Property Inspection Report

071306

Confidential

Prepared exclusively for

Ima Buyer

On a property located at

123 Dream Street

Vancouver, B.C

Prepared by

Chris Stockdale B.Sc., RHI

Date

07/13/2006

SUMMARY

RECOMMENDED CORRECTIONS & CONCLUSIONS

Please read the entire inspection report.
Attach all invoices to this report of repairs and/or upgrades done during your occupancy to use as a sales tool when it comes time to sell.

Key to Summary Statements; [SC] Safety concern, [FE] Further Evaluation, [NR] Necessary Repair, [RU] Recommend Upgrade, [TM] Typical Maintenance, [Mon] Monitor, [SCon] Strata Concern

SAFETY ISSUES
Requiring *IMMEDIATE* attention.

See Below

MAJOR REPAIRS
Requiring more than $1500.00 (estimated) **each.**

None Noted.

MINOR REPAIRS / ROUTINE MAINTENANCE
Requiring $1.00 - 1500.00 (estimated) **each.**

ROOF REPORT
- GUTTERS & DOWNSPOUTS:
  - CONDITION
    [NR] Debris was noted in the gutters, which may prevent them from functioning properly. Cleaning the gutters is recommended.

EXTERIOR REPORT
- MISCELLANEOUS:
  - HOSE BIBBS
    [RU] Backflow preventors prohibit chemicals that are used with a sprayer (fertilizer/car cleaner) connected to the hose from entering the potable water system and are currently required on new construction.

STRUCTURAL REPORT
- INSULATION:
  - Attic hatch
    [RU] The hatch lacks the now required weather seal to prevent household moisture from becoming trapped in the attic. Trapped moisture in the attic can compromise the roof, insulation, attic framing and even ones health. Sealing the attic hatch with weather stripping is recommended.
    [RU] The attic hatch is not insulated, this can result in condensation forming. Adding insulation is recommended to the hatch is recommended.
- VENTILATION:
  The estimated ventilation ratio is <1:300; the minimum required for this type of roof. The attic is vented by; roof and soffit vents. Ceiling insulation is contacting the underside of the roof sheathing in the area over the exterior walls. Air flow is being restricted to a large part. [RU] Adding more ventilation to the attic by means of more soffit venting and/or gable end vents is recommended.

ELECTRICAL SYSTEM REPORT
- SWITCHES & OUTLETS:
  - SMOKE DETECTORS:
    [RU] Have a licensed electrician install hard wired smoke alarms in accordance to current

SUMMARY

standards.

PLUMBING SYSTEM REPORT

MAIN WATER HEATER (HWT)

CONDITION:

[RU] The tank is not strapped to the wall as is currently recommended. Strapping it to the wall can help prevent gas fires in an earthquake, and can provide potable water in such an emergency. [RU] No vacuum breaker was noted at the hot water tank, this is needed to protect the tank from collapsing in on itself if all the water should be drained from it quickly.

KITCHEN AND LAUNDRY REPORT

KITCHEN SINK, FAUCETS, AND PLUMBING:

SINGLE CONTROL MIXING FAUCETS--TYPE AND CONDITION

The side sprayer showed typical wear for its age. The single control faucet leaks.

BATHROOMS

HALL BATH:

VENTILATION:

A bath fan was noted, but it does not appear to be properly vented to the exterior of the home. Improper venting of bath fans can result in poor insulation performance, deterioration of structural components in attic spaces and roofing materials, and mould growth that can affect ones health. Properly venting the bath exhaust to the outside of the home is recommended.

FIREPLACES & SOLID FUEL BURNING APPLIANCES

SECOND FIREPLACE:

DAMPER CONDITION:

[SC] The damper should be permanently fixed in the open position to prevent accidental closing which could cause CO to build up in the house.

SUMMARY

GROUNDS

GENERAL COMMENTS

SUMMARY

The grounds of the property were in good observed condition.

ROOF REPORT

GENERAL COMMENTS:

SUMMARY

The roofs, generally appeared to be in reasonable overall condition for the age.

EXTERIOR REPORT

GENERAL COMMENTS

SUMMARY

The siding of the house was in good observed overall condition.

STRUCTURAL REPORT

GENERAL COMMENTS:

SUMMARY

The visible structural components of the house appeared in reasonable overall condition. The house is wood frame construction on concrete foundations.

ELECTRICAL SYSTEM REPORT

GENERAL COMMENTS

SUMMARY

Overall, the electrical system in the house was in good condition.

SUMMARY

PLUMBING SYSTEM REPORT
- GENERAL COMMENTS:
  - SUMMARY
    The plumbing systems in the house were operational and appeared to functioning properly during the inspection.

HEATING, VENTILATION & AIR CONDITIONING REPORT
- GENERAL COMMENTS
  - SUMMARY
    The heating system in the house was operational during the inspection and appeared in good overall condition.

INTERIOR REPORT
- GENERAL COMMENTS
  - SUMMARY
    The interiors were in generally good observed condition.

KITCHEN AND LAUNDRY REPORT
- GENERAL COMMENTS
  - SUMMARY
    Overall, the kitchen appeared in good condition.

BATHROOMS
- GENERAL COMMENTS:
  - SUMMARY
    The bathrooms were functional during the inspection and in good observed condition.

FIREPLACES & SOLID FUEL BURNING APPLIANCES
- GENERAL COMMENTS:
  - SUMMARY
    The gas fireplaces were operational during the inspection and were in good observed condition.

CONCLUDING REMARKS

The house was in generally good observed condition. The mechanical systems were operational and the structural components (where visible) were in good observed condition. With continuing maintenance and certain upgrades, the house should provide a comfortable living atmosphere for many more years.

PREFACE

STANDARDS

The ***Standards of Practice of the Canadian Association of Home and Property Inspectors British Columbia***—CAHPI(BC)—set forth the minimum scope a home inspection must cover. These standards do not call for any measurements or tests; instead, they limit inspections to ***visual examination*** of readily accessible systems and components, using normal operating controls. Insofar as this inspection includes one or more measurements—for example, water pressure—it ***exceeds CAHPI(BC) standards***.

DISCLAIMER

This inspection report from HOME SWEET HOME INSPECTIONS, LTD. (HSH), in accord with CAHPI(BC), is primarily based on a visual on-site inspection and should ***not be construed as a compliance inspection*** of any governmental or non governmental codes or regulations.

This report is ***not an insurance policy***, ***warranty*** **or** ***guarantee*** of the present or future adequacy or performance of the structure, its systems, or their component parts. Nor does the report constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Nevertheless, the report may help to reduce, but will not eliminate, the risk of purchasing the property. Moreover, neither the inspector nor HSH assume said risk; instead, their liability is limited to the fee paid for the inspection.

Furthermore, the report is ***not an all-inclusive list of minor deficiencies***. Some detectable deficiencies may go unnoticed as the inspector examines a representative sample of components that are numerous and identical rather than every single component. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Exclusions: A complete listing of exclusions—issues that are not within the scope of the building inspection—is contained in Appendix D—CAHPI(BC) Standards. What follow is a partial list of these exclusions: formaldehyde, lead paint, asbestos, toxic or flammable materials and other environmental hazards; pest infestation; playground equipment; efficiency measurement of insulation or heating and cooling equipment; internal or underground drainage or plumbing; systems which are shut down or otherwise secured; water wells (water quality and quantity); communications equipment, security systems and heat sensors; cosmetics; zoning ordinances and building code conformity. Any general comments about these issues are informal, as they are not covered by the inspection. For example, the inspector may comment that he found no evidence of the presence of urea formaldehyde foam, asbestos and/or other noxious compounds, but his comment is not a guarantee of their absence.

Any ***opinions*** expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

HSH and its inspectors have ***no interest***, present or contemplated, in this property or its improvement and ***no involvement*** with tradespeople or benefits derived from any sales or improvements. It is not the intention of this report to promote or collapse the sale of the property; instead, ***the sole purpose of this report*** is to point out problems and hazards of the property as found by HSH on the day of the inspection.

In cases where specific ***inspections and/or testing are deemed necessary*** but are beyond the scope of the inspection, separate arrangements must be made with the appropriateconsultants/ specialists.

The ***Inspector's total liability*** to the Client for mistakes, errors or omissions in the Inspection and Inspection Report shall be limited to the amount of the fee paid for the Inspection.

DISPUTES

Should any ***disagreement*** or dispute arise as a result of this inspection or report, it shall be decided by ***arbitration*** and shall be submitted for binding, non-appealable arbitration to The ***British Columbia Arbitration & Mediation Institute*** in accordance with its Rules of Procedure, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow HSH to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

REPORT CONFIDENTIALITY AND EXPIRATION

The contents of this report are confidential and the ***copyrighted property of HSH***; copies are available for the buyer, seller and/or their agents only. HSH deems the report out of date in ***thirty (30) days from the day of the inspection***, or after any alterations to the property have been made.

Important Notes

Keys, Combinations, and Alarms

Upon taking possession of your new property, have *all* keys, combinations, and codes such as for alarm(s) and garage door opener(s) changed.

Photographs

The photographs included in this report primarily serve to illustrate, not magnify, our findings; moreover, they are not intended to diminish findings not illustrated in the report.

Environmental, Geophysical, Meteorological, and Societal Issues

Because many issues affecting properties falls beyond the scope of home inspections, potential clients should conduct their own *due diligence* and, when pertinent, consult with additional qualified specialists and or government agencies. Such consultation is especially important if reference to a particular issue appears in a home inspection report. Examples of issues that may warrant additional inquiry follow:

- Environmental issues—asbestos, Vermiculite, UFFI, moulds, mildew, toxic waste, ground water, soil contamination…
- Geophysical issues—radon, earthquake, tsunamis, tides, landslides…
- Meteorological issues—wind, rain, hail, snow…
- Societal issues—quality of utilities, security, re-zoning, traffic, noise, comportment of neighbors, neighbor's trees and fences, neighborhood animals…

Moreover, for reasons explained below, potential clients should pay *special attention* to the site location of the property under their consideration. Often it is advisable to obtain the opinion(s) of a *licensed geologist* and/or the *local Planning Office*, which will normally have pertinent information on file. As of 2003, the B.C. Local Government Act requires a geotechnical study any property that might be subject to "flooding, mud flows, debris flows, debris torrents, erosion, land slip, rockfalls subsidence or avalanche. Here is a partial list of site-related factors to consider:

- **Mountain and/or hillside properties** may be vulnerable to landslides and/or avalanches due to extreme meteorological conditions such as extended periods of torrential rain, rain after a snow fall, or high winds.
- **Properties in valleys or low lying areas**, by rivers, lakes and streams may be vulnerable to flooding.
- **Shoreline properties**, such as along river banks or ocean bluffs, may be vulnerable to the collapse of the bank or bluff, and/or to flooding at times of extraordinary high tides.
- **Properties that have or are close to tall trees** may be vulnerable to falling trees during wind storms, extended periods of heavy rains, and ice storms.
- **All properties**, depending on their geographical areas, may be vulnerable to tornadoes, hurricanes, tidal waves, tsunamis, and earthquakes. Moreover, extreme meteorological conditions can overwhelm any protective system—even perfectly installed and maintained perimeter drainage, gutters, roofs, flashing, and exterior cladding—and cause one or more to fail. Properties, which under normal conditions are dry, can flood and/or suffer damage from water ingress during these extreme conditions. Such damage could occur, for example; during heavy rains after an extended dry spell, at which time the ground does not absorb water initially or when the ground is super saturated and cannot absorb any more water. In addition, rain on top of snow covered roofs increases the live load on the roof and can cause roofing structures to fail and/or collapse.

Important Notes

Clearing the snow off of flat and low pitched roofs prior to any rain will reduce the damage to the roofing and can also reduce the effects of ice damming. Damage can also occur as a result of wind, with or without rain. Finally, earthquakes, as is well generally known, are unpredictable and can cause total destruction.

Future Events

HSH cannot predict any future flooding, moisture ingress or other damage due to any meteorological, geophysical, or societal conditions. If a property was dry and reasonably sound during its inspection, **HSH**, cannot assume responsibility for any moisture ingress and/or damage that may occur subsequently.

Terms and Their Definitions

MATERIAL DEFECT: An observed condition that significantly affects the safety, value, or habitability of the inspected property.

SAFETY CONCERN: [SC] An existing condition that could or does pose a hazard to humans, the building, or both and requires immediate correction by the appropriate professional specialist.

NECCESSARY REPAIRS: [NR] An existing condition exists that warrants repairs be affected to a component of the building, whether the purchase of the property proceeds or not.

RECOMMENDED UPGRADE: [RU] Identifies systems and/or components that may not have been available at the time of construction, which can improve the performance of the system, safety of the property, or comfort levels of the occupants.

FURTHER EVALUATION: [FE] Identifies conditions observed during the inspection that require, in the Inspector's opinion, the opinion or confirmation of a specialist in the appropriate trade.

MONITOR: [MO] Identifies a component or condition that should be monitored for changes that, most likely, would affect the property negatively.

TYPICAL MAINTENANCE: [TM] Identifies an action to help maintain a component or system in good working condition.

STRATA CONCEREN [SCON] Identifies a component or condition that should be brought to the Strata Corporations attention for correction.

NOTE: This term serves to call attention to a particular item, condition, or component.

FUNCTIONAL: An observed component was operational, in serviceable condition, or working during the inspection.

FAILING: An observed component has or is about to cease functioning as originally intended.

REASONABLE: An observed component was in average, passable, practical, satisfactory or viable condition.

SPECIALIST: As defined By Webster's Dictionary, "One who applies himself to a special study or pursuit, an authority, a consultant or professional".

Table of Contents

GENERAL INFORMATION

INSPECTION INFORMATION:

FILE #:
062906-3.

DATE OF INSPECTION:
June 29th, 2006.

TIME OF INSPECTION:
3:30 PM.

TYPE OF INSPECTION:
Pre purchase inspection.

CLIENT NAME:
Ima Buyer.

INSPECTION ADDRESS:
123 Dream Street.

CITY / PROVINCE:
Vancouver, B.C.

SELLING AGENT:
Peter Seller.

SELLING AGENCY:
ABC Realty.

LISTING AGENT:
Lindsay Lister.

LISTING AGENCY:
XYZ Realty.

CLIENT PRESENT?
The clients were present for the entire inspection.

OTHER PEOPLE PRESENT:
The Selling Agent was present during the inspection.

SPECIAL INSTRUCTIONS/ REQUESTS:
None were given.

DOCUMENTATION AVAILABLE:
Property Condition Disclosure Sheet.

HOUSE OCCUPIED?
Yes, it is owner occupied.

CLIMATIC CONDITIONS:

CURRENT WEATHER:
It was sunny and clear during the inspection.

APPROXIMATE OUTSIDE TEMPERATURE:
The weather was warm during the inspection but not unduly hot; the temperature was approximately 20 - 25° Celsius.

RECENT WEATHER:

It was sunny and warm in the days prior to the inspection.

SOIL CONDITION

FRONT YARD:

Dry.

REAR YARD:

Dry.

BUILDING CHARACTERISTICS:

ORIENTATION:

The main entrance of the house faces south.

APPROXIMATE AGE OF PROPERTY:

The property is older estimated at, 40-50 years old.

DWELLING TYPE:

Single family dwelling.

BUILDING DESCRIPTION:

Bungalow.

STORIES:

1.

LIVING AREAS

There are; three bedrooms, two bathrooms, a kitchen, a living room, a dining room, a breakfast area and, a family room.

SPACE BELOW GRADE:

The house has a full basement which, is partially finished.

SITE INFORMATION

LOCATION

The property is located at the end of the block.

UTILITY SERVICES:

WATER SOURCE:

Water is supplied by the municipality.

SEWAGE DISPOSAL:

Sewage disposal is supplied by the municipality.

ELECTRICAL SERVICE & PROVIDER

B.C. Hydro is the electrical supplier.

FUEL SERVICE & PROVIDER

Terasen is the natural gas provider.

UTILITIES STATUS:

All utilities were on during the inspection.

NEIGHBOURHOOD INFORMATION:

AREA

The property is an urban area which, is a popular neighbourhood.

DESCRIPTION

The neighbourhood is an older residential neighbourhood with some newer construction in the area
and is quiet.

NEIGHBOURING PROPERTIES

The inspected property has residential neighbours.

LOCAL AMENITIES

There are park(s), community center(s), schools, shopping areas, restaurants, in the immediate vicinity.

STREET

The street in front of the property is quiet.

LANES

There is a lane at the back of the property, that is paved. The lane was in good observed condition.

CURBS

No curbs were noted on either side of the street.

MUNICIPAL SIDEWALKS

Sidewalks were noted at the front of the property. The sidewalks are generally older and in need of typical repairs for their age.

STORM DRAINS

Storm sewers were noted in the street in front of the home.

STREET LAMPS

Street lights were noted along the street in front of the home.

FIRE HYDRANT

A fire hydrant was noted at the corner of the block.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

GENERAL COMMENTS

SUMMARY

The grounds of the property were in good observed condition.

DRIVEWAY:

STYLE/TYPE

None, the garage opens to the lane.

GARAGE/ CARPORT

LOCATION & TYPE:

The garage is, detached from the house in the back yard, and has parking for one car.

CONDITION:

The garage appeared to be in generally good overall condition.

DOOR/GATE - TYPE

The door is an overhead aluminum, sectional panel, unit.

DOOR/GATE CONDITION:

The unit was observed to be generally in good condition during the inspection. There was no automatic opener installed.

SIDEWALKS:

TYPE:

The walks of the property are mainly concrete which, is poured concrete.

CONDITION:

The walks generally appeared serviceable.

MAIN STEPS FROM THE STREET:

TYPE:

The main steps at the front of the property from the street are concrete steps that have been tiled and painted with a non-skid membrane.

PERIMETER DRAINAGE:

TYPE / MATERIAL

Concrete tiles were noted, they are known to disintegrate over time and are no longer used.

TEST & CONDITION

No visible evidence of moisture ingress was noted in the basement. We recommend further inspection of the system by a drainage company with video imaging capabilities.

CATCH BASIN

A catch basin was located, in the basement of the property. OBSERVATIONS- The catch basin appeared serviceable. The system has a backwater valve on it to prevent water backing up into the system from the city storm system. These systems need inspection and cleaning at least every 5 years to prevent possible moisture ingress.

These systems require annual maintenance to remain effective. A reputable drainage company should inspect the system every 5 (five) years. Periodic and professional servicing from a qualified drain company will help maintain the system in good working order and a dry slab/foundation/basement/ crawlspace.

RETAINING WALLS:

TYPE:

The retaining wall at the front of the property is constructed with concrete which, concrete blocks.

CONDITION:

The displacement/ cracks are typical, monitor them for any further movement.

LANDSCAPING:

CONDITION:

The landscaping was neat and in good condition.

GRADING:

SITE:

The property is a flat site, that is higher than the road at the front. The grade at the foundation appears serviceable.

The landscaping grade should be at least 8" below the bottom edge of any finished siding or wood trim materials.

MAIN PATIO:

LOCATION

The main patio is located in the backyard.

TYPE & CONDITION:

The patio is poured concrete, and appeared in fair overall condition.

FENCES / GATES & HEDGES:

FENCING:

Fencing was noted in the front and backyards.

TYPE & CONDITION:

The fencing is wooden panel fencing. and appeared in good overall condition.

ROOF REPORT

This inspection is made on the basis of what is visible and accessible on the day of the inspection and is not a warranty of the roof system or how long it will be watertight in the future. Roofs can be made to leak in extreme in extreme weather conditions. Roof surfaces are walked-on when/where conditions permit without danger to roof damage, unless noted otherwise below. For an accurate cost on what repairs or replacement cost will be, a licensed and insured roofing contractor should be called. All roof coverings require periodic maintenance and should be visually inspected once a year. Buyers are encouraged to ask sellers about the history of roof service and the presence of any prior or current roof leaks, particularly where stains are noted.
Roof mounted antennas or other accessories often loosen with age and should be checked periodically.
Interiors of flues or chimneys are usually not visible and as such are not inspected.

GENERAL COMMENTS:

SUMMARY

The roofs, generally appeared to be in reasonable overall condition for the age.

MAIN ROOF

ACCESS

Method of Inspection- The roof was viewed from atop a ladder, positioned at various areas around the perimeter of the roof overhang.

STYLE:

The pitched roofs are "Intersecting Gable" roofs.

PITCH

The pitch was estimated at 5:12 which, is sufficient for good run off of rain water and snowmelt.

PITCHED ROOF COVERING MATERIAL:

Composition (asphalt) shingles were noted, these roofs are sometimes referred to as "Duroid" roofs. This type of roofing material has either an organic or fiberglass base mat that is saturated with asphalt and then coated with minerals to prevent UV damage and premature failure of the base material.These roofs typical have a life of 15 - 30 years depending on the quality.

SHINGLE TYPE:

T - Lock type interlocking shingles.

UNDERLAYMENT

Roofing felt was noted, which helps protect the attic from problems with ice damming.

AGE / LIFE EXPECTANCY

The roof appears to be relatively new and is estimated at; five to seven years old.

CONDITION

The roof was in typical condition for its age.

