



A-Z Home Inspections  
#29-7179 201 Street  
Langley, B.C. V2Y 2Y9  
License 51393  
778-888-4893

# Home Inspection Report



14171 59A Avenue  
Surrey, B.C. V3X 1C6

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## Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

<u>Satisfactory</u>	<u>Functional with no obvious signs of defect.</u>
<u>Marginal</u>	<u>Item is not fully functional and requires repair or servicing in the near future.</u>
<u>Poor</u>	<u>Item is unable to perform its intended function. Repair or replace as necessary.</u>
<u>Safety</u>	<u>May cause injury if used as intended.</u>
	<u>Item needs immediate repair or replacement.</u>
<u>Not Present</u>	<u>Item not present or not found.</u>
<u>Not Inspected</u>	<u>Item was not readily available or accessible at time of inspection.</u>
<u>Not Operated</u>	<u>Item was not accessible, Shut off, Appears unsafe/damaged, Controls not present.</u>

## General Information

### Property Information

Client Name ***Mr Home Buyer***  
Property Address ***123 Main Street***  
City ***Anywhere*** Province ***B.C.*** Postal Code ***V3X 1C6***

### Client Information

Realtor Name ***Best Realtor***  
Start Time: ***9AM***

### Inspection Company

Inspector Name ***Gary Ladwig***  
Company Name ***A-Z Home Inspections***  
Address ***#29-7179 201 Street***  
City ***Langley*** Province ***B.C.*** Postal Code ***V2Y 2Y9***  
Phone ***778 888 4893***  
E-Mail ***homeinspectors@shaw.ca***  
Inspection Number ***2576***

### Conditions

Others Present ***Buyer, Buyer's Agent, Seller*** Property Occupied ***Fully Occupied***

## General Information (Continued)

Estimated Age **3 Years** Entrance Faces **South**

Inspection Date **04/29/2021**

Weather **Partly cloudy** Soil Conditions **Damp**

Building Type **Single family** Garage **Detached**

Temperature: **12. Celcius**

Water Source: **City**

Sewage Disposal: **City,**

Space Below Grade: **Basement**

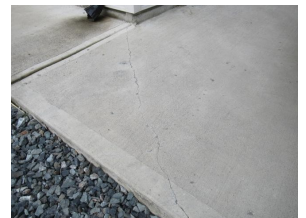
## Grounds

*Items on grounds are visually inspected. Grading, vegetation, walkways, driveways, retaining walls, patio, steps, handrails, fencing, etc....and how their condition may effect the home.*

1. Satisfactory Service Walks: **Gravel/Dirt,, Concrete, Settling cracks visible.**



2. Satisfactory Driveway/Parking: **Concrete, Settling Cracks.**



3. Satisfactory Porch(Covered Entrance): **Concrete,**

4. Marginal Support Posts & Piers: **Concrete piers and wood posts, Support posts not centered on piers.**



5. Satisfactory Exterior Steps & Handrails: **Wood steps,, Metal handrails,**

## Grounds (Continued)

6. Marginal      Patio: Concrete, *Settling cracks., Surface was uneven.*



7. Satisfactory      Deck/Balcony (flat, roofless area): *Vinyl top, It appears a second story deck was built but the access was on the wrong side.*



8. Satisfactory      Deck/Balcony Railings: *Metal railings,*

9. Satisfactory      Deck/Patio/Porch Covers: *Same as house,*

10. Satisfactory      Fence/Gates: *Metal,*

11. Satisfactory      Grading: *No visible grading issues,*

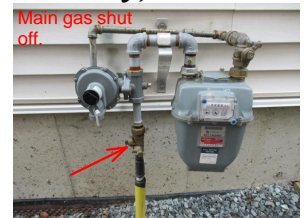
12. Satisfactory      Window Well Covers: *Metal covers,*

13. Satisfactory      Retaining Wall(s): *Rail ties,*

14. Satisfactory      Hose Bibs: *Rotary valve,*

15. Satisfactory      Exterior Surface Drains: *Covered drain present at basement entry,*

16. Satisfactory      Gas Meter: *West,, Exterior,*



## Roof

Inspecting the roof can be done from the ground (limited), the ladder at eaves, or on the roof. Limitations to mounting a roof are materials, condition, pitch and height. Cedar roofs are slippery and never mounted, strata roofs generally not mounted. Purpose to determine condition, materials used, installation and approximate life expectancy. A roof may begin to leak at anytime and the inspector cannot determine if this may happen. Maintenance is key to longevity.

### Main House: Roof Surface

1. Approximate Age: **1-5 years,**
2. Satisfactory Roof Visibility: **Viewed from ground, (inspection limited),**
3. Satisfactory Style of Roof & Pitch: **Gable,, Steep pitch,**
4. Satisfactory Type of Surface Material: **Asphalt shingle,**
5. Satisfactory Ventilation System: **Soffit & roof vents,**
6. Satisfactory Flashings: **Galvanized metal,**
7. Not Present Skylights:
8. Satisfactory Plumbing Vents: **ABS piping,**
9. Marginal Gutters/Eavestroughs: **Hidden gutters with rubber membrane, Gutters need cleaning of debris.**



## Exterior

The exterior is inspected from the ground for condition, installation of materials and to observe building practices. Concealed and hidden damage may still be present.

1. Satisfactory Downspouts: **Aluminum,**
2. Satisfactory Siding: **Vinyl,, Stone,, Stucco,**
3. Satisfactory Trim: **Wood,**
4. Satisfactory Soffits: **Wood,, Vinyl,**
5. Satisfactory Fascias: **Wood,**
6. Satisfactory Flashings: **Metal,**

## Exterior (Continued)

7. Marginal Caulking: *Typical exterior caulking, Recommend around windows/doors/masonry ledges/corners/utility penetrations,etc...*



8. Satisfactory Windows: *Vinyl windows,*

9. Satisfactory Window Screens: *Vinyl mesh,*

10. Not Inspected Building Exterior Wall Construction: *Wood frame (not visible), Interior wall framing is not visible behind exterior cladding and cannot be evaluated.*

11. Satisfactory Exterior Doors: *Masonite,, Metal,*

12. Marginal Exterior Door Weatherstrip: *Foam/plastic in door channel, Damaged areas.*



13. Satisfactory Patio Door: *Metal door,*

14. Marginal Balcony Door: *Metal entry door, Door hinges and pins exposed to exterior, easy entry point in to home.*



15. Satisfactory Exterior Lighting: *Soffit lights,, Surface mount,*

16. Satisfactory Electrical Service Entry: *Underground,*

17. Poor Exterior Electric Outlets: *110 Volt GFCI, Inoperative at time of inspection. GFCI outlet was off and does not reset. Basement entry outlet had stiff tamper proof covers, was not able to get tester inside.*



18. Satisfactory Foundation/Slab on Grade: *Poured concrete,*



## Exterior (Continued)

19. Safety      Laundry Vent: ***Vent below rear deck. Vent was screened, lint building up, recommend repairs.***



## A/C-Heat Pump

AC equipment cannot be operated in colder temperatures, damage may occur to its interior components. Inspector will check for disconnect, circuit breaker size and overall condition.

