

YOUR Inspection Report



The best home inspection experience available.

FOR THE PROPERTY AT:

702 Gibsons Way
Gibsons, BC V0N 1V9

PREPARED FOR:

ALERIA LADWIG

INSPECTION DATE:

Friday, October 21, 2016

PREPARED BY:

Brian Fertuck CP68288



Origin Home Inspection Services Inc.
Box 1233 6503B Yule Rd.
Sechelt, BC V0N3A0

604-399-9198

www.originhomeinspections.com
bfertuck@gmail.com



October 24, 2016

Dear Aleria Ladwig,

RE: Report No. 1120, v.3
702 Gibsons Way
Gibsons, BC
V0N 1V9

Thank-you very much for choosing Origin Home Inspections to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of Home Inspectors Association BC. This document defines the scope of a home inspection.

Clients sometime assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein.

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted and may not be used in whole or in part without our written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Brian Fertuck CP68288
on behalf of
Origin Home Inspection Services Inc.

Origin Home Inspection Services Inc.
Box 1233 6503B Yule Rd.
Sechelt, BC V0N3A0
604-399-9198



INVOICE

October 24, 2016

Client: Aleria Ladwig

Report No. 1120, v.3

For inspection at:

702 Gibsons Way

Gibsons, BC

V0N 1V9

on: Friday, October 21, 2016

Up to 4500 Sq.Ft.

\$450.00

GST

\$22.50

Total

\$472.50

Origin Home Inspection Services Inc.
Box 1233 6503B Yule Rd.
Sechelt, BC V0N3A0
604-399-9198

AGREEMENT

702 Gibsons Way, Gibsons, BC October 21, 2016

PARTIES TO THE AGREEMENT

Company

Origin Home Inspection Services
Inc.
Box 1233 6503B Yule Rd.
Sechelt, BC V0N3A0

Client

Aleria Ladwig
605 Gibsons way
Gibsons, BC V0N 1V9

Total Fee: \$472.50

This is an agreement between Aleria Ladwig and Origin Home Inspection Services Inc..

THIS CONTRACT AFFECTS YOUR LEGAL RIGHTS PLEASE READ CAREFULLY BEFORE SIGNING

BETWEEN: Aleria Ladwig

of 605 Gibsons Way Gibsons BC V0N 1V9

Telephone number: 604 993 0993

Email Address: AleriaLadwig@dfo-mpo.gc.ca

Facsimile number:

AND: ORIGIN HOME INSPECTION SERVICES INC.

of 6503 Yule Rd. Box 1233 Sechelt, BC. V0N3A0

including its employees and individual inspectors, whether an employee or independent contractor and/or that independent contractors company,

in relation to the property to be inspected on the date of October 21st, 2016 and located at 702 Gibsons Way Gibsons BC V0N 1V9

to be inspected by Brian Fertuck License 68288.

IN CONSIDERATION of the representations, warranties and covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Client and the Inspector hereby agree as follows:

Inspection

The Client understands that the word Inspector as used in this Inspection Contract means and includes Origin Home Inspection Services Inc. including its employees and individual inspectors, whether an employee or independent contractor and/or that independent contractors company, and acknowledges and agrees that this Inspection Contract will apply to the Client and the Inspector as defined.

The Client hereby requests that the Inspector perform an inspection (the Inspection) of the Subject Property and prepare a written report (the Inspection Report), to be provided to the Client no later than 48 hrs. following the inspection completion. The Inspection and Inspection Report are subject to the following limitations and conditions, each of which are acknowledged, understood and accepted by the Client:

The Inspection and the Inspection Report shall be performed and prepared in accordance with the Home Inspectors Association BC Scope of Inspection, a copy of which is available upon request or at www.hiabc.ca;

The Inspection is non-invasive and the Inspection Report constitutes an opinion of the condition of the Subject Property based on a visual examination of the readily accessible features and components of the Subject Property;

The Inspection and the Inspection Report do not constitute a guarantee, warranty or an insurance policy;

The Client is encouraged, at their own risk, to participate in the Inspection and understands the importance of doing so;

The condition of certain systems, components and equipment will be randomly sampled by the Inspector. Examples include, but may not be restricted to window/door function, electrical receptacles, switches and lights, cabinets, paint and caulking integrity, roof covering materials, and examination of interior and exterior surfaces for signs of moisture ingress;

The Inspection does not include an inspection for mould or asbestos on the Subject Property;

Weather conditions may limit the extent of the inspection; the Client understands that the scope and accuracy of the

AGREEMENT

702 Gibsons Way, Gibsons, BC October 21, 2016

Inspection Report can be affected by weather conditions existing at the time of the Inspection; and
The Inspection Report is for the confidential use of the Client only and will not be disclosed to third parties such as real estate agents, sellers, or lenders (i) without the express written consent of the Client, (ii) except as required by law, or (iii) except as deemed necessary if, in the opinion of the inspector, there is a serious health or safety issue.

The Client authorizes the Inspector to disclose the Inspection Report to third parties. No or Yes to the following third parties only _____.

The Client shall protect and indemnify the Inspector from any claim against the Inspector by any third party arising from disclosure of the Inspection Report.

Restrictions on Legal Rights

In the event that the Client claims damages against the inspector and does not prove those damages, the Client shall pay all legal fees, legal expenses and costs incurred by the inspector in defense of the claim as determined as by the courts;

2.2 The inspector shall not be liable to the Client for the cost of any repairs to or replacement of any system, component, or equipment undertaken by the Client.

ARTICLE 3 - FEE

3.1 The fee payable by the Client to the Inspector at the time of the Inspection of the Subject Property shall be as follows:

Base Fee: \$450

Fee for additional services described on the Addendum attached hereto: \$_____

GST: \$22.50

Travel: \$_____

Postage: \$_____

TOTAL: \$472.50

ARTICLE 4 - ACKNOWLEDGES:

4.1 By signing this Inspection Contract the Client hereby acknowledges and agrees that:

The Client understands and agrees to be bound by each and every provision of this Inspection Contract;

The Client has the authority to bind any other family members or other interested parties to this Inspection Contract;

The Inspector has not made any representations or warranties, whether written or oral, about the terms of this Inspection Contract other than those contained in this Inspection Contract; and

The Client has had such legal advice as the Client desires in relation to the effect of this Inspection Contract on the Client's legal rights.

Date: _____

Client Signature:

Inspector Signature:

License 68288

Home Inspectors operating in British Columbia are required to be licensed under the Business Practices and Consumer Protection Act and are regulated under that Act. The services of a home inspector are not provided on behalf of, or in affiliation with, the Province of British Columbia or the Business Practices and Consumer Protection Authority (commonly known and doing business as Consumer Protection BC). For more information on the regulation of home inspectors, what a home inspection should involve, how to select a home inspector and about your rights as a consumer, please contact Consumer Protection BC.

I, **Aleria Ladwig (Signature)** _____, **(Date)** _____, have read, understood and

AGREEMENT

702 Gibsons Way, Gibsons, BC October 21, 2016

Report No. 1120, v.3

accepted the terms of this agreement.

"The inspection will include major functional components of the following house systems:

- Roofing, Flashings, and Chimneys
- Exterior, Structure and Electrical
- Heating and Cooling
- Insulation and Ventilation
- Plumbing and Interior
- Garage or Carport

The inspection will not include mold or asbestos. The inspection will be non-invasive. Home inspectors operating in British Columbia are required to be licensed under the Business Practices and Consumer Protection Act and are regulated under that Act. The services of a home inspector are not provided on behalf of, or in affiliation with, the Province of British Columbia or the Business Practices and Consumer Protection Authority (commonly known and doing business as Consumer Protection BC). For more information on the regulation of home inspectors, what a home inspection should involve, how to select a home inspector and about your rights as a consumer, please contact Consumer Protection BC."

"Our opinion of the condition of items inspected is provided in the Recommendations section for each system. If appropriate, we will indicate there are no recommendations."

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Electrical

General

- Further evaluation of the recessed lighting in the basement is required to evaluate potential fire risk.

Implication(s): Possible fire risk.

Location: Throughout Basement

Task: Further evaluation

Time: Immediate

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • The outlet in the ceiling of the basement workshop flicked when tested. Further evaluation is required. The present owner stated he is aware of the problem with the outlet.

Implication(s): Possible electrical fire, or possible electrical shock.

Location: Basement

Task: Further evaluation

Time: Immediate

Condition: • [Double taps](#)

There are two double taps in the main panel box. Further evaluation by a licensed electrician is required.

Implication(s): Fire hazard

Location: Main panel box

Task: Further evaluation

Time: Immediate

DISTRIBUTION SYSTEM \ Aluminum

Condition: • The electrical cable supplying power from the main house to the garage is braided aluminum. The home owner stated he used braided aluminum connected from the downstairs stove to the garage panel box. I recommend further evaluation by a licensed electrician. Ensure the electrical connectors are compatible for the copper/aluminum connection.

Implication(s): Possible electrical fire.

Location: East Basement

Task: Further evaluation

Time: Immediate

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • The GFCI in the main floor bathroom is defective and will not trip when tested. Replace GFCI.

Implication(s): Possible electrical shock.

Location: Second Floor Bathroom

Task: Replace

Time: Immediate

Condition: • Install GFCI in outlet adjacent to the basement kitchen sink.

Implication(s): Possible electrical shock or electrical fire.

Location: Basement Kitchen

Task: Provide

Time: Immediate

DISTRIBUTION SYSTEM \ Smoke detectors

Condition: • Smoke detectors have a expiration date determined by the manufacturer. If the smoke detectors have surpassed the expiration date replace the smoke detectors. If the smoke detectors have not passed the expiry date, test and repair or replace defective smoke detectors. Do so before occupying the home.

Implication(s): Possible fire /safety.

Location: Basement and main floor

Task: Test and replace if required

Time: Immediate

Heating

General

• Clean the baseboard heating fins and straighten bent heating fins. Remove the electrical cord off the baseboard in the basement suite living room.

Implication(s): Possible electrical fire/shock.

Location: Throughout Basement First Floor

Task: Clean

Time: Immediate

Plumbing

SUPPLY PLUMBING \ Shut off valve

Condition: • The main water shutoff for the home could not be found. After the house has been emptied out, locate the main water shut off and ensure all occupants of the home know the location of the main water shut off valve and how to turn it off in an emergency. Do not barricade access to the main water shut off for the home with furniture, appliances or household storage.

Implication(s): Possible water damage.

Location: To be determined

Task: Locate and discuss with family members

Time: Immediate

WASTE PLUMBING \ Floor drain

Condition: • [Not found](#)

The floor drain in the basement was not found. Locate and open floor drain if possible, the present owner may be of some assistance.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Basement

Task: Request disclosure

Time: Immediate

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

Description

Sloped roofing material:

- [Asphalt shingles](#)
- [Wood shingles/shakes](#)
- [Modified bitumen membrane](#)

There is torch on membrane on the out buildings.



1. Modified bitumen membrane

Limitations

Inspection performed: • By walking on roof

Recommendations

SLOPED ROOFING \ Asphalt shingles

1. Condition: • Moss is starting to grow on the roof. I recommend de-mossing the roof within the year.

Implication(s): Possible shortened life span of the asphalt shingles.

Location: Throughout Exterior Roof

Task: Clean

Time: Regular maintenance /When necessary

SLOPED ROOF FLASHINGS \ Pipe/stack flashings

2. Condition: • The vent stack flashings on the roof have been caulked on the upper side of the vent stacks. This may have been done as preventative maintenance or to repair leaking seams. Monitor the caulking on an annual basis and replace cracked or missing caulking as part of the home's annual tune up and maintenance.

Implication(s): Possible water damage.

Location: Throughout Roof

Task: Monitor

Time: Ongoing

ROOFING

702 Gibsons Way, Gibsons, BC October 21, 2016

- THE BOTTOM
- ROOFING**
- EXTERIOR
- STRUCTURE
- ELECTRICAL
- HEATING
- COOLING
- INSULATION
- PLUMBING
- INTERIOR

REFERENCE



2. Vent stack



3. Roof vent



4. Vent stack

EXTERIOR

702 Gibsons Way, Gibsons, BC October 21, 2016

- THE BOTTOM
 - ROOFING
 - EXTERIOR**
 - STRUCTURE
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- REFERENCE

Description

Gutter & downspout material: • [Aluminum](#)

Gutter & downspout type: • [Eave mounted](#)

Downspout discharge:

- [Below grade](#)
- [Above grade](#)

All the downspouts on the home discharge below grade except the downspout drawing water from the deck gutter.

Lot slope: • [Towards building](#) • [Flat](#)

Wall surfaces and trim: • [Vinyl siding](#)

Soffit and fascia: • [Wood](#) • [Metal](#)

Retaining wall: • [Concrete](#) • [Stone](#)

Driveway: • Gravel

Walkway: • Gravel

Deck: • No performance issues were noted

Exterior steps: • Wood • No performance issues were noted.

Balcony: • Wood • Vinyl • Wood railings

Fence: • Wood • No performance issues were noted.

Limitations

Inspection limited/prevented by: • Vines/shrubs/trees against wall

Exterior inspected from: • Ground level

Recommendations

ROOF DRAINAGE \ Gutters

3. Condition: • [Clogged](#)

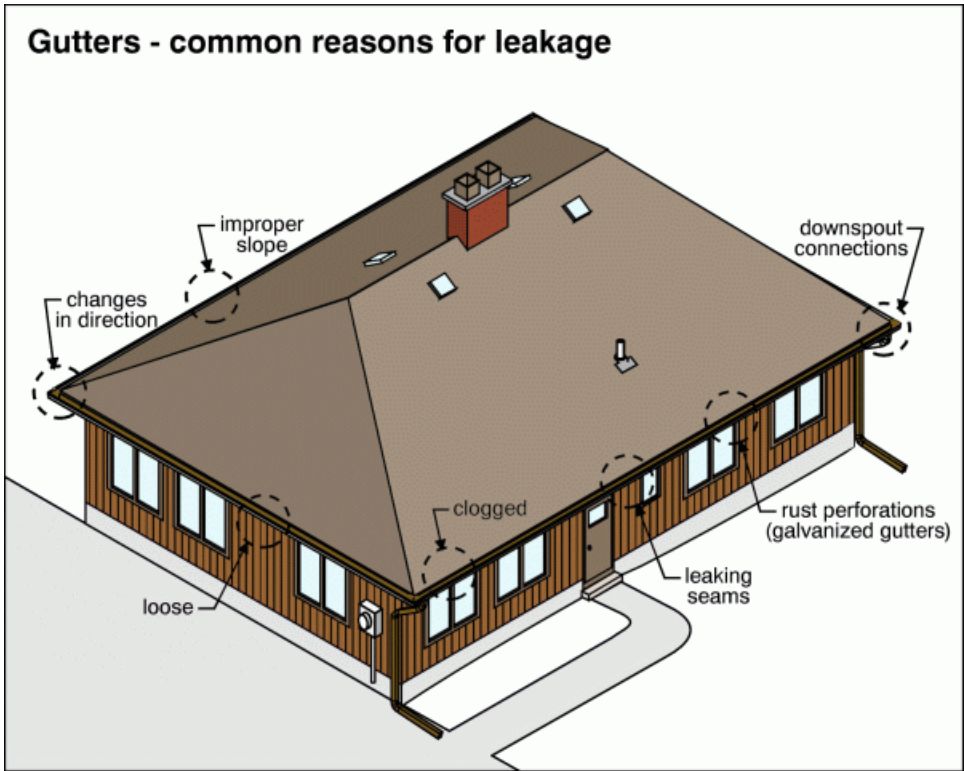
Clean all gutters. Start at the downspout to avoid working in standing water. Clean gutters annually.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Throughout Second Floor Exterior

Task: Clean

Time: Ongoing Regular maintenance /When necessary



5. Clogged

ROOF DRAINAGE \ Downspouts

4. Condition: • [Should discharge 6 feet from building](#)

Provide a downspout extension on the downspout discharging above ground.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Upper patio downspout

Task: Provide extension

Time: Discretionary

EXTERIOR

702 Gibsons Way, Gibsons, BC October 21, 2016

Report No. 1120, v.3

THE BOTTOM

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

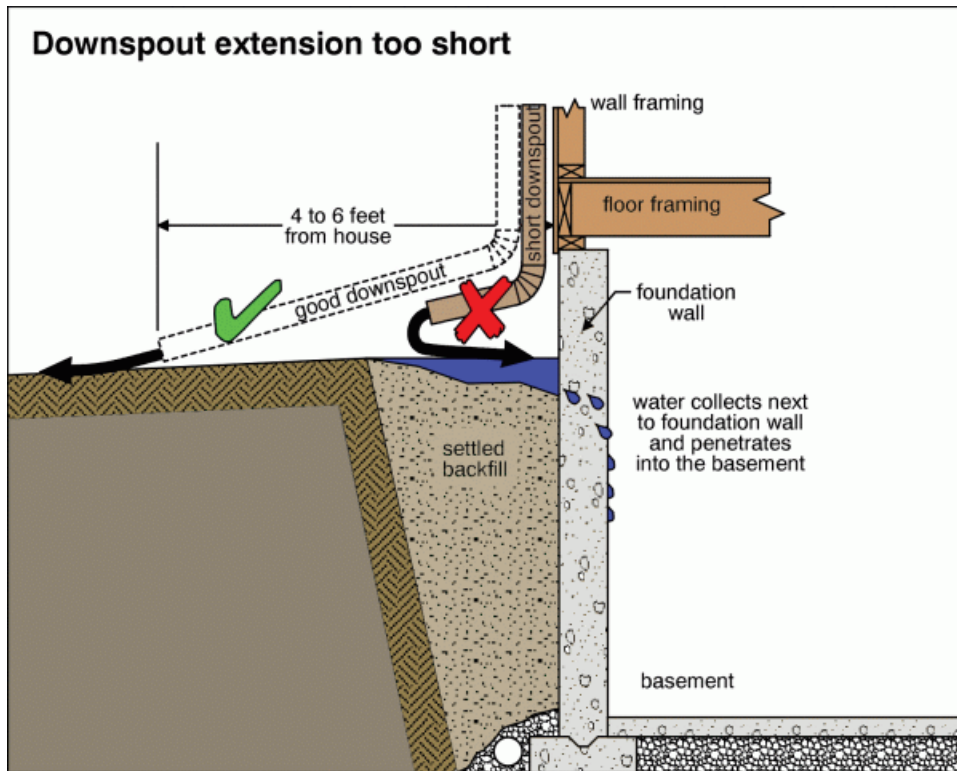
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