OBSERVATIONS

NOTE: Multiple layers of roofing materials were noted, this can reduce the effective life of the newest roof substantially and add to the cost of having the home re-roofed. While installing multiple roofs is common practice in the roofing industry it is not recommended by the Roofing Institute of B.C., and often nullifies any product warranty. When it comes time to re-roof, have the old roofs stripped off down to the strapping and/or sheathing and start anew with the recommended underlayment and proper roofing techniques.

ROOF PENETRATIONS:

Roof vents; two were noted. Mechanical system exhaust venting, and plumbing vents were also noted.

SKYLIGHTS:

No skylights were noted.

RECOMMENDATIONS

We recommend the following- that you have the old roof(s) stripped off down to the strapping and or sheathing and start anew with the recommended underlayment and proper roofing techniques. This may add to the roofing estimate, inquire with the contractor. TYPICAL MAINTENANCE IS RECOMMENDED. This usually consists of repair/ replacement of damaged/missing shingles. This maintenance should help insure the weather tightness of the building and should be performed on a regular basis.

GARAGE ROOF

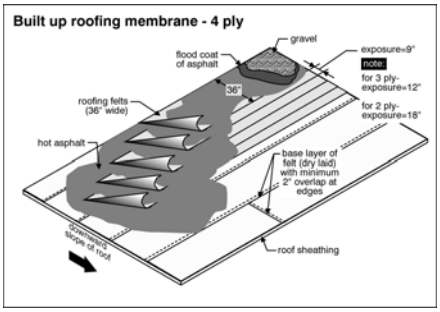
ACCESS

Method of Inspection- The roof was viewed from atop a ladder, positioned at various areas around the perimeter of the roof overhang.

STYLE:

The roof is a "Flat Roof".

FLAT / LOW SLOPE ROOF COVERING:

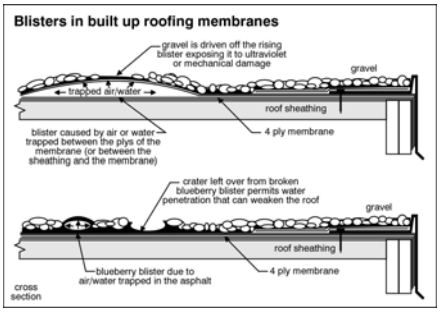


A built up Tar and Gravel roof was noted. This type of roof typically has between three and five layers of roofing felt that are mopped with hot tar and then covered with pea gravel. The longevity of the roof depends on the amount of layers and the care taken by the installers. Tracking leaks in this type of roof is very difficult.

AGE / LIFE EXPECTANCY

The roof appears to be an older installation estimated at; with less than 5 years (estimated) of life remaining.

CONDITION



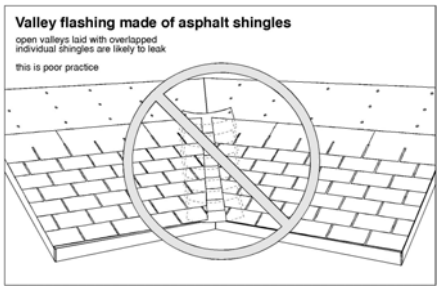
The roof appears to be at or near the end of its useful life, budgeting for a new roof is recommended due to age and general wear that has occurred over the years.

RECOMMENDATIONS

We recommend the following- That you periodically monitor the condition of this component for signs of change that would signal the need for further evaluation. A licensed contractor or trades person should be consulted at that time for repair or replacement.

EXPOSED FLASHINGS

VALLEY FLASHING



The valley is open and flashed with the same material as the roof is made of over lapped shingles, this type of installation can leak. The valley is the internal angle formed by the junction of two sloping surfaces of a roof. The sidewall flashing was in typical condition for the age of the home.

CHIMNEY FLASHING

The flashing around the chimney(s) is galvanized step flashing, this is older material and not generally used anymore. We recommend; replacing the flashing with new aluminum step flashing, when the roof is replaced.

CHIMNEYS

LOCATION & TYPE

The masonry brick chimney is an exterior chimney attached to the side of the house.

CONDITION:

The chimney appeared serviceable and in reasonable overall condition.

GUTTERS & DOWNSPOUTS:

TYPE

The gutters and downspouts are a professional installation. Both the gutters and downspouts are aluminum units.

CONDITION

The gutter system was in typical for the age of the installation. [NR] Debris was noted in the gutters, which may prevent them from functioning properly. Cleaning the gutters is recommended.

Minor cracks are typical in many stucco walls and most do not represent a structural problem. If major cracks are present along with bowing or other visible problems, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation.

GENERAL COMMENTS

SUMMARY

The siding of the house was in good observed overall condition.

WALLS:

PRIMARY SIDING MATERIAL:

The primary siding of the home is stucco, which, is a "Beer Bottle" crushed rock application.

SECONDARY SIDING MATERIAL:

The secondary siding of the home is a masonry brick façade.

CONDITION:

The cracks noted are typical for the age and application.

TRIM:

FLASHINGS:

Through wall flashing was noted in the siding between levels.

ROOF OVERHANGS

EAVES:

The home has good weather protection from the eaves with at least 16" of overhang. The eaves are stucco, similar to the rest of the home was noted in the eaves.

EAVES CONDITION:

The components appear in good overall condition.

SOFFIT VENTING:

The eaves have minimal soffit venting. Vents were noted at the front and rear corners.

SOFFIT VENT CONDITION:

The venting appeared in reasonable overall condition.

FASCIAS:

The fascias and bargeboards appeared in reasonable overall condition.

The eaves of a building offer protection from the weather to the siding and siding openings such as windows and vents. They also create an area from which cooler air can be drawn up and into the attic or sub-roof framing to ventilate the space under the roofing membrane. This can help the building stay cooler in the summer and warmer in the winter and maintains a healthy attic area.

WINDOWS:

Predominant Type:

The windows are primarily aluminum framed horizontal sliders.

OBSERVATIONS:

The windows are a combination of single and double glazed units.

Overall Condition:

The windows appeared to be generally in good condition.

EXTERIOR DOORS:

Front Entrance:

The metal framed and glass panel door was operational and in good condition.

Basement Entrance:

The wood and glass door was operational and in good condition.

Kitchen Doors:

The wood and glass door was operational and in good condition.

MAIN DECK/BALCONY:

LOCATION:

There is a covered porch at the back of the house.

TYPE:

The deck is wood framed with a plywood deck.

CONDITION:

The deck was in fair overall condition, minor repairs are needed.

FRONT ENTRANCE/STOOP:

TYPE:

The front entrance is tiles over concrete.

CONDITION:

The front entrance to the home was in good overall condition. The handrails were in good condition.

REAR ENTRANCE

TYPE:

The rear entrance to the home is off the porch at the back.

CONDITION:

Some deterioration to the stringers was noted. Monitor this area for further damage.

BASEMENT ENTRANCE:

TYPE:

The stairwell has concrete steps.

CONDITION:

Appeared serviceable. Handrails are needed.

MISCELLANEOUS:

RECEPTACLES

No exterior receptacles were noted.

HOSE BIBBS

Two hose bibbs were noted. The hose bibb(s) doesn't have a backflow preventer installed. Installation is recommended. Backflow preventors prohibit chemicals that are used with a sprayer connected to the hose from entering the potable water system.
[RU] Backflow preventors prohibit chemicals that are used with a sprayer (fertilizer/car cleaner) connected to the hose from entering the potable water system and are currently required on new construction.

STRUCTURAL REPORT

All directional references to left, right, front, or rear assume the reader is standing in the street, facing the front doors of the building being referenced. The following opinion is based on an inspection of the visible portion of the foundation and structural components. Masonry foundation walls commonly develop minor settlement or shrinkage cracks over time, and should be caulked or sealed as part of ongoing maintenance. Any cracks that are significant in the opinion of the inspector are discussed below. Periodic entry of ground water should be expected at basement walls during times of prolonged rainfall. As a first attempt to remedy, check the grading and water runoff around the perimeter of the house for needed improvements. This report is not intended as a termite clearance. We recommend you obtain the services of a licensed pest control operator to determine the presence of any termite infestation. Your inspector probes a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing would damage any finished surface or where no deterioration is visible. This report is not intended to provide any engineering or architectural service or to offer an opinion as to the adequacy of any structural system or component.

GENERAL COMMENTS:

SUMMARY

The visible structural components of the house appeared in reasonable overall condition. The house is wood frame construction on concrete foundations.

FOUNDATIONS:

GENERAL DESCRIPTION

The foundations are single storey the footings were not visible.

FOUNDATION CONDITION

The foundations were in good overall observed condition where they were visible.

EVIDENCE OF SETTLEMENT

Minor cracks were noted that are not significant at this point in time.

BASEMENT / CRAWLSPACE

The basement was in generally good condition and is relatively clean and dry.

SLAB ON GRADE:

CONDITION:

The concrete slab appeared in good condition where it was visible.

FLOOR FRAMING:

FLOOR JOISTS

Point loads help to support the floor framing. The visible floor joists were; 2x10" spaced at 16 inch centers. The exposed floor joists were strapped, this prevents the joists from rolling and stiffens the floor.

SUB-FLOORING

The visible subflooring was one inch boards, on the bias (45 degree angle)

CONDITION:

The floors through out the home are reasonably level.

FRAMING ANCHORS

Framing anchors may be present but were not visible due to there was no access to the area.

WALL FRAMING:

STUDWALL

While not totally visible, the walls appeared to 2x4" wood framed platform framed walls.

EXTERIOR SHEATHING

1" boards were noted, in the basement.

CONDITION

The walls throughout the home were reasonably plumb.

CEILING FRAMING

CEILING JOISTS

The ceiling joists are; 2x6" on 16" centers.

ROOF SUPPORT:

Rafters/Trusses

The roof supports are; 2x4" rafters on 16" centers. Collar ties were noted, these prevent the rafters from spreading. Knee or pony walls were noted to support the rafters.

Roof Sheathing/Strapping:

1x8" boards (strapping).

Attic Framing Condition

The framing in the attic appeared to be generally in good overall condition.

ATTIC:

Accessible for inspection?

Viewing was limited The attic was too hot to enter safely.

Evidence of Leaks:

None were noted.

Evidence of Pests

None were noted.

INSULATION:

Attic Insulation and Estimated R-Value:

No vapour barrier was noted in the attic. The insulation in the attic was, 5-6" of loose fill Fiberglass approximately R12-14.

Side-Wall Insulation and Estimated R-Value:

Vapour barrier was, noted in the walls. 3.5 inch Fiberglass batts: R-12.

Attic hatch

[RU] The hatch lacks the now required weather seal to prevent household moisture from becoming trapped in the attic. Trapped moisture in the attic can compromise the roof, insulation, attic framing and even ones health. Sealing the attic hatch with weather stripping is recommended.
[RU] The attic hatch is not insulated, this can result in condensation forming. Adding insulation is recommended to the hatch is recommended.