East., Side of House: AC System

1. A/C Photos: ,



2. Manufacturer: ***Ameristar:***

3. Safety      Maximum breaker rating: ***25 amp,***      Breakers installed: ***40amp. AC***  
***Unit had too large breaker for maximum as listed on AC unit.***
4. Satisfactory      Outside Disconnect: ***Disconnect was present near A/C unit,***
5. Satisfactory      Unit Level: ***A/C unit appears level,***
6. Satisfactory      Cabinet/Housing: ***Unit appears in good condition,***
7. Satisfactory      Condenser Fins: ***Appears in good condition,***
8. Satisfactory      Insulation: ***Appears in good condition,***
9. Satisfactory      Air Flow Around Unit: ***Unit was clear of obstructions,***
10. Satisfactory      Approximate Age: ***1-5 Years,***

## Garage/Carport

*Storage items may block access and views to walls, electrical outlets, doors etc...*

Detached:, On Grade: Garage

1. Garage/Carport Photos: ,



- 2. **Satisfactory** Car Spaces: **2 Car,**
- 3. **Satisfactory** Overhead Door: **Metal,**
- 4. **Satisfactory** Automatic Opener: **Operable,**
- 5. **Satisfactory** Safety Reverse: **Electric beam & pressure reverse,**
- 6. **Satisfactory** Roof: **Asphalt shingle,**
- 7. **Satisfactory** Gutters/Downspouts: **Aluminum,**
- 8. **Satisfactory** Siding/Trim: **Vinyl,**
- 9. **Satisfactory** Floor/Foundation: **Poured concrete,**
- 10. **Satisfactory** Sill Plates: **Elevated,**
- 11. **Satisfactory** Exterior Service Doors: **Metal,**
- 12. **Not Present** Windows:
- 13. **Satisfactory** Electrical: **110 Volt lighting and receptacles,**
- 14. **Not Present** Heating:
- 15. **Marginal** Fire Separation Walls and Ceilings: **Painted surfaces, *Appears to be mould on drywall surfaces near overhead door.***



## Garage/Carport (Continued)

### Fire Separation Walls and Ceilings: (continued)



## Kitchen(s)

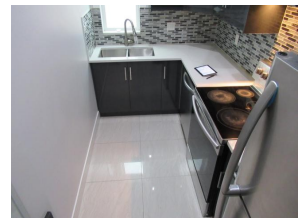
*Appliances are inspected for basic operation only and as a courtesy, how well they perform is not determined by the inspector.*

### Main: Kitchen

1. Satisfactory Counter Tops: **Quartz,**
2. Satisfactory Electrical: **110 Volt lighting and GFCI receptacles,**
3. Satisfactory Cabinets: **Laminated Wood,**
4. Satisfactory Caulking: **Silicone,**
5. Satisfactory Plumbing Faucets: **Chrome fixtures,**
6. Satisfactory Water Shut Off Valves: **Present in cabinet,**
7. Satisfactory Sink: **Stainless Steel,**
8. Satisfactory Sink Drain: **ABS piping,**
9. Satisfactory Walls and Ceilings: **Painted surfaces,**
10. Satisfactory Floor: **Laminate/Hardwood,**
11. Satisfactory Heating/Cooling Source: **Hot water in floor radiant heat,**
12. Satisfactory Windows: **Vinyl windows,**
13. Satisfactory Ventilation: **Hood fan over stove top,**
14. Satisfactory Appliances Present: **Range,, Refrigerator,**

### Spice Kitchen: Kitchen

15. Kitchen Photos: ,



16. Satisfactory Counter Tops: **Quartz,**
17. Satisfactory Electrical: **110 Volt lighting and GFCI receptacles,**

## Kitchen(s) (Continued)

18. Marginal      Cabinets: *Laminated Wood, Cabinets had damage.*



19. Marginal      Caulking: *Silicone, Caulking discoloured.*



20. Marginal      Plumbing Faucets: *Stainless Steel, Spray/stream selector button damaged.*



21. Satisfactory      Water Shut Off Valves: *Present in cabinet,*

22. Satisfactory      Sink: *Stainless Steel,*

23. Satisfactory      Sink Drain: *ABS piping,*

24. Satisfactory      Walls and Ceilings: *Painted surfaces,*

25. Satisfactory      Floor: *Tile,*

26. Satisfactory      Heating/Cooling Source: *Hot water in floor radiant heat,*

27. Satisfactory      Doors: *Solid wood,, Glass,*

28. Satisfactory      Windows: *Vinyl sliding, wood/MDF sills,*

29. Satisfactory      Ventilation: *Hood fan over stove top,*

30. Marginal      Appliances Present: *Oven, Range, Fridge, Dishwasher,*

31. Satisfactory      Dishwasher Drain Line: *High loop on DW drain was present,*

Basement suite: Kitchen

32. Kitchen Photos: ,



33. Satisfactory      Counter Tops: *Laminate and wood,*

34. Satisfactory      Electrical: *110 Volt lighting and GFCI receptacles,*

## Kitchen(s) (Continued)

35. Satisfactory    Cabinets: *Laminated Wood,*
36. Marginal        Caulking: *Silicone, Gaps in caulking, Recommend repairs.*
37. Satisfactory    Plumbing Faucets: *Chrome fixtures,*
38. Satisfactory    Water Shut Off Valves: *Present in cabinet,*
39. Satisfactory    Sink: *Stainless Steel,*
40. Satisfactory    Sink Drain: *ABS piping,*
41. Satisfactory    Walls and Ceilings: *Painted surfaces,*
42. Satisfactory    Floor: *Laminate/Hardwood,*
43. Satisfactory    Heating/Cooling Source: *Hot water in floor radiant heat,*
44. Satisfactory    Windows: *Vinyl sliding, wood/MDF sills,*
45. Satisfactory    Ventilation: *Hood fan over stove top,*
46. Satisfactory    Appliances Present: *Oven, Range, Fridge,*



## Laundry Room

*Machines operated if no clothing items inside. High quality steel braided washer hoses and metal dryer vent tubing always recommended.*

### Upper Floor: Laundry Room/Area

#### 1. Laundry Area Photos: ,



2. Satisfactory    Water Shut Off Valves: *At washer hose hookups,*
3. Satisfactory    Washer Plumbing Fixtures: *Typical laundry hook-ups,*
4. Satisfactory    Washer Drain: *Wall mounted drain,*

## Laundry Room (Continued)

5. Marginal Dryer Vent Hose: **Metal flex, Recommend clamps on vent hose, leaking at ceiling connection.**



6. Not Inspected Electrical: **Not accessible behind machines,**

7. Satisfactory Walls and Ceilings: **Painted surfaces,**

8. Marginal Washer Supply Hoses: **Rubber hoses, Recommend steel braided washer hoses.**



9. Satisfactory Doors: **Typical interior door,**

10. Satisfactory Room Vented? **Yes, dryer make up air can easily enter space,**

11. Satisfactory Appliances Present: **Washer/Dryer,**

Basement Suite: Laundry Room/Area

12. Laundry Area Photos: ,



13. Satisfactory Water Shut Off Valves: **At washer hose hookups,**

14. Satisfactory Washer Plumbing Fixtures: **Typical laundry hook-ups,**

15. Satisfactory Washer Drain: **Wall mounted drain,**

16. Satisfactory Dryer Vent Hose: **Metal flex,**

17. Satisfactory Electrical: **110 Volt lighting and receptacles,**

18. Satisfactory Walls and Ceilings: **Painted surfaces,**

19. Marginal Washer Supply Hoses: **Rubber hoses, Recommend steel braided washer hoses.**



## Laundry Room (Continued)

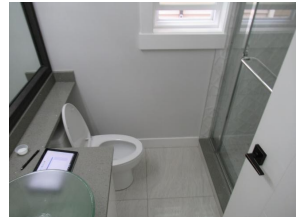
20. Satisfactory Doors: *Typical interior door,*  
21. Satisfactory Room Vented? *Yes, dryer make up air can easily enter space,*  
22. Satisfactory Appliances Present: *Washer/Dryer,*

## Bathroom(s)

*Inspector will operate all available plumbing fixtures. Storage items in vanities block views and access to plumbing drains. Hidden moisture issues may exist behind tile enclosures. Every effort will be made to locate such issues with a moisture meter.*

### Main Floor 3 Piece: Bathroom

1. General Photos: ,



2. Satisfactory Counter/Cabinet: *Quartz,*  
3. Satisfactory Sink Faucet(s): *Chrome fixtures,*  
4. Satisfactory Sinks: *Glass bowl,*  
5. Satisfactory Sink Drain: *Chrome plated piping,*  
6. Satisfactory Water Shut Off Valves: *Visible,*  
7. Satisfactory Tub/Shower Faucets: *Chrome fixtures, Odd to have a tub spout in the shower.*



8. Satisfactory Tub/Shower Surround: *Glass and tile surround, Recommend to clean and seal tile grout.*



9. Satisfactory Caulking: *Silicone caulking,*  
10. Satisfactory Toilet: *Porcelain toilet,*

## Bathroom(s) (Continued)

11. Marginal Walls and Ceilings: *Painted surfaces, Recommend cover on plumbing access near toilet.*



12. Satisfactory Floor: *Tile,*

13. Satisfactory Doors: *Typical interior door,*

14. Satisfactory Windows: *Vinyl sliding, wood/MDF sills,*

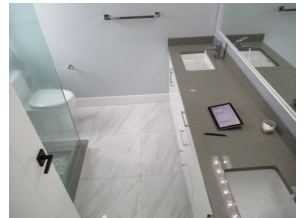
15. Satisfactory Electrical: *110 Volt lighting and GFCI receptacles,*

16. Satisfactory Heating/Cooling Source: *Hot water in floor radiant heat,*

17. Satisfactory Ventilation: *Electric ventilation fan and window,*

Master 4 Piece: Bathroom

18. General Photos: ,



19. Satisfactory Counter/Cabinet: *Quartz,*

20. Satisfactory Sink Faucet(s): *Chrome fixtures,*

21. Satisfactory Sinks: *Porcelain,*

22. Satisfactory Sink Drain: *ABS piping,*

23. Satisfactory Water Shut Off Valves: *Visible,*

24. Marginal Tub/Shower Faucets: *Chrome fixtures, Off position was at 11o'clock.*



25. Satisfactory Tub/Shower Surround: *Glass and tile surround,*

*Recommend to clean and seal tile grout.*



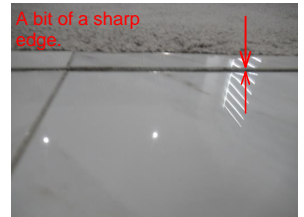
26. Satisfactory Caulking: *Silicone caulking,*

27. Satisfactory Toilet: *Porcelain toilet,*



## Bathroom(s) (Continued)

28. **Satisfactory** Walls and Ceilings: *Painted surfaces,*  
29. **Marginal** Floor: *Tile, Transition piece was raised, not flush to floor tiles.*



30. **Satisfactory** Doors: *Typical interior door,*  
31. **Satisfactory** Windows: *Vinyl sliding, wood/MDF sills,*  
32. **Satisfactory** Electrical: *110 Volt lighting and GFCI receptacles,*  
33. **Satisfactory** Heating/Cooling Source: *Hot water in floor radiant heat,*  
34. **Satisfactory** Ventilation: *Electric ventilation fan and window, Fan grille needs cleaning.*

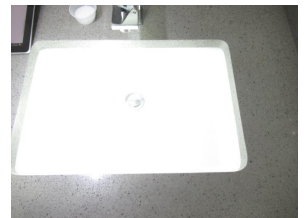


### Upper East Ensuite, 4 Piece: Bathroom

35. **General Photos:** ,



36. **Satisfactory** Counter/Cabinet: *Quartz,*  
37. **Satisfactory** Sink Faucet(s): *Chrome fixtures,*  
38. **Satisfactory** Sinks: *Porcelain,*  
39. **Marginal** Sink Drain: *ABS piping, Sink drains slow.*



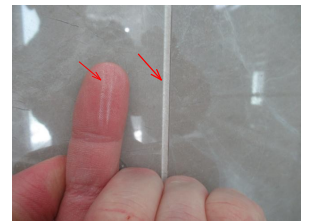
40. **Satisfactory** Water Shut Off Valves: *Visible,*  
41. **Marginal** Tub/Shower Faucets: *Chrome fixtures, Tub stopper was missing., Showerhead was dripping.*

## Bathroom(s) (Continued)

### Tub/Shower Faucets: (continued)



42. Satisfactory Tub/Shower Surround: *Glass and tile surround, Recommend to clean and seal tile grout.*



43. Satisfactory Caulking: *Silicone caulking,*  
44. Satisfactory Toilet: *Porcelain toilet,*  
45. Satisfactory Walls and Ceilings: *Painted surfaces,*  
46. Satisfactory Floor: *Tile,*  
47. Satisfactory Doors: *Typical interior door,*  
48. Satisfactory Windows: *Vinyl sliding, wood/MDF sills,*  
49. Satisfactory Electrical: *110 Volt lighting and GFCI receptacles,*  
50. Satisfactory Heating/Cooling Source: *Hot water in floor radiant heat,*  
51. Satisfactory Ventilation: *Electric ventilation fan and window, Fan grille needs cleaning.*

### Upper Main 3 Piece: Bathroom

52. Satisfactory Counter/Cabinet: *Quartz,*  
53. Satisfactory Sink Faucet(s): *Chrome fixtures,*  
54. Satisfactory Sinks: *Porcelain,*  
55. Satisfactory Sink Drain: *ABS piping,*  
56. Satisfactory Water Shut Off Valves: *Visible,*  
57. Satisfactory Tub/Shower Faucets: *Chrome fixtures,*  
58. Satisfactory Tub/Shower Surround: *Glass and tile surround, Recommend to clean and seal tile grout.*  
59. Satisfactory Caulking: *Silicone caulking,*  
60. Satisfactory Toilet: *Porcelain toilet,*  
61. Satisfactory Walls and Ceilings: *Painted surfaces,*  
62. Satisfactory Floor: *Tile,*  
63. Satisfactory Doors: *Typical interior door,*

## Bathroom(s) (Continued)

64. **Not Present** Windows:

65. **Satisfactory** Electrical: **110 Volt lighting and GFCI receptacles,**

66. **Satisfactory** Heating/Cooling Source: **Hot water in floor radiant heat,**

67. **Satisfactory** Ventilation: **Electric ventilation fan,**

Basement Half Bath: Bathroom

68. General Photos: ,



69. **Satisfactory** Counter/Cabinet: **Quartz,**

70. **Satisfactory** Sink Faucet(s): **Chrome fixtures,**

71. **Satisfactory** Sinks: **Porcelain,**

72. **Satisfactory** Sink Drain: **ABS piping,**

73. **Satisfactory** Water Shut Off Valves: **Visible,**

74. **Satisfactory** Caulking: **Silicone caulking,**

75. **Satisfactory** Toilet: **Porcelain toilet,**

76. **Marginal** Walls and Ceilings: **Painted surfaces, *Minor wall damage at towel rack mount.***



77. **Satisfactory** Floor: **Tile,**

78. **Satisfactory** Doors: **Typical interior door,**

79. **Satisfactory** Windows: **Vinyl sliding, wood/MDF sills,**

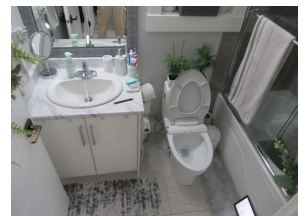
80. **Satisfactory** Electrical: **110 Volt lighting and GFCI receptacles,**

81. **Satisfactory** Heating/Cooling Source: **Hot water in floor radiant heat,**

82. **Satisfactory** Ventilation: **Electric ventilation fan and window,**

Basement Suite: Bathroom

83. General Photos: ,

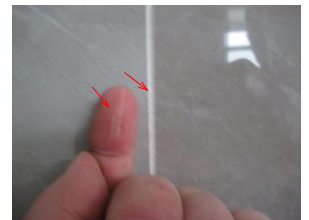


## Bathroom(s) (Continued)

84. *Satisfactory*     Counter/Cabinet: *Composite and wood,*  
85. *Satisfactory*     Sink Faucet(s): *Chrome fixtures,*  
86. *Marginal*         Sinks: *Porcelain, Sink not flush to cabinet top.*



87. *Satisfactory*     Sink Drain: *ABS piping,*  
88. *Satisfactory*     Water Shut Off Valves: *Visible,*  
89. *Satisfactory*     Tub/Shower Faucets: *Chrome fixtures,*  
90. *Satisfactory*     Tub/Shower Surround: *Glass and tile surround,*  
*Recommend to clean and seal tile grout.*



91. *Satisfactory*     Caulking: *Silicone caulking,*  
92. *Marginal*         Toilet: *Porcelain toilet, The toilet was loose at the floor*  
*and will require tightening or replacement of the wax seal.*



93. *Satisfactory*     Walls and Ceilings: *Painted surfaces,*  
94. *Satisfactory*     Floor: *Tile,*  
95. *Satisfactory*     Doors: *Typical interior door,*  
96. *Satisfactory*     Windows: *Vinyl sliding, wood/MDF sills,*  
97. *Satisfactory*     Electrical: *110 Volt lighting and GFCI receptacles,*  
98. *Satisfactory*     Heating/Cooling Source: *Hot water in floor radiant heat,*  
99. *Satisfactory*     Ventilation: *Electric ventilation fan and window,*

## Bedroom(s)

Inspector will attempt to operate all doors and windows, check for heat source, check electrical switches and receptacles. Resident furnishings and storage items may block access to some areas.