6. Should discharge 6 feet from building

WALLS \ Soffits and fascia

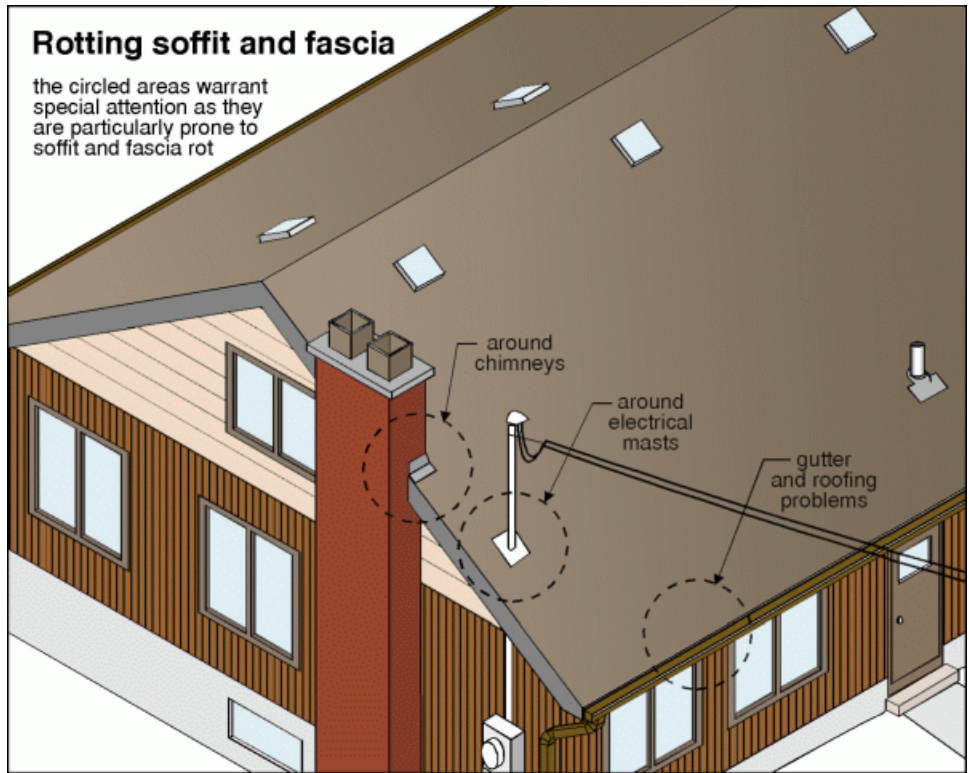
5. Condition: • [Paint or stain needed](#)

Scrape and apply paint or stain to the fascia. Reset protruding nails and re nail any loose fascia. Replace rotten end boards on fascia. Complete repairs prior to applying paint or stain.

Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure | Shortened life expectancy of material

Location: Throughout Exterior

Task: Improve
Time: Discretionary



7. Paint or stain needed

Description

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#)

Exterior wall construction: • [Wood frame](#)

Roof and ceiling framing:

• [Rafters/roof joists](#)

• [Plank sheathing](#)

• [Plywood sheathing](#)

The roof sheathing was originally shiplap then at a later date sheathed with plywood.

Limitations

Inspection limited/prevented by: • Wall, floor and ceiling coverings • Carpet/furnishings • Insulation

Attic/roof space: • Entered but access was limited

Percent of foundation not visible: • 99 %

Not included as part of a building inspection: • Visible mold evaluation is not included in the building inspection report

Recommendations

General

6. • There are no recommendations to the structure at this time.

Description

Service entrance cable and location: • [Overhead](#) • [Overhead copper](#)

Service size: • [200 Amps \(240 Volts\)](#)

Main disconnect/service box rating: • [100 Amps](#)

Main disconnect/service box type and location: • [Breakers - basement](#)

Number of circuits installed: • 24 • 38

System grounding material and type: • [Copper - ground rods](#)

Distribution panel rating: • [125 Amps](#)

Distribution panel type and location: • [Breakers - basement](#)

Auxiliary panel (subpanel) rating: • [60 Amps](#)

Auxiliary panel (subpanel) type and location: • [Breakers - basement](#)

Distribution wire material and type: • [Copper - non-metallic sheathed](#)

Type and number of outlets (receptacles): • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • No GFCI • [GFCI - bathroom](#)

Smoke detectors: • [Present](#)

Carbon monoxide (CO) detectors: • None noted

Limitations

Inspection limited/prevented by: • Storage

Recommendations

General

7. • Further evaluation of the recessed lighting in the basement is required to evaluate potential fire risk.

Implication(s): Possible fire risk.

Location: Throughout Basement

Task: Further evaluation

Time: Immediate



8. Recessed lighting

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

8. Condition: • The outlet in the ceiling of the basement workshop flicked when tested. Further evaluation is required. The present owner stated he is aware of the problem with the outlet.

Implication(s): Possible electrical fire, or possible electrical shock.

Location: Basement

Task: Further evaluation

Time: Immediate

9. Condition: • [Panel crowded](#)

Implication(s): Electric shock | Fire hazard

10. Condition: • [Circuits not labeled](#)

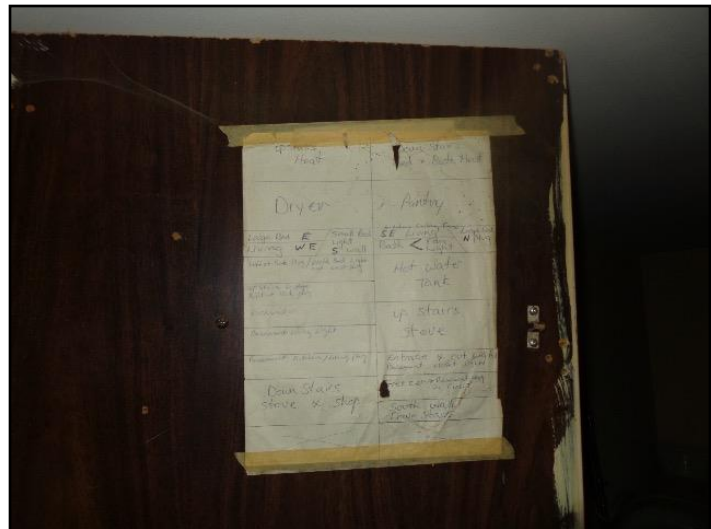
The circuits in the main panel box are not labeled properly. Re-label the breakers accordingly.

Implication(s): Nuisance

Location: Panel box

Task: Improve

Time: Discretionary



9. Circuits not labeled properly

11. Condition: • [Double taps](#)

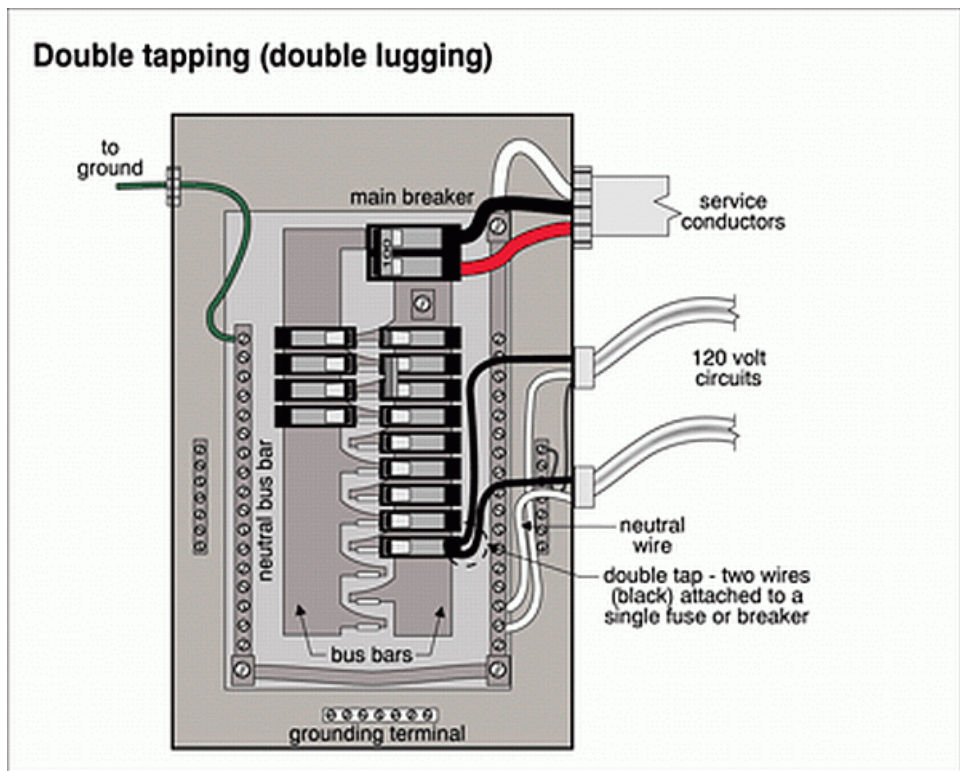
There are two double taps in the main panel box. Further evaluation by a licensed electrician is required.

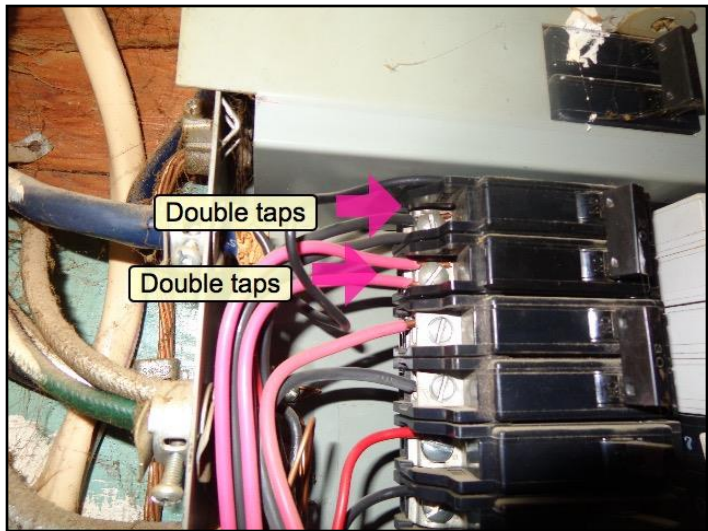
Implication(s): Fire hazard

Location: Main panel box

Task: Further evaluation

Time: Immediate





10. Double taps

DISTRIBUTION SYSTEM \ Aluminum

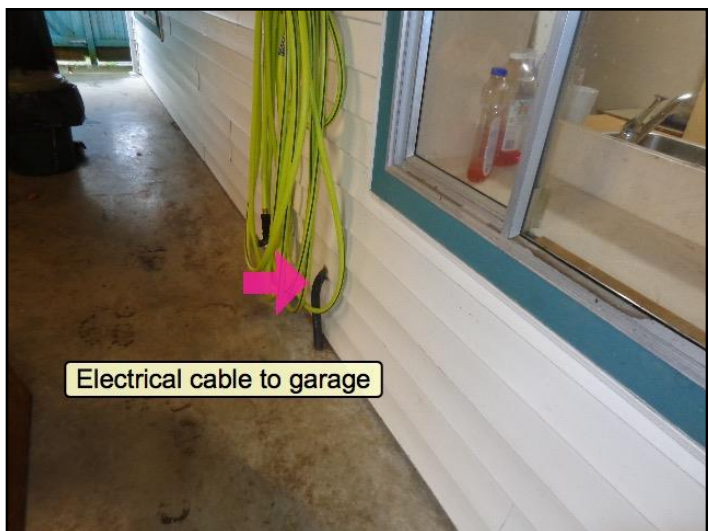
12. Condition: • The electrical cable supplying power from the main house to the garage is braided aluminum. The home owner stated he used braided aluminum connected from the downstairs stove to the garage panel box. I recommend further evaluation by a licensed electrician. Ensure the electrical connectors are compatible for the copper/aluminum connection.

Implication(s): Possible electrical fire.

Location: East Basement

Task: Further evaluation

Time: Immediate



11. Braided aluminum

DISTRIBUTION SYSTEM \ Outlets (receptacles)

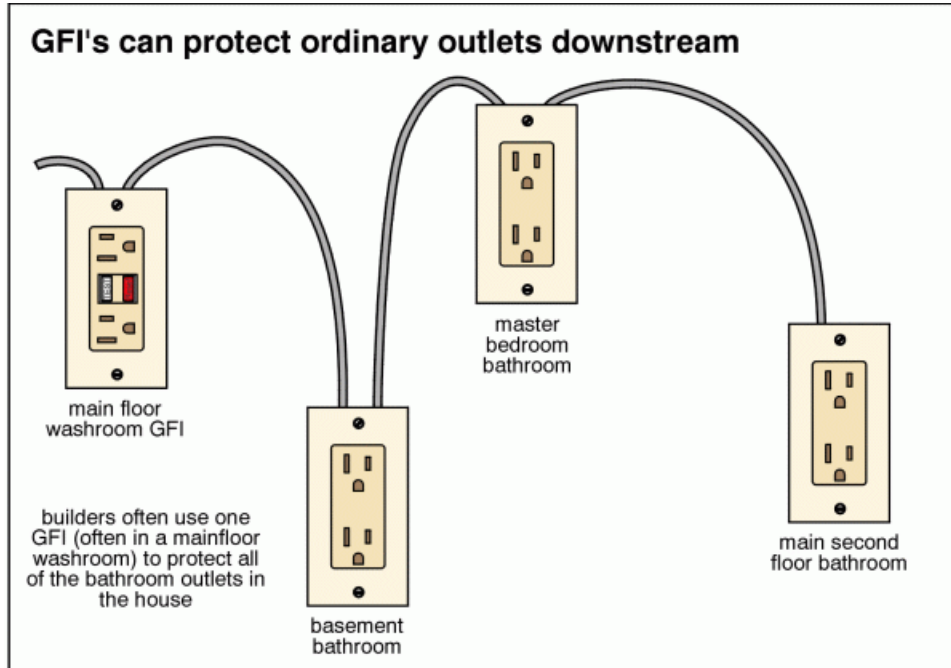
13. Condition: • The GFCI in the main floor bathroom is defective and will not trip when tested. Replace GFCI.

Implication(s): Possible electrical shock.

Location: Second Floor Bathroom

Task: Replace

Time: Immediate



12. Replace GFCI

14. Condition: • Install GFCI in outlet adjacent to the basement kitchen sink.

Implication(s): Possible electrical shock or electrical fire.

Location: Basement Kitchen

Task: Provide

Time: Immediate



13. Install GFCI

DISTRIBUTION SYSTEM \ Smoke detectors

15. Condition: • Smoke detectors have a expiration date determined by the manufacturer. If the smoke detectors have surpassed the expiration date replace the smoke detectors. If the smoke detectors have not passed the expiry date, test and repair or replace defective smoke detectors. Do so before occupying the home.

Implication(s): Possible fire /safety.

Location: Basement and main floor

Task: Test and replace if required

Time: Immediate

HEATING

702 Gibsons Way, Gibsons, BC October 21, 2016

- THE BOTTOM
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING**
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- REFERENCE

Description

Fuel/energy source: • [Electricity](#)
System type: • Electric baseboard heaters
Heat distribution: • [Baseboards](#)
Failure probability: • [Low](#)
Mechanical ventilation system for home: • Kitchen exhaust fan • Bathroom exhaust fan

Limitations

General: • There were no limitations to the heating portion of the inspection.

Recommendations

General

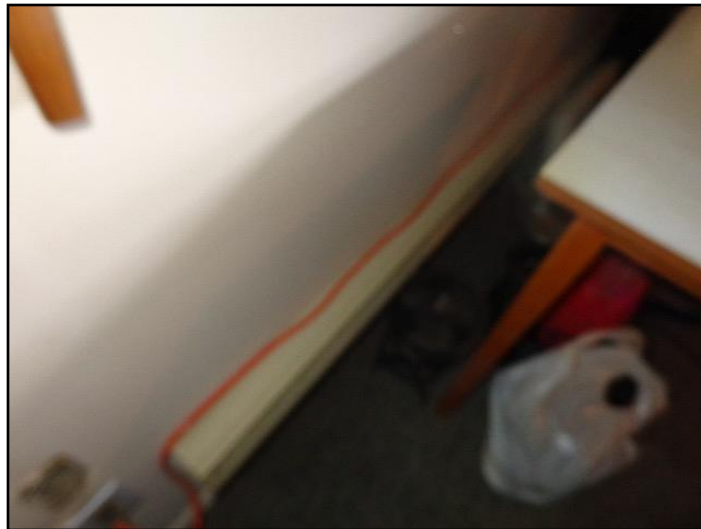
16. • Clean the baseboard heating fins and straighten bent heating fins. Remove the electrical cord off the baseboard in the basement suite living room.

Implication(s): Possible electrical fire/shock.

Location: Throughout Basement First Floor

Task: Clean

Time: Immediate



14. Cord on baseboard

COOLING & HEAT PUMP

Report No. 1120, v.3

702 Gibsons Way, Gibsons, BC October 21, 2016

THE BOTTOM

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

General: • The cooling for the home is ceiling fans and natural ventilation via doors and windows.

Limitations

General: • There were no limitations to the cooling for the home at the time of the inspection.

Recommendations

General

17. • There are no recommendations to the cooling system for the home at this time.

Description

Attic/roof insulation material: • [Glass fiber](#)

Attic/roof insulation amount/value: • [R-12](#)

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

Attic/roof air/vapor barrier: • [Plastic](#)

Wall insulation material: • Not determined • Not visible

Wall insulation amount/value: • Not determined

Wall air/vapor barrier: • Not determined

Foundation wall insulation material: • Not determined

Foundation wall insulation amount/value: • Not visible

Foundation wall air/vapor barrier: • Not determined

Floor above basement/crawlspace insulation material: • Not determined

Mechanical ventilation system for home: • Kitchen exhaust fan • Bathroom exhaust fan

Limitations

Inspection prevented by no access to: • Wall space

Attic inspection performed: • By entering attic, but access was limited

Roof ventilation system performance: • During the attic inspection the outside temperature and the temperature of the attic were very similar also air movement could be felt in the attic the attic ventilation appears to be adequate for the home.

Air/vapor barrier system: • Continuity not verified

Mechanical ventilation effectiveness: • Not verified

Recommendations

ATTIC/ROOF \ Insulation

18. Condition: • [Amount inadequate](#)

The attic has an insulation value of approximately R12. I recommend increasing the insulation levels to R40.

Implication(s): Increased heating and cooling costs

Location: Throughout the attic

Task: Improve

Time: Discretionary

Description

- Water supply source:** • Public
- Service piping into building:** • [Not visible](#)
- Supply piping in building:** • [Copper](#)
- Main water shut off valve at the:** • Main water shut off for home not found.
- Water flow and pressure:** • [Functional](#) • [Typical for neighborhood](#)
- Water heater fuel/energy source:** • [Electric](#)
- Water heater type:** • [Conventional](#) • Owned
- Water heater manufacturer:** • The water heater manufacturer could not be determined.
- Tank capacity:** • Not determined.
- Water heater failure probability:** • [Medium](#)
- Waste disposal system:** • [Public](#)
- Waste and vent piping in building:** • [ABS plastic](#) • [Cast Iron](#)
- Floor drain location:** • None found
- Exterior hose bibb:** • Present

Limitations

- Inspection limited/prevented by:** • Floor drain could not be found.
- Inspection limited/prevented by:** • The main water shutoff for the home could not be found possibly due to the large amount of household storage in the basement.



15. Storage



16. Storage



17. Storage

Items excluded from a building inspection: • Isolating/relief valves & main shut-off valve • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains

Recommendations

General

19. • The upstairs bathtub drains slow. Clean tub drain and replace tub spigot with correct tub spigot .

Implication(s): Tub drains slowly, may over flow, possible water damage, possibility of water leaking into wall behind the tub spigot.

Location: First Floor Second Floor Bathroom

Task: Further evaluation

Time: Discretionary



18. Clean drain, repair tub spigot

SUPPLY PLUMBING \ Shut off valve

20. Condition: • The main water shutoff for the home could not be found. After the house has been emptied out, locate the main water shut off and ensure all occupants of the home know the location of the main water shut off valve and how to turn it off in an emergency. Do not barricade access to the main water shut off for the home with furniture, appliances or household storage.

Implication(s): Possible water damage.

Location: To be determined

Task: Locate and discuss with family members

Time: Immediate

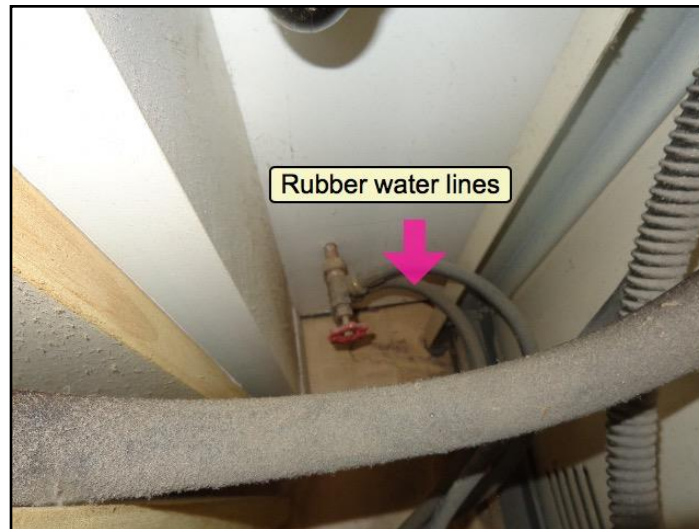
21. Condition: • I strongly recommend metal braided water lines on the washing machine.

Implication(s): Possible water damage to failed rubber washing machine water lines.

Location: Laundry Area

Task: Provide

Time: Discretionary



19.

WASTE PLUMBING \ Floor drain

22. Condition: • [Not found](#)

The floor drain in the basement was not found. Locate and open floor drain if possible, the present owner may be of some assistance.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Basement

Task: Request disclosure

Time: Immediate



20. Possible floor drain location

Description

Major floor finishes:

- [Laminate](#)
- [Concrete](#)

The basement floor is concrete with carpet.

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

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

Windows: • [Sliders](#) • [Casement](#) • Vinyl

Glazing: • [Single](#) • [Double](#)

Exterior doors - type/material: • Hinged • [French](#) • [Sliding glass](#)

Doors: • Inspected

Oven type: • Conventional

Oven fuel: • Electricity

Range fuel: • Electricity

Appliances: • Refrigerator • Range hood • Dishwasher • Microwave oven

Laundry facilities: • Washer • Dryer • Vented to outside • 120-Volt outlet • 240-Volt outlet • Waste standpipe

Kitchen ventilation: • Range hood • Discharges to exterior

Bathroom ventilation: • Exhaust fan

Laundry room ventilation: • Clothes dryer vented to exterior

Counters and cabinets: • Inspected

Inventory Dishwasher: • Kenmore

Inventory Dryer: • Maytag

Inventory Microwave: • Kenmore

Inventory Range:

- Kenmore

The basement range is a Gibsons meteor

Inventory Refrigerator: • The basement fridge is a Diplomat

Inventory Refrigerator: • Kenmore Elite

Inventory Smoke Alarm: • First Alert

Inventory Washing Machine: • Maytag

Inventory Water Heater: • Not determined

Limitations

General: • The age, make, size and model of the water heater could not be determined due to the insulation blanket on the water heater.



21. Water heater in blanket

Inspection limited/prevented by: • Storage/furnishings

Not included as part of a building inspection: • Cosmetic issues

Cosmetics: • No comment offered on cosmetic finishes

Percent of foundation not visible: • 99 %

Basement leakage: • Storage in basement severely limited inspection

Recommendations

General

23. • The basement bathroom door will not close, repair or replace the door.

Location: Basement

Task: Repair or replace

Time: Discretionary



22. Bathroom door basement

24. • The door to the den/office on the main floor binds, rehang door.

Implication(s): Door may stick.

Location: First Floor

Task: Repair or replace

Time: Discretionary



23. Rehang door to den

25. • Install fan in basement bathroom.

Implication(s): Possible mould/ mildew from excess moisture in the home.

Location: Basement Bathroom

Task: Provide

Time: Discretionary

26. • Repair hole in wall caused by door knob in master bedroom wall.

Implication(s): Cosmetic, possible loss of heat.

Location: First Floor Bedroom

Task: Repair

Time: Discretionary/ When necessary



24. *Repair hole*

27. • Install baseboard door stop for door in den/office.

Implication(s): Possible damage to wall.

Location: Office

Task: Provide

Time: Discretionary

28. • Repair or replace the screen on the sliding patio door .

Implication(s): Possibility of insects and or pests gaining access to the home.

Location: First Floor Deck

Task: Repair or replace

Time: Discretionary



25. Repair screen

CARPENTRY \ Countertops

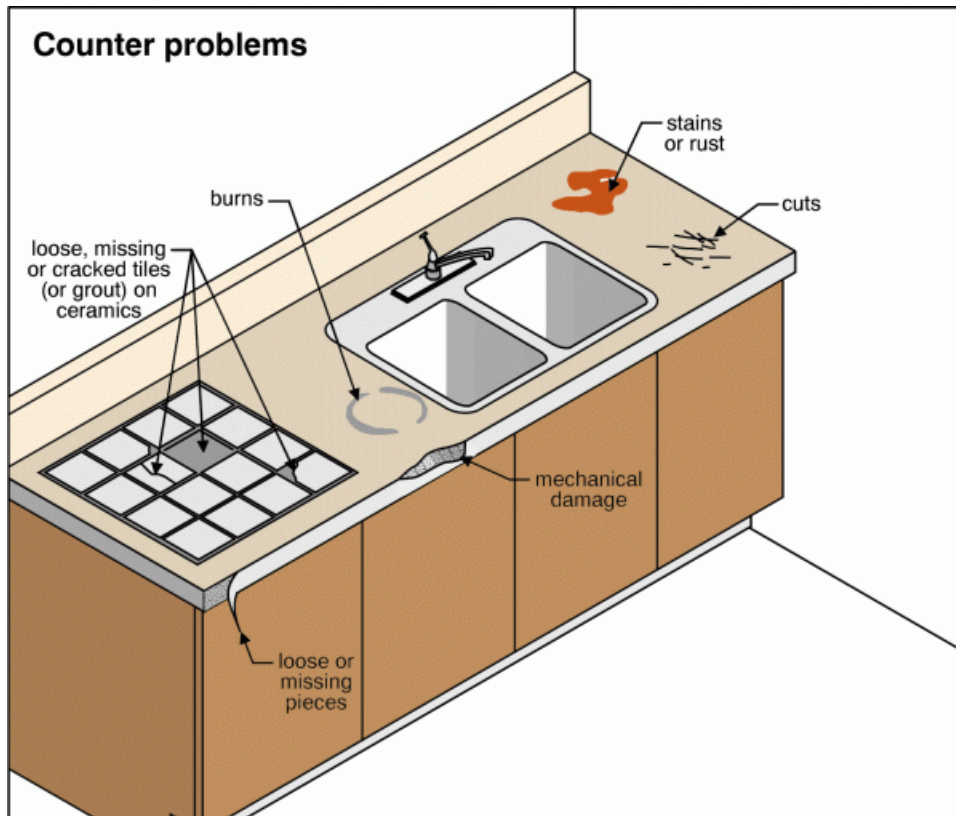
29. Condition: • Caulk back splash in upper kitchen where back splash meets wall.

Implication(s): Hygiene, possible water damage.

Location: Kitchen

Task: Improve

Time: Discretionary





26. *Caulk backsplash*

END OF REPORT

REFERENCE

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

