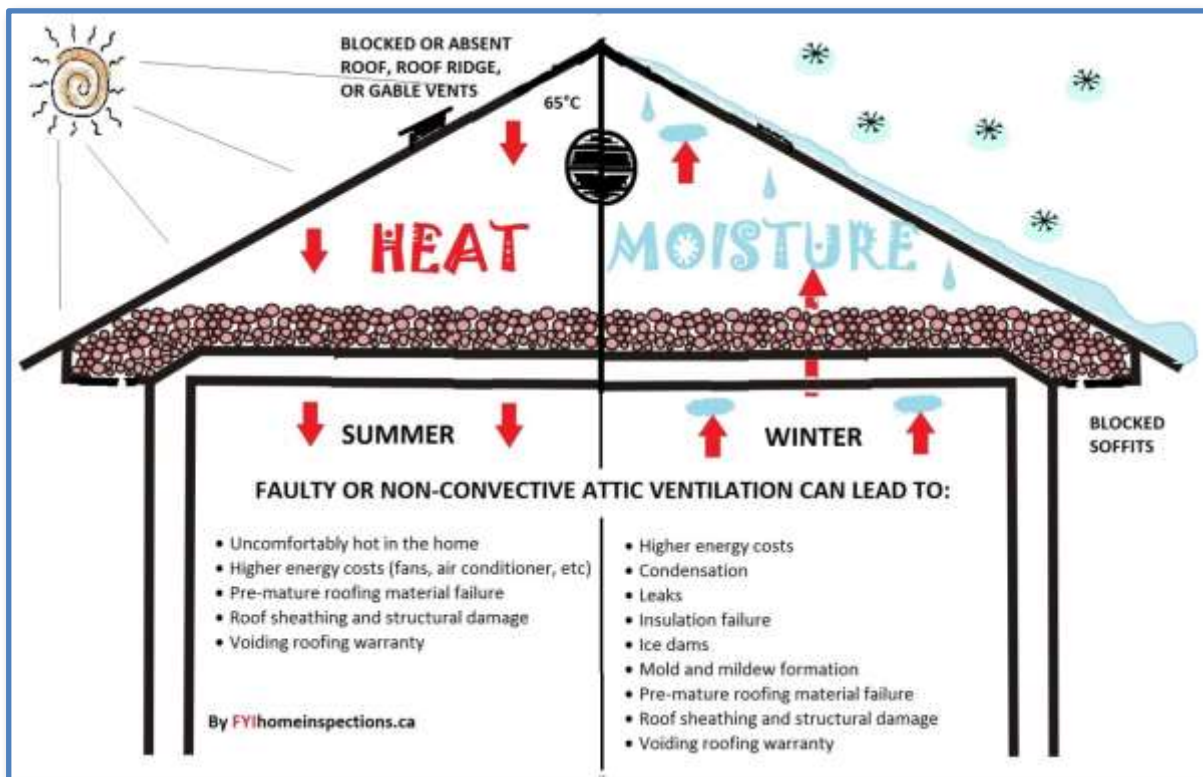
Comment: INSPECTED MAINTENANCE ISSUE

- The bathroom fan exhaust pipe in the attic is not insulated. This may cause the warm, moist air coming from the bathroom to cool and condense before it reaches the exterior. Water may then run back towards the fan and cause staining on the ceiling drywall. Consider insulating the exhaust pipes if staining becomes apparent.
- It should also be ensured that the bathroom exhaust line vents to the exterior. Ideally it would vent through the roof, but venting at the eaves is acceptable providing no air coming from the vent travels back into the attic.

Infra-red scan:



An infra-red scan did not detect any voids or missing insulation in exterior walls or ceiling.



OBSERVATIONS AND DEFECTS

This home would greatly benefit from having the insulation in the attic topped up to an R40 or more. This will noticeably keep the home warmer in winter and cooler in summer and save on energy bills. Ensure baffles are installed at the eaves between each truss before additional insulation is placed.

- The attic access hatch is not sealed nor insulated. This may cause some energy loss through convection. The warm air leaking into the attic area may further cause staining of the roof sheathing above the hatch area as it condenses on the cold roof sheathing and captures dust particles from the air. It is recommended that the hatch be weather stripped and insulated to the same approximate R value as the rest of the attic.



This concludes the Home Inspection Report.

Please do not hesitate to contact me anytime with any questions or concerns.

Thank you for allowing me to inspect your home!

Yours truly,

Jeanine Reiss - AHI

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