VENTILATION:

The estimated ventilation ratio is <1:300; the minimum required for this type of roof. The attic is vented by; roof and soffit vents. Ceiling insulation is contacting the underside of the roof sheathing in the area over the exterior walls. Air flow is being restricted to a large part. [RU] Adding more ventilation to the attic by means of more soffit venting and/ or gable end vents is recommended.

ELECTRICAL SYSTEM REPORT

WARNING! Any electrical repair attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seen.
Aluminum wiring requires periodic inspection and maintenance by a licensed electrician.
Operation of time clock motors is not verified.
Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints.
Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

GENERAL COMMENTS

SUMMARY

Overall, the electrical system in the house was in good condition.

SERVICE ENTRANCE:

TYPE AND CONDITION:

The wiring to the property is overhead; it comes from the lane. The service wiring appeared to be in good overall condition.

SUPPLIER:

B.C. Hydro.

METER BASE

LOCATION AND SIZE

The meter is located at the NE corner of the home, and is rated at; 2-200 amps/ 240 volts/ 60hz / 1 phase / 3 wire.

CONDUCTORS

ENTRANCE CABLES:

The mains appear to be; #2 copper, sufficient for up to 200 amps.

MAIN DISCONNECT

SERVICE DISCONNECT SWITCH:

The main service disconnect switch is a circuit breaker, which appeared to be properly rated for the size of the service conductors.

MAIN CIRCUIT RATING

100 Amps. The size of the service to the home is adequate based on current standards and consumption.

ELECTRICAL PANELS

MAIN PANEL LOCATION AND NOTES:

The service is located in a closet at the NE corner of the basement. Access is restricted.

RATING & SIZE:

The panel is rated for up to 100 Amps and has space for up to, 16 circuits. The sizing of the panel to the main breaker is acceptable. There is space available for further expansion of the electrical service.

OVER CURRENT DEVICES

The service panel uses circuit breakers as over current devices.These can be reset when/if the cause of the problem is removed ie; too many appliances on one circuit. **DO NOT** over fuse the circuit by adding 20 Amp or higher breakers on 15 Amp circuits, doing so is an ***EXTREME*** fire/ safety hazard.

INSPECTOR NOTES:

Circuit and branch wire sizing are correct so far as visible, Grounding for the system was noted,

OF 11O VOLT CIRCUITS:

17;for household lighting and receptacles, including appliances.

OF 208/240 VOLT CIRCUITS:

Three: Range; 40 amps, x2; Dryer; 30 amps.

BRANCH WIRING

WIRE TYPE

The branch wiring appeared to be all copper wire.

AREAS OF CONCERN

The lack of labels prevents full evaluation of wire size adequacy for the connected loads.

SWITCHES & OUTLETS:

TYPES

The light switches are a mix of modern Decora and standard toggle style light switches. Modern grounded receptacles are installed.

CONDITION:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in serviceable condition. GFI receptacles are installed in the bathroom(s). The kitchen receptacles are "split" receptacles to accommodate the use of several kitchen appliances at the same time without over loading the circuits.

SMOKE DETECTORS:

[RU] Have a licensed electrician install hard wired smoke alarms in accordance to current standards.

Fire Departments are recommending replacing smoke detectors at least every 10 years as they lose they sensitivity with age due to normal living conditions.

PLUMBING SYSTEM REPORT

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

GENERAL COMMENTS:

SUMMARY

The plumbing systems in the house were operational and appeared to functioning properly during the inspection.

WATER MAIN & VALVE:

SIZE and MATERIAL:

The visible water main is 3/4" diameter copper piping.

LOCATION:

A main shut off valve was noted, but not tested, it was located in the SE corner of the basement. A PRV (pressure reducing valve) was noted.

CONDITION:

The main line appeared serviceable where it was visible.
Galvanic corrosion was noticed at the electrical systems' ground clamp.

We recommend using the angle or straight stop valves to turn off the water to individual fixtures when doing minor upgrades and/or servicing rather than shutting down the main valve to the entire house. Shutting the water off to the whole house can cause leaks where none existed previously, especially in older plumbing systems.

SUPPLY LINES:

MATERIAL:

Copper piping was noted.

CONDITION:

No leakage was noted, but monitor in the future.

WASTE LINES (DWV):

MATERIAL:

The main house drain wasn't visible during the inspection.

CONDITION:

The DWV of the home appeared to be in generally good overall condition. No back up of the system was noted when draining several fixtures at the same time.

MAIN WATER HEATER (HWT)

LOCATION:

The domestic hot water tank is located in the basement.

MANUFACTURER:

General Electric manufactures the hot water tank.

TYPE:

The hot water tank is a directly fired gas unit.

SIZE:

The tank has a capacity of; 40 US gallons.

AGE:

The tank is five years old. Serial # 1101J02954.

CONDITION:

The tank was observed in average condition given its age. [RU] The tank is not strapped to the wall as is currently recommended. Strapping it to the wall can help prevent gas fires in an earthquake, and can provide potable water in such an emergency. A temperature & pressure (T&P) relief valve was noted on the tank, this is a safety device that releases steam/hot water to prevent the boiler from exploding. [RU] No vacuum breaker was noted at the hot water tank, this is needed to protect the tank from collapsing in on itself if all the water should be drained from it quickly.
A water shutoff valve is installed on the cold water line to facilitate tank replacement without having to shut down the water to the entire home.

GAS SUPPLY:

The gas line at the tank was in good observed condition.

FLUE VENTING

The flue vent was in good condition.

WATER TEMPERATURE

The water temperature is set at or below the recommended maximum of 135 degrees F., to prevent scalding tender skin.

The inspector is not equipped to fully inspect furnace heat exchangers for evidence of cracks or holes, as this is usually done by dismantling the unit and is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.
NOTE: Asbestos materials have been commonly used in heating systems.
Determining the presence of asbestos can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

GENERAL COMMENTS

SUMMARY

The heating system in the house was operational during the inspection and appeared in good overall condition.

HEATING SYSTEM DESCRIPTION:

SYSTEM TYPE:

The home is heated by a forced air system.

HEAT SOURCE

The forced air is supplied by a gas fired furnace.

LOCATION OF PRIMARY UNIT:

The heat plant is located in the basement.

FUEL TYPE AND NOTES:

The gas meter is located, at the SW corner of the home.
No protection against earthquakes was noted and may not have been required when the home was built. Bracing the gas main is recommended to prevent gas fires in an earthquake.

EMERGENCY SWITCH

An emergency shut off switch for the heating system was noted, but it is not installed according to the current requirements. The emergency shut off switch is to shut off the furnace or boiler of the home in case of a gas leak or fire. The emergency shut of switch should be located in such a location as not to have to pass directly in front of the appliance or enter the furnace/boiler room/closet. The switch should also be clearly marked as to what it is.

FORCED AIR FURNACE HEATING SYSTEM

FURNACE TYPE

The furnace is Mid-efficiency unit, which is more economical than the older standard efficiency units.

MANUFACTURER

The furnace was made by Lennox.

APPROXIMATE AGE IN YEARS:

Serial # 5803K 58430.

CAPACITY OF THE FURNACE:

The capacity of the unit appeared to be adequate to heat the forced air heated areas of the house.

INPUT IN BTU's

66,000.

DUCTING:

Heating is supplied to; the whole house.

FURNACE SYSTEM CONDITION:

PRIMARY UNIT:

The furnace system was operational during the inspection.

BURNERS/HEAT EXCHANGERS:

The burner flames appear typical.

BLOWER FAN:

The fan appeared to be in good overall condition. The fan has a summer switch (manual setting) that can be used to circulate air without having the heat come on, this can help to cool the home in the summer.

COMBUSTION / MAKE UP AIR:

A combustion air supply to the unit was noted, this is needed to prevent negative pressures from building up which can result in back drafting. Make-up air is supplied to the area. **NOTE:** The perfumes in laundry soaps and fabric softeners can cause corrosion in the heat exchanger.

EXHAUST VENTING:

The exhaust venting appeared to be functional and in good condition. The unit has an induced draft system that uses a fan to exhaust the combustion byproducts.

AIR PLENUM:

Appeared serviceable.

AIR FILTERS - TYPE & CONDITION:

The furnace filter is a standard type 1" insert. The filter(s) appeared in good condition.

NORMAL CONTROLS:

The thermostat control was operational. The system uses a programmable thermostat which, if used correctly can reduce energy consumption.

INTERIOR REPORT

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

GENERAL COMMENTS

SUMMARY

The interiors were in generally good observed condition.

DOORS:

MAIN ENTRY DOOR:

The front door was operational and in generally reasonable observed condition.

OTHER EXTERIOR DOORS:

The other exterior doors were also operational and in good observed condition.

INTERIOR DOORS:

The interior doors are custom raised panel units, that were generally in serviceable condition.

WINDOWS:

TYPE & CONDITION:

A representative sampling was taken. The windows as a grouping are generally operational.

INTERIOR WALLS:

MATERIAL & CONDITION:

The drywalled walls were in generally good observed condition overall. Minor cosmetic touch-ups are required.

CEILINGS:

TYPE & CONDITION:

The drywalled ceilings were in good condition.

FLOORS:

TYPE & CONDITION:

The wood floors were in generally good condition given their age. The carpets were in reasonable observed condition overall, with some of the higher traffic areas showing typical wear.

STAIRS & HANDRAILS:

CONDITION:

The stairs were in good observed condition and have the appropriate railings in place.

KITCHEN AND LAUNDRY REPORT

Inspection of the appliances is a courtesy we offer our clients but is limited to the on/off function only. The adequacy of performance of any or all of the appliances is not tested or reported on. Inspection of stand-alone freezers and built-in ice makers are beyond the scope of the inspection. No opinion is offered as to the adequacy of the dishwasher operation. Ovens and ranges, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights, and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.
Water filtration systems are not tested. We recommend changing all the filters in a water filtration system prior to drinking or cooking with the water.

GENERAL COMMENTS

SUMMARY

Overall, the kitchen appeared in good condition.

CABINETS AND COUNTERS:

CABINETS -- TYPE & CONDITION

The modern "Euro"-styled kitchen cabinets appeared in good overall condition and working order.

COUNTERS

The arbourite (plastic laminate) counter tops appeared in good overall condition and working order.

FLOORING:

TYPE & CONDITION

The sheet vinyl kitchen flooring appeared in good overall condition.

KITCHEN SINK, FAUCETS, AND PLUMBING:

SINK--TYPE AND CONDITION:

The double basin stainless steel sink appeared in good overall condition and working order.

SINGLE CONTROL MIXING FAUCETS--TYPE AND CONDITION

The side sprayer showed typical wear for its age. The single control faucet leaks.

