

ELECTRICAL

1041 Firbirn Rd, Roberts Creek, BC December 4, 2017

Report No. 1159

www.truestarhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

- No GFCI
Install GFCI's on exterior receptacles

Smoke detectors: • [Present](#)

Limitations

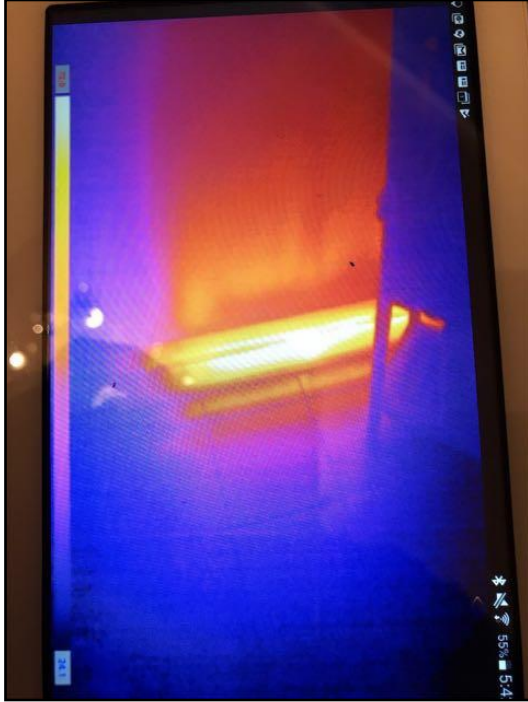
System ground: • Not accessible

Description

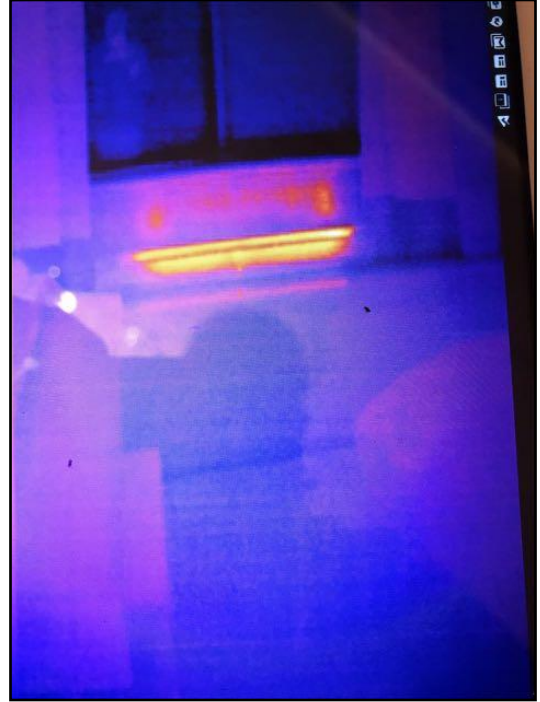
System type:

- Electric baseboard heaters

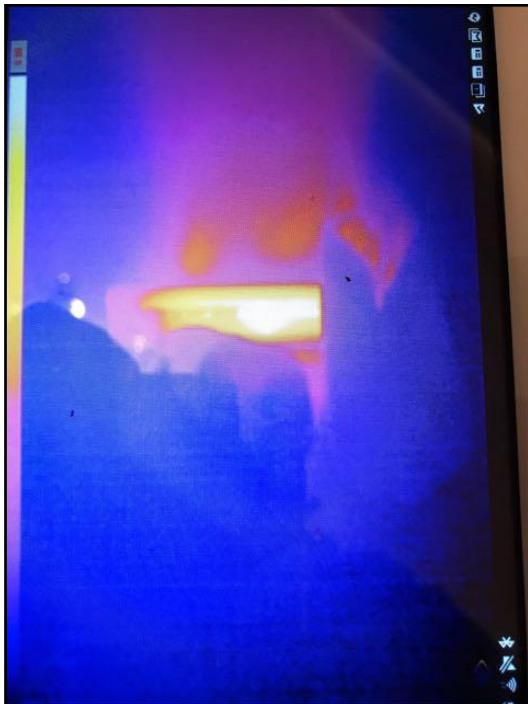
Ground floor level



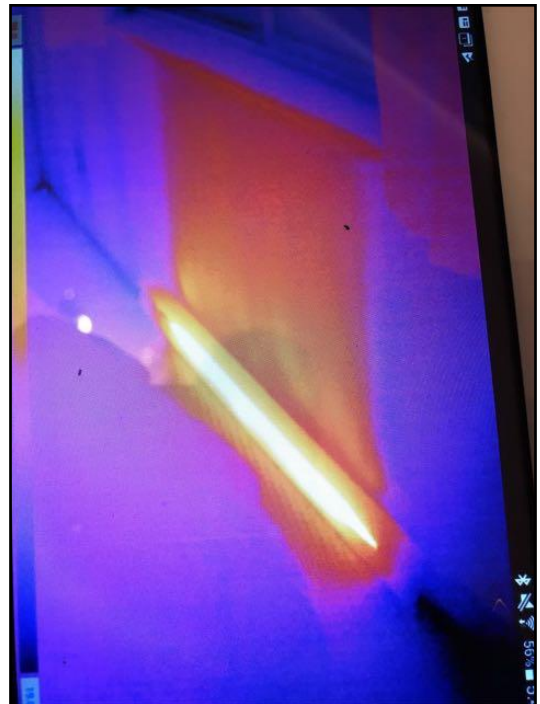
83. *Electric baseboard heaters*



84. *Electric baseboard heaters*



85. *Electric baseboard heaters*



86. *Electric baseboard heaters*

HEATING

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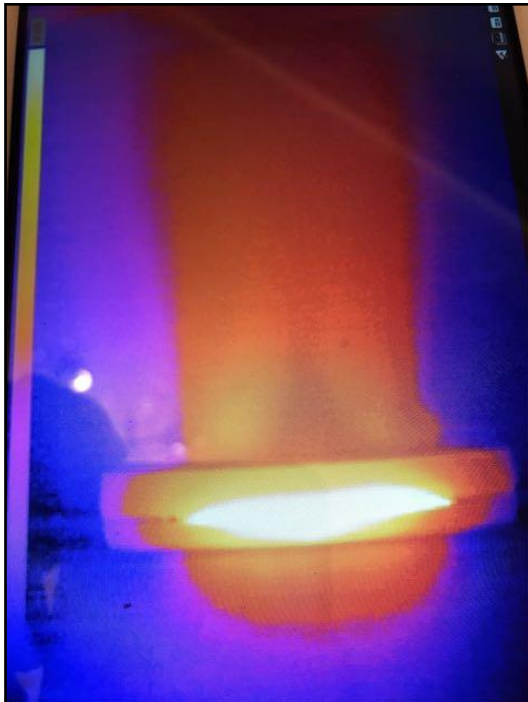
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- SUMMARY
- ROOFING
- EXTERIOR
- STRUCTURE
- ELECTRICAL
- HEATING**
- INSULATION
- PLUMBING
- INTERIOR
- REFERENCE

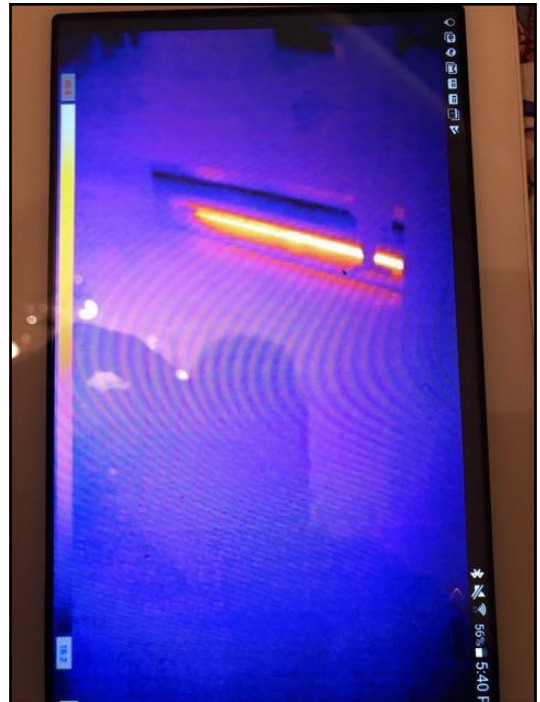


87. *Electric baseboard heaters*

- Electric baseboard heaters



88. *Electric baseboard heaters*



89. *Electric baseboard heaters*

HEATING

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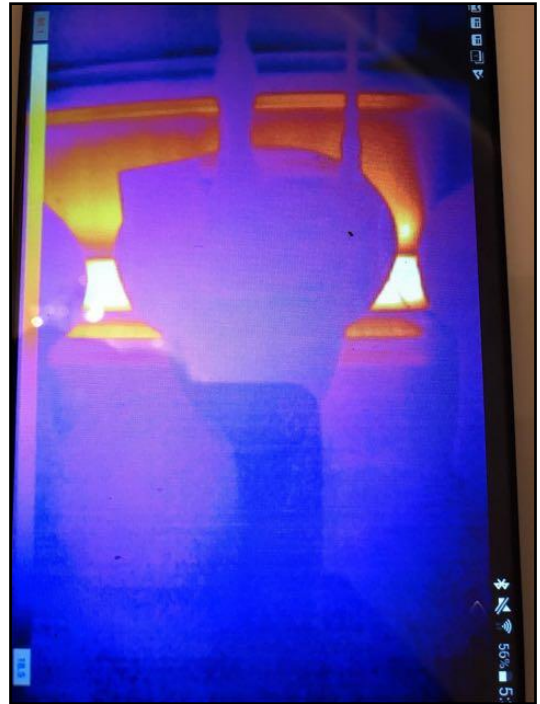
PLUMBING

INTERIOR

REFERENCE



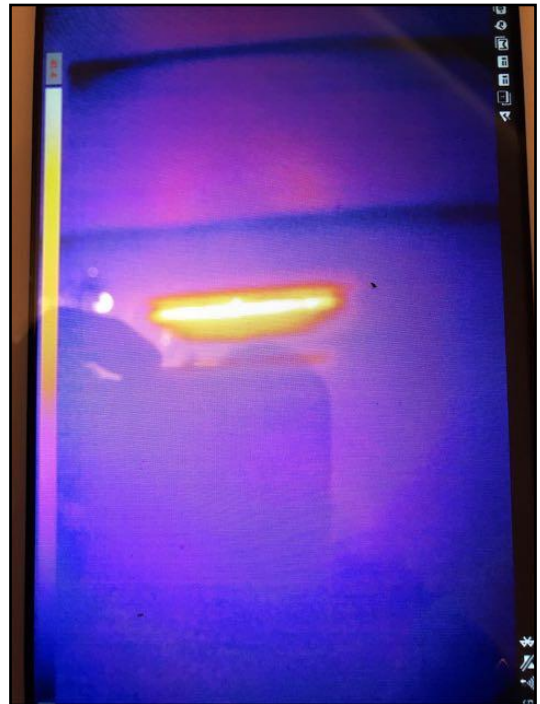
90. Electric baseboard heaters



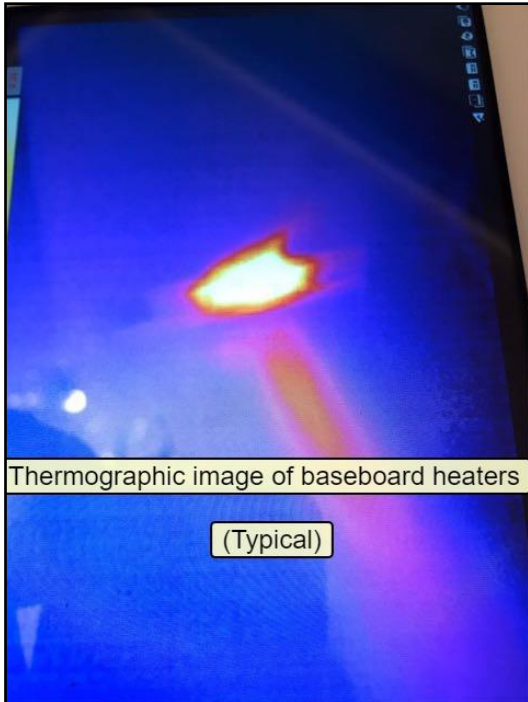
91. Electric baseboard heaters



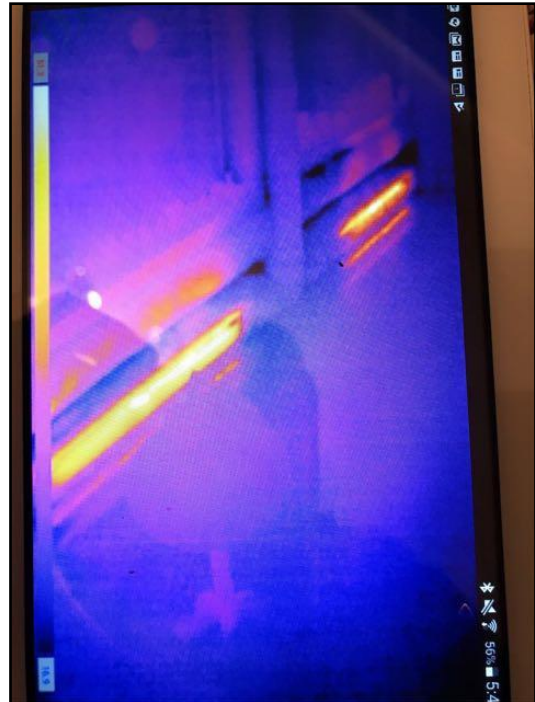
92. Electric baseboard heaters



93. Electric baseboard heaters



94. Electric baseboard heaters

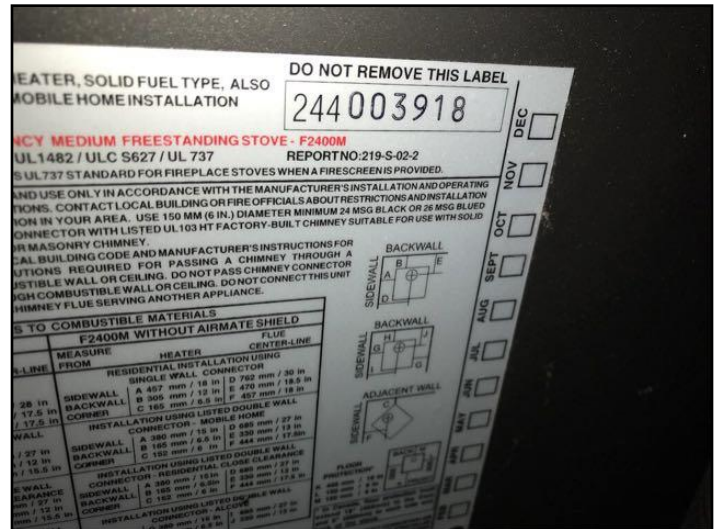


95. Electric baseboard heaters

• Wood stove



96. Wood stove



97. Wood stove

HEATING

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98. Wood stove



99. Wood stove

Fuel/energy source: • [Electricity](#) • Wood

Heat distribution: • [Baseboards](#)

Exhaust venting method: • [Direct vent](#)

Approximate age: • [13 years](#)

Main fuel shut off at: • Utility room

Chimney/vent: • [Metal](#)

Chimney liner: • [Metal](#)

Combustion air source: • Outside

Limitations

Safety devices: • Not tested as part of a building inspection

Heat loss calculations: • Not done as part of a building inspection

Heat exchanger: • Not Applicable

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Recommendations

SPACE HEATER \ Electric baseboard heater/space heater

10. Condition: • [Obstructed heaters](#)

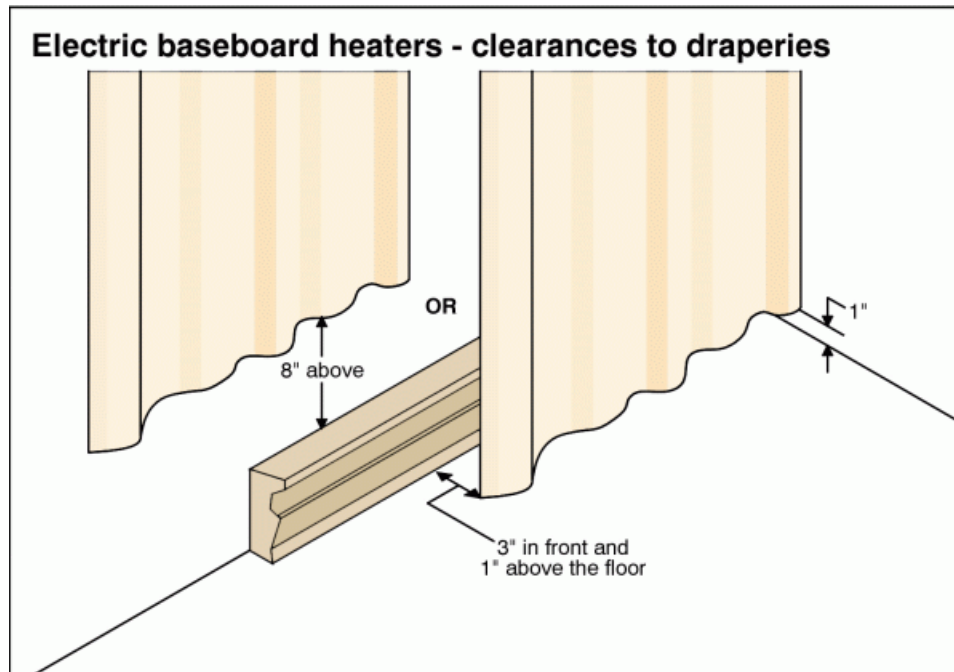
Ensure proper clearance around baseboard heaters.

Implication(s): Fire hazard | Reduced comfort

Location: Various Basement First Floor Second Floor

Task: Protect

Time: Less than 1 year



CHIMNEY AND VENT \ Inspect/sweep chimney

11. Condition: • [Inspect \(and/sweep if needed\) before using](#)

Implication(s): Fire hazard

Location: East Exterior Wall

Task: Service Clean

Time: Less than 1 year

WOOD STOVE \ Cabinet, door and clearances

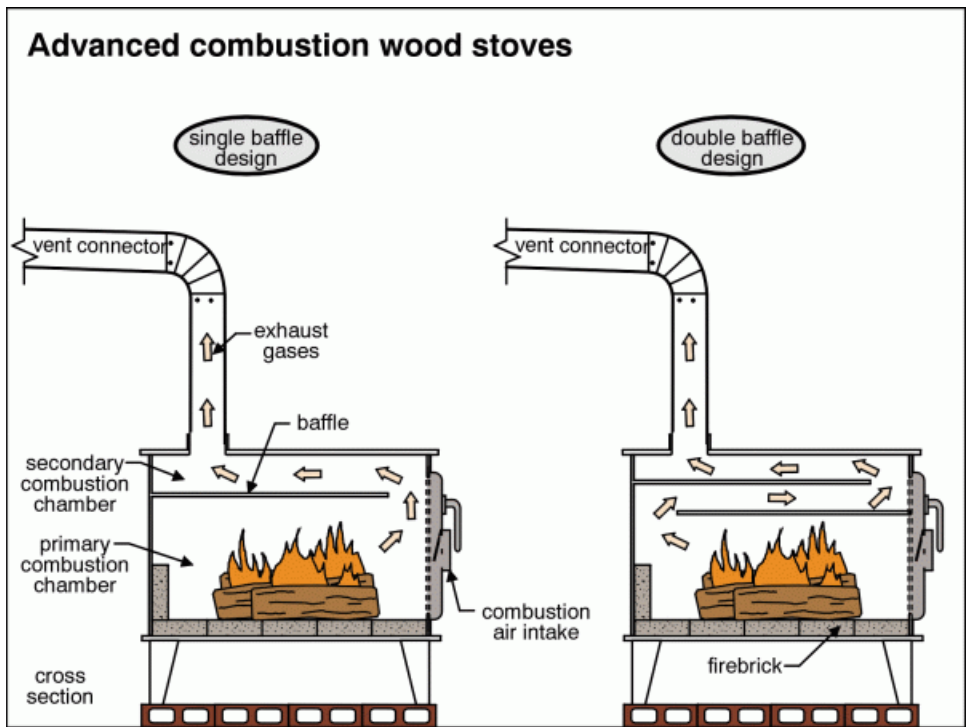
12. Condition: • [WETT Inspection \(Wood Energy Technology Transfer\)-](#)

Is recommended in order to obtain adequate house insurance coverage.

Request previous WETT Certificate from Owner and verify compliance with insurance broker.

Location: Southeast Basement Family Room

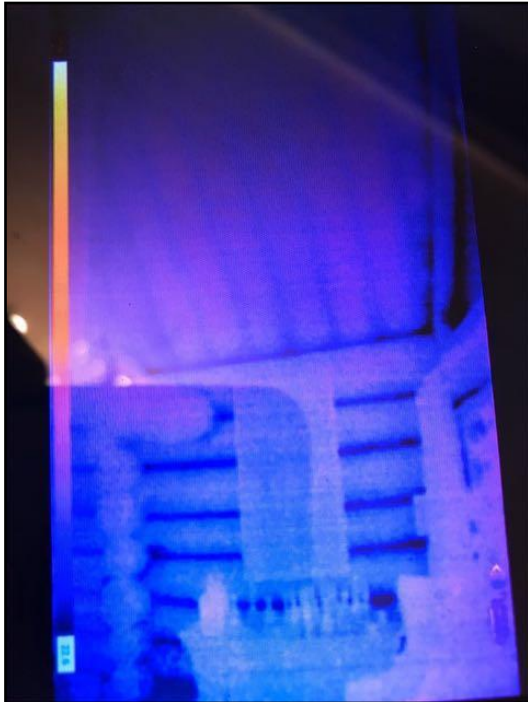
Task: Provide Request disclosure



Description

Attic/roof insulation material:

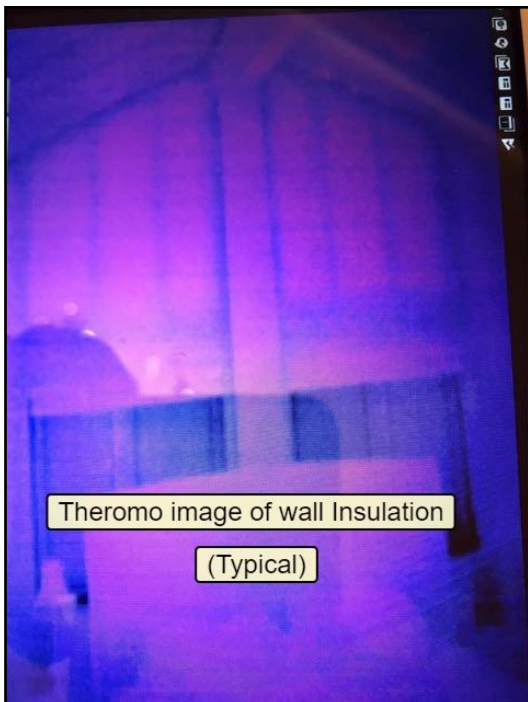
- [Glass fiber](#)



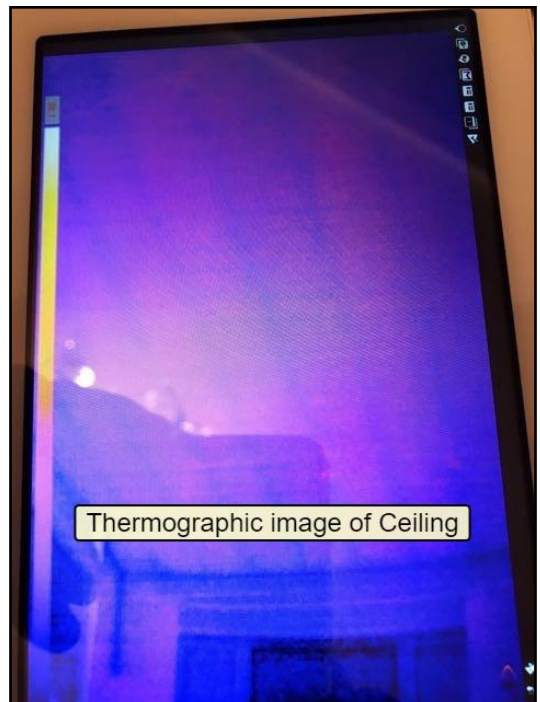
100. Glass fiber



101. Glass fiber



102. Glass fiber



103. Glass fiber

INSULATION AND VENTILATION

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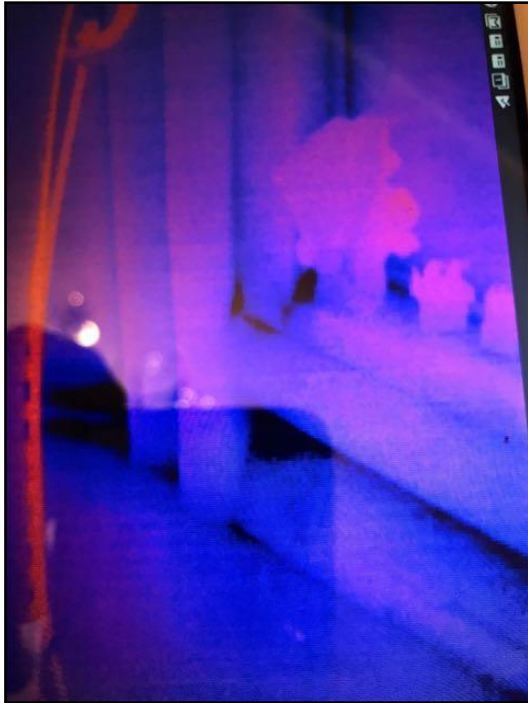
Attic/roof insulation amount/value: • Not determined

Attic/roof air/vapor barrier: • Not determined

Attic/roof ventilation: • [Soffit vent](#) • [Ridge vent](#)

Wall insulation material:

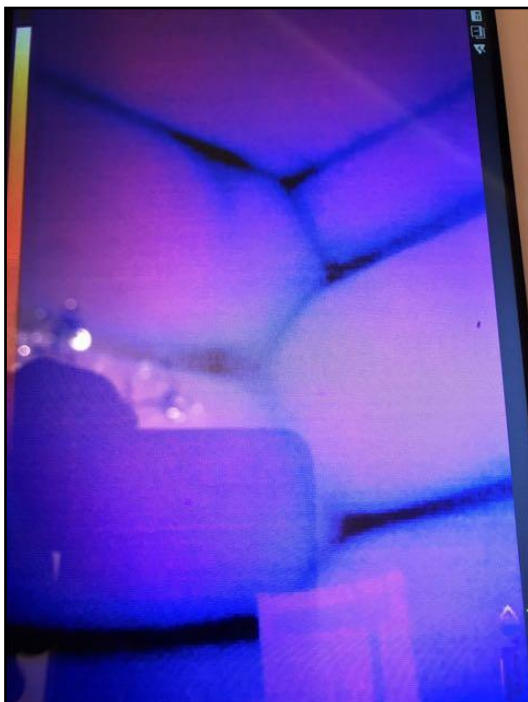
- [Glass fiber](#)



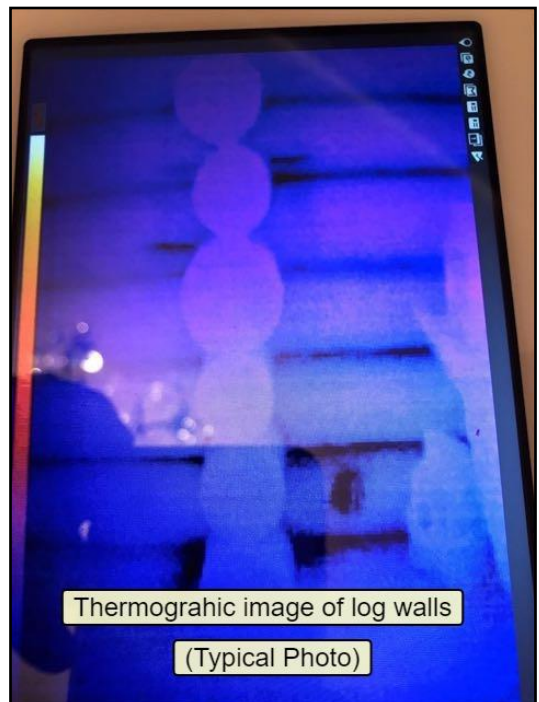
104. Glass fiber



105. Glass fiber



106. Glass fiber



107. Glass fiber

INSULATION AND VENTILATION

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ELECTRICAL

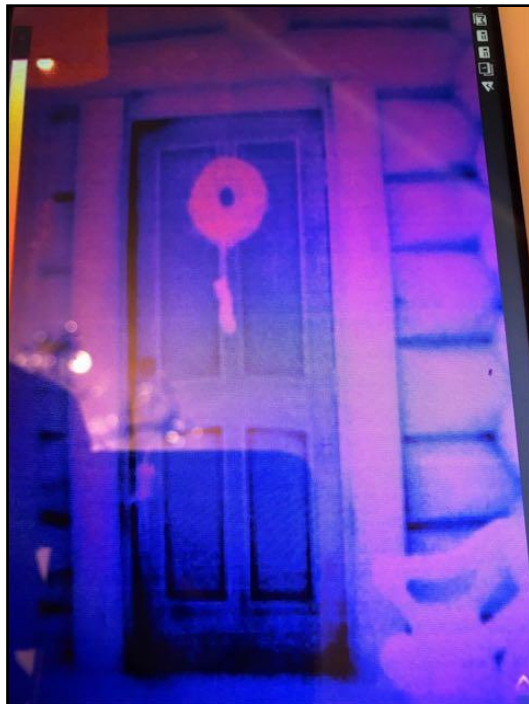
HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE



108. Glass fiber



109. Glass fiber

Foundation wall insulation material: • Insulated Concrete Forms

Floor above basement/crawlspace insulation material: • None found

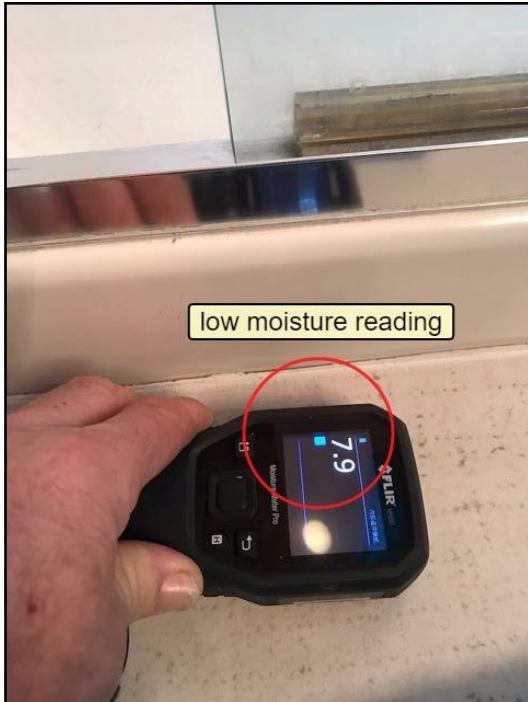
Limitations

Air/vapor barrier system: • Continuity not verified

Mechanical ventilation effectiveness: • Not verified

Description

General: • Master Bathroom- Caulking Missing at Shower enclosure base. Improve



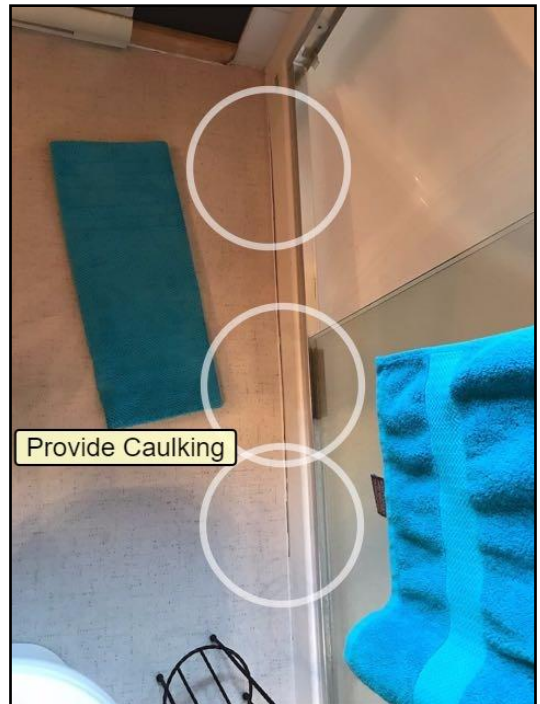
110.



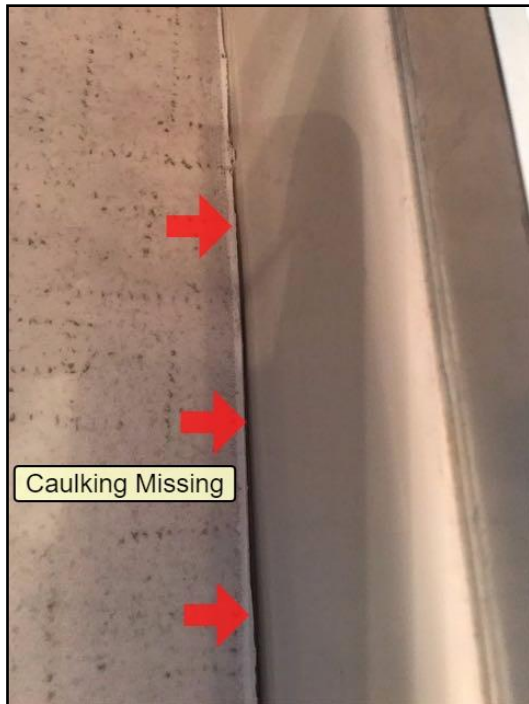
111.



112.



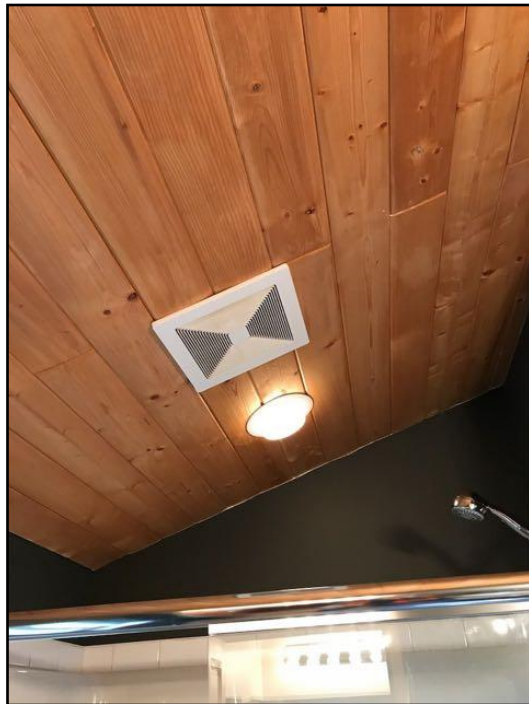
113.



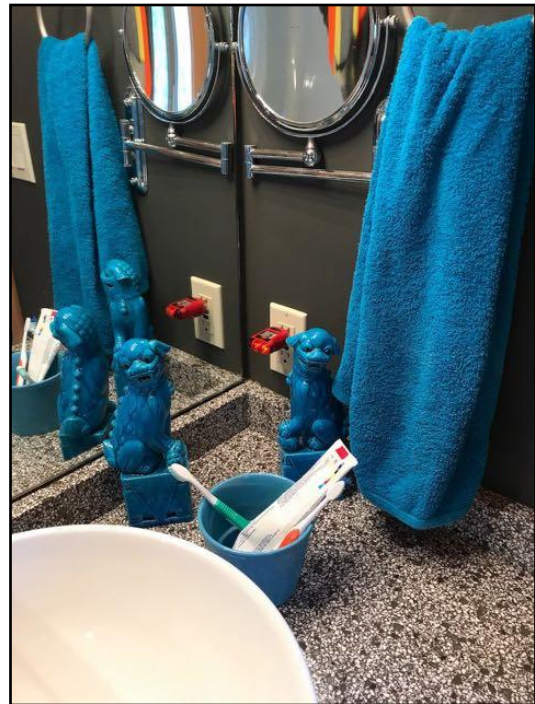
114.



115.



116.



117.

General: • Bathroom #1

Note: Basement



118. Bathroom #1



119. Bathroom #1



120. Bathroom #1



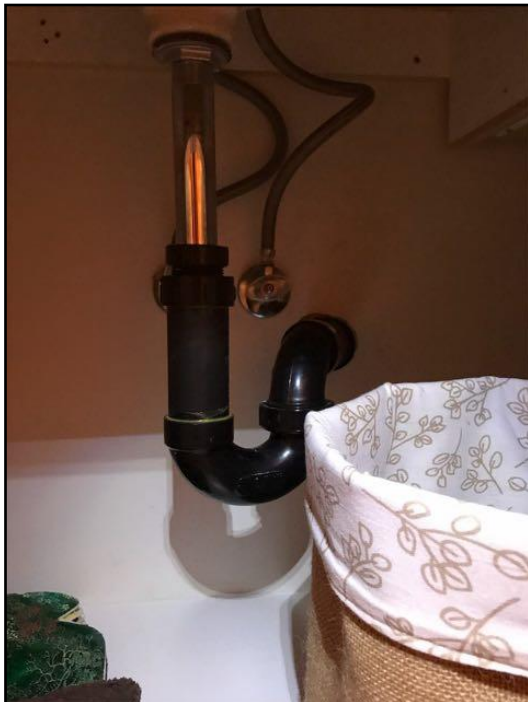
121. Bathroom #1



122. Bathroom #1



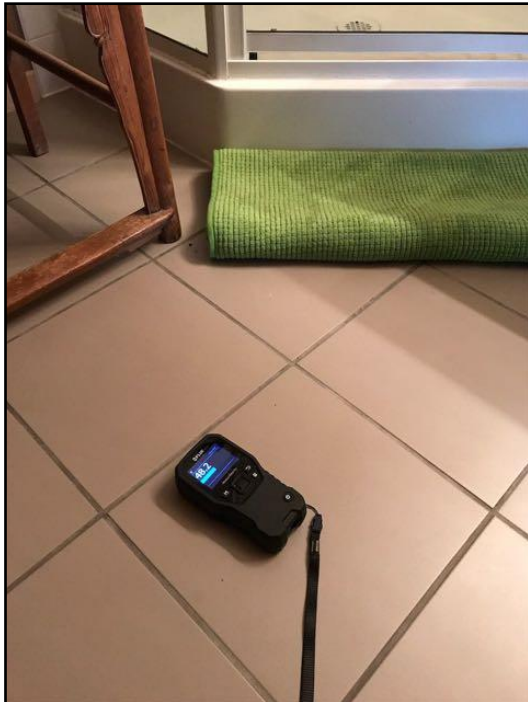
123. Bathroom #1



124. Bathroom #1



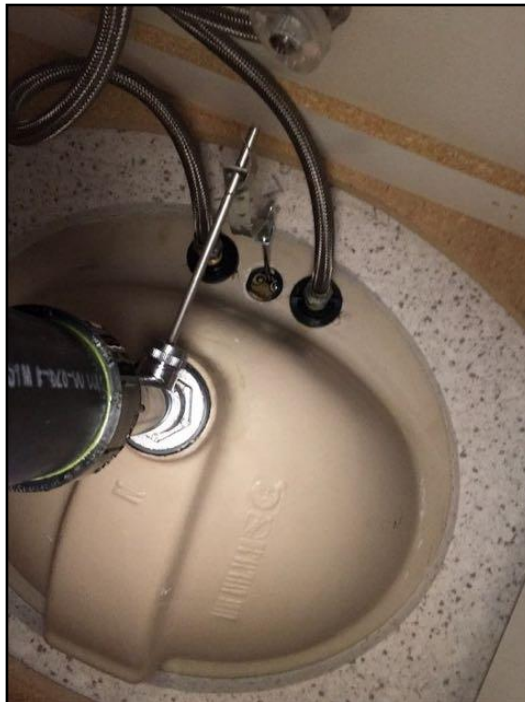
125. Bathroom #1



126. Bathroom #1



127. Bathroom #1



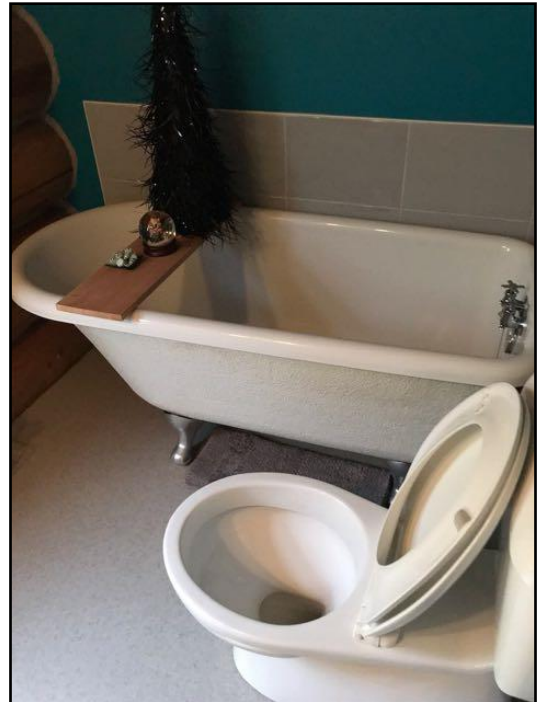
128. Bathroom #1

General: • Bathroom #2

Note: Main Floor



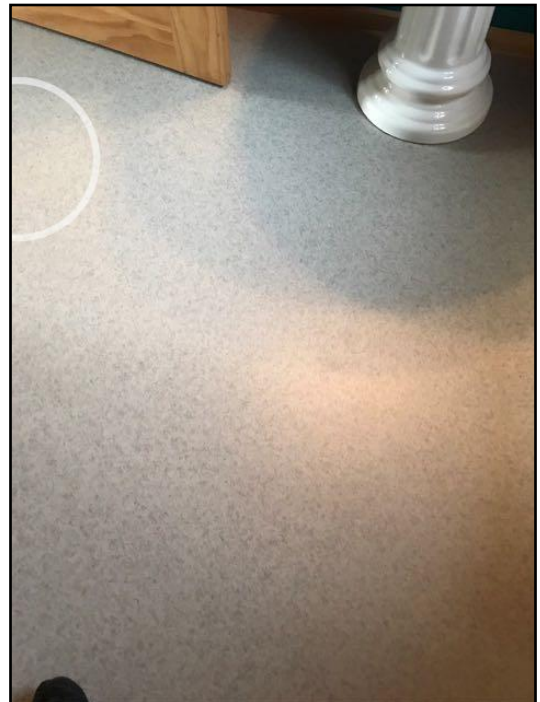
129. Bathroom #2



130. Bathroom #2



131. Bathroom #2



132. Bathroom #2



133. Bathroom #2



134. Bathroom #2

Water supply source:

- Private



135. Private



136. Private



137. Private

Service piping into building:

- [Plastic](#)



138. Plastic

Supply piping in building:

- [Copper](#)

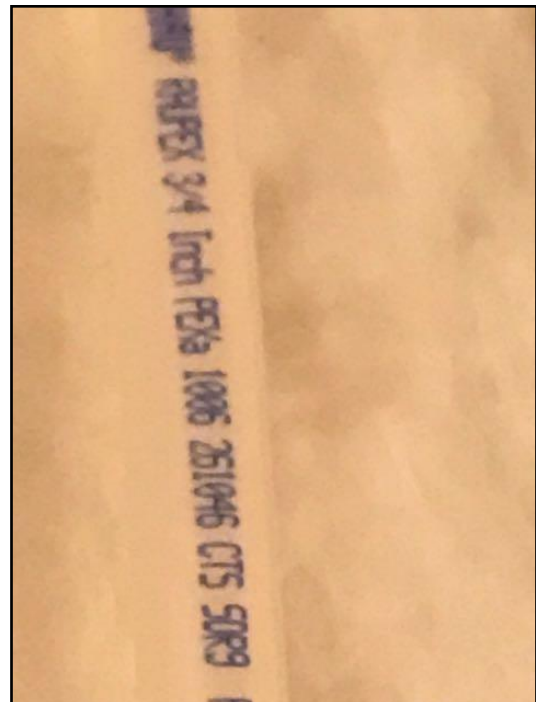


139. Copper

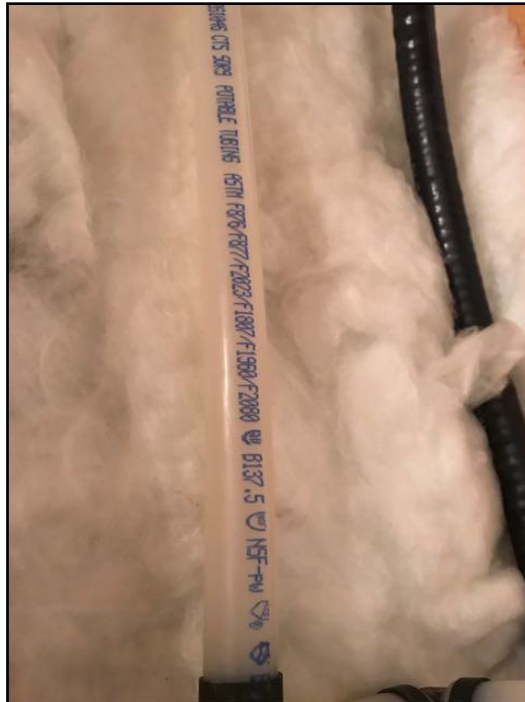
- PEX (cross-linked Polyethylene)



140. PEX (cross-linked Polyethylene)



141. PEX (cross-linked Polyethylene)



142. PEX (cross-linked Polyethylene)

Main water shut off valve at the:

- Basement



143. Basement



144. Basement

Water heater type: • [Conventional](#)

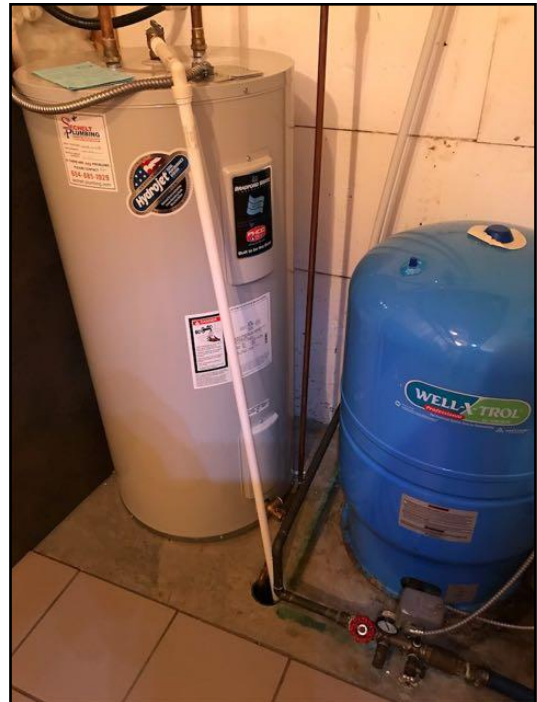
Water heater fuel/energy source: • [Electric](#)

Water heater manufacturer:

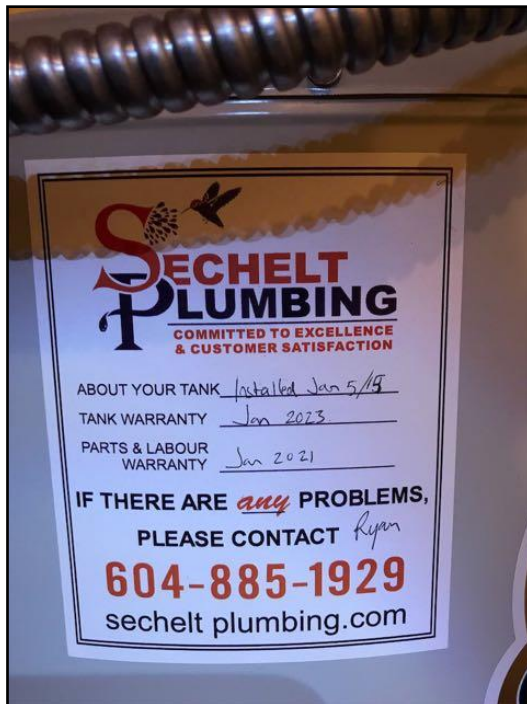
• Bradford White



145. Bradford White



146. Bradford White



147. Bradford White



148. Bradford White



149. Bradford White

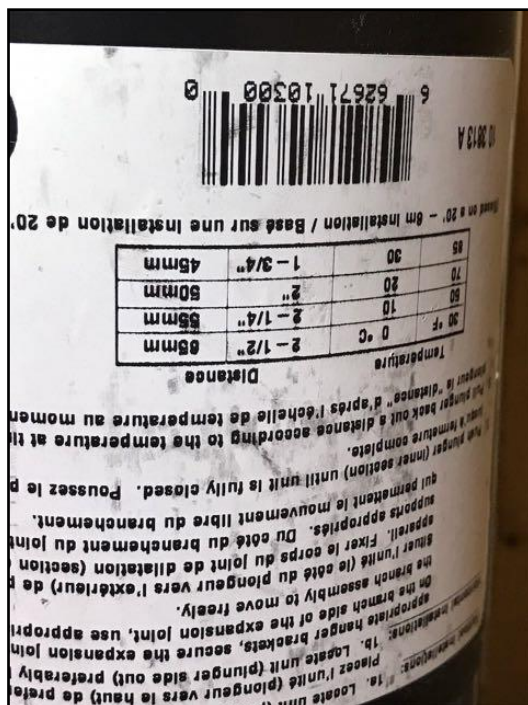
Tank capacity: • 47 gal

Water heater approximate age: • 2 years

Water heater failure probability: • [Low](#)

Waste and vent piping in building:

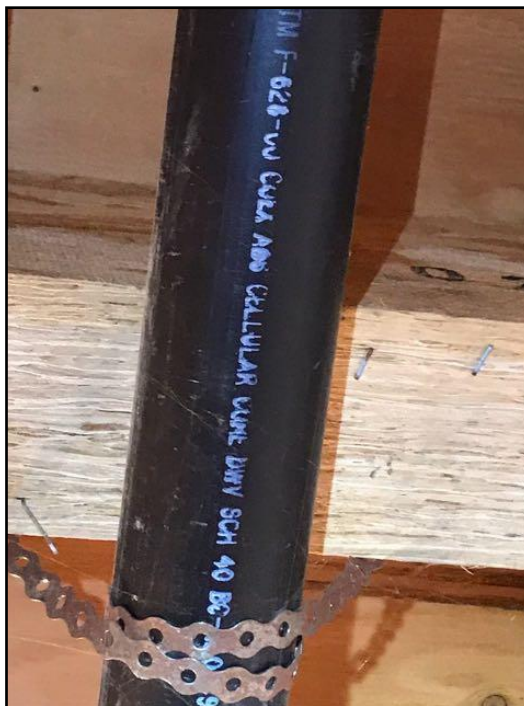
- [ABS plastic](#)



150. ABS plastic



151. ABS plastic



152. ABS plastic

Pumps: • Well water Pump -Not Inspected

Floor drain location: • Near water heater

Water treatment system: • Carbon filter

Exterior hose bibb: • Present

Limitations

Items excluded from a building inspection: • Well • Water quality • Septic system • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains

Recommendations

General

13. • Service interior sealant/grout in home as part of regular maintenance. For example back splashes, baseboards, trim work, window sills, doors, Tile on Shower Enclosures and shower doors

Cosmetic issues/water damage and or leakage can occur/extra costs can arise

Description

General: • Wine cooler

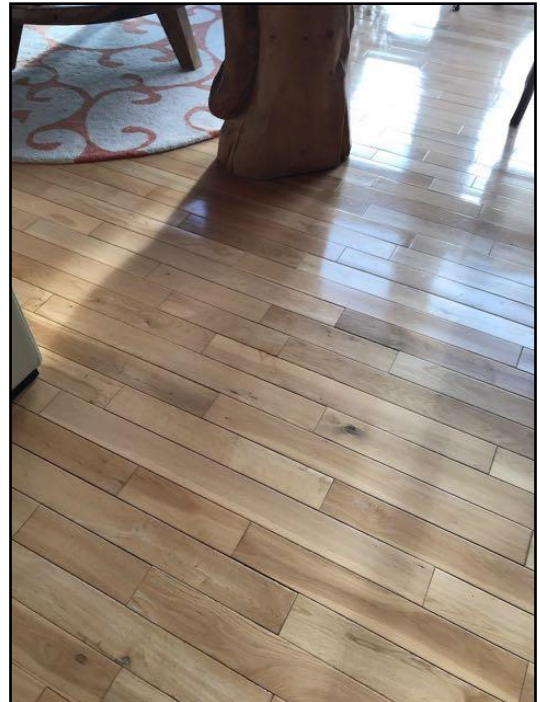


153.

Major floor finishes: • Hardwood Flooring



154.



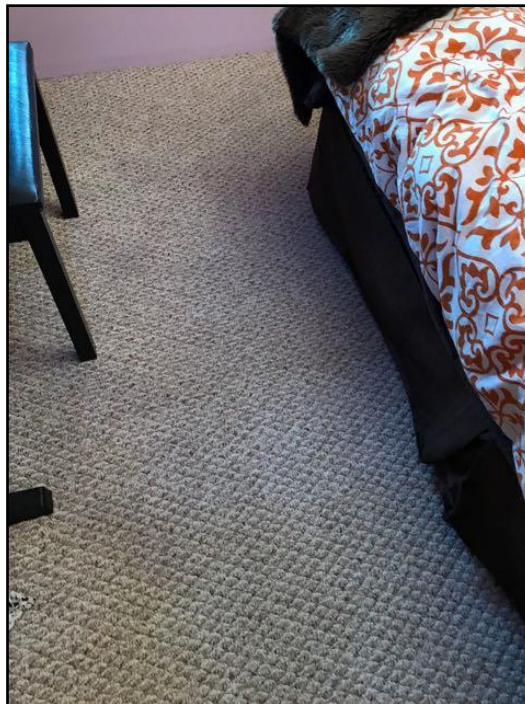
155.



156.

Major floor finishes:

- [Carpet](#)



157. *Carpet*

- [Ceramic](#)

INTERIOR

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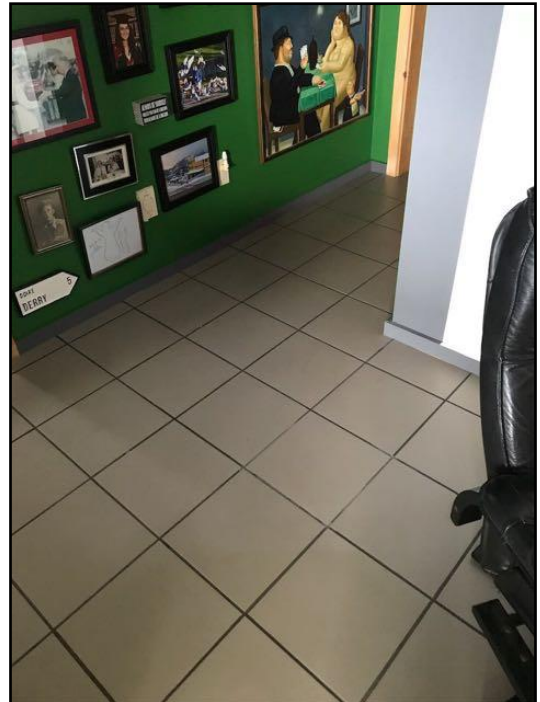
PLUMBING

INTERIOR

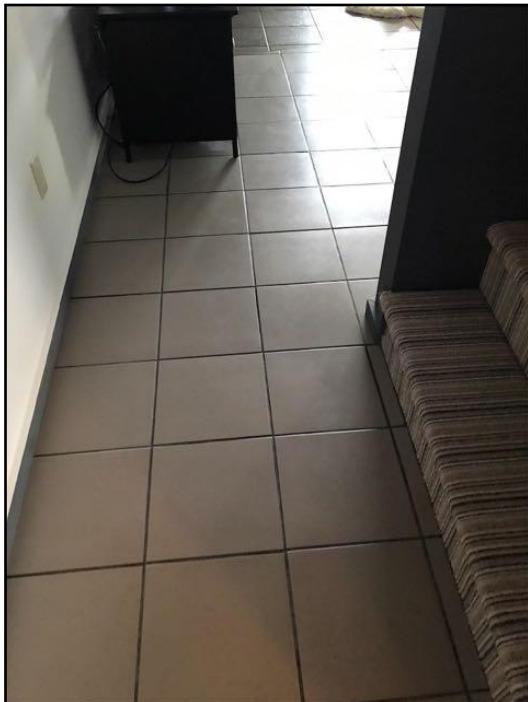
REFERENCE



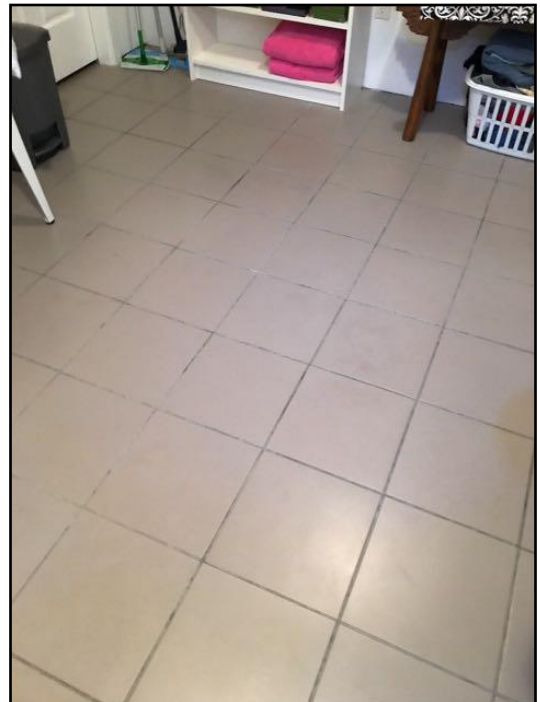
158. Ceramic



159. Ceramic



160. Ceramic



161. Ceramic

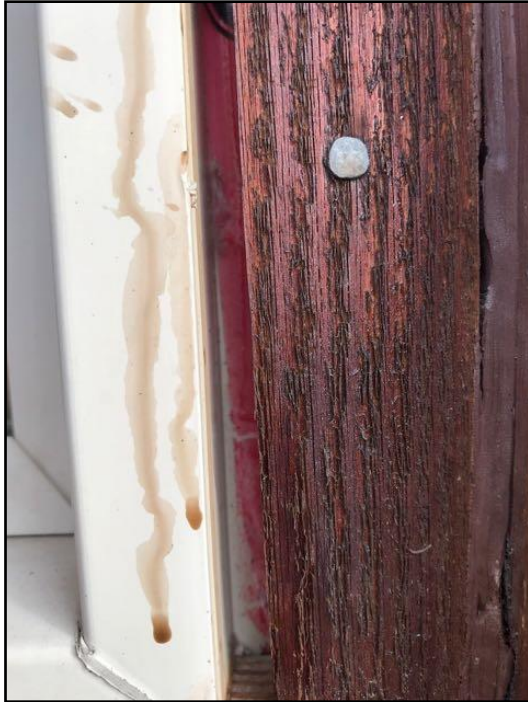
• Vinyl
In Bathrooms

Major wall finishes: • [Plaster/drywall](#)

Major ceiling finishes: • [Plaster/drywall](#) • [Wood](#)

Windows:

- [Fixed](#)



162. Fixed



163. Fixed

Glazing: • [Double](#)

Exterior doors - type/material: • [Wood](#)

Doors:

- Inspected
- Large slider stiff but operable

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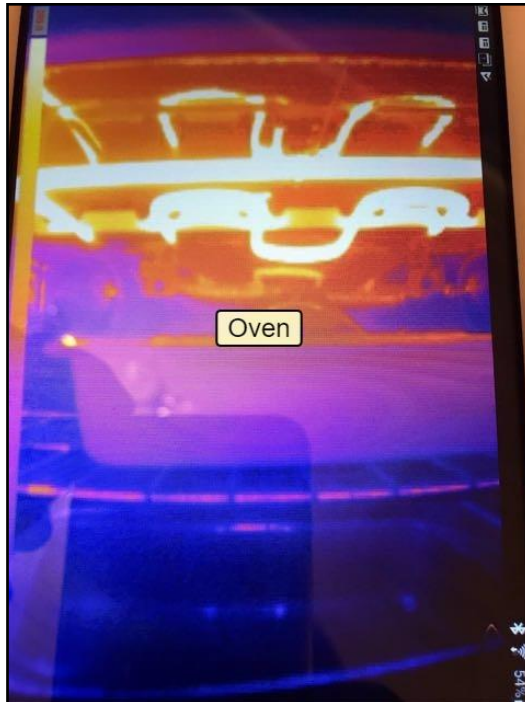
REFERENCE



164. Inspected

Oven fuel:

- Electricity



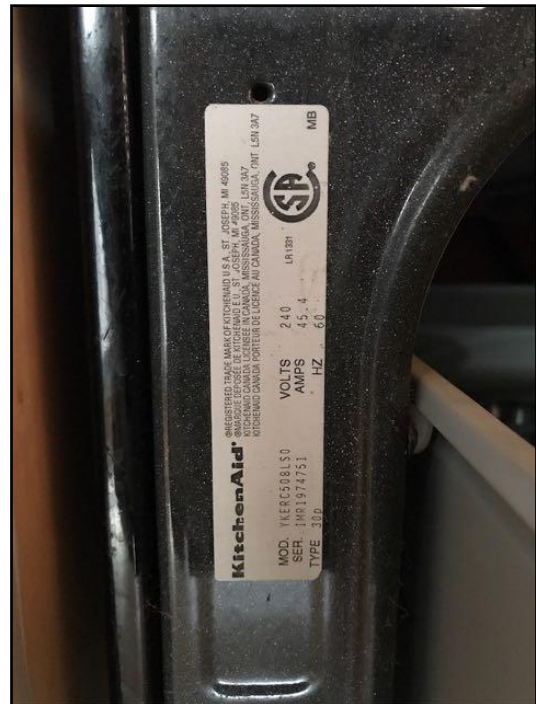
165. Electricity

Range fuel:

- Electricity



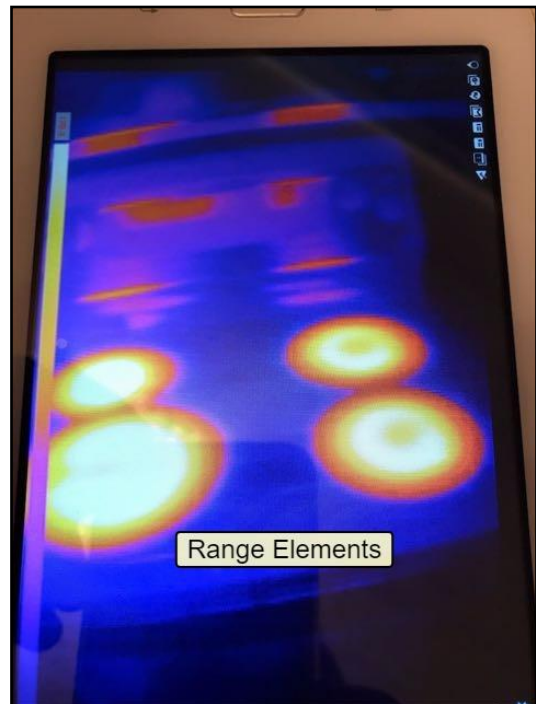
166. Electricity



167. Electricity



168. Electricity

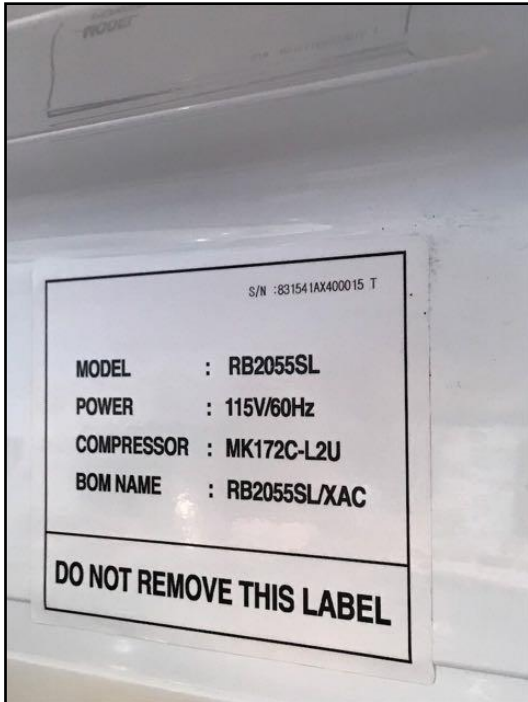


169. Electricity

Cooktop fuel: • Electricity

Appliances:

- Refrigerator



170. Refrigerator



171. Refrigerator

• Range hood



172. Range hood



173. Range hood

• Dishwasher

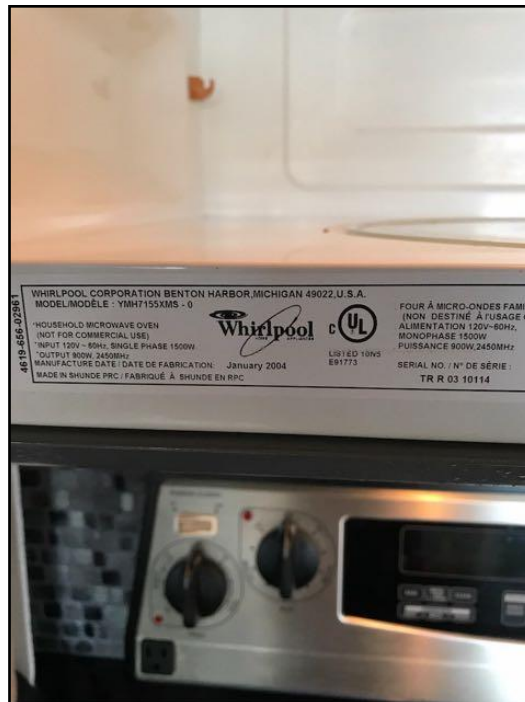


174. Dishwasher



175. Dishwasher

- Microwave oven



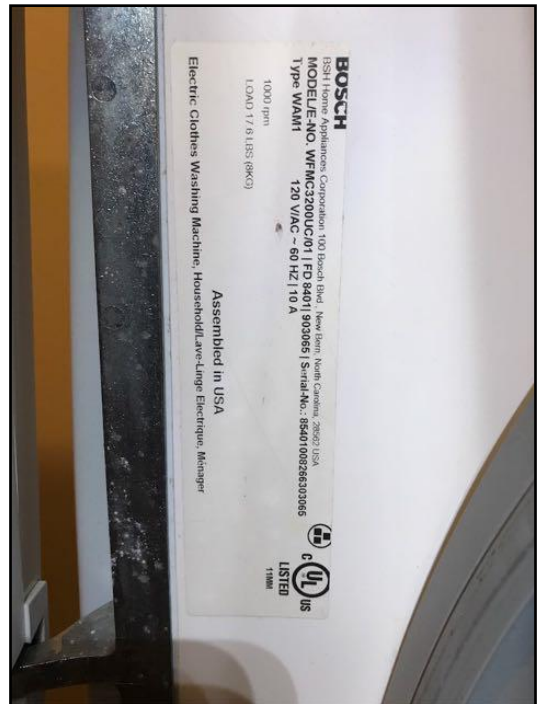
176. Microwave oven

Laundry facilities:

- Washer

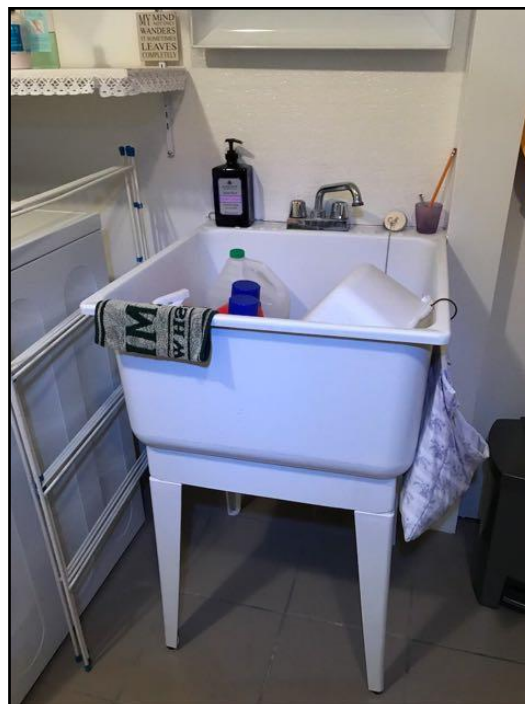


177. Washer



178. Washer

• Laundry tub



179. Laundry tub

• Dryer



180. Dryer

• Vented to outside



181. Dryer



182. Vented to outside

Kitchen ventilation: • Range hood

Bathroom ventilation: • Exhaust fan

Laundry room ventilation: • Clothes dryer vented to exterior

Counters and cabinets:

• Inspected



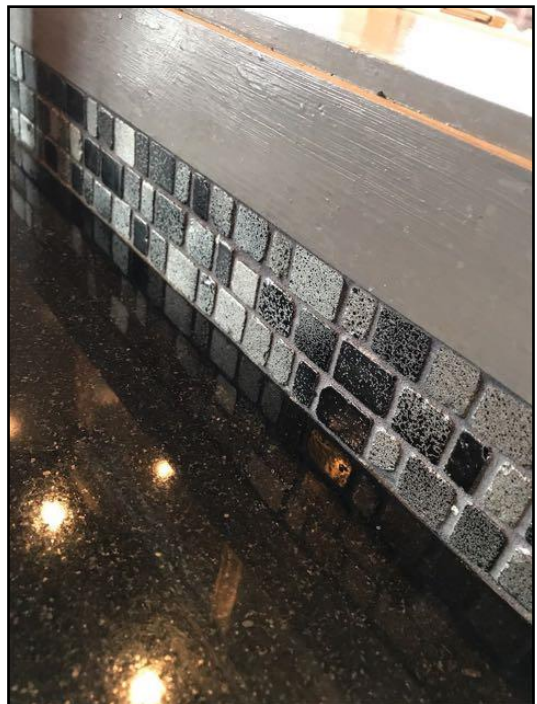
183. Inspected



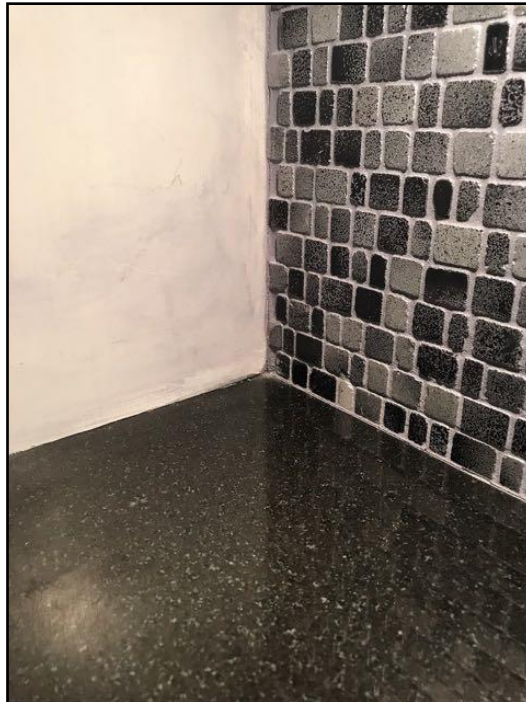
184. Inspected



185. Inspected



186. Inspected



187. Inspected

Stairs and railings:

- Inspected

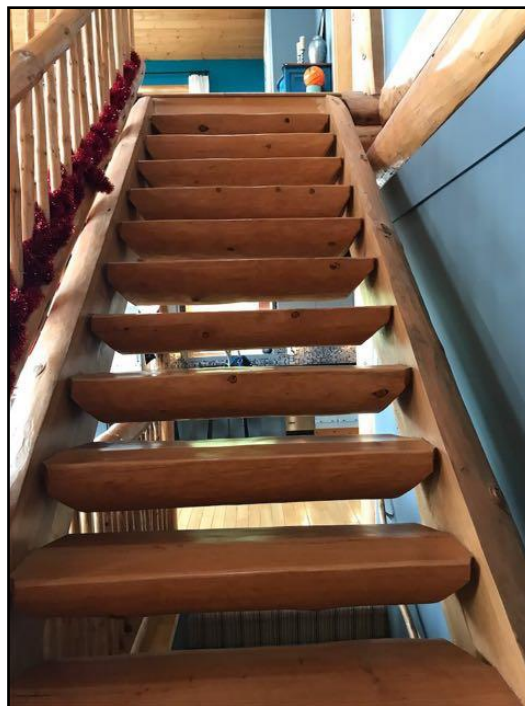


188. Inspected

- Inspected



189. Inspected



190. Inspected

Limitations

Inspection limited/prevented by: • Storage/furnishings • Storage in closets and cabinets / cupboards

Not included as part of a building inspection: • Carbon monoxide detectors, security systems, central vacuum

Cosmetics: • No comment offered on cosmetic finishes

Percent of foundation not visible: • 50 %

Environmental issues are outside the scope of a home inspection : • This includes issues such as asbestos. • No hazardous items (e.g. Asbestos, mould, PCB) were noted.

Recommendations

WINDOWS \ Frames

14. Condition: • Monitor Caulking around window and door frames and maintain on an ongoing basis

Location: Various First Floor Second Floor Exterior Wall

Task: Monitor

Time: Ongoing

DOORS \ Doors and frames

15. Condition: • [Stiff](#)

Sliding door on deck difficult to operate, and lock inoperable

Implication(s): Reduced operability

Location: East First Floor Kitchen

Task: Improve and repair

Time: Less than 1 year

GARAGE \ Door between garage and living space

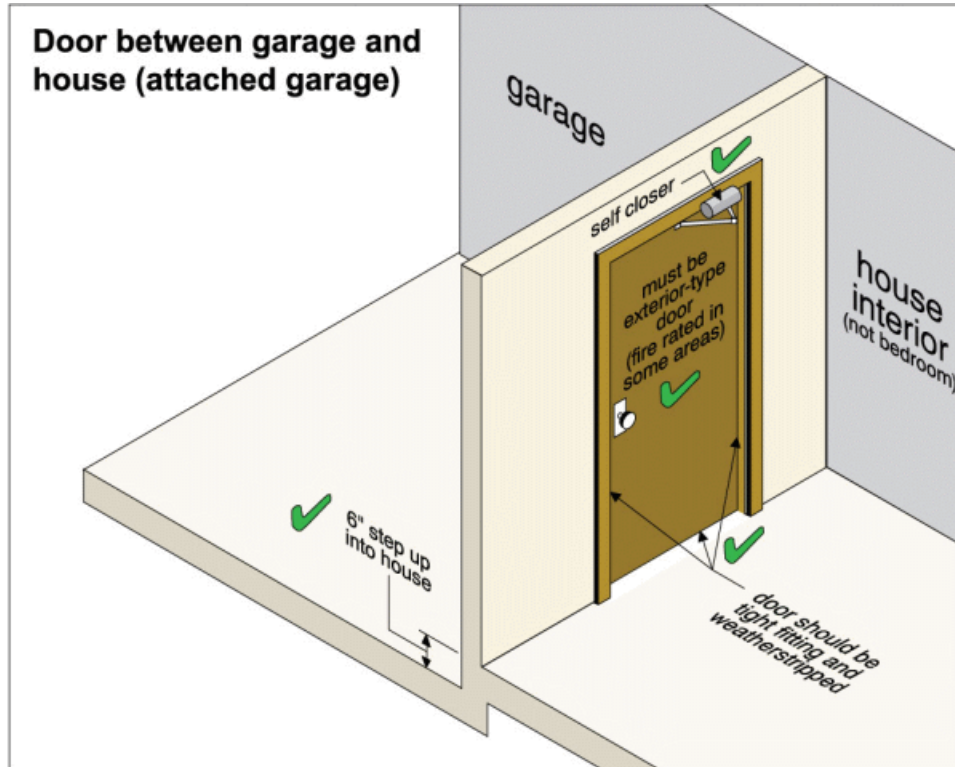
16. Condition: • Ensure Mandoor is self closing tightly.

Implication(s): Safety Issue

Location: Center First Floor Garage

Task: Monitor

Time: ASAP



END OF REPORT

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS