

**Visual Property Inspection**

**404 Bruneau Place  
Langley, BC V4W 3K9**

**Prepared for :**

**Jodi Steeves**



**Inspected by :**

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# Report Commentary

Date: 26-Apr-2017

404 Bruneau Place, Langley, BC V4W 3K9

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report.

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## 1.0 Exterior

### 1.1 **Doors**

Lock on the front door wasn't operable at the time of inspection.

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## 2.0 Roof Structure

### 2.1 **Main Roof**

Previous repairs noted on the main roof, this is above the stains I noted in the attic. Monitor.

### 2.2 **Fascia/Soffit**

Fascia deterioration noted on all fascias. Repairs/replacement is to be expected in the future.

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## 3.0 Attic

### 3.1 **Structure**

Consult a qualified roofer to seal all gaps in roofing material/sheathing to reduce water entry and subsequent damages.

Organic matter noted on the sheathing in the attic. This is common from houses in the 70's due to lack of vents. Additional vents were added 7 years ago and have likely stopped the growth. Clean as necessary.

Some water staining noted in the sheathing. It appears the issue was fixed, monitor and repair as necessary.

### 3.2 **Exhaust Duct**

Insulate exhaust duct to reduce condensation and potential damages related to moisture runback.

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## 4.0 Electrical Service

### 4.1 **Circuit Wires/Receptacles**

Receptacles are located over electric baseboard heaters, this is typical of homes this age. Receptacles are now located off to side of heater to reduce risk of and electrical hazard with cords contacting heaters.

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## 5.0 Plumbing Components

### 5.1 **Water Heater**

Install water heater strapping/anchoring to promote tank stability.

Water heater is nearing the end of typical life expectancy (8-12 years). Budget to replace.



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## 6.0 Fireplace(s)

### 6.1 **Type**

Wood fireplace flue has some creosote build up. Recommend cleaning and evaluation prior to use to reduce risk of a chimney fire.

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## 7.0 All Bathrooms

### 7.1 **Tubs/Enclosures**

Slightly elevated moisture but no movement detected behind shower wall ceramic tiles. Recommend required maintenance to reduce risk of further water seepage through grout.

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## 8.0 Kitchen

### 8.1 **Major Appliances (Built-in)**

Dishwasher is brand new with all the tags inside the unit. I didn't run a test of the dishwasher and one is recommend to test the functionality.

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## 9.0 Interior Living Spaces

### 9.1 **Window(s)**

Failed seal between double panes of glass. Window has fogged. Condition considered cosmetic.

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Property and Site

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**Advisory**

- Occupied     Vacant     Tenant Occupied

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**Limitations**

- Vegetation/Tree/Shrub     Vines     Debris/Obstruction  
 Snow/Ice Cover

Build Year: 1978

Building Faces: West

Inspection limited by furnishings throughout the home including but not limited to furniture, blinds, curtains, wall & floor coverings, possibly fresh paint, boxes, appliances, clothes, items stored under some or all sinks, and storage items.

Repairs recommended in this report are recommended to be performed prior to closing, by qualified professionals. Extent of issues or full damage in some instances may not be known until the qualified specialist inspects the situation and is able to fully evaluate.

This is not a building code inspection. Local codes, city and county, can vary significantly and change regularly over time, and are not a part of this home inspection. Consult seller as to permits obtained for work performed on the property to ensure they were obtained as required for remodel work, and additions.

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**Conditions**

- Sunny/Mostly Sunny     Cloudy/Mostly Cloudy     Rain/Wet Conditions  
 Snow/Ice Conditions

Apx. Temperature: 14c

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**Landscaping**

- Bushes/Hedge/Flower Bed     Vine     Slopes To House

Maintain positive drainage throughout the exterior for proper water flow away from structure.

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**Driveway**

- Concrete     Gravel     Gravel Needs Regrading     Asphalt

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**Walkway/Path**

- Slopes to House     Concrete     Paving Stone     Patio Stone/Brick

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**Front Porch**

- Crack     Wood/Composite     Concrete     Brick/Block/Paving Stone

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**Back Deck(s)/Patio(s)**

- Slopes to House     Wood/Composite     Paving Stone/Block/Brick  
 Vinyl     Concrete

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### Limitations

- Debris/Obstruction                       Bushes/Vines/Tree Obstructions                       Snow/Ice Cover

This is a visual inspection, no invasive testing is performed. Condition of concealed wall and foundation components is beyond the scope of a visual inspection.

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### Wall Structure

Wall Type: Wood frame

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### Foundation Wall

- Stone/Flagstone                       Brick                       Concrete                       Block  
 Preserved Wood                       Concealed                       Hairline Cracking-typical  
 Completely Concealed

Fill and seal foundation cracks to reduce potential water penetration and subsequent damages. No moisture detected at the time of inspection.



Minor foundation crack.

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### Exterior Walls/Siding

- Engineered Wood                       EIFS                       Stone/Stone Facade                       Fiber Cement  
 Dimensional Wood                       Brick/Brick Facade                       Vinyl  
 HCS (Hard Coat Stucco)

Seal any crack/gaps or penetrations in the siding throughout the home including around windows and doors to help reduce moisture entry/damage.

Exterior



Seal all wall crack to prevent water entry.

**Window Exterior**

- Wood       Metal       Vinyl       Wood/Vinyl or Metal Cla  
 Screens Missing       Screens Damaged

**Doors**

- Dented/Minor Damage       Binds - Adjust/repair

**Operational: Yes**

*Lock on the front door wasn't operable at the time of inspection.*

**Exterior Lighting**

- Not all lights tested       Unsecured - repair       Representative # Inspected/Tested

**Operational: Yes**

Roof Structure

**Inspected By:**

- Binocular       Roof Edge       Walk On       No Access

**Limitations**

- Deck/Patio       Solar Panels       Gravel Cover       Steep Slope       Height  
 Snow/Ice Cover       Rain - Too Slippery       Material Too Slippery

**Main Roof**

- Flat       Gable       Hip/Valley       Shed

Estimated Age: 7 Years Old

*Previous repairs noted on the main roof, this is above the stains I noted in the attic. Monitor.*



## Roof Structure



Patch work noted on the main roof above the water staining in the attic.



General view of the roof.



General view of the roof.

### Gutter/Downspout

- Galvanized     Plastic     Aluminum     Copper     Below Ground Discharge  
 Above Ground Discharge

Roof water drains below ground, condition of concealed drains is beyond the scope of a visual inspection. Recommend to have perimeter drains cleaned on occasion to ensure proper handling of ground water.

### Fascia/Soffit

- Moisture Staining evident - Monitor     Aluminum/Vinyl     Wood     Soffit Vents Present

*Fascia deterioration noted on all fascias. Repairs/replacement is to be expected in the future.*

Open gap in some soffit vents. Recommend sealing gap to reduce risk of rodent access and bird nesting. A bird nest was noted at the time of inspection.

**Roof Structure**



Fix holes in soffit vents.



Fascias are deteriorating.

**Covering**

- Concrete/Clay Tile       Wood Shingle/Wood Shake       Asphalt/Composite Shingle  
 Metal       Other       Flat Roof Membrane       Tar/Gravel  
 Estimated # of Layers: 1

**Life Expectancy**

- Typical       Middle/End       End       Exceeded

**Accessory**

- Vent Stack       Solar Panels       Skylight(s)       Vent Caps

**Flashing**

- Chimney       Drip Edge       Flat Roof       Skylight       Stack       Valley  
 Roll Roofing       Aluminum/Galvanized

Parts of flashings are concealed by exterior finishes and roof covering, unable to fully evaluate by visual inspection. Seal and maintain flashing to reduce water entry related damages.

**Chimney/Vent**

- Wood       Metal       Furnace/Water Heater       Fireplace  
 Brick/Block/Stone       Stone       Corrosion

Attic

**Limitations**

- No Access/Sealed       Insulated       Stored Items       Looked In/Insp from opening  
 Entered       Hatch       Pull Down

**Structure**

- Truss       Rafter       Stains



**Attic**

*Consult a qualified roofer to seal all gaps in roofing material/sheathing to reduce water entry and subsequent damages.*

*Organic matter noted on the sheathing in the attic. This is common from houses in the 70's due to lack of vents. Additional vents were added 7 years ago and have likely stopped the growth. Clean as necessary.*

*Some water staining noted in the sheathing. It appears the issue was fixed, monitor and repair as necessary.*



General view of the attic.



Minor staining noted in the attic.



Water stains noted in the attic.



Holes in the attic need to be sealed.

**Sheathing**

- Condensation   
  Boards   
  Plywood/OSB   
  Stain(s)

**Insulation**

- Concealed/Not Visible   
  Foam   
  Rock Wool   
  Fiberglass  
 Blown In/Loose   
 Batt   
 Other   
 Cellulose

Estimated Depth: 4-8 inches

**Attic**

Provide additional insulation and balance ventilation system to promote efficiency and reduce moisture/condensation related damages.

**Ventilation**

- None     Turbine     Mechanical     Soffit     Roof/Ridge     Baffles  
 Gable end

**Exhaust Duct**

- Concealed     Open Into Attic     Metal     Flex

*Insulate exhaust duct to reduce condensation and potential damages related to moisture runback.*



Recommend all vents be insulated.

**Potential Rodent Issues**

- None Visible     Visible Rodent Droppings     Visible Rodents     Visible Rodent Damage

**Basement/Structure**

**Floor Joist**

- Concealed     Engineered Joists     Solid Wood     Stained

**Bridging**

- Concealed     Continuous     X-Metal     X-Wood     Solid Wood     None

**Sill Plate**

- All Concealed     No Anchors     Partially Concealed

**Beam**

- Unsecured     Concealed     Metal     Wood

**Basement/Structure**

**Post**

- On Slab     Concealed     Wood     Concrete     Metal     Brick/Block  
 Stone

**Electrical Service**

**Service Entrance**

- No Conduit     Overhead     Underground

**Entrance Cable**

- Concealed     Aluminum     Copper

**Main Disconnect**

- Breakers     100 amps

**Distribution Panel**

- Not Opened     Nonstandard Installation     Obstructed     Room for Expansion

Location: Hallway    Panel Rating: 125

Each neutral (white) wire should be secured separately under a setscrew terminal in an electric panel. Recommend an electrician fix this issue.

Provide permanent labeling for breaker identification.



General view of the panel with the cover off.



Neutral wires should have their own spot, not 3 in one spot.

**OPDs (Overcurrent Protection Devices)**

- GFCI Breakers     AFCI Breakers     Oversized     Cartridge Fuse     Glass Fuse

Electrical Service

**Circuit Wires/Receptacles**

- Aluminum     Copper     Representative Outlets Tested     Copper Clad Aluminum  
 NM (Non-Metallic) Sheathed     Cloth-covered NM     Knob/Tube

*Receptacles are located over electric baseboard heaters, this is typical of homes this age. Receptacles are now located off to side of heater to reduce risk of and electrical hazard with cords contacting heaters.*



Outlets over baseboards aren't recommended.

**Grounding**

- Concealed     Ground Rod     Water Main     Ufer

**Lighting**

- On/Off Tested - Functional     Bulbs Missing

The goal of the inspection of the fixtures is to gain an overall impression of the system. To do this, a representative number of fixtures are operated. We endeavor to operate as many as possible but some were not operated.

Heating

**Smoke Detectors**

- Basement     Main Floors     Near sleeping areas     In bedrooms

All smoke detectors over 10 years old should be replaced for safety as a precautionary measure. Some have a limited lifespan and older technology detectors are not as effective as newer ones, test regularly.

**CO Detectors**

- Basement     Main Floors     Near sleeping areas     In bedrooms

Recommend installing & testing regularly Carbon Monoxide Detectors (locate in bedroom area + rooms with fireplace) and new Smoke sensors (mandatory every floor). Propane & Natural Gas sensors are also available in stores. (\$35-\$60)

Heating

**Thermostat/Humidistat**

**Operational: Yes**

- Unsecured     Programmable     Standard

**Heat Type**

- Convactor - Wall Unit     Forced Air     Radiator/Baseboard  
 Radiant - In-Floor

Plumbing Components

**Limitation**

- Finished Basement     Private System

Shut off valves are not normally tested as, in some cases where valves are not regularly used, leaks can occur due to testing.

All plumbing deficiencies, conditions and recommendations at this property should be assessed and rectified by a certified licensed plumbing contractor.

**Public Supply**

- Concealed     Lead     Galvanized     Plastic     Copper     Metered

**Public Shut-Off Valve**

- Not Tested     Corrosion

Main shutoff valve was not tested. Moving a valve that has been in one position for a long time can cause minor leaks at the valve, recommend having a plumber test in the event work is being performed at the home.

**Water Pressure**

- Too Low     Typical     Too High

**Hose Bibb**

**Operational: Yes**

- Not Checked     Shut-Off Valve     Anti-siphon     Frost Free

**Plumbing Distribution Piping**

- Concealed     Crosslinked Polyethylene (PEX)     Galvanized Steel     Copper  
 Polyvinyl Chloride (PVC)     Chlorinated Polyvinyl Chloride (CPVC)     Polybutylene (PB)  
 High Density Polyethylene (HDPE)

**Waste Drainage**

- Concealed     Cast Iron     Acrylonitrile-butadiene-styrene (ABS)     Copper  
 Pump/Inspect Septic System     Polyvinyl Chloride (PVC)

Main sewer line was concealed and was subsequently not inspected. The best way to determine condition of the main sewer line requires camera/scope evaluation by a drain professional. Further investigation by such a professional is recommended if seller has no information pertinent at this time.



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Plumbing Components

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**Floor Drain**

- None - a potential concern       Drain Appeared Functional During Test       Drain Functional But Slow Draining

Pour water periodically down the floor drain to maintain water trap to help prevent sewer gas smells as this water evaporates over time when drain not in use.

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**Main Cleanout**

- Concealed

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**Water Heater**

**Operational:      Yes**

- Storage Tank System       Electric System       Fuel Shut-off at Tank  
Estimated Age: 8 years      Estimated Capacity (U.S.Gallons): 45

*Install water heater strapping/anchoring to promote tank stability.*

*Water heater is nearing the end of typical life expectancy (8-12 years). Budget to replace.*



Install seismic strapping and drip pan.

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**Relief Valve**

- No Test Lever       Corrosion       Other

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**Discharge Tube**

- Undersized       Discharge       Too Short

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**Burn Chamber**

- Not Checked       Needs Adjustment

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Laundry

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**Exhaust Fan**

**Operational:      Yes**

- Advise Installation       Dirty - Clean for best function       Noisy - Service/Repair/Replace



Laundry

**Washer**

**Operational: Yes**

Tested On/Off Function Only

Most rubber hoses for washer connection have a 5 year life expectancy. Recommend upgrading washer supply hoses to braided stainless to reduce risk of failure and resulting water damage.

**Dryer**

**Operational: Yes**

Tested On/Off Function Only       Gas/Propane

**Dryer Vent**

Unsecured       To Crawlspace       Mostly Concealed       Plastic Duct  
 Flexible Line Penetrating Wall

Dryer vent cleaning is recommended to increase efficiency and for fire safety. Inspect/clean on a regular basis.

Interior of dryer vent condition concealed - not inspected. Be advised.

Fireplace(s)

**Type**

Built-In       Free Standing       Gas Log Insert       Wood Stove Insert       Wood Stove  
 Pellet Stove       Electric System

*Wood fireplace flue has some creosote build up. Recommend cleaning and evaluation prior to use to reduce risk of a chimney fire.*



General view of the wood burning fireplace.

**Fireplace Front**

Brick       Ceramic       Marble       Stone       Drywall

**All Bathrooms**

**Water Flow**

- Normal     Suspect     Low

**Doors**

- Binds - Adjust/Repair     Damaged     Representative # Inspected/Tested

**Operational: Yes**

**Exhaust Fans**

- Advise Installation     Dirty - Clean for best function     Noisy - Service/Repair/Replace

**Operational: Yes**

**Sinks**

- Worn     Chip/Scratch

**Traps/Drains**

- Drain stop disconnected/inoperable-Repair/Replace     Slow Drain-Clean/Repair     Corrosion - Monitor for leaks

**Counters**

- Unsecured     Minor Damage - Scratches/Stains     Caulk at Backsplash

**Toilets**

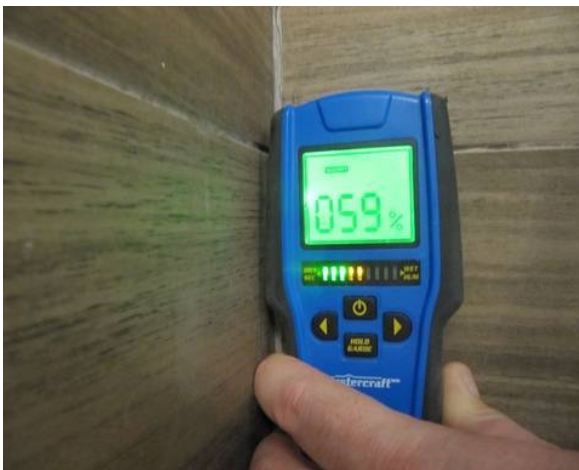
- No Shut-Off     Unsecured     Crooked - Monitor for leakage

**Operational: Yes**

**Tubs/Enclosures**

- Ceramic/Tile     Solid Surface/Marble     Fiberglass     Plastic Panels  
 Minor Mildew Stains-Treat/Clean     Worn - Scratches/Chips

*Slightly elevated moisture but no movement detected behind shower wall ceramic tiles. Recommend required maintenance to reduce risk of further water seepage through grout.*



Elevated moisture noted in the bathroom.



Grout cracks should be repaired.

**Shower Heads**

- Not Tested     Unsecured     Leaky-Secure/Repair/Replace

**Operational: Yes**

All Bathrooms

Kitchen

**Sink**

- Worn       Chip/Scratch

**Faucet**

- No Shut-Off Valve       Unsecured       Corrosion       Minor Leakage at Handle - Repair

**Operational: Yes**

**Trap/Drain**

- Slow Drain - Clean/Repair       Corrosion - Monitor for Leakage

**Counter**

- Unsecured       Caulk at Backsplash       Minor Damage/Scratches/Worn

**Cabinet**

- Worn/Scratches       Missing/Loose Hardware       Representative # Inspected/Tested

**Range Hood**

- Cooktop Exhaust       No Exhaust       No Light       Noisy
- Built into Over Range Microwave

**Operational: Yes**

Recommend repairing the small hole in the range hood vent to prevent smells from entering the house and ruining the inside of the cabinet.



Fix the hole in the range vent.

**Major Appliances (Built-in)**

- Tested ON/OFF only.       Did not Test All Functions/Cycles       Cooktop       Refrigerator
- Dishwasher       Sink Garbage Disposal       Microwave

*Dishwasher is brand new with all the tags inside the unit. I didn't run a test of the dishwasher and one is recommend to test the functionality.*

All appliances were turned on using regular operating controls if they are connected or not shut down. All

**Kitchen**

functions and different systems are not tested. The test simply comprises turning the appliances on to verify some basic functionality.

**Interior Living Spaces**

**Floor**

- Worn
  Minor Cracking/Typical
  Staining/Minor Damage

**Wall**

- Uneven
  Patched - Typical
  Minor Cracking/Typical  
 Wood Frame w/drywall/plaster

**Ceiling**

- Uneven
  Patched - Typical
  Minor Cracking - Typica  
 Wood Frame w/drywall/plaster

**Window(s)**

- Binds - Adjust/Repair
  Not Tested
  Fixed Pane
  Single Pane
  Thermal Pane  
 Representative # Inspected/Tested

**Operational: Yes**

*Failed seal between double panes of glass. Window has fogged. Condition considered cosmetic.*



Failed seal between windows.

**Lighting**

- None
  Unsecured
  Representative # Inspected/Tested

**Operational: Yes**

**Interior Doors**

- Binds - Adjust/Repair
  Closet door off track
  Representative # Inspected/Tested  
 Floor guides missing

**Operational: Yes**

Hinged

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## Interior Living Spaces

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### Stairway

Carpet     Wood     Worn     Squeaks - Typical

### Railing

Wood/Metal     Incomplete     None

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## Additional Comments

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### General Comments

This is a Prelisting Inspection performed for the seller of the home in preparation for putting the home on the market for sale. The inspection report is prepared at the request of the client or listing agent, as defined in the inspection contract, and is for the exclusive use of the client. It is not reasonable for any other party to rely on the inspection report. Liability for errors, omissions, breaches of contract and/or negligence in any part of the inspection or inspection report to any person other than the client is expressly denied and, accordingly, no responsibility is accepted for any damage suffered by any such person as a result of decisions made or actions based on the inspection report.

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### Limitations

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### Supplementary Comments

Not all receptacles/outlets tested due to limited accessibility in some cases (i.e. furniture, clutter and/or obstructions).

Not all windows or doors may have been checked due to obstructions in some cases (i.e. blinds, curtains and/or furniture).

Finished, insulated or cluttered basement can prevent complete assessment of foundation, plumbing and electrical wiring.

Wallpaper and/or fresh paint might conceal cracks, stains and possible leaks.

Decks, obstructions and weather can limit accessibility and/or conceal deficiencies around the outside of the house.

It is very important that water & runoff drain away from foundations to minimize chance of water leakage into the basement, as cracks in foundation walls are common. Make sure the ground, patios and walkways slope away from the house for the first six feet.

Seal and monitor, caulk, repoint and/or repair cracks / gaps around the house (i.e. windows, sills, bricks & siding).