### Master: Bedroom

1. **Satisfactory** Walls and Ceilings: **Painted surfaces, Recommend covers at plumbing access points.**



2. **Satisfactory** Floor: **Carpet,**

3. **Not Present** Ceiling Fan: **Provision for fan on ceiling,**

4. **Satisfactory** Electrical: **110 Volt lighting and receptacles,**

5. **Satisfactory** Heating/Cooling Source: **Hot water in floor radiant heat,**

6. **Satisfactory** Windows & Trim: **Vinyl sliding, wood/MDF sills,**

7. **Satisfactory** Doors: **Typical interior door,**

8. **Satisfactory** Egress: **Emergency egress was NOT restricted.**

### Upper:, East: Bedroom

9. **General Photos:** ,



10. **Marginal** Walls and Ceilings: **Painted surfaces, Recommend covers at plumbing access points.**



11. **Satisfactory** Floor: **Carpet, Carpet had damage/stains.**

12. **Not Present** Ceiling Fan: **Provision for fan on ceiling,**

13. **Satisfactory** Electrical: **110 Volt lighting and receptacles,**

14. **Satisfactory** Heating/Cooling Source: **Hot water in floor radiant heat,**

15. **Satisfactory** Windows & Trim: **Vinyl sliding, wood/MDF sills,**

16. **Satisfactory** Doors: **Typical interior door,**

17. **Satisfactory** Egress: **Emergency egress was NOT restricted.**

## Bedroom(s) (Continued)

### Upper SE: Bedroom

18. **Satisfactory** Walls and Ceilings: *Painted surfaces,*
19. **Satisfactory** Floor: *Carpet,*
20. **Not Present** Ceiling Fan: *Provision for fan on ceiling,*
21. **Satisfactory** Electrical: *110 Volt lighting and receptacles,*
22. **Satisfactory** Heating/Cooling Source: *Hot water in floor radiant heat,*
23. **Satisfactory** Windows & Trim: *Vinyl sliding, wood/MDF sills,*
24. **Satisfactory** Doors: *Typical interior door,*
25. **Satisfactory** Egress: *Emergency egress was NOT restricted.*

### Upper SW: Bedroom

26. General Photos: ,



27. **Satisfactory** Walls and Ceilings: *Painted surfaces,*
28. **Satisfactory** Floor: *Carpet,*
29. **Not Present** Ceiling Fan: *Provision for fan on ceiling,*
30. **Marginal** Electrical: *110 Volt lighting and receptacles, Loose switch or outlet should be resecured.*



31. **Satisfactory** Heating/Cooling Source: *Hot water in floor radiant heat,*
32. **Marginal** Doors: *Typical interior door, Closet Door not latching shut.*



33. **Satisfactory** Windows & Trim: *Vinyl sliding, wood/MDF sills,*
34. **Satisfactory** Egress: *Egress was not restricted.*

### Basement, Rear: Bedroom

## Bedroom(s) (Continued)

35. Marginal      Walls and Ceilings: *Painted surfaces, **Minor wall damage.***



36. Satisfactory      Floor: *Laminate/Hardwood,*

37. Satisfactory      Electrical: *110 Volt lighting and receptacles,*

38. Satisfactory      Heating/Cooling Source: *Hot water in floor radiant heat,*

39. Satisfactory      Windows & Trim: *Vinyl sliding, wood/MDF sills,*

40. Satisfactory      Doors: *Typical interior door,*

41. Satisfactory      Egress: *Emergency egress was NOT restricted.*

Basement:, Master: Bedroom

42. General Photos: ,



43. Marginal      Walls and Ceilings: *Painted surfaces, **Holes in walls.***



44. Satisfactory      Floor: *Laminate/Hardwood,*

45. Satisfactory      Electrical: *110 Volt lighting and receptacles,*

46. Satisfactory      Heating/Cooling Source: *Hot water in floor radiant heat,*

47. Satisfactory      Windows & Trim: *Vinyl sliding, wood/MDF sills,*

48. Satisfactory      Doors: *Typical interior door,*

49. Satisfactory      Egress: *Emergency egress was NOT restricted.*

## Living Space(s)

Inspector will attempt to operate all doors and windows, check for heat source, check electrical switches and receptacles. Resident furnishings and storage items may block access to some areas.

### Family Room: Living Space

1. **Satisfactory** Walls and Ceilings: *Painted surfaces,*
2. **Satisfactory** Flooring: *Laminate/Hardwood,*
3. **Satisfactory** Electrical: *110 Volt lighting and receptacles,*
4. **Satisfactory** Heating/Cooling Source: *Hot water in floor radiant heat,*
5. **Satisfactory** Windows: *Vinyl sliding, wood/MDF sills,*

### Dining Room: Living Space

6. **Satisfactory** Walls and Ceilings: *Painted surfaces,*
7. **Satisfactory** Flooring: *Laminate/Hardwood,*
8. **Satisfactory** Electrical: *110 Volt lighting and receptacles,*
9. **Satisfactory** Heating/Cooling Source: *Hot water in floor radiant heat,*
10. **Satisfactory** Windows: *Vinyl sliding, wood/MDF sills,*
11. **Satisfactory** Doors: *Metal door to balcony,*

### Front Living Room: Living Space

12. **Satisfactory** Walls and Ceilings: *Painted surfaces,*
13. **Satisfactory** Flooring: *Laminate/Hardwood,*
14. **Satisfactory** Electrical: *110 Volt lighting and receptacles,*
15. **Satisfactory** Heating/Cooling Source: *Hot water in floor radiant heat,*
16. **Satisfactory** Windows: *Vinyl sliding, wood/MDF sills,*
17. **Satisfactory** Doors: *Solid wood,, Typical interior door,*

### Basement Theatre Room: Living Space

18. General Photos: ,

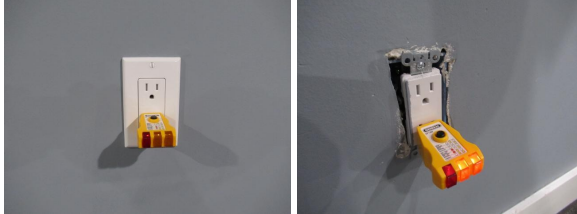


19. **Satisfactory** Walls and Ceilings: *Painted surfaces,*
20. **Satisfactory** Flooring: *Carpet,*
21. **Marginal** Electrical: *110 Volt lighting and receptacles, No power at upper TV outlet , Missing outlet/switch cover plates.*



## Living Space(s) (Continued)

### Electrical: (continued)



22. Satisfactory Heating/Cooling Source: **Electric Nu-Floor heating,**

23. Satisfactory Doors: **Typical interior door,**

Basement Suite Living Room: Living Space

24. Satisfactory Walls and Ceilings: **Painted surfaces,**

25. Satisfactory Flooring: **Laminate/Hardwood,**

26. Satisfactory Electrical: **110 Volt lighting and receptacles,**

27. Satisfactory Heating/Cooling Source: **Hot water in floor radiant heat,**

28. Satisfactory Windows: **Vinyl sliding, wood/MDF sills,**

29. Satisfactory Doors: **Solid wood,, Typical interior door,**

## Interior Components

Interior inspections may be limited due to occupants furnishings and storage items. A representative number of windows, doors and electrical outlets are tested. Windows and doors are penetrations through the wall and may allow water to ingress. Visual inspections cannot determine hidden damages. Monitor window and door operations regularly and maintain as necessary. Fireplaces should be serviced semi annually and wood burning flues kept from creosote build up. Have flues cleaned before initial use as no history is provided.

1. Satisfactory Interior Stairs, Steps: **Risers and treads appear adequate,**

2. Satisfactory Handrails/Balusters: **Wood handrails,**

3. Satisfactory Balcony Doors: **Metal,**

4. Satisfactory Smoke Detectors: **Hard wired,**

5. Safety Carbon Monoxide Detectors: **No CO detectors visible in home, CO falls below oxygen, recommend low level detector(s)., Recommend any home with gas appliances have a CO detector.**

6. Marginal Hallway Walls and Ceilings: **Painted surfaces, Holes in walls,missing covers on plumbing access points.**

7. Satisfactory Hallway Flooring: **Carpet,, Laminate/Hardwood,**

## Interior Components (Continued)

8. **Satisfactory** HRV Unit: *Located in upper hall closet, HRV is designed to exchange the interior air with fresh outside air with minimal heat loss.*



### Family Room: Fireplace

9. General Photos: ,



10. **Satisfactory** Type: *Electric,*

11. **Satisfactory** Fireplace Insert/Surround: *Metal insert,*

12. **Not Present** Hearth:

## Attic

*Inspector will enter attic if safe to do so to determine condition of structural components, insulation, ventilation and overall condition. No footing or lighting may limit visibility and access. Inspector cannot determine if POT lighting installed correctly.*

### Garage: Attic

1. General Photos: ,



2. Method of Inspection: *From the attic access,*

3. **Satisfactory** Flooring: *None,*

4. **Satisfactory** Insulation: *Fiberglass loose fill,*

5. **Satisfactory** Insulation Depth: *10"-12",*

6. **Satisfactory** Vapour Barrier: *Plastic,*

7. **Satisfactory** Ventilation: *Roof and soffit vents,*

8. **Satisfactory** Roof Structure: *Wood truss,*

9. **Not Inspected** Ceiling Joists: *Generally not visible below insulation,*

## Attic (Continued)

10. **Satisfactory** Sheathing: **OSB plywood,**

11. **Satisfactory** Moisture Penetration: **No visible moisture penetration,**  
Bedroom Closet: Attic

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12. General Photos: ,



13. Method of Inspection: **From the attic access,**

14. **Satisfactory** Flooring: **None,**

15. **Satisfactory** Insulation: **Fiberglass bats,, Fiberglass loose fill,**

16. **Satisfactory** Insulation Depth: **14"-16",**

17. **Satisfactory** Vapour Barrier: **Plastic,**

18. **Satisfactory** Ventilation: **Roof and soffit vents,**

19. **Satisfactory** Bathroom Fan Venting: **Exhausts to exterior,**

20. **Satisfactory** Roof Structure: **Wood truss,**

21. **Not Inspected** Ceiling Joists: **Generally not visible below insulation,**

22. **Satisfactory** Sheathing: **OSB plywood,**

23. **Satisfactory** Moisture Penetration: **No visible moisture penetration,**

24. **Not Inspected** Electrical/Wiring/Lighting: **Not visible below insulation,**

## Basement

*Finished interior walls prevent visual evaluation of foundation, floor joists, support beams and columns. Occupant stored items block views of walls and flooring and may restrict access to areas of basement.*

### Below Grade: Basement

1. **Satisfactory** Basement Stairs/Railings: ***Carpeted finish,***
2. **Satisfactory** Foundation: ***Poured concrete,***
3. **Satisfactory** Walls and Ceilings: ***Painted surfaces,***
4. **Satisfactory** Floor: ***Carpet,, Laminate/Hardwood,***
5. **Satisfactory** Floor Drain: ***Not visible,, Surface drain,***
6. **Not Inspected** Girders/Beams: ***Not visible, Finished interior walls and ceilings, framing components not visible.***
7. **Not Inspected** Floor Joists: ***Not visible, Finished interior walls and ceilings, framing components not visible.***
8. **Satisfactory** Windows: ***Vinyl sliding, wood/MDF sills,***
9. **Satisfactory** Heating/Cooling Source: ***Hot water in floor radiant heat,***
10. **Satisfactory** Electrical: ***110 Volt lighting and receptacles,***
11. **Satisfactory** Moisture Penetration/Location: ***No visible signs of water ingress,***

## Plumbing

*The plumbing system is inspected by operating fixtures and drains. Private water and waste systems are beyond the scope of a visual home inspection. Limitations are to the visible portions of the plumbing system, hidden piping cannot be observed or reviewed. The inspector cannot confirm compliance to any codes. Poly "B" piping has known issues and was used from 1982-1997/98, copper connectors preferred over plastic connectors. Plastic connectors known to break.*

1. **Satisfactory** Main Water Shutoff Location: ***Utility area,***



2. **Not Inspected** Water Entry Piping: ***Not visible,***
3. **Satisfactory** Visible Distribution Piping: ***Pex,***
4. **Satisfactory** Drain Waste Vent Pipes: ***ABS piping,***
5. **Poor** Plumbing Access Covers: ***Accessible, No covers but valves were accessible.***
6. **Satisfactory** P-Traps: ***P-Traps visible in all locations,***
7. **Satisfactory** Functional Drainage: ***Drains appear to be adequate,***
8. **Satisfactory** Functional Water Flow: ***Water flow appears adequate,***

## Plumbing (Continued)

9. **Satisfactory** Main Gas Shut-Off: *Located at gas meter outside,*
10. **Not Present** Sprinkler System: *Home not equipped with built in sprinklers,*
11. **Satisfactory** Gas Line: *Black Iron,, Copper,, Corrugated Stainless Steel Tubing(CSST),*  
Basement Utility Area: Water Heater
12. General Photos: ,



13. Brand Name: **Tiger Tank,**
14. Type: **Storage tank only.** \_\_\_\_\_ Capacity: *Not listed, tank appears about 50 USG*
15. Approximate Age: **1-5 Years,** \_\_\_\_\_ Area Served: **Whole building,**
16. **Satisfactory** TPR Valve and Extension: **Temperature pressure relief valve and extension present,**
17. **Satisfactory** Seismic Restraints: **Present,**
18. **Satisfactory** HWT Condition: **Appears satisfactory,**

## Boiler System:

*Inspector will attempt to run the heating system to observe proper operation.*

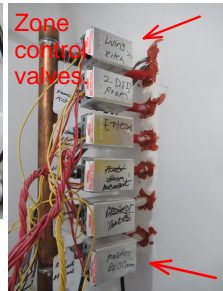
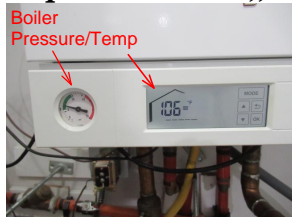
1. General Photos: , ***Something wrong with boiler heating system as all thermostats were off however the house was at 27 celcius.***



2. Boiler Location: **Basement Utility Area:**
3. Brand Name: **Viessmann**
4. Area Served: **Whole building,** \_\_\_\_\_ Approx. Age: **1-5 Years,**
5. Energy Source: **Natural gas,**
6. **Satisfactory** Distribution: **In floor radiant heat,**
7. **Satisfactory** Circulation: **Pump,**

## Boiler System: (Continued)

8. Satisfactory Controls/Hardware: *Circulation pump,, Temperature & Pressure guage,, Expansion tank,, Zone control valves,*



9. Satisfactory Disconnect Switch: *Nearby on wall,*



10. Satisfactory TPR Valve and Extension: *Temperature pressure relief valve and extension present,*

11. Satisfactory Flue Pipe: *PVC plastic,*

12. Satisfactory Thermostats: *Multi-zone,*

13. Satisfactory Combustion Air: *Combustion air available,*

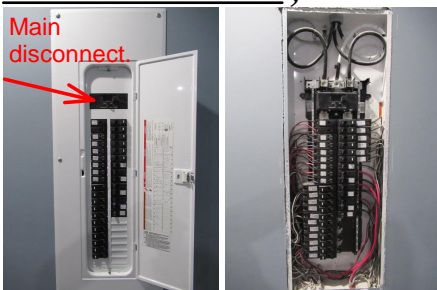
14. Marginal Boiler Operation: *Appears functional, Boiler appears to be making heat when thermostats turned down or off., Recommend HVAC tech examine.*

## Electrical

The inspector will make every attempt to open electrical panel covers. 40" of clearance is required around the panel for safe access. Storage items near panel may block access. Always use a qualified electrician for repairs to the electrical system.

### Basement: Electric Panel

1. General Photos: ,



## Electrical (Continued)

2. Service Amps: 125A Volts: 110-240 VAC
3. Satisfactory Main Breaker Size: 125 Amps,
4. Satisfactory Overcurrent Protection:: Circuit Breakers,
5. Satisfactory Adequate Clearance to Panel: Panel was readily accessible,
6. Satisfactory Panel Cover/Cabinet: No missing components,
7. Satisfactory Panel Grounded: Ground was visible inside electrical panel,
8. Satisfactory Panel Bonded: Bond NOT visible between Neutral & Ground conductors,
9. Satisfactory Main Service Conductors: Aluminum,
10. Marginal Branch Wiring Conductors: Copper and stranded aluminum (typical), Two connectors not installed correctly. No harm however best practice not observed by installing electrician.



11. Satisfactory Branch Wiring Insulation: Romex,
  12. Satisfactory AFCI Breaker: Operable,
  13. Not Present GFCI Breaker: Not present,
- Basement Suite Sub Panel: Electric Panel

14. General Photos: ,



15. Service Amps: 100A Volts: 110-240 VAC
16. Satisfactory Main Breaker Size: 100 Amps,
17. Satisfactory Overcurrent Protection:: Circuit Breakers,
18. Satisfactory Adequate Clearance to Panel: Panel was readily accessible,
19. Satisfactory Panel Cover/Cabinet: No missing components,
20. Satisfactory Panel Grounded: Ground was visible inside electrical panel,

## Electrical (Continued)

- 21. Not Present Panel Bonded: *Not necessary at sub panels,*
- 22. Satisfactory Main Service Conductors: *Aluminum,*
- 23. Satisfactory Branch Wiring Conductors: *Copper and stranded aluminum (typical),*
- 24. Satisfactory Branch Wiring Insulation: *Romex,*
- 25. Not Operated AFCI Breaker: *Not tested, Testing AFCI breaker will disconnect power to an area in the home, occupied houses not tested to avoid disruption of computers, clocks etc.....*
- 26. Not Present GFCI Breaker: *Not present,*

## Air Conditioning

*AC equipment cannot be operated in colder temperatures, damage may occur to its interior components.*

### Upper Floor Closet. AC System

- 1. General Photos: ,
- 2. Manufacturer: *Ameristar:*
- 3. Area Served: *Whole building,* \_\_\_\_\_ Approx. Age: *1-5 Years,*
- 4. Type: *A/C only,* \_\_\_\_\_ Capacity: *Not listed.*
- 5. Energy Source: *Electric,*
- 6. Satisfactory A/C System Operation?: *Functional,*
- 7. Not Inspected Evaporator Coil: *Not visible inside plenum,*
- 8. Satisfactory Refrigerant Lines: *Low pressure and high pressure,*
- 9. Satisfactory Condensate Line/Drain: *PVC,*
- 10. Satisfactory Exposed Ductwork: *Metal ducts,*
- 11. Satisfactory Temp Differential: *8-10 cel.*





# A-Z Home Inspections

11:49 September 06, 2021

Mr Home Buyer

123 Main Street

Page 32 of 44

## Receipt

Inspector Name: *Gary Ladwig*

Company Name: *A-Z Home Inspections*

Address: *#29-7179 201 Street*

Postal Code: *Langley, B.C. V2Y 2Y9*

Client Name: *Mr Home Buyer*

Property Address: *123 Main Street*

Postal Code: *Anywhere, B.C. V3X 1C6*

<u>Services Performed</u>	<u>Amount Due</u>
<i>Home Inspection</i>	<i>\$575.00</i>
<i>GST</i>	<i>\$28.75</i>
<u>Total</u>	<i>\$603.75</i>

We value the opportunity to provide you with a comprehensive inspection report essential to your purchasing decision. If you have any questions about your home inspection, please call us at 778 888 4893.

## Inspection Agreement

Inspector Name: *Gary Ladwig*

Company Name: *A-Z Home Inspections*

Address: *#29-7179 201 Street*

City Province Postal Code: *Langley, B.C. V2Y 2Y9*

Client Name: *Mr Home Buyer*

Property Address: *123 Main Street*

City Province Postal Code: *Anywhere, B.C. V3X 1C6*

1-The inspector will perform a visual inspection and prepare a written report of the apparent condition of the readily accessible systems and components of the property existing at the time of the inspection. Latent and concealed defects and deficiencies are excluded from inspection.

2- The parties agree that the "Standards of Practice" (the "Standards") shall define the standard of duty and the conditions. Limitations and exclusions of the inspection and are incorporated by reference herein. If the Province where the inspection is performed imposes more stringent standards or administrative rule, then those standards shall define the standard of duty and the conditions, limitations and exclusions of the inspection.

3- The parties agree and understand the inspector is not an insurer or guarantor against defects in the structure, items, components, or systems inspected. INSPECTOR MAKES NO WARRANTY, EXPRESSED OR IMPLIED AS TO THE FITNESS FOR USE, CONDITION, PERFORMANCE OR ADEQUACY OF ANY INSPECTED STRUCTURE, ITEM, COMPONENT OR SYSTEM.

4- If client is married, client represents that this obligation is a family obligation incurred in the interest of the family.

5- Systems, items and conditions which are not within the scope of the building inspection include but are not limited to: radon, formaldehyde, lead paint, asbestos, toxic or flammable materials, molds, fungi, other environmental hazards, pest infestation, security and fire protection systems, household appliances, humidifiers, paint, wallpaper and or other treatments to windows, interior walls, ceilings, floors, recreational equipment facilities, pool/spa, water purification systems, ozone generator, underground storage tanks, energy efficient measurements, motion or photo electric sensor lighting, concealed or private secured systems, water wells, all overflow drains, heating system accessories, solar heating systems, heat exchangers, lawn sprinkling systems, water softener or purification system, central vacuum systems, telephone and intercom systems, cable TV systems, antennae, lightning arrestors, load controllers, trees or plants, governing codes, ordinances, statutes and covenants and manufacturer specifications, recalls, and EIFS. Client understands that these systems and conditions are excepted from this inspection. Any general comments about these systems, items and conditions of the written report are informal only and DO NOT represents an inspection.

6- The inspection and report are performed and prepared for the sole and exclusive use and possession of the Client. No other person or entity may rely on the report issued pursuant to this agreement. In the event that any person not a party to this agreement makes any claim against Inspector, its employees or agents arising out of the services performed by Inspector under this agreement the client agree to indemnify, defend and hold harmless Inspector from any and all damages, expenses, costs and attorney fees arising from such claim.

7- The Inspection will not include an appraisal of the value of the property or a survey. The written report is not a compliance inspection or certification for past or present government codes or regulations of any kind.

8- In the event of a claim by client that an installed system or component of the premises which was inspected by the inspector was not in the condition reported by the inspector, the client agrees to notify the Inspector at least 72 hours prior to repairing or replacing such system or component. The client further agrees that the Inspector is liable only if there has been a complete failure to follow the standards adhered to in the report or Province law.

9- The inspection does not determine whether the property is insurable.

10- The parties agree and understand that the Inspector and its employees and its agents assume no liability or responsibility for the costs of repairing or replacing any unreported defects or deficiencies either current or arising in the future or any property damage,

## Inspection Agreement (Continued)

consequential damage or bodily injury of any nature. If repairs or replacement are done without giving the Inspector the required notice, the Inspector will have no liability to the client.

11- This agreement shall represent the entire agreement between the parties and there are no other agreements either written or oral between them. This Agreement shall be amended only by written agreement signed by both parties. This agreement shall be construed and enforced in accordance with the laws of the Province of British Columbia and if that province laws or regulations are more stringent than the forms of the agreement, the Province law or rule shall govern.

12- The client(s) agree to pay for the inspection in full upon completion if not done beforehand. 5% GST is added to the base cost of the inspection. Acceptable methods of payment are Credit Card, Debit, Cheque, Cash and E-Transfer.

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, please contact Consumer Protection BC.

Client has read this entire agreement and accepts and understands this agreement as hereby acknowledged. If no Provincial regulations apply, this report adheres to the Canadian National Association of Certified Home Inspectors standards which are available upon request. Gary Ladwig doing business as A-Z Home Inspections, Consumer Protection License # 51393. Address #29-7179-201 Street Langley BC V2Y 2Y9, Tel 778-888-4893, Email homeinspectors@shaw.ca

Signature:



Date: ***April 29 2021***

## Marginal Summary

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 complete report.

### Grounds

1. Support Posts & Piers: *Concrete piers and wood posts, Support posts not centered on piers.*



2. Patio: *Concrete, Settling cracks., Surface was uneven.*



### Roof

3. Main House: