

Inspection Report



LIGHTHOUSE HOME INSPECTIONS



1234 tiny tree lane, Yellow point, BC

Inspection prepared for: Scott Mc master
Date of Inspection: 10/14/2018 Time: 9:00am
Age of Home: 1979 Size: 1680sq ft
Weather: overcast

Inspector: Jan Dirk Stuehler
License #68923

Email: jdstuehler@yahoo.ca

Report Summary

Site		
Page 3	Landscape	<ul style="list-style-type: none"> • Siding touching soil. This may provide entrance of moisture or insects into siding. Recommend grading soil so there is at least 6" of space (where practical) between the siding and the soil below and checking for any damaged trim and siding materials.
Exterior Areas		
Page 5	Decks	<ul style="list-style-type: none"> • Deck support posts are rotting at their base. Have repaired for safety.
Page 6	Pests	<ul style="list-style-type: none"> • Large old wasp nest noted in attic
Roof		
Page 9	Roof Condition	<ul style="list-style-type: none"> • Some shingles damaged and/or missing. Repair recommended
Page 10	Eaves/Soffit Condition	<ul style="list-style-type: none"> • Moisture damaged fascia noted. Adding protective flashing is recommended
Page 10	Chimney Condition	<ul style="list-style-type: none"> • Add rain cap to prevent moisture ingress in home. • The chimney chase appears to have an unlined flue. While this may have been acceptable at the time of construction, lack of flue liners are considered a fire safety hazard. Flue liners protect the house from heat and fume leaks into the wall system. Do not use fireplace until checked for safety.
Garage/Carport		
Page 11	Garage Doors	<ul style="list-style-type: none"> • Garage/house entry door needs to have returning hinges to keep the door closed for fume/fire safety
Laundry		
Page 17	Laundry Condition	<ul style="list-style-type: none"> • Washer hoses are old. Recommend replacement with braided lines to prevent damage
Kitchen		
Page 18	Range/Cooktop Condition	<ul style="list-style-type: none"> • 1 stove top burner is cracked.
Plumbing		
Page 19	Water Heater Condition	<ul style="list-style-type: none"> • Hot Water Tank is required to have 18" long copper pipes to prevent melting of plastic plumbing. Repair to avoid leaks and flooding
Page 20	Supply Pipe Condition	<ul style="list-style-type: none"> • Poly'B' plumbing with copper collars and fittings may not be acceptable to all insurance providers
Heating		
Page 21	Heating Distribution	<ul style="list-style-type: none"> • Possible asbestos used in heating system (especially around floor ducts). Recommend having asbestos encapsulated or removed by trained professionals
Electrical		
Page 22	Main/Sub Panels Condition	<ul style="list-style-type: none"> • Some branch circuits in panel have aluminum wiring. All outlets, switches, junctions and panel connections should be checked by an electrician for proper fire safety conformance and may be required by your insurance provider.
Page 23	Devices/Circuit Condition	<ul style="list-style-type: none"> • Some junction boxes and/or outlets and switch boxes have no covers (fire/shock hazard) and should be added for safety.

General Information & Details

We appreciate the opportunity to conduct this inspection for you. Please carefully read your entire Inspection Report. Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation, storage, accessibility etc. All exterior walls are visually inspected unless otherwise indicated. This report will focus on safety and function, not current code.

A Home Inspector is not required to identify the condition of systems or components that are inaccessible, obstructed, hidden, or contain latent defects or to identify the presence of potential hazards including, but not limited to, asbestos, mould, PCB's, infestations of vermin and wood destroying organisms, carcinogens, radon gas, lead paint, urea formaldehyde, toxic or flammable chemicals, noise, and contaminants in soil, water and air. This report identifies specific non-cosmetic concerns that the inspector feels may need further investigation or repair. For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time.

Home Inspectors are not required, or able to identify every problem that exists or could ever exist in the building or to provide a technically exhaustive inspection report. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Special Instructions This Report details the building systems and components visible to the inspector at the time of inspection. This report is not based on opinions of third parties, code compliance, design appropriateness, cosmetic or aesthetic concerns, or engineering design interpretation or adequacy. (See HIA (BC) Scope of Inspection)

Any structure, component or system which is not visible or accessible during the inspection, is not included. Exterior walls are visually inspected unless otherwise indicated.

Any third party, not part of the original inspection which includes a consultation and walk through by the Inspector, is advised to obtain their own inspection for a complete and proper perspective of any deficiencies found in this building.

Prospective buyers should read the Property Condition Disclosure Statement for past, present or pending maintenance etc.

Only visible areas can be assessed in this inspection. Municipal permit applications and other similar information have not been investigated.

(If you were unable to attend the inspection - please contact the inspector)

Note: Use caution when renovating older homes (pre 1990).. Some building materials may contain asbestos or lead which can be dangerous when airborne.

Note: If this is a condominium or townhouse purchase, buyers should obtain 2 years strata and AGM minutes plus any Depreciation Report available and discuss these with the strata members, for any past, present or pending maintenance, repairs or other concerns that may result in special assessments etc.

General Details

Building front door faces - East
Home includes a Crawl Space

Weather

Current weather conditions - Overcast
Soil Conditions - Damp
Approximate temperature 15C to 20C

Attendance

Selling Agent and Purchaser or Rep. - Present at inspection lock-up

Home Type

Single Family Home

Occupancy

Occupied - Fully Furnished
Normal personal items and storage was observed.
Access to some items or areas such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items or areas may be excluded from this inspection report.

Inspector

Jan Stuehler - Licensed Home Inspector Lic#:68923 - Capital City Home Inspections

Site

General Notes:

While performance of lot drainage and water handling systems may appear serviceable at the time of inspection, the inspector cannot always accurately predict this performance as conditions constantly change. Furthermore, items such as leakage in downspout/gutter systems are very difficult to detect during dry weather. Inspection of foundation performance and water handling systems, therefore, is limited to visible conditions and evidence of past problems.

Note: Inspections do not include a geological or site stability evaluation. A geo-tech or soils engineer should be contacted if this is an area of concern.

Note: If home is older than 1961 or may have previously had a homestead of that age on the property, a scan for a buried underground oil is recommended before purchase. Tanks can leak and contaminate soil costing a substantial amount of money to remove and also may be an issue for Home Insurance Providers.

Driveway Condition

Materials & Observations: Appears Functional • Concrete driveway noted. • Driveway partially obstructed. Not entirely visible. • Driveway cracks are typical

Deficiencies & Recommendations:

- Keep driveway drain clear to prevent seepage into building

Sidewalk Condition

Materials & Observations: Appears Functional • Concrete sidewalk noted. • Cracks are typical

Deficiencies & Recommendations:

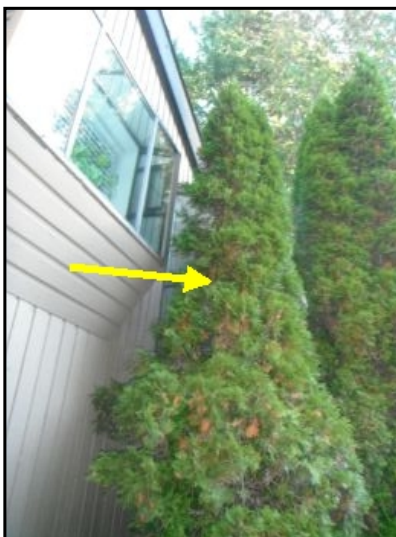
- The walkway along the home should be sealed with a good caulk to help prevent water from draining along foundation wall.

Landscape

Materials & Observations: - Appears Functional • Low Slope • Site is maintained

Deficiencies & Recommendations:

- Leave a 6" gap between building and vegetation to discourage insects and moisture in walls
 - Trim back tree branches overhanging roof to discourage insects, debris and roof damage
 - Maintain perimeter drains (every 5-8 years) to minimize leaks and undermining of footings
- Siding touching soil. This may provide entrance of moisture or insects into siding. Recommend grading soil so there is at least 6" of space (where practical) between the siding and the soil below and checking for any damaged trim and siding materials.



Leave a 6" gap between building and vegetation to discourage insects and moisture in walls

Fence Condition

Materials & Observations: - Appears Functional • Wire fence noted • Wrought Iron fence noted

Deficiencies & Recommendations:

- **Note:** Only a sample portion of fencing is inspected

Retaining Wall Condition

Materials & Observations: - Concrete and/or Rock type retaining wall noted. • Covered in Vegetation. Not fully inspected

Deficiencies & Recommendations:

- **Major cracks may indicate significant settling**
- **Leaning/Bulging/Cracking. Needs Repair**



Major cracks may indicate significant settling

Patio Condition

Materials & Observations: - Appears Functional
Concrete patio noted
Cracks are typical

Exterior Areas

General Notes: This section describes the exterior wall components of the house. Buildings with little or no overhang are susceptible to water penetration and rot damage. Wall areas on the side of prevailing winds, around windows, doors, and other openings as well as balconies, wall protrusions etc. where dissimilar materials join, are particularly vulnerable. Vines and vegetation should be kept off all wall surfaces to discourage insects. An inspection of all caulked joints and sealing of any cracks should be undertaken each year. Monitor all wood and soil or wood and concrete contact for signs of rot and insect damage. **Sheds and out buildings** are typically not inspected except where specifically requested at time of booking. Any information provided is done so as a courtesy to the purchaser. **Note:** Determining **underground drainage** conditions if present, is beyond the scope of a Home Inspection. If necessary, consult a drain specialist for a complete evaluation. (If present, have drain pipes checked every 4-5 years for debris, roots and broken sections - comments given are for visible sections only). Also **irrigation/sprinkler** systems are not inspected and should be checked by an irrigation contractor if deemed to be a concern.

Siding/Trim Condition

Materials & Observations: - Appears Functional • Vertical wood siding • Vegetation on walls - not able to fully inspect
• Presence of any wood sheathing behind house siding is not determined in a home inspection • Exterior wood trim appears functional

Deficiencies & Recommendations:

- **Suggest sealing/caulking as part of routine maintenance to prevent further deterioration.**
- **Keep exterior of windows well sealed to prevent leaks**



Keep soil back from base of framing at least 6 inches to avoid rot or pest ingress.

Ext. Door Condition

Materials & Observations: - Appears Functional • Front door Wood • Door bell operating • Weatherstrip functional • • Exterior metal sliding door(s)

Decks

Materials & Observations: - Appears Functional • Wood • Back Deck • Deck support posts are on a metal/concrete base. • Railings - Wood framed rail

Deficiencies & Recommendations:

- Monitor all wood/soil or wood/concrete contact for signs of rot and/or insect damage
- Deck support posts are rotting at their base. Have repaired for safety.



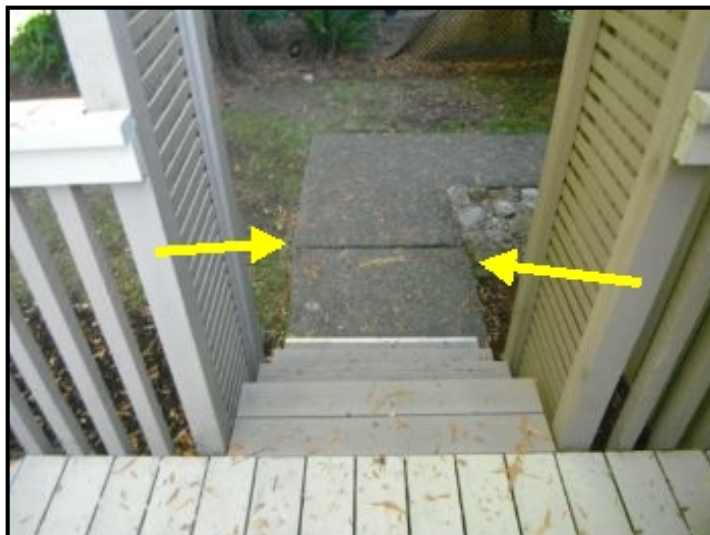
Deck support posts are rotting at their base. Have repaired for safety.

Ext. Stairs

Materials & Observations: - Appears Functional

Deficiencies & Recommendations:

- Handrails missing for stairs to yard. Repair for safety
- Add capillary break between concrete and bottom of stair risers to slow rot process.



Handrails missing for stairs to yard. Repair for safety

Faucets/Irrigation

Materials & Observations: - Hose bibs appear functional • Building VR Valves installed • Automatic irrigation system • Irrigation control timer in laundry room.

Deficiencies & Recommendations:

- **Note: Irrigation systems are not inspected for function. Have the owner demonstrate and/or a qualified contractor check system.**

Perimeter Drains

Materials: Concrete pipes (older pipes like these can break or become blocked with roots and debris) • New type white PVC perimeter drain pipes noted.

Observations:

- **Maintain perimeter drains, if present, to minimize leaks and undermining of structure. (Recommend having drains checked every 5-6 years)**

Pests

Details & Observations: Note: Any observation by the inspector will be recorded, but a pest inspection is not included in a home inspection. A thorough pest inspection by a licensed pest control inspector is recommended. • Nothing live was observed

Deficiencies & Recommendations:

- **Large old wasp nest noted in attic**

Exterior Windows

Window Condition

Materials & Observations: - Metal Windows • Double pane windows

Deficiencies & Recommendations:

- **Condensation present in some double-paned windows, indicating a broken seal. (Moisture between the glass)**
- **Suggest caulking around doors and windows as necessary.**



Condensation present in some double-paned windows, indicating a broken seal. (Moisture between the glass)

Foundation

General Notes: This report describes any accessible foundation and under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guarantee that the foundation, and the overall structure and structural elements of the building is sound.

Note: All concrete can crack due to curing. - Cracks cannot be seen under flooring. -Floor drains are not tested

Note: Dampness in basements and crawl spaces is frequently noted in houses, but often it requires some detective work to discover the source. Visible signs can be hidden by wall and floor finishes with moisture only being apparent during heavy rains. Make sure downspouts carry water away from house or to perimeter drains, if present. Have perimeter drains inspected every 5-6 years for damage and debris and slope all soil away from house. Seal all exterior foundation wall cracks. Telltale signs in the basement/crawlspace are efflorescence (white stains on the concrete walls and floor), moisture stains, musty odours, damp cardboard on stored boxes, rusty furnace cabinets etc.

Note: This inspection does not include any seismic considerations.

Note: Condominium building structural analysis is beyond the scope of a visual inspection. Review any applicable strata minutes or previous engineering reports for any past, present or pending maintenance, repairs or concerns.

Foundation Info

Materials & Observations: - • Concrete crawl space type foundation • Crawl space access - door • • Low head room - restricted access. Limited inspection

Perimeter Wall Condition

Materials & Observations: - Appears Functional • • Concrete Foundation Walls • • Wall cracks are typical • Anchor bolts noted • Walls were not fully visible due to vegetation, siding, insulation and/or storage

Foundation Floor Condition

Materials & Observations: - Appears Functional • Concrete foundation floor • Cracks are typical • Crawl space concrete is a skim coat only. Expect cracking • Floor drain noted • Majority of foundation floor was not visible due to floor coverings and/or storage

Foundation/Frame

Materials & Observations: - Appears Functional • • Framing not fully visible. Hidden by finishes, insulation and/or storage • 2x4" walls • 2x10 floor joists • 16" on centre joist spacing • • Typical partition wall support



Painted engineered floor joists under addition suggest mold or smoke damage cover up. Inquire with sellers as to reason.

Insulation/Ventilation

Materials & Observations: - Appears Functional • Batt insulation noted between floor joists • Crawl space has heating

Deficiencies & Recommendations:

• If heat is available in the crawl space and no moisture problems, seal wall vents for comfort and savings. (A small amount of mechanical air circulation is always recommended)

Foundation Moisture

Materials & Observations: - Appears Functional • No evidence of moisture was visible in foundation areas at time of inspection • Minor efflorescence (white staining of concrete indicating previous moisture infiltration) and moisture stains were noted on the foundation walls and/or floor

Roof

General Notes: Your inspector will inspect the roof by walking on it where possible. Many factors can make this unwise or dangerous including steep slope angle, weather, height, difficult access, fragile or slippery roofing materials, etc. In these cases the roof will be viewed from a ladder at the eave, upper storey windows, or from the ground by sight or with binoculars. Most roof leaks occur from leaking flashing around roof protrusions including chimneys, skylights, roof/wall junctions, plumbing vents etc. Also very heavy or driving rain from certain directions can produce leaks where there are normally none. Flashing leaks are often very difficult to detect even for a seasoned inspector - a hole as small as a pin hole can allow water to enter the attic. We use clues such as stained roof sheeting and interior ceilings to help detect any leaking. It is therefore essential to annually maintain your roof with proper sealing, cleaning and caulking to prevent damage.

Note: Older wood shingle or shake roofs can crack and leak at any time.

Note: Insulated steel chimneys, if present, require a W.E.T.T. inspection to verify proper chimney type required.

This report provides an opinion only, on the roof condition at the time of inspection and does not constitute a warranty of any kind.

Excessive or driving rain, wind, ice, and snow damage, non-visible defects etc. can cause a roof to leak at any time without any obvious prior evidence.

Roof Condition

Notes & Info: - Appears Functional • • Roof visually inspected from roof surface • Not all areas were visible • Estimated age of roof is 12-15 yrs old.

Materials & Observations: - • Fibreglass tab shingles noted (Typical 15-20 years life span) • • Hip type roof

Deficiencies & Recommendations:

- Roof is aging. Periodic inspection and maintenance recommended to achieve life expectancy and prevent leaking
- Clean roof areas: Significant amounts of organic debris evident.
- Exposed nails on roofing material. Recommend sealing all fastener heads.
- Plugged roof drains

• Some shingles damaged and/or missing. Repair recommended



Exposed nails on roofing material. Recommend sealing all fastener heads.



Loose shingle at back edge of roof.

Flashing condition

Materials & Observations: - Not entirely visible due to height and access • Annual maintenance of checking & sealing flashing, is recommended • Plumbing and roof vents appeared sealed



Flash timber ends to slow rot process.

Eaves/Soffit Condition

Materials & Observations: - Appears Functional • Metal soffits noted • Wood fascia noted

Deficiencies & Recommendations:

- Seal and/or screen all soffit gaps to prevent pest incursion

- Moisture damaged fascia noted. Adding protective flashing is recommended

Gutter Condition

Materials & Observations: - Appears Functional • Metal downspouts noted • Clean gutters regularly to prevent soffit, fascia and/or wall damage from rain water overflow

Chimney Condition

Materials & Observations: - Appears Functional • Masonry lined chimney noted

Deficiencies & Recommendations:

- Add rain cap to prevent moisture ingress in home.

- The chimney chase appears to have an unlined flue. While this may have been acceptable at the time of construction, lack of flue liners are considered a fire safety hazard. Flue liners protect the house from heat and fume leaks into the wall system. Do not use fireplace until checked for safety.



Chimney has unlined flue, also add rain cap to keep moisture out.

Skylights

Materials: Appear(s) Functional • Some inside drywall moisture damage in skylight well was noted. Likely caused by room condensation.



Stains noted around skylight well but tested dry at time of inspection.

Garage/Carport

General

Materials & Observations: - Appears Functional • Attached • Double • Significant occupant storage, blocks visibility to all areas. Limited inspection

Garage Roof Condition

Materials & Observations: - Appears Functional • Same as main building - see roofing section • Asphalt / Fibreglass Shingle

Garage Floor Condition

Materials & Observations: - Concrete • Not fully visible due to occupant storage/vehicle etc.

Garage Walls&Ceiling

Materials & Observations: - Appears Functional • Drywall • Significant storage, not fully visible at time of inspection.

Garage Doors

Materials & Observations: - Building/garage entry door • Solid • Wood • Weatherstrip intact • Main Garage Door(s) • Metal • Manual door operation tested • Note: Test auto-reverse every 2 months for safety

Deficiencies & Recommendations:

- . garage door was blocked or not operating - not tested

- Garage/house entry door needs to have returning hinges to keep the door closed for fume/fire safety



. garage door was blocked or not operating - not tested



Garage/house entry door needs to have returning hinges to keep the door closed for fume/fire safety

Attic

General Notes: Your inspector, during a typical attic inspection, doesn't necessarily walk around in the attic often because of difficult access, the risk of damaging ceilings causing cracks, tramping down insulation and so destroying insulation value or because of the danger from walking on pipes and wires and sunken ceiling areas etc. If deemed necessary because of a specifically recognized problem, he may enter with caution. Be aware that significant amounts of insulation cannot be moved around and may hide covered defects, exhaust vents etc. Also not all areas of an attic are visible or accessible especially near soffits. Some piping can become disconnected and remain undetected under the insulation but the inspector will inform you of any affect that disconnected piping may have had on the attic sheathing, structure etc. In summary, roof structural members, sheathing, insulation are only visible in a limited area. All areas are not visible or accessible, especially near exterior walls. Exhaust fan discharge cannot always be pinpointed because pipes are hidden by insulation or structural components. **Note:** Minimum attic ventilation of at least 1 sq.ft. per 250 sq.ft. of attic floor area should be provided to prevent condensation. **Note:** Any attic or other access panel that is blocked by storage and/or sealed and could show damage if opened, will not be accessed without the owners permission. .

Attic Condition

Materials & Observations: - Partial Attic • Inspected • Limited visibility • • Ceiling hatch access • Vaulted ceilings - no access • • OSB Sheathing • Shiplap Sheathing



Wasp nest noted in attic.

Attic Insulation

Materials & Observations: - Appears Functional • Attic hatch insulated • Attic insulation - Fibreglass • Blown in type insulation • Batt type insulation • Insulation height - 12-14 inches (Approx. R-40-45) • Insulation is not typically removed to inspect attic floor areas



R value appears to be functional for building's age. R value approx, 40

Attic Ventilation

Materials & Observations: - Appears Functional • Roof vents noted • Soffit vents noted

Attic Framing

Materials & Observations: - Appears Functional • 2x4 Trusses noted • Only a portion of the attic framing is visible and inspected



2x4 trusses built in factory

Ceiling Structure

Ceiling Support

Materials: Vaulted ceiling. Insulation and structure not visible or inspected

Interior

General Notes: Use caution when renovating older homes. Some building materials may contain asbestos or lead which can be dangerous when airborne. This inspection does not include testing for radon, mould, asbestos or other hazardous materials unless specifically requested.

Please note: Inspectors are not allowed to light pilot lights on gas appliances in case there are leaks that the inspector is not aware of. A working Carbon Monoxide Detector should be installed in all rooms containing a combustion appliance (i.e. gas, wood etc.).

- Plumbing is an important concern in any structure. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring. Insulation and conditions inside walls and ceilings cannot be observed and are not included in a visual inspection.

- Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas. All exposed walls, ceilings and floors will be inspected where visible. Doors and windows will be sample tested for damage and normal operation. Be aware metal window frames can often generate sill deterioration and window glass sealed unit failures are difficult to detect and are not always visible due to temperature, humidity, window coverings, light source, etc.

- Owner storage and furnishings may prevent the inspector from viewing all areas. The inspector will generally not move personal items but performs the inspection to the Home Inspectors Association (HIA) B.C. Standards of Practice. The inspection does not include comment on cosmetic defects such as carpet, paint, wallpaper etc.

- Security systems, water filters and softeners, intercom, alarm and sprinkler systems are not included in Home Inspections.

- An inspection also does not include the identification of, or research for, appliances and other items that may have been recalled or have had a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily by industry and government consumer protection notices.

(www.healthycanadians.gc.ca)

Note: Metal window frames can generate condensation causing sill deterioration. Double pane glass seal failures are difficult to detect under certain weather conditions.

Interior Details

Materials & Observations: - Typical wall and ceiling cracks and nail pops noted • Interior stairs and railings are functional • Possible active security system installed in building. Smoke detectors not tested to avoid Fire Department alerts • Central vacuum was working. (Not all wall actuators or hose are tested.)



Loose central vacuum connection, repair for function.



Missing smoke detector in den.

Window Condition

Materials & Observations: - Appears Functional • Double pane • Slider windows • Adequate bedroom window fire egress noted • Note: Metal window frames can generate condensation causing sill deterioration. Seal failures are difficult to detect under certain weather conditions.

Deficiencies & Recommendations:

- Condensation present in some double-paned windows, indicating a broken seal. (Moisture between the glass)
- Some minor staining of some window sills noted, likely from condensation



Some minor staining of some window sills noted, likely from condensation

Interior Door Condition

Materials & Observations: - Appears Functional • Hollow doors noted • Bifold doors noted

Walls & Ceilings

Materials & Observations: - Appears Functional • Drywall • Wood t@g • Typical settlement cracks and nail pops • Fresh paint can hide defects



Previous moisture staining noted on laundry room ceiling, they tested dry at time of inspection.

Floors

Materials & Observations: - Floors appear to be functional for a building this age. • Wood/laminate flooring • Ceramic tile flooring

Fireplace Condition

Materials & Observations: - Appears Functional • Note: This is not a W.E.T.T. inspection. We recommend this additional type of inspection to ensure proper operation and safety for all chimneys, wood burning fireplace and stoves.
• • Living room • Office/Den • • Gas Fireplace • Gas shut-off visible • NA

Washrooms

General Notes: As with any leaks, water damage to wall or floor cavities cannot be determined without removal of tiles, tub surround, wallboard, toilet etc. Shower metal floor pans and mosaic type tiles are especially susceptible to moisture incursion and deterioration. (See below) Bathrooms are often the source of plumbing leaks in homes, because of their high amount of useage. Loose toilets cause wax seals to leak at the drain, toilet tanks can leak

at the gasket and water supply lines can leak at the tank or valve. The most common leaks however are ones that usually are not visible. Tub and shower areas, especially those with standard or mosaic ceramic tiles can absorb water through old grout lines and damage drywall and grow mould between the tiles. Discoloured grout usually signals it's time to replace or clean grout and to re-seal. Maintain caulking at the tub/wall and tub/floor junctions and check the area at the outside perimeter of the tub for damage from overflow onto the floor. Showers with mosaic tiles and especially those with metal floor pans need constant attention to prevent leaking due to the high percentage of exposed grout and the propensity of the steel floor pan to rust and leak. Monitor ceilings under washrooms for any moisture stains. Note: Tub and sink overflow drains and supply taps are not tested because of time restraints and the possibility of causing leaking. Note: Jet tubs typically are not filled and tested for function due to time restraints and clean up often required. Check with owner for demonstration. .

Counters/Cabinets

Details & Observations: Main washroom counter/cabinet appears functional • Master Ensuite counter/cabinet appears functional



Caulk back of master vanity to wall to avoid movement.

Bath Sinks

Details & Observations: Main washroom sink appears functional • Master Ensuite sink appears functional

Bath Electrical

Details & Observations: Main washroom electrical appears functional • Master Ensuite electrical appears functional

Bath Venting

Details & Observations: Main washroom venting appears functional • Master Ensuite venting appears functional

Toilet Condition

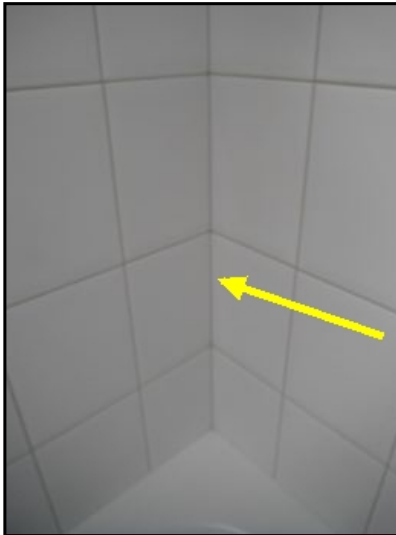
Details & Observations: Main washroom toilet appears functional • Master Ensuite toilet appears functional

Tub/Shower Condition

Details & Observations: Main washroom tub and/or shower appears functional • Master Ensuite tub and/or shower appears functional

Deficiencies & Recommendations:

- Main Washroom - re-caulking around tub is recommended to prevent leaking.



Main Washroom - re-caulking around tub is recommended to prevent leaking.

Laundry

General Notes: Laundry appliances are not tested or moved during inspection. (Floor condition beneath appliances is unknown)

A washing machine may run properly on some cycles and not on others. With so many machines, makes, models, years, recalls etc. concerns involving appliance performance should be directed to a full time appliance service provider.

Note: Ventilation and floor drainage is recommended in all laundry areas.

Location

Materials & Observations: - Laundry in utility room

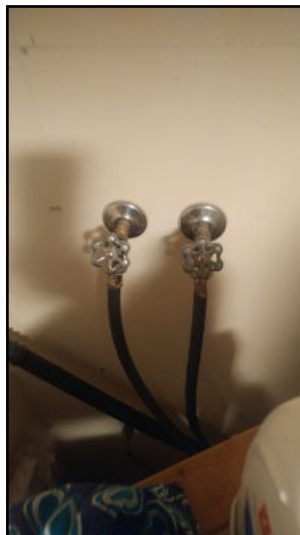
Laundry Condition

Materials & Observations: - Appears Functional • Provision for standard sized appliances (60") • Laundry tub and faucet appeared functional • Electrical outlet grounded • Washer plumbing appears functional • Washer appliance manufacturer Maytag • Dryer appliance manufacturer Maytag • Laundry appliances are older and may have limited life expectancy

Deficiencies & Recommendations:

- **Ventilation of laundry area is always recommended to minimize moisture and humidity build-up.**
- **Clean out dryer vent on a yearly basis to prevent possible overheating/fire hazard.**

- **Washer hoses are old. Recommend replacement with braided lines to prevent damage**



Secondary laundry hoses need replacement. Rubber gaskets crack over time causing leaks.

Kitchen

General Notes: Due to time constraints in viewing complete equipment cycles etc., appliances are not tested in this inspection. Information is provided as a courtesy only. (See below)

Although he will look for obvious signs of damage, appliances are not tested by the inspector. A stove for instance may not properly bake a cake even though the elements come on. Dishwashers may cycle but not actually clean the dishes. A washing machine may run properly on some cycles but not on others. With so many machine makes, models, years, warranty recalls etc., plus time constraints required by cycle times, concerns involving appliance performance should be directed to a full time appliance service provider. Appliances in an owner's house are not moved during an inspection and so floor conditions under the appliances and inaccessible areas behind, are not assessed.

Counter Condition

Materials & Observations: - Appears Functional • Marble/Granite/Corian
• light to medium wear noted

Cabinet Condition

Materials & Observations: - Appears Functional • Wood based or wood veneer

Kitchen Electrical

Materials & Observations: - Appears Functional • GFCI functional

Kitchen Flooring

Materials & Observations: - Appears Functional

Kitchen Sink

Materials & Observations: - Appears Functional • Double sink
• Stainless • View under sink obstructed by supplies etc. • Shut-off valves noted • Under cabinet/sink ok • Faucet functional • Under sink plumbing functional • Sprayer hose functional

Range Hood Condition

Materials & Observations: - Appears Functional • Main kitchen • Appears to be vented to exterior (not always able to be confirmed)

Range/Cooktop Condition

Materials & Observations: - Appears Functional • 30" • GE • Gas Range • Electric oven • Oven door and gasket is functional • Bottom range drawer is functional

Deficiencies & Recommendations:

• 1 stove top burner is cracked.



Suite electric range has cracked top.

Fridge Condition

Materials & Observations: - Appears Functional • 30" • Samsung Main Fridge

Dishwasher Condition

Materials & Observations: - Appears Functional • 24" • Bosch Main Dishwasher (2)

Deficiencies & Recommendations:

• Dishwasher is not tested during a home inspection. Confirm function with seller and be present on first cycle upon purchase of home.

Plumbing

General Notes:

- Normal hot water tank life expectancy is typically about 8-10 years
- Fixture supply taps and main water shut-offs are generally not frequently used and so are not tested to avoid possible leaks.
- Supply and drainage pipes underground, inside walls or otherwise not visible, are not inspected.
- Inspection of gas piping and appliances etc. are not included in this report. Information is offered as a courtesy only.
- **Fire Sprinkler Systems** are beyond the scope of this inspection. Systems must be inspected and tested annually by a qualified service provider.
- **Water Conditioning Systems** are not included in this inspection.

Note: If your property contains a **Well System**, it is not included in the inspection. Information is provided as a courtesy only. For a thorough evaluation of the system, water quality, well capacity etc., consult a qualified well service contractor before purchase. **Note:** If your property contains a **Septic Tank System** it is not part of a visual Home Inspection. It is strongly recommended that the purchaser contact a qualified septic tank contractor to pump and check the septic system before purchase, if the system's condition has not been previously verified and is older than 5 years. **Note:** If the building contains a **Sump or Sewage Pump System**, have system thoroughly checked for proper operation by a qualified service company before purchase.

Water Heater Condition

Materials & Observations: Appears Functional • Electric • HWT Age Year 2014 • Tank Manufacturer J. Wood HWT • Tank Size 40 gal • Tank located in Crawl Space • Water shut off noted • Floor drain installed • Drain pan installed • PTR valve installed (not tested to avoid leaks) • Vacuum release valve installed • Discharge pipe functional • Fresh air supply available • • 2nd HWT Age Year 2014 • 2nd Tank Manufacturer J. Wood HWT • 2nd Tank Size 40 gal

Deficiencies & Recommendations:

• Hot Water Tank is required to have 18" long copper pipes to prevent melting of plastic plumbing. Repair to avoid leaks and flooding



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Main Water Shut-off

Materials & Observations: Water supply is public. (Assumed - not inspected - see MLS, PCDS etc. to confirm) • Water pressure regulator valve noted • Pressure appears ok • Location: Laundry • • Estimated main pipe size -1/2" • • copper supply piping noted • Pex or similar plastic supply piping noted

Supply Pipe Condition

Materials & Observations: Appears Functional • Supply piping is only partially visible. • Copper piping noted • Pex or similar type plastic pipes noted • Poly 'B' plastic piping noted (Minor amount observed - see note below) • Note: Supply taps are not tested to prevent possible leaking

Deficiencies & Recommendations:

• Poly'B' plumbing with copper collars and fittings may not be acceptable to all insurance providers



Poly b piping noted in minor amount near hot water tank.

Drains&Vents Condition

Materials & Observations: Appears Functional • • ABS Plastic • • Public sewage system assumed. (Not inspected - see MLS, PCDS etc. to confirm) • Drains, Waste and Vents are only partially visible. • Main clean out visible

Deficiencies & Recommendations:

• Flush floor drains regularly to prevent dry drains with leaking sewer gas

Gas Plumbing

Observations:

- Gas shut offs at Basement Left side of house

Heating

General Notes: Furnace humidifiers and portable heating devices are not tested.

Licensed inspectors are not allowed to light pilots on gas appliances in case of possible unreported leaking and/or system malfunctions. Check with owner or contact a qualified gas service provider.

For buildings with gas or oil furnaces the heat exchanger in the furnace separates the combustion gases from the building's breathable air. If the unit is older it is always recommended, for safety and expense purposes, to have the furnace checked for a cracked heat exchanger by a qualified heating contractor **before purchase**. (Heat exchangers are hidden from view and need disassembly of furnace for proper inspection)

- For safety, any **asbestos** found on furnace ducts or boiler pipes in buildings with these types of heating systems, should be encapsulated or removed by trained professionals.

Fuel Type

Fuel Type: • Electric heating

Heat Details: • • Estimated conventional efficiency rating

Heating Controls

Materials & Observations: - Thermostat appears functional (on/off function only)

Heating Distribution

Materials & Observations: - Appears Functional • • Keep drapery clear of baseboard heaters, for safety.

Deficiencies & Recommendations:

- Possible asbestos used in heating system (especially around floor ducts). Recommend having asbestos encapsulated or removed by trained professionals



Possible asbestos noted around ducts, remove or encapsulate by qualified professional for safety.

Electrical

General Notes: It is recommended that any deficiencies noted should be corrected by a qualified electrician in accordance with the latest revision of the national and provincial electrical codes

- Carbon Monoxide detectors should be installed in every home that contains a combustible appliance. (i.e. wood or gas fireplace etc.)
- Low voltage wiring, timers and fixtures, alarm and security systems are not inspected in a visual inspection.
- Only a sample of switches and receptacles are tested.

- Underground service wires cannot be inspected or tested
 - Main breaker panel covers are not removed unless obvious safety concerns are noted. Not all sub-panel covers are removed if there are several in number and no issues are apparent.
 - Less than 100 amp service is not approved by most insurance providers.
- (Some of the following are typically found in older homes.)

2 prong and ungrounded three prong outlets: Older 1950's 1960's homes typically have 2 prong outlets. These receptacles are old but still safe for 2 prong type plugs. Often however they are switched out for three prong outlets which now will have no ground (the third prong). These new three prong outlets are now unsafe for three prong plugs and either require a new ground wire installed or must be replaced with a GFCI protected circuit (One properly placed GFCI outlet or panel breaker can be installed to protect all outlets in the same circuit).

Aluminum Wiring: Buildings built in the 70's often contain aluminum wiring for branch circuits. Aluminum is easily nicked leading to arcing causing heat build up. Having a lower conductivity than copper as well as aggressive oxidation of exposed surfaces - larger contact surfaces and proper device connections are required for proper attachment. It is important then to have all outlets, switches, wire junctions and panel connections to be checked by an electrician for proper attachment.

Knob and Tube Wiring: So called because of the insulators that help guide it through wood framing, this type of wiring is generally considered safe and found in 30's and 40's homes, however newer wiring is often improperly joined to it with an unsafe connection. It is important then that Knob and Tube wiring be checked by an electrician for safety. Some insurance providers will not approve active Knob and Tube wiring. Significant costs can be involved to replace wiring.

GFCI and AFCI Devices: New houses are required to have GFCI protected outlets installed for all exterior, garage, and sink outlets and AFCI protected outlets for all interior circuits. Your inspector will endeavour to test all accessible device protected outlets and breakers.

These devices (either specialized wall outlets or panel breakers), protect from - accidental grounding and electrical shock (GFCI) or from - dangerous electrical arcing often caused by frayed extension cords etc. (AFCI).

Service Entrance

Materials & Observations: Appears Functional • Underground (Lateral) single phase service

Main/Sub Panels Condition

Materials & Observations: Appears Functional • Main Panel location Garage • Estimated main panel amperage 200 amps (Maximum voltage is always 240) • Branch circuits have copper wiring • Expansion room in panel for more circuits • GFCI breakers noted

Deficiencies & Recommendations:

• **Some branch circuits in panel have aluminum wiring. All outlets, switches, junctions and panel connections should be checked by an electrician for proper fire safety conformance and may be required by your insurance provider.**



Panel is all copper wiring, 200amp max



Garage sub panel has aluminum wiring, add appropriate oxide paste or replace by licensed electrician for safety.

Devices/Circuit Condition

Materials & Observations: Appears Functional • • Romex/Loomex wire type noted • • Occupants belongings prevent testing of all outlets

Deficiencies & Recommendations:

• Some junction boxes and/or outlets and switch boxes have no covers (fire/shock hazard) and should be added for safety.

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