

Sean Moss Home Inspection Services

Property Inspection Report



2580 Anywhere Lane, Somewhere , BC, V6H 2L9

Inspection prepared for: Henry Sample
Inspection Date: 12/19/2010 Time: 1:00 PM
Age: 50 Size: 2500 SF
Weather: Clear & Sunny

Inspector: Sean Moss
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Report Summary

IMPORTANT NOTE: Listed in this page is a brief summary of the significant deficiencies or critical concerns which are important to highlight as they relate to function or safety. This is only a summary and is provided as a courtesy—and should not be considered to be the complete report. The complete list of issues, concerns, deficiencies and important details pertaining to this property is found throughout the body of the inspection report. Your **entire report must be carefully read** to fully assess all of the findings and benefit from the recommendations, maintenance advice and tips provided.

I am often asked in what order repairs/improvements should be completed. My recommendation to you is to correct safety deficiencies first followed, by those items which will cause further consequential damage if they are not corrected. Water related issues such as rot damage, leaks, and the possibility of future leaks due to installation or maintenance defects usually fall within this category. Improvements such as weatherstripping and insulation upgrades would be next on the list. Aesthetic or point of use improvements such as new kitchens and bathrooms, although often a priority the the purchaser, should be last.

<i>Exterior</i>		
Page 7 Item: 5	Eaves, Soffits and Fascia	<ul style="list-style-type: none"> • There was a large hole in the soffit against the South/East chimney where birds have made a home. Recommendation: Contact a pest control company to discuss options for removal. Repair holes in the soffit to prevent future pest/water intrusion.
<i>Roofing</i>		
Page 10 Item: 2	Roof Covering	<ul style="list-style-type: none"> • The roof is old, in need of repair, within last few years of useful lifespan. Recommendation: Budget for a new roof in the near future.
<i>Plumbing</i>		
Page 11 Item: 2	Supply Piping	<ul style="list-style-type: none"> • Small pinhole leaks on copper pipes in crawlspace. Recommendation: Contact a plumber to further investigate.
<i>Heating</i>		
Page 14 Item: 6	Venting, Flue(s), Chimney(s)	<ul style="list-style-type: none"> • SAFETY CONCERN: Chimney flue/vent pipe has inadequate clearance to combustible materials. Repair as needed.
<i>Electrical</i>		
Page 18 Item: 5	Main Service Panel(s)	<ul style="list-style-type: none"> • SAFETY CONCERN: The main service panel is crowded, which could lead to a possible fire safety hazard. Recommendation: Contact a licensed electrician to repair the issue as needed.
<i>Bathrooms</i>		
Page 21 Item: 3	Shower(s)	<ul style="list-style-type: none"> • There were high level moisture readings noted on the ceramic tiles surrounding the shower taps. As noted, there is a possibility of moisture damage and/or mold to the structure behind. Recommendation: Consult a licensed plumber/contractor for further evaluation.
<i>Interior</i>		
Page 24 Item: 6	Stairways, Steps, Railings	<ul style="list-style-type: none"> • SAFETY CONCERN: Missing handrail on stairs leading to second floor. Hand rails must be installed on all stairways with more than 3 stairs.

Page 24 Item: 10	Vehicle Door & Control	<ul style="list-style-type: none">• The vehicle door was not working properly when tested. Recommendation: Contact a licensed garage door contractor to repair and test all safety functions. If left in this condition, it could be a potential safety concern and cause injury.
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General Information

1. Time of Inspection

- 1:00 PM

2. Weather Conditions

- Clear and sunny

3. Age of Home

- Approximately 50 years old

4. Front of house faces

- South

5. Levels

- 2 Stories

6. Inspection Attended By

- Client

7. Approximate Square Footage

- 2500 square ft.

8. Bedrooms & Bathrooms

- 4 Bedrooms & 4 Bathrooms

9. Garage/Carport

- Attached - 2 Car Garage

Conventions Used In This Report

TEXT COLOUR SIGNIFICANCE:

GREEN text: Describes general/descriptive comments on the systems and components installed at the property. Limitations, if any, that restricted the inspection, associated with each area, are listed here as well.

BLUE text: Describes observations and information regarding the condition of the systems and components of the home. These include comments of deficiencies, which are less than significant; or comments that further expand on a significant deficiency; or comments of recommendations, routine maintenance or tips.

RED text: Describes significant deficient components or conditions, which need relatively quick attention, repair, or replacement. These comments are also duplicated in the Report Summary page(s).

USE OF PHOTOS:

Your report includes several photographs. Some of these pictures have been added as a courtesy, or added for your information, in helping you to help clarify where the inspector has been, what was looked at, and the condition of the system or component *at the time of the inspection*. These pictures may be of deficiencies or problem areas, to help you better understand what is documented in this report and may allow you see areas or items that you normally would not see.

Exterior

The exterior is an environmental separator between the inside and out side of the building. The exterior inspection is important because problems with this part of the building can be expensive, should repairs be needed. The main purpose of the exterior is to protect the building structure and interior from the natural elements, such as damage due to water, wind & pests, while providing reasonable security to the homeowners. The landscape of a home is an important part of the exterior inspection with regards to water penetration into the home. Water damage can have a serious impact on the building structure. In this section, I will be addressing areas such as slope, vegetation against the building, grade level, ground & roof drainage systems, exterior wall surfaces, soffits, fascia, windows, doors, flashing, stairs, walkways, driveways, and any other relevant components of the exterior.

1. Drive Way & Walkways

Materials:

- Asphalt in front

Observations:

- Large cracks on asphalt drive way up to the house due to tree roots. This is a trip hazard. Recommendation: Repave to create a smoother surface.

2. Vegetation & Landscaping

Observations:

- Vegetation has grown too close to the exterior.

Recommendation: Trim or prune all vegetation a minimum of one foot away from the building. This is necessary in order to prevent moisture damage to the exterior and to inhibit the ability of insects to migrate into the building structure.



Vegetation is too close to the exterior

3. Gutters, Downspouts & Drainage

Materials & Location:

- Copper
- Above ground
- Below ground

Observations:

- There are areas noted where the downspout was improperly connected to the gutter, which could allow moisture to build up and rot the exterior paneling. IMPROVE: Re attach these connection points as necessary.



Disconnected downspout

4. Exterior Cladding

Materials:

- Wood
- Brick

Observations:

- Evidence of recent painting completed on the exterior. This is a good maintenance detail.
- No major issues to report during the time of inspection.
- MAINTENANCE: To increase the longevity of your siding and to reduce the the chance of water and pest intrusion, I recommend sealing all penetrations with outdoor sealant, & caulking around window and door openings. Be sure to perform this maintenance at least annually and monitor as needed.

5. Eaves, Soffits and Fascia

Materials:

- Eaves - Wood
- Fascia - Wood

Observations:

- There was a large hole in the soffit against the South/East chimney where birds have made a home. Recommendation: Contact a pest control company to discuss options for removal. Repair holes in the soffit to prevent future pest/water intrusion.



Soffit damage & evidence of nesting birds

6. Door/Window Frame & Trim

Materials:

- Wood

Observations:

- There is no head flashing above the exterior windows or doors. Although window & door flashings may not have been recommended at the time the house was built, I suggest the installation of these head flashings, especially in areas where the doors and windows are not protected by large overhangs.
- There was evidence of wood rot on the trim of the north west corner of the house. Recommendation: Replace as necessary and repaint with a water resistant paint.



Wood rot on the garage door trim

7. Patio

Materials:

- Brick on the front and rear

Observations:

- There were various settlement cracks across the entire length of the porch. Monitor and repair cracks as needed.

8. Deck/Balcony & Porch

Materials:

- Front Porch - Brick

Observations:

- There were various settlement cracks noted. Recommendation: Monitor and repair as needed.

9. Limitations of Exterior Inspection

- The exterior Inspection was performed from the ground level.
- Vegetation covered the view of some exterior areas which were not inspected.

Roofing

The roof is a key part of the home inspection, as its performance will affect all parts of the building below. Roofs are also an expensive part of the home, which will typically expire within ten to twenty years, depending on the materials used and installation techniques. For this reason, I always stress that you get your hands on any warranties from the prior owner. The main functions of a roof are to protect the home from our rough weather, especially rain and wind, while supporting the mechanical equipment in the home. As an inspector, I am concerned with the flashings, skylights, chimneys, all penetrations, vents, valleys, roofing materials, intersection points, and slope.

1. Method of Inspection

At the roof edge and surface mounted.

2. Roof Covering

Description: Wood Shingles

Observations:

- There were areas of moss growth, debris and damaged shingles throughout the roof surface. Recommendation: Remove all debris & moss from roof surface. Maintain a clean roof surface to increase its longevity.
- The roof is old, in need of repair, within last few years of useful lifespan. Recommendation: Budget for a new roof in the near future.



Debris in roof valley



Damaged, old roof shingles



Extreme moss growth on roof

3. Flashings

Observations:

- Visible areas appeared functional, at time of inspection.
- Areas on upper roof not visible due to height.
- Flashing Locations: Skylights, plumbing stacks, roof valleys, roof to wall intersections and base of the chimney(s).
- Plumbing vents, electrical masts and chimneys that extend through the surface of the roof are fitted with weatherproof flashing or boots known as storm collars that prevent rainwater infiltration into the structure.

4. Chimney(s)

Description:

- Masonry

Observations:

- Appeared functional from edge of roof with no deficiencies noted, at time of inspection.

5. Roof Drainage System

Description:

- Copper, 2 Downspouts:, discharges below grade--connected to drainage piping

Observations:

- The gutter(s) appear intact but due to the lack of recent rain, I am unable to determine if gutter(s) leak at seams or spills water.
- MAINTENANCE: Clear gutter of debris; caulk seams as needed.
- There was a location at on the south side of the home where the downspout was not properly connected to the gutter. This will result in water damage to the wood siding. Recommendation: re attach the connection point and repair damaged wood siding.

6. Limitations of Roofing Inspection

- Estimates of the remaining roof life are approximations only and do not preclude the possibility of leakage.
- From a one time inspection, it is impossible to inspect the total underside surface of the roof sheathing for evidence of leaks. Evidence of prior leaks may be disguised by interior finishes. Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A leak may depend on rain intensity, wind direction, ice buildup, and other factors.
- Always obtain manufacturer warranties from owner if applicable.

Plumbing

The plumbing system is designed to bring you clean water for domestic use and heat in several locations in the building, followed by disposing of all waste and dirty water. One main concern with the plumbing system involves potentially mixing supply with waste water, otherwise known as cross contamination. Another potential issue is the proper venting of waste gases from the home. My plumbing inspection covers supply piping, materials, the water heater and tank, all sinks, tubs, showers, drains, vents, washbasins, toilets, fixtures and faucets.

1. Supply & Waste System

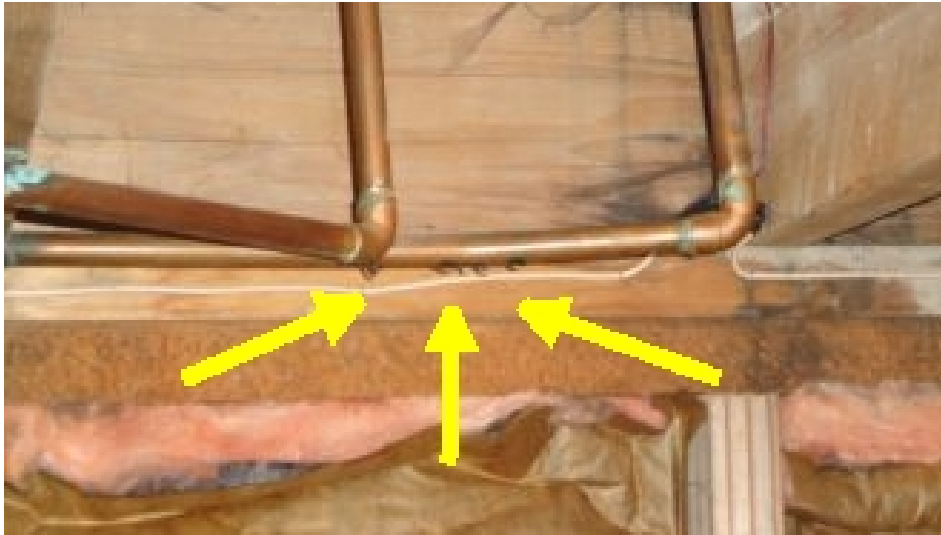
Source: Municipal supply and waste system, 3/4 inch copper piping to house.

2. Supply Piping

Materials: Branch Piping Size: 1/2-inch, Service Piping Size: 3/4-inch

Observations:

- Evidence of leaking pipes in crawlspace and under kitchen sink. Monitor and repair as necessary.
- Small pinhole leaks on copper pipes in crawlspace. Recommendation: Contact a plumber to further investigate.



Pinhole leaks in Copper piping

3. Main Water Shut Off

Location: In the garage, approximately five feet from the main garage door.

4. Main Fuel Shut Off

Location: Mounted on wall inside the utility closet.

5. Water Heater

Description: Capacity: 40 US Gallons, BTUs: 100,000, Located in the 1st floor mechanical room., Fuel: Gas, Manufacturer: Bradford White, holding tank for hot water boiler., Approximately 6 years old

Observations:

- No deficiencies noted at the time of inspection.
- Hot water tanks are top-heavy and can fall in an earthquake resulting in plumbing supply line/gas line rupture and thus possibly leading to fire and/or flood. I recommend the installation of seismic restraints to correct for this.

6. Fauctes

Observations & Location:

- All fauctes were in satisfactory condition at the time of inspection

7. Sinks

Observations & Location:

- All sinks were in satisfactory condition at the time of inspection

8. Drains

Observations & Location:

- The laundry hook up is connected by using rubber hoses. IMPROVE: I suggest installing better quality steel braided hoses instead.
- Washing machine rubber supply hoses are prone to early failure. I recommend replacing these hoses with stainless steel braided hoses. These reduce the likelihood of expensive damage from a hose rupture due to a weak hose.

9. Waste, Drain, Vent Piping

Description: Waste Piping: ABS plastic

Observations:

- Visible piping appeared serviceable at time of inspection.

10. Sump, Ejector Pump(s)

Observations: Not Inspected - No sump pumps or ejector pumps found during inspection.

11. Limitations of Plumbing Inspection

- When reference is made to the type of plumbing and its condition, the comment relies on a visual observation of components in accessible areas. There is no non-invasive way to determine what is behind a closed or finished wall.
- Isolating, relief, zone and main water shut off valves were not tested during the inspection.

Heating

The heating system is designed to provide enough heat on the coldest calendar day, is reliable, inexpensive to install, quick to respond, is safe and will provide an even distribution throughout the entire home. Unfortunately, there are virtually no heating systems that can perform flawlessly. In order to ensure that the heating system lasts as long as possible, proper and ongoing maintenance is key. My inspection will cover the visible components of the heating appliance, capacity, distribution ductwork, intake air, thermostats, filters, registers, airflow, and fireplaces.

1. Thermostat(s)

Description: Non programmable type located in the first floor hall.

Observations:

- No deficiencies noted at time of inspection.

2. Furnace

Description: Age: 9 years old, BTU's: 60,000

, Fuel: Gas, electric ignition, Located: In the utility closet., Mid efficiency,

Manufacturer: Honeywell

Observations:

- Furnace is fairly new. There were no signs of deficiencies at time of inspection.

3. Energy Source

Type: Natural Gas , The Gas meter is located on the South/West side of the house.

Observations:

- No deficiencies noted at time of inspection.
- During the event of an earthquake, you can turn your gas off at the main shut-off valve on the inlet pipe next to your gas meter by turning the main shutoff one 1/4 turn to the right or left.

4. Safety Switch

Description: Located under the cover on the furnace.

5. Distribution Systems

Description: Aluminum supply ductwork

Observations:

- Air registers appeared working in every applicable room.

6. Venting, Flue(s), Chimney(s)

Materials: Aluminum vented through wall, directly to chimney.

Observations:

- **SAFETY CONCERN:** Chimney flue/vent pipe has inadequate clearance to combustible materials. Repair as needed.



SAFETY CONCERN: Chimney flue/vent pipe has inadequate clearance to combustible materials.
Repair as needed

7. Filters

Description: Disposable filter at the base of the furnace.

Observations:

- Filter is clogged and dirty. Recommendation: Replace filter as soon as possible and each 3 months to ensure air quality.



Dirty filter needs to be replaced

8. Limitations of Heating Inspection

- Interior surfaces of a chimney liner/flue are not inspected. Due to the small size of the flue, angles, soot, and lack of lighting, a visual inspection is not possible. While accessible parts of the chimney may appear functional, hidden problems may exist that are not documented in this report.
- Cooling/Heat pumps were not inspected - None found
- To gain access and inspect the heat exchanger in Mid and High Efficiency furnaces requires a significant dismantling and disassembly of the unit and is therefore outside the scope of a home inspection.

Structural Components

The structure is absolutely the most important part of the building. It is actually the home's skeleton, which ensures the overall safety and stability. The stronger a structure is, the less it will move, via gravitational force. The structure is also vulnerable to water damage from leaks, condensation and air movement throughout the building. My structural inspection is performed both inside and out, in combination with other systems. I focus my attention on signs of movement, especially in the foundation. At the same time, structural imperfections may be hidden from plain sight due to patching, exterior finishes and renovation work. I look at the foundations, footings, floors, walls, visible beams, columns studs, chimneys, unfinished areas of the basement or crawlspace, the underground garage of a condominium, the attic and the roof.

1. Foundation Type

Description:

- Crawlspace

2. Foundation Wall

Materials: Concrete

Observations:

- There was a small settlement crack on the South/West side of the garage foundation wall. Recommendation: Seal crack with a readily available Epoxy sealant according to manufacturers instructions.



Small crack in the foundation wall, south side

3. Foundation Floor

Description:

- Concrete slab

Observations:

- Minor settlement cracks in the concrete, which is typical for a house of this age and wear.



Settlement crack

4. Floor Structure

Description:

- Dimensional lumber wood Joists:, 2x10 & cross blocking

Observations:

- Due to finished areas, the majority of the floor structure was not visible at the time of inspection.

5. Columns, Beams

Observations:

- Not Applicable, not inspected.

6. Wall Structure

Description:

- Not visible

Observations:

- Virtually all of the walls and ceilings on the ground level are covered and structural members are not visible. No visible deficiencies noted. I could not see behind finished areas.

7. Ceiling & Roof Structure

Description:

- Rafter/ Roof joists

Observations:

- Minor water stains on the roof framing. The structure was satisfactory at the time of inspection.

8. Limitations of Structural Components Inspection

- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity of any structural system or component are not part of a home inspection.
- A full inspection of all structural components (posts/girders, foundation walls, sub flooring, and/or framing) is not possible in areas/rooms where there are finished walls, ceilings and floors.

Electrical

Essentially, your electrical system starts when it comes to your home from the city transformer via overhead wires or from underground. It travels through the main service panel possibly a sub panel and on to various circuits within the home until they reach the outlets. Of all the systems in the home, the electrical system demands the most respect. Electricity can be extremely dangerous. Throughout the report, I may have recommendations for you to have upgrades done or components fixed. Please do not attempt to work with any electrical equipment, unless you have been adequately trained to do so. It is best to contact an electrician first. Older homes or homes where renovations have taken place may contain hidden electrical issues behind the walls which cannot be diagnosed by a home inspector. My electrical inspection includes the service entrance wires, the grounding system, all panels, the main disconnect, ground fault circuit interrupters (GFCIs), breakers, lights, outlets, switches and visible junction boxes throughout the house.

1. Service Drop

Description:

- Overhead

Observations:

- No deficiencies noted.

2. Service Entrance Conductors

Description:

- Copper

Observations:

- No deficiencies noted at the time of inspection.

3. Service Rating

Materials:

- 120/240 Volt, 100 amp service.

4. Main Disconnect

Description:

- One 100 Amp Breaker in garage.

5. Main Service Panel(s)

Description:

- Location: Garage

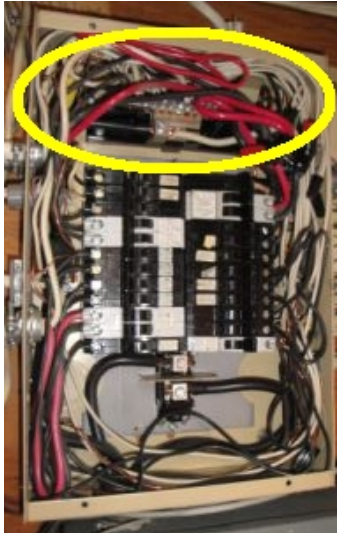
- Sub Panels:

- 1) In the garage
- 2) In the 1st floor utility closet

Observations:

- **IMPROVEMENT:** The panel labelling might not be accurate because of past renovations. New renovations will bring about more changes. Accurate labelling is a good safety measure as well as a time saver. Test the circuits and relabel as needed. At this time a load calculation should be done to determine the adequacy of the system components.

- **SAFETY CONCERN:** The main service panel is crowded, which could lead to a possible fire safety hazard. Recommendation: Contact a licensed electrician to repair the issue as needed.



Electrical panel is crowded

6. Distribution Wiring

Description:

- Wiring type: Copper non-metallic sheathed cable "Romex"

Observations:

- Visible wiring appeared functional no discrepancies noted.
- Any electrical repairs should be done by a licensed electrician.

7. GFCI

GFCI are safety devices that sense a ground fault in an electrical system and cut power to a circuit faster than one's nervous system can react. Modern codes require any branch circuits at kitchen counters, in bathrooms, basements, garages or exterior outlets to be GFCI protected. The code at the time this home was built may not have required GFCI protection at these circuits. Nonetheless, we strongly recommend they be added near all water sources as an extra preventive safety measure.

Observations:

- Test GFCIs monthly to ensure proper operation.
- GFCI's should be installed at all locations near water sources.

8. Service Grounding

Description:

- Water Pipe Connection in crawlspace.

Observations:

- No discrepancies on visible sections noted.

9. Overcurrent Protection

Type:

- Breakers

Observations:

- No discrepancies on visible sections noted.

10. Lighting, Fixtures, Switches, Outlets

Observations:

- A representative number of receptacles, switches and lights were tested and are generally serviceable, unless otherwise noted.

11. Door Bell

Observations:

- Not inspected - None found

12. Smoke Detector(s)

Description: 2 Located: On the 1st floor hallway and in the hallway on the second floor hallway.

Observations:

- FYI: Smoke detectors last 6-10 years. Ten year old detectors are less than 50% effective. Replace when needed.
- Please test or replace the smoke alarms. The best place to place these units is just outside the bedrooms.
- Every level of the home should have at least one smoke alarm.
- In addition to smoke detectors, you should install a carbon monoxide detector for added safety.

13. Limitations of Electrical Inspection

- Electrical components concealed behind finished surfaces are not visible to be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.
- Ground wires were not visible due to finished ceilings.

Attic & Crawlspace

The attic and crawlspace are typically unfinished areas of the home that most homeowners will not go into, with the exception of the attic to store items. These areas provide a lot of information about the home's condition and history. Mold has a tendency to accumulate in the spots, but typically more often in the attic. As I inspect these locations I look at structural integrity, the levels of insulation, potential leakage from the roof (attic) or from the foundation (crawlspace), pest activities, weather stripping, venting, electrical wires or any other clues that they reveal about the safety of the home.

1. Attic/Crawlspace

Description:

• Attic Access Locations:

#1) Garage - Entered

#2) Laundry room - Observed from access point as there was not adequate clearance to enter from this location

#3) Master bedroom closet - Entered

• I do not recommend the use of attics for storage. In most attics structural components are not designed to carry extra loads and in any case, insulation contains or can emit fine fibers that can be hazardous to one's health.

2. Insulation in Unfinished Spaces

Materials: Fibergalss Batts

Observations:

• There is insufficient attic insulation. The current standard is R40 and I recommend upgrading to this standard or better still, to R50. This is one of the easiest, most effective, and least costly ways to increase energy efficiency for the home (and of course, to save on energy bills).

3. Vapor Barrier & Ventilation

Description: Crawlspace Ventilation to exterior, Roof Ventilation: Soffit Vents

Observations:

• There was no vapor barrier or weather stripping on the attic access hatch in the garage, the laundry room attic or the 2nd level bedroom (South/East).
IMPROVE: Add vapor barrier to attic hatch to limit air / moisture flow from attic and weather stripping to create a proper seal.

Bathrooms

1. Bathroom # Designation - for the purposes of this report

Bathrooms & Locations:

- #1) Master Bathroom - 2nd floor (South)
- #2) Second floor main bathroom (North)
- #3) Second floor bathroom ensuite (North/West)
- #4) First floor 1/2 bathroom (North/East)

2. Tub(s)

Description: 1 tub was located in the 2nd floor main bathroom.

Observations:

- No deficiencies noted at time of inspection.

3. Shower(s)

Description: Master bath shower: Surround is ceramic tile, Ceramic Tiles

Observations:

- Windows in bathroom showers are not recommended. Although they are a source for natural light, they can also contribute to moisture build up. Items left on the window sill will also hold moisture to the surface which can lead to wood rot. Recommendation: Install a curtain across the window when shower is in use and remove items from the window sill.
- There were high level moisture readings noted on the ceramic tiles surrounding the shower taps. As noted, there is a possibility of moisture damage and/or mold to the structure behind. Recommendation: Consult a licensed plumber/contractor for further evaluation.



Windows are not recommended in bathroom shower

4. Toilet(s)

Observations:

- All toilets functioned properly when tested. No deficiencies noted at the time of inspection.

5. Bathroom Exhaust Fan(s)

Observations:

- Appeared functional, at time of inspection.

6. Some Information about Caulking and Bathrooms

- Water intrusion from bathtubs and shower enclosures is a common cause of damage behind walls, sub floors, and ceilings below bathrooms. As such, periodic re-caulking and grouting of tub and shower areas is an ongoing maintenance task which should not be neglected.
- Areas which should be examined periodically are vertical corners, horizontal corners/grout lines between walls and tubs/shower pans and at walls near floor areas. Also, the underside of shower curbs, the tub lip, tub spouts, faucet trim plates and any other areas mentioned in this report.
- Choose a PVA (polyvinyl acetate) type caulk. These are much more mildew resistant, are longer lasting and can be more thoroughly removed from bathroom surfaces.

Interior

1. Bedroom # Designation - For Purposes of this Report

#1) Master Bedroom 2nd floor (West), #2) Bedroom 2nd floor (North), #3) Bedroom 2nd floor (North/East), #4) Bedroom 2nd floor (South)

2. Floor Finishes

Materials: Carpet, Concrete - Garage, Hardwood, Stone tile

Observations:

- Floor squeaking in the living room
- There were various cosmetic cracks throughout house. This is typical wear for a property of this age. Monitor and repair as needed.
- The floors were squeaking in various locations throughout the building This is typical for a house of this age and wear.

3. Wall & Ceiling Finishes

Materials: Ceiling - Drywall, Walls - Drywall & wood

Observations:

- Some cosmetic, common small cracks and typical flaws in drywall finish noted. This is normal wear for age of home.
- There were cracks to the upper wall and damage to the drywall observed on the South/East bedroom wall. Recommendation: Repair as needed.

4. Windows

Description: Single & Double Hung, Fixed, 1 Skylight

Observations:

- Highly recommend operating all windows during final walk through inspection.
- Tested windows appeared functional at time of inspection.

5. Interior Doors

Description: Wood, Glass & Wood, French doors

Observations:

- Door located in Master bathroom is binding. According to the owner, this appears to be a seasonal issue.
- The wooden door separating the dining room from the kitchen did not close properly. This is more of an inconvenience than a major flaw. Repair as necessary.

6. Stairways, Steps, Railings

Observations:

- **SAFETY CONCERN: Missing handrail on stairs leading to second floor. Hand rails must be installed on all stairways with more than 3 stairs.**



Missing hand rail up to kitchen, safety concern

7. Countertops & Cabinets

Description: Wood and glass

Observations:

- There were no serious deficiencies noted during the inspection.

8. Fireplaces

Description: Gas - 3 located (Family room, Living room & Dining room)

Observations:

- MAINTENANCE - Have both fire places serviced annually by a licensed gas fitter to ensure proper operation and safety before use.

9. Garage Fire Door

Description: Fire door present

10. Vehicle Door & Control

Description: 2 vehicle doors

Observations:

- The vehicle door was not working properly when tested. Recommendation: Contact a licensed garage door contractor to repair and test all safety functions. If left in this condition, it could be a potential safety concern and cause injury.

11. Garage Structure

Description: Walls - Finished drywall, studs not visible

Observations:

- Small cracks observed on garage floor. This is normal for age of property.
- Walls appeared satisfactory at time of inspection.
- Ceiling appeared satisfactory at time of inspection.

12. Limitations of Interior Inspection

- Appliances such as refrigerators, stoves, microwaves, dishwashers, clothes washer and dryers are not a part of this home inspection.
- Historical clues and flaws may be hidden due interior finishes and or paint.
- Due to personal/household items in each room, furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.

CAHPI (BC) Standard of Practice

1. INTRODUCTION

1.1 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.

2. 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 of Practice.
- 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 fire screens 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 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.

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

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.