KITCHEN PLUMBING - SUPPLY

Copper piping was noted on the supply side. The cold and hot water shut-off valves (angle stops) were noted but not tested.

KITCHEN PLUMBING - DRAINAGE

The sink drain is, copper piping. This piping requires a plumber to service properly. The drainage at the sink was generally in good overall condition no back up of the drain was noted during the inspection.

RANGE:

TYPE & CONDITION:

The electric free standing range with halogen cook top appeared in good overall condition and working order.

RECEPTACLES:

TYPE & CONDITION

There were sufficient receptacles in the kitchen to accommodate the use of several appliances. The kitchen receptacles were "split" to accommodate the use of several kitchen appliances at the same time without over loading the circuits. They
appeared in good overall condition and working order.

REFRIGERATOR:

TYPE AND CONDITION:

The electric fridge, is a dated model appliance, that showed typical wear for its age.

VENTILATION:

TYPE & CONDITION:

The rangehood appeared to be vented to the exterior of the home; its condition appeared good overall.

DISHWASHER:

TYPE & CONDITION:

None installed.

GARBAGE DISPOSAL:

CONDITION:

None installed.

Laundry appliances were not moved during the inspection, so the condition of any walls or flooring hidden by them could not be judged. The Drain lines and water supply valves serving washing machines were not operated. Dated water supply valves may be subject to leaking if turned. Replacing the rubber supply hoses every 5 years or permanently replacing them with in braided metal sheathed hoses is recommended.

LAUNDRY:

LOCATION AND CONDITION OF
PLUMBING, ELECTRICAL, GAS,
VENT SERVICES AND SINK:

There was a laundry room in the home. The laundry plumbing appeared in good overall condition and working order. The electrical service appeared in good overall condition and working order. The dryer vent appeared in good overall condition and working order. The utility sink appeared in good overall condition and working order.

WASHER AND DRYER:

CLOTHES WASHER:

The washer, a side-by-side unit, was a dated model that showed typical wear for its age.

CLOTHES DRYER:

The dryer, a side-by-side unit, was a dated electric model that showed typical wear for its age.

BATHROOMS

GENERAL COMMENTS:

SUMMARY

The bathrooms were functional during the inspection and in good observed condition.

HALL BATH:

LOCATION:

Main Floor.

GENERAL COMMENTS:

The plumbing and fixtures in this bathroom were generally in typical condition for its age with minor upgrades and/or repairs needed. The water supply in the bathroom was good overall. The drainage in the bathroom was generally in good overall condition, no backup of the drains were noted while draining several fixtures at the same time.

SINKS:

The enameled sink was in good overall condition. The sink is chipped but does not appear to be leaking.

SINGLE CONTROL MIXING FAUCETS--TYPE AND CONDITION

The single control faucet showed typical wear for its age.

WATER SUPPLY -- SINK

Copper piping was noted on the supply side. The cold and hot water shut-off valves (angle stops) were noted but not tested.

SINK SUPPLY -- CONDITION

The water supply was good overall.

SINK PLUMBING - DRAINAGE

The sink drain is ABS plastic piping, the current standard. The drainage at the sink was generally in good overall condition no back up of the drain was noted during the inspection.

TUB-- TYPE AND CONDITION:

The glazed enamel tub, appeared in typical condition for its age.

TUB ENCLOSURE-- TYPE AND CONDITION

The surround is tiled with glazed tiles. The tub surround was in good overall condition.

TUB FIXTURES:

The faucet is a dual control mixing unit. The tub fixtures were in good condition overall.

WATER SUPPLY--TUB:

The water supply to the tub was good overall.

DRAINAGE--TUB

The drainage in the tub was generally in good overall condition no backup of the drain was noted while draining several fixtures at the same time.

SHOWER FIXTURES:

The shower head is, a hand held wand. The showerhead appears serviceable.

TOILET--TYPE AND CONDITION:

The two-piece toilet, is a gravity flush model and, appeared in good overall condiiton and working order. The toilet appears to be properly secured.

WATER SUPPLY-- TOILET:

The supply line appeared to be copper pipe. A shut off or zone valve was noted on the supply line for the toilet, it was in typical condition for the age.

DRAINAGE--TOILET

The drainage of the toilet was generally in good overall condition no backup of the toilet was noted while draining several fixtures at the same time.

INTERIOR ELEMENTS:

The interior elements of this bathroom were in fair overall condition.

WALLS:

The walls were in good over all condition.

CEILINGS:

The ceilings were in good over all condition.

FLOORS -- TYPE AND CONDITION:

Vinyl sheeting was noted and was in good over all condition.

WINDOWS:

The single window appeared generally in good overall condition.

INTERIOR DOOR(S) -- TYPE AND CONDITION:

The door to the bathroom was a hinged unit and was in good observed condition and was functional.

VANITIES--TYPE & CONDITION

The modern "Euro"-styled cabinets appeared in good overall condition and working order.

COUNTERTOPS--TYPE AND CONDITION

The arbourite (plastic laminate) counter tops showed typical wear for its age.

ELECTRICAL RECEPTACLES:

The GFI in this bathroom is dedicated to this bath, it does not service any other bathrooms, A ground-fault circuit interrupter (GFCI) is a fast-acting circuit breaker which senses small imbalances in the circuit caused by current leakage to ground and, in a fraction of a second, shuts off the electricity. A GFI monitors the difference in the CURRENT flowing into the "HOT" and out through the neutral wires. Whenever the amount "going" differs from the amount "returning" by approximately 5 milliamps, the GFCI interrupts the electric power within as little as 1/40 of a second.

ELECTRICAL SWITCHES:

The light switches of the bathroom were in good overall condition and appeared to be the proper distance from the tub.

VENTILATION:

A bath fan was noted, but it does not appear to be properly vented to the exterior of the home. Improper venting of bath fans can result in poor insulation performance, deterioration of structural components in attic spaces and roofing materials, and mould growth that can affect ones health. Properly venting the bath exhaust to the outside of the home is recommended.

HEAT SOURCE:

Forced air heating was noted.

BASEMENT BATH:

GENERAL COMMENTS:

The plumbing and fixtures of this bathroom were in good overall condition. The water supply in the bathroom was good overall. The drainage system was generally in good overall condition, no backup of the drains were noted while draining several fixtures at the same time.

SINKS:

The sink is a one piece acrylic counter and sink unit.

SINGLE CONTROL MIXING FAUCETS--TYPE AND CONDITION

The single control faucet appeared in good overall condition and working order.

WATER SUPPLY -- SINK

Copper piping was noted on the supply side. The cold and hot water shut-off valves (angle stops) were noted but not tested.

SINK SUPPLY -- CONDITION

The water supply was good overall.

SINK PLUMBING - DRAINAGE

The sink drain is ABS plastic piping, the current standard. The drainage at the sink was generally in good overall condition no back up of the drain was noted during the inspection.

TUB-- TYPE AND CONDITION:

The glazed enamel tub, appeared in good overall condition.

TUB ENCLOSURE-- TYPE AND CONDITION

The surround is tiled with glazed tiles. The tub surround was in good overall condition.

TUB FIXTURES:

The faucet is a single control unit. The tub fixtures were in good condition overall.

WATER SUPPLY--TUB:

The water supply to the tub was good overall.

DRAINAGE--TUB

The drainage in the tub was generally in good overall condition no backup of the drain was noted while draining several fixtures at the same time.

TOILET--TYPE AND CONDITION:

The two-piece toilet, is a gravity flush model and, appeared in good overall condiiton and working order. The toilet appears to be properly secured.

WATER SUPPLY-- TOILET:

The supply line appeared to be copper pipe. A shut off or zone valve was noted on the supply line for the toilet, it was in good observed condition.

DRAINAGE--TOILET

The drainage of the toilet was generally in good overall condition no backup of the toilet was noted while draining several fixtures at the same time.

INTERIOR ELEMENTS:

The interior elements of this bathroom were generally in good overall condition.

WALLS:

The walls were in good over all condition.

CEILINGS:

The ceilings were in good over all condition.

FLOORS -- TYPE AND CONDITION:

Vinyl sheeting was noted and was in good over all condition.

WINDOWS:

The single window appeared generally in good overall condition. Single glazed windows are prone to condensation during the colder months, and can result in mould and/or mildew growth which could become a health hazard. Cleaning the window frame and sill with a bleach solution once a month will help reduce the problem of mould and mildew at the window.

INTERIOR DOOR(S) -- TYPE AND CONDITION:

The door to the bathroom was a hinged unit and was in good observed condition and was functional.

VANITIES--TYPE & CONDITION

The modern "Euro"-styled cabinets were commercially built "knock down" units and appeared in good overall condition and working order.

ELECTRICAL RECEPTACLES:

The GFI in this bathroom is dedicated to this bath, it does not service any other bathrooms.

ELECTRICAL SWITCHES:

The light switches of the bathroom were in good overall condition and appeared to be the proper distance from the tub.

VENTILATION:

The exhaust fan was operational during the inspection and appears to be in good condition. The exhaust fan was noisy.

HEAT SOURCE:

There was no visible heat source in this bathroom.

FIREPLACES & SOLID FUEL BURNING APPLIANCES

Fires are neither ignited or extinguished during the inspection. No effort is made to determine draft characteristics of solid fuel burning appliances or to move fireplace inserts, stoves, or firebox contents. Interiors of flues and chimneys, seals and gaskets, automatic fuel feed devices, combustion make-up air devices and heat distribution assists, whether gravity or fan assisted are difficult by nature to inspect and are excluded from this inspection.
The glass fronts of gas fireplaces can become extremely hot, keep young children away from the front of any fireplace while in use.

GENERAL COMMENTS:

SUMMARY

The gas fireplaces were operational during the inspection and were in good observed condition.

MAIN FIREPLACE:

LOCATION:

This fireplace is located in the living room.

FUEL:

The fireplace is designed to use gas fuel only.

TYPE:

Gas insert. This type of fireplace is fitted into an existing masonry fireplace.

SECOND FIREPLACE:

LOCATION:

This fireplace is located in the basement family room.

TYPE:

The fireplace is a decorative logset installed. The masonry material is for the original wood burning fireplace.

FIREBOX CONDITION:

The fireplace had never been used.

DAMPER CONDITION:

[SC] The damper should be permanently fixed in the open position to prevent accidental closing which could cause CO to build up in the house.

LIFE & FIRE SAFETY

The inspector is not required to inspect or report on the Life/Fire safety items, they are included as a courtesy to our clients. We do not test or operate the components of the Fire & Life Safety Systems, we merely report on their presence and observed condition.
These systems require (by law) inspections on an ongoing basis, usually annually, other systems such as the emergency lighting should be tested more often. Report any malfunctions in the systems to the building/property manager or Strata council.
Sprinkler systems are recognized as being the most effective method of containing fire spread in the early stages of a fire.

GENERAL COMMENTS

SUMMARY

The house is not sprinklered it was not a requirement when it was built.

AREA OF NOTE 1:

- The steps from the street should have railings on them.

AREA OF NOTE 2:

- The garden was in good observed condition.
- The fencing was in reasonable observed condition.
- The walks were in reasonable condition.
- The perimeter drainage system appeared in good condition.

AREA OF NOTE 3:

- The garage was in reasonable overall condition.

AREA OF NOTE 4:

- The roof was in good overall condition.
- The chimney needs repairs.

AREA OF NOTE 5:

- The gutters were in reasonable condition, but need cleaning.

AREA OF NOTE 6:

- The house has good weather protection.

AREA OF NOTE 7:

- The exteriors of the house were in good observed condition considering the age.
-

AREA OF NOTE 8:

- The rear porch was in good observed condition.
- Water damage was noted on the stair stringers.

AREA OF NOTE 9:

- The attic appeared in reasonable condition.
- There was insufficient ventilation to the attic.

AREA OF NOTE 10:

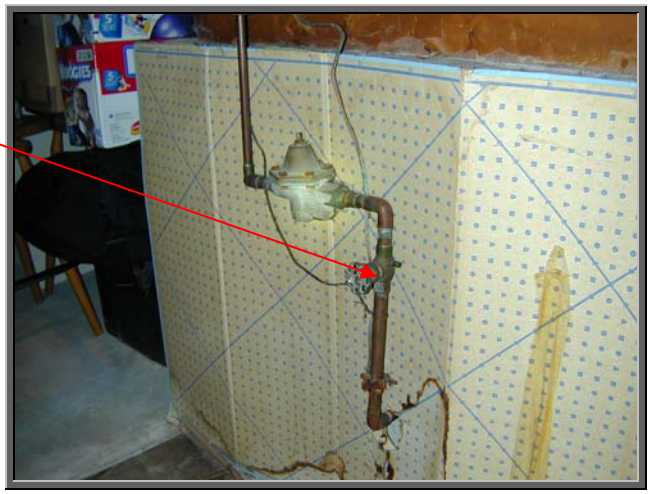
- The foundations and visible wall framing were in good observed condition.

AREA OF NOTE 11:

- The electrical service in the home was in generally good overall condition.

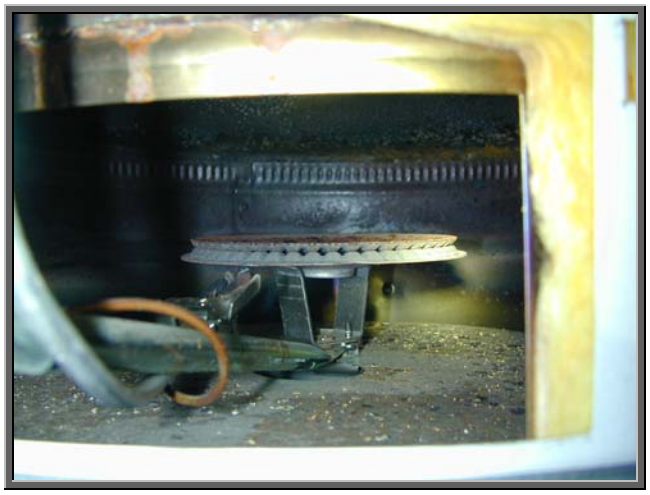
AREA OF NOTE 12:

- The supply plumbing in the house was in good overall condition.
- Galvanic corrosion was noted here.



AREA OF NOTE 13:

- The HWT was operational.

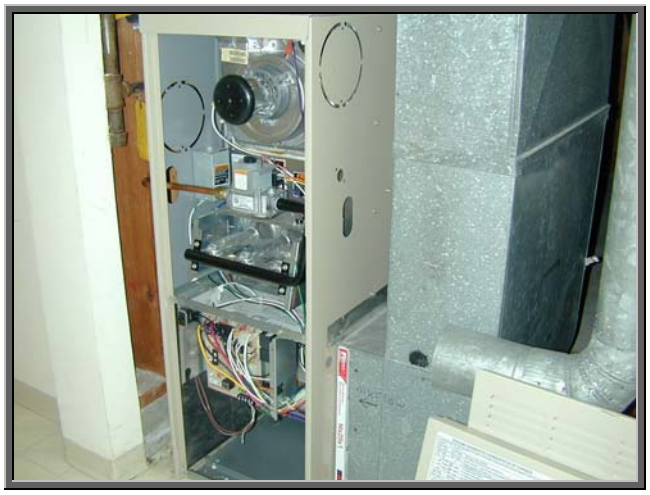


AREA OF NOTE 14:

- The drainage system in the home was in good overall condition.

AREA OF NOTE 15:

- The furnace system was operational.



AREA OF NOTE 16:

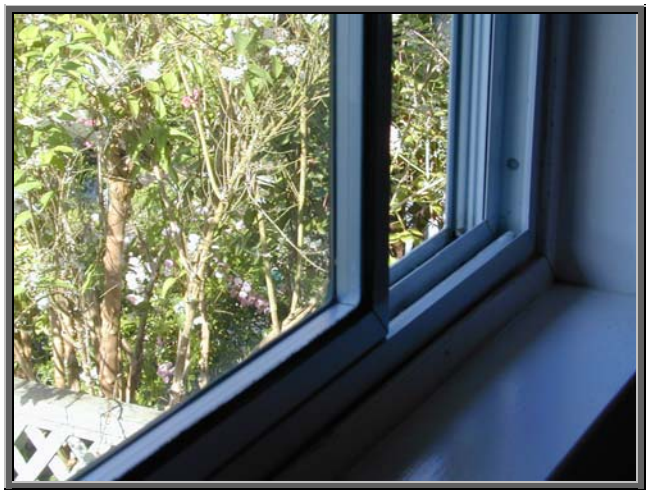
- The basement fireplace needs upgrades to make it safe.

AREA OF NOTE 17:

- The basement was partially finished.

AREA OF NOTE 18:

- The doors and windows were generally in good observed condition.



AREA OF NOTE 19:

- The bathrooms were in generally good condition.

AREA OF NOTE 20:

- The kitchen was operational and in good observed condition.

AREA OF NOTE 21:

- The interior finishes were generally in good condition.

APPENDIX B

MAINTENANCE SCHEDULE

Monthly

- Test all Ground Fault Circuit Interrupter breakers and outlets
- Test garage door closer safety circuit
- Test smoke detectors
- Test Carbon Monoxide detectors
- Test all door / window latches and hardware for proper operation and security, particularly those used for emergency exits
- Perform a general inspection of all heating/cooling units, clean or replace filters. Follow manufacturers maintenance instructions. Clean snow and/or debris from exterior units
- Perform a visual inspection of hot water heater(s) for signs of leaks or rusting. *Unless you are proficient and knowledgeable with hot water tanks, testing the T&P valve and draining any sediment build up on the bottom of the tank is better left to a qualified professional*
- Check all fire extinguishers charge
- Add water to any floor drains to keep the trap seal intact
- Flush garburator with baking soda and hot water

Semi-annually

Spring/Fall

- Masonry chimneys should be inspected for loose mortar, cracked or broken pieces, metal chimneys should be inspected for rust, missing rain caps and that the storm collars or properly caulked, and metal flashings need to be checked for leaks. Signs of moisture penetration i.e.: efflorescence, should be further investigated by a qualified professional.
- Roofs should be inspected for missing, loose or damaged shingles. Check high wear areas (valleys, heavy weather side) for missing granules. Check all flashings and caulking for damage or leaks. Flat roofs need to be checked for shifting, or missing gravel, blistering, cracks and standing water. Keep all trees and branches well back from the roof

Semi-annually

- Gutters and down spouts should be cleaned of debris and flushed with water, be sure to disconnect the down spouts from the perimeter drainage first. Make sure all gutters and down spouts are securely fastened and properly connected.

- Inspect soffits and Fascia for damage, and signs of birds, rodents or insects
- Exterior walls should be checked for any signs of damage or rot. Note any signs of settlement
- Check fences and retaining walls for rot, insects, and/or shifting
- Check toilets for leaks and that they are well secured to the floor
- Clean all faucet aerators and shower heads
- Clean debris from all drains (including floor drains, exterior catch basins & sumps), and replace seals if necessary
- Flush all fixtures with baking soda and hot water
- Check all accessible supply side plumbing for leaks
- Check all accessible DWV (drain/waste/vent) plumbing for leaks
- Inspect foundation walls, basements & crawl spaces for moisture penetration (efflorescence, spalling or blistering of paint) and or cracks.
- Service hot water heating systems
- Clean or replace range hood filters
- Check all windows for cracks, loose glazing compound, failed sealed units (condensation in between the panes)
- Check all doors for ease of operation and proper seals on all exterior doors

Spring

- Remove storm windows & install screens
- Re-connect all exterior hoses, pipes and turn on water
- Clean exterior of the house with a mild cleaning solution and rinse with clean water
- Clean and treat areas affected by fungus or mildew

Fall

- Remove screens and install storm windows and doors
- Clean window wells, debris from under decks & porches
- Shut off water to, and drain all exterior pipes, hoses, hose bibbs, and valves
- Test sump pumps

Annually

- Test and recharge fire extinguishers as necessary
- Clean smoke and carbon monoxide detectors (vacuum)
- Heating ducts, registers, and radiators should be vacuumed
- *The mechanical systems (heating, plumbing, hot water and electrical service) should be checked on an annual basis by qualified professionals for any signs of failure or necessary repair/maintenance*
- Have septic tanks and fields checked and cleaned if necessary
- Cut back trees and shrubs from the siding and roof of the house
- Check all caulking on exterior windows, doors, vents
- Have all chimneys and flues checked and cleaned as needed
- Recaulk and reseal bathtub surrounds

Every five years

- Once every five years inspect and/or replace the supply hoses to the washing machine.
- Have the perimeter drainage system cleaned and inspected.

The intent of the above suggestions is to impart but a few of the many duties and responsibilities of a homeowner to maintain a house in safe and comfortable condition. Some of the suggestions may not apply to specific regions and others may be missing.

There are several books and agencies available to the home owner that can give more in depth details of the proper maintenance for your specific region or area of concern, the Canadian Housing and Mortgage Corporation is a good starting point for any reference materials, as are the Internet and Public Libraries.

APPENDIX C - SAFETY TIPS

ULC certified CO alarms play an important role in home safety. Thousands of lives have been saved because of the operation of these lifesafety devices. Home Sweet Home Inspections strongly urges consumers to install and/or continue using CO alarms.

CO: the "Silent Killer"

According to the Canada Safety Council, approximately 200 Canadians die each year from CO. Carbon monoxide (CO) is a deadly gas that is hard to detect because it is odorless, colorless and tasteless. A byproduct of incomplete combustion, sources of CO can include but are not limited to -- fuel-burning appliances, such as furnaces, stoves, ovens and water heaters.

ULC certified CO alarms are designed to sound an alarm before most people would begin to experience the flu-like symptoms of CO poisoning (including nausea, fatigue, headaches, dizziness, confusion and breathing difficulties). By continuing to inhale CO, a person faces the risk of cardiac trauma, brain damage, coma and even death.

- The safety experts at ULC recommend that consumers follow these steps to help prevent carbon monoxide poisoning:
- Have a qualified technician inspect fuel-burning appliances at least once each year. Fuel-burning appliances such as furnaces, hot water heaters and stoves require yearly maintenance. Over time, components can become damaged or deteriorate. A qualified technician can identify and repair problems with your fuel-burning appliances.
- Have a qualified technician inspect fuel-burning appliances at least once each year. Fuel-burning appliances such as furnaces, hot water heaters and stoves require yearly maintenance. Over time, components can become damaged or deteriorate. A qualified technician can identify and repair problems with your fuel-burning appliances.
- Be alert to the danger signs that signal a CO problem: streaks of carbon or soot around the service door of your fuel-burning appliances; the absence of a draft in your chimney; excessive rusting on flue pipes or appliance jackets; moisture collecting on the windows and walls of furnace rooms; fallen soot from the fireplace; small amounts of water leaking from the base of the chimney, vent or flue pipe; damaged or discolored bricks at the top of your chimney and rust on the portion of the vent pipe visible from outside your home.
- Be aware that CO poisoning may be the cause of flu-like symptoms such as headaches, tightness of chest, dizziness, fatigue, confusion and breathing difficulties. Because CO poisoning often causes a victim's blood pressure to rise, the victim's skin may take on a pink or red cast. Install a ULC certified CO alarm outside sleeping areas. A ULC certified CO alarm is designed to sound an alarm before dangerous levels of CO accumulate. CO indicator cards and other devices are also intended to detect elevated levels of CO, but most are not equipped with an audible alarm, and cannot wake you at night, when most CO poisonings occur.
- Read the manufacturer's instructions carefully before installing a CO alarm. Do not place the alarm within five feet of household chemicals. If your alarm is wired directly into your home's electrical system, you should test it monthly. If your unit operates off of a battery, test the alarm weekly and replace the battery at least once a year.
- Avoid placing your alarm directly on top of or directly across from fuel-burning appliances. These appliances will emit some CO when initially turned-on. Never use charcoal grills inside a home, tent, camper or unventilated garage. Don't leave vehicles running in an enclosed garage, even to "warm up" your car on a cold morning.
- Know how to respond to a CO alarm. If your alarm sounds, immediately operate the reset/silence button and call your emergency services (fire department or 911). Move to fresh air by going outside or moving to an open door or window.

- Check to make sure that everyone in your household is accounted for. Do not re-enter the premises nor move away from the open door or window until the emergency services have arrived, the premises have been sufficiently aired out, and your CO alarm remains in its normal condition. If your CO alarm reactivates within a 24-hour period, operate the reset button, call your emergency services and move to fresh air. Call a qualified technician to examine and/or turn off your fuel-burning appliances or other sources of combustion. Although your problem may appear to be temporarily solved, it's crucial that the source of CO is determined and appropriate repairs are made.

Carbon monoxide alarms.

Every home should have one or more CO alarms. This applies to homes with electric appliances as well if you have an attached garage, a fire place, or if you use portable kerosene heaters, etc. In the case of attached garages, the home may be under negative pressure from time to time (more air flowing out through vents than is coming in). When this is the case, air from the garage can be sucked into the home to make up the difference. When you start your car, just delaying for a few seconds before you pull out of the garage can leave enough CO in the garage
to cause a problem.

CO alarms are necessary because there is no other way to detect its presence until it is too late. The gas has no odor, no color and no smell. Firefighters need special detection equipment to find the source. Back when CO alarms first hit the market, many fire departments were not trained or equipped to find CO. The firefighters would often respond to a CO alarm and tell the owner that there was no problem so it must be a faulty CO detector. After all, they couldn't see, taste or smell anything and everyone in the home appeared to be okay. They were wrong but did not know it because they did not have the equipment to find it.

The people appeared to be okay because the CO alarms are designed to sound before symptoms of CO poisoning appear. This was required so that people would have time to react while they were still clear-headed. Thankfully, most fire departments have now gotten the necessary training and equipment, and are less likely to miss the problem.

National standards recommend that a CO alarm be placed near the bedrooms close enough to hear it when the bedroom doors are closed. If the bedrooms are not together, additional CO alarms will be needed. In larger homes, just one CO alarm may not be close enough to other parts of the home to be heard. For example, if the CO alarm is upstairs and you have a family room on the lower level, you might need an additional unit to be close enough to hear it. If the room in the basement, there will be two levels separating you from the CO alarm, so it is less likely that you will hear it. In this case, a CO alarm on each level is prudent.

You can buy battery-operated CO alarms or ones that need 110 volt power. Both types meet the same Underwriters laboratory requirements. In the past, the battery-operated units were more sensitive than the 110 volt type and some people preferred to be warned when even low levels of CO were present. The standards have changed, and CO alarms manufactured today only respond to higher levels of CO that are an imminent threat.

There is a new CO alarm on the market that goes into the furnace where the air is returned to be reheated. The logic of this device is that all of the air being circulated throughout the home will be recirculated through the furnace's cold-air return ducts, so one CO alarm in the duct will detect CO that is anywhere in the home. This logic holds as long as the furnace motor is running, so anyone installing this type of alarm needs to keep the motor running constantly, even in the months when the furnace is not being used. Another issue is the ability to hear the alarm. If you install one, make sure that it is loud enough to be heard in every room over the typical noise levels. It also needs to be loud enough to waken you when you are sleeping.

Smoke alarms.

Over 92 percent of dwellings have at least one smoke alarm, making them the most recognizable fire safety feature in residences. Unfortunately, they are the most under-regarded safety feature. About one third of them no longer work because people forget to test them, replace dead batteries or replace old smoke alarms. For details on smoke alarm problems, selection, maintenance and replacement, see smokealarms.htm.

In new homes, smoke alarms should be powered by the home's electrical system and have backup batteries. They should also be interconnected so that if one unit detects smoke, all of the units will sound. New owners and tenants need to confirm this feature so they know what to expect if a fire occurs.

New dwellings should have the following number of smoke alarms. First, there should be one alarm located outside each bedroom area, close enough to be heard through closed bedroom doors. There should also be one in each bedroom. In addition, there should be at least one on every level. Thus, a 3-bedroom home with a basement should have a minimum of five smoke alarms.

In homes where the bedrooms are not located together, additional smoke alarms will be needed outside the other bedrooms. It is advisable to have more than one on each level if there are several rooms. Remember, smoke alarms cannot work until the smoke reaches them, so every additional smoke alarms cuts the potential response time in a fire.

Maintaining smoke alarms.

Keeping smoke alarms operating is easy. The big problem is dust that can accumulate inside the unit. Remember, air is flowing through them, and air carries dust particles. Once a year, hold a vacuum cleaner up against them to suck out any dust that may have accumulated inside the unit. If the units are battery operated, replace the batteries every year unless you have installed long-life batteries. And never install a 10-year battery in an older smoke alarm. It may leave you with an inoperable smoke alarm.

Replacing smoke alarms.

Like any appliance, smoke alarms wear out after time. Ten years is the recommended replacement time. After operating 24 hours a day for ten years, even well-maintained smoke alarms have a 30 percent chance that they will fail to operate in a fire.

Portable extinguishers.

Building codes don't require portable extinguishers in 1-family homes, but you will find them in the corridors and other public areas in apartment buildings. You can purchase them at hardware and builders supply stores, and should have at least on each level of the home.

Interestingly, some fire departments will advise against having portable extinguishers. The reasoning is that some people have delayed calling the fire department and the fire was too big for the extinguishers to stop it. There are two flaws in this logic. For one, when people discover a small fire, their immediate response is to try to put it out. If an extinguisher is not handy they will use whatever is, and improper materials (e. g., combustible fabric like a blanket) may actually worsen the situation. It is better to have extinguishers handy if people are going to try to fight a small fire. They should take the following steps: get everyone out, call the fire department, then extinguish the fire if it is small enough for the portable extinguisher to handle.

The other flaw in the argument is that people can be taught to recognize which fires can be fought and which cannot. A burning pot on the range can be handled with a portable extinguisher if it has not extended to surrounding material. A mattress is a different situation, and in this case, the occupant should not attempt extinguishment. Since early extinguishment results in less damage to the home and less danger to the occupants (not to mention responding firefighters), is it not better for fire departments to train people in the proper use of portable extinguishers? This being said, we also should point out that we are referring to adults and older children. Younger children (under 14 years) should be taught to leave the dwelling and call the fire department.

When deciding on where to place portable extinguishers, always select a spot that will let you escape. In other words, you don't want the fire between you and an exit, so place the extinguisher where you will have a path out of the home.

APPENDIX D -
STANDARDS OF PRACTICE; DETACHED DWELLING

2000 CAHPI(BC) Standards of Practice

1. INTRODUCTION

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

PURPOSE AND SCOPE

2.1 The purpose of these Standards of Practice is to establish a minimum and uniform standard for private, fee-paid home inspectors who are members of the Canadian Association of Home and Property Inspectors British Columbia. Home Inspections performed to these Standards of Practice are intended to provide the client with information regarding the condition of the systems and components of the home as inspected at the time of the Home Inspection.

2.2 Inspectors shall
A. inspect
1. readily accessible systems and components of homes listed in these Standards of Practice.
2. installed systems and components of homes listed in these Standards of Practice.
B. report
1. on those systems and components inspected which, in the professional opinion of the inspector, are significantly deficient or are near the end of their service lives.
2. a reason why, if not self-evident, the system or component is significantly deficient or near the end of its service life.
3. the inspector's recommendations to correct or monitor the reported deficiency.
4. on any systems and components designated for inspection in these Standards of Practice which were present at the time of the Home Inspection but were not inspected and a reason they were not inspected.

2.3 These Standards are not intended to limit inspectors from
A. including other inspection services, systems or components in addition to those required by these Standards ofPractice.
B. specifying repairs, provided the inspector is appropriately qualified and willing to do so.
C. excluding systems and components from the inspection if requested by the client.

3. STRUCTURAL SYSTEM

3.1 The inspector shall
A. inspect
1. the structural components including foundation and framing.
2. by probing a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is NOT required when probing would damage any finished surface or where no deterioration is visible.
B. describe
1. the foundation and report the methods used to inspect the under-floor crawl space.
2. the floor structure.
3. the wall structure.
4. the ceiling structure.
5. the roof structure and report the methods used to inspect the attic.

3.2 The inspector is NOT required to
A. provide any engineering service or architectural service.
B. offer an opinion as to the adequacy of any structural system or component.

4. EXTERIOR

4.1 The inspector shall
A. inspect
1.the exterior wall covering, flashing and trim.
2. all exterior doors.
3. attached decks, balconies, stoops, steps, porches, and their associated railings.
4. the eaves, soffits, and fascias where accessible from the ground level.
5. the vegetation, grading, surface drainage, and retaining walls on the property when any of these are likely to adversely affect the building.
6. walkways, patios, and driveways leading to dwelling
entrances.
B. describe the exterior wall covering

4.2 The inspector is NOT required to
A. inspect
1.screening, shutters, awnings, and similar seasonal accessories.
2. fences.
3. geological, geotechnical or hydrological conditions.
4. recreational facilities.
5. outbuildings.
6. seawalls, break-walls, and docks.
7. erosion control and earth stabilization measures.

5. ROOF SYSTEM

5.1 The inspector shall
A. inspect
1. the roof covering.
2. the roof drainage systems.
3. the flashings.
4. the skylights, chimneys, and roof penetrations.
B. describe the roof covering and report the methods used to inspect the roof.

5.2 The inspector is NOT required to
A. inspect
1. antennae.
2. interiors of flues or chimneys which are not readily accessible.
3. other installed accessories.

6. PLUMBING SYSTEM

6.1 The inspector shall
A. inspect
1. the interior water supply and distribution systems including all fixtures and faucets.
2. the drain, waste and vent systems including all fixtures.
3. the water heating equipment.
4. the vent systems, flues and chimneys.
5. the fuel storage and fuel distribution systems.
6. the drainage sumps, sump pumps, and related piping.
B. describe
1. the water supply, drain, waste, and vent piping materials.
2. the water heating equipment including the energy source.
3. the location of main water and main fuel shut-off valves.

6.2 The inspector is NOT required to
A. inspect
1. the clothes washing machine connections.
2. the interiors of flues or chimneys which are not readily accessible.
3. wells, well pumps, or water storage related equipment.
    a. water conditioning systems.
    b. solar water heating systems.
    c. fire and lawn sprinkler systems.
    d. private waste disposal systems.
B. determine
1. whether water supply and waste disposal systems are public or private.
2. the quantity or quality of the water supply.
3. operate safety valves or shut-off valves.

7. ELECTRICAL SYSTEM

7.1 The inspector shall
A. inspect
1. the service drop.
2. the service entrance conductors, cables, and raceways.
3. the service equipment and main disconnects.
4. the service grounding.
5. the interior components of service panels and sub panels.
6. the conductors.
7. the overcurrent protection devices.
8. a representative number of installed lighting fixtures, switches, and receptacles.
9. the ground fault circuit interrupters.
B. describe:
1. the amperage and voltage rating of the service.

2. the location of main disconnect(s) and sub panels.
3. the wiring methods.

C. report
1. on the presence of solid conductor aluminum branch circuit wiring.
2. on the absence of smoke detectors.

7.2 The inspector is NOT required to
A. inspect
1. the remote control devices unless the device is the only control device.
2. the alarm systems and components.
3. the low voltage wiring, systems and components.
4. the ancillary wiring, systems and components not a part of the primary electrical power distribution system.
B. measure amperage, voltage, or impedance.

8. HEATING SYSTEM

8.1 The inspector shall
A. inspect
1. the installed heating equipment.
2. the vent systems, flues, and chimneys.
B. describe:
1. the energy source.
2. the heating method by its distinguishing characteristics.

8.2 The inspector is NOT required to
A. inspect
1. the interiors of flues or chimneys which are not readily accessible.
2. the heat exchanger.
3. the humidifier or dehumidifier.
4. the electronic air filter.
5. the solar space heating system.
B. determine heat supply adequacy or distribution balance.

9. AIR CONDITIONING SYSTEMS

9.1 The inspector shall
A. inspect the installed central and through-wall cooling equipment.
B. describe
1. the energy source
2. the cooling method by its distinguishing characteristics.
9.2 The inspector is NOT required to
A. inspect electronic air filters.
B. determine cooling supply adequacy or distribution balance.

10. INTERIOR

10.1 The inspector shall
A. inspect
1. the walls, ceilings, and floors.
2. the steps, stairways, and railings.
3. the countertops and a representative number of installed cabinets.
4. a representative number of doors and windows.
5. garage doors and garage door operators.

10.2 The inspector is NOT required to
A. inspect
1. the paint, wallpaper, and other finish treatments.
2. the carpeting.
3. the window treatments.

4. the central vacuum systems.
5. the household appliances.
6. recreational facilities.

11. INSULATION & VENTILATION

11.1 The inspector shall
A. inspect
1. the insulation and vapor retarders in unfinished spaces.
2. the ventilation of attics and foundation areas.
3. the mechanical ventilation systems.
B. describe:
1. the insulation and vapor retarders in unfinished spaces.
2. the absence of insulation in unfinished spaces at conditioned surfaces.
11.2 The inspector is NOT required to
A. disturb insulation or vapor retarders.
B. determine indoor air quality.

12. FIREPLACES AND SOLID FUEL BURNING APPLIANCES

12.1 The inspector shall
A. inspect
1. the system components.
2. the vent systems, flues, and chimneys.
B. describe:
1. the fireplaces and solid fuel burning appliances.
2. the chimneys.

12.2 The Inspector is NOT required to
A. inspect
1. the interiors of flues or chimneys.
2. the firescreens and doors.
3. the seals and gaskets.
4. the automatic fuel feed devices.
5. the mantles and fireplace surrounds.
6. the combustion make-up air devices.
7. the heat distribution assists whether gravity controlled or fan assisted.
B. ignite or extinguish fires.
C. determine draft characteristics.
D. move fireplace inserts or stoves or firebox contents.

13. GENERAL LIMITATIONS AND EXCLUSIONS

13.1 General limitations
A. Inspections performed in accordance with these Standards of Practice
1. are not technically exhaustive.
2. will not identify concealed conditions or latent defects.
B. these Standards are applicable to buildings with four or fewer dwelling units and their garages or carports.

13.2 General exclusions
A. The inspector is not required to perform any action or make any determination unless specifically stated in these Standards of Practice, except as may be required by lawful authority.
B. Inspectors are NOT required to determine:
1. the condition of systems or components which are not readily accessible.
2.the remaining life of any system or component.
3. the strength, adequacy, effectiveness, or efficiency of any system or component.
4. the causes of any condition or deficiency.
5. the methods, materials, or costs of corrections.
6. future conditions including, but not limited to, failure of systems and components.
7. the suitability of the property for any specialized use.
8. compliance with regulatory requirements (codes, regulations, laws, ordinances, etc.).
9. the market value of the property or its marketability.
10. the advisability of the purchase of the property.\

11. the presence of potentially hazardous plants or animals including, but not limited to wood destroying organisms or diseases harmful to humans.
12. the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water, and air.
13. the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances.
14. the operating costs of systems or components.
15. the acoustical properties of any system or component.

C. Inspectors are NOT required to offer:
1. or perform any act or service contrary to law.
2. or perform engineering services.
3. or perform work in any trade or any professional service other than home inspection.
4. warranties or guarantees of any kind.

D. Inspectors are NOT required to operate
1. any system or component which is shut down or otherwise inoperable.
2. any system or component which does not respond to normal operating controls.
3. shut-off valves.

E. Inspectors are NOT required to enter
1. any area which will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components.
2. the under-floor crawl spaces or attics which are not readily accessible.

F. Inspectors are NOT required to inspect:
1. underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active.
2. systems or components which are not installed.
3. decorative items.
4. systems or components located in areas that are not entered in accordance with these Standards of Practice.
5. detached structures other than garages and carports.
6. common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

G. Inspectors are NOT required to:
1. perform any procedure or operation which will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or it's systems or components.
2. move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice, or debris.
3. dismantle any system or component, except as explicitly required by these Standards of Practice.

Glossary of Italicized Terms

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

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

AUTOMATIC SAFETY CONTROLS:
Devices designed and installed to protect systems and components from unsafe conditions.

COMPONENT:
A part of a system.

DECORATIVE:
Ornamental; not required for the operation of the essential systems and components of a home.

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

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

APPENDIX D -
STANDARDS OF PRACTICE; DETACHED DWELLING

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

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

HOME INSPECTION:
The process by which an inspector visually examines the readily accessible systems and components of a home and which describes those systems and components in accordance with these Standards of Practice.

HOUSEHOLD APPLIANCES:
Kitchen, laundry, and similar appliances, whether installed or free-standing.

INSPECT:
To examine readily accessible systems and components of a building in accordance with these Standards of Practice, using normal operating controls and opening readily openable access panels.

INSPECTOR:
A person hired to examine any system or component of a building in accordance with these Standards of Practice.

INSTALLED:
Attached such that removal requires tools.

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

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

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

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

REPORT:
To communicate in writing.

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

ROOF DRAINAGE SYSTEMS:
Components used to carry water off a roof and away from a building.

SIGNIFICANTLY DEFICIENT:
Unsafe or not functioning.

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

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

STRUCTURAL COMPONENT:
A component which supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).

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

TECHNICALLY EXHAUSTIVE:
An investigation that involves dismantling, the extensive use of advanced techniques, measurements, instruments, testing, calculations, or other means.

UNDERFLOOR CRAWL SPACE:
The area within the confines of the foundation and between the ground and the underside of the floor.

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

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

Code of Ethics of the Canadian Association of Home and Property Inspectors British Columbia®

Effective January 1, 2001

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

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

1. The member will express an opinion only when it is based on practical experience and honest conviction.
2. The member will always act in good faith toward each client.
3. The member will not disclose any information concerning the results of the inspection without the approval of the clients or their representatives.
4. The member will not accept compensation, financial or otherwise, from more than one interested party for the same service without the consent of all interested parties.
5. The member will not accept nor offer commissions or allowances, directly or indirectly, from other parties dealing with their client in connection with work for which the member is responsible.
6. The member will promptly disclose to his or her client any interest in a business which may affect the client. The member will not allow an interest in any business to affect the quality of the results of their inspection work which they may be called upon to perform. The inspection work may not be used as a vehicle by the inspector to deliberately obtain work in another field.
7. An inspector shall make every effort to uphold, maintain, and improve the professional integrity, reputation, and practice of the home inspection profession. He or she will report all such relevant information, including violations of this Code by other members, to the Association for possible remedial action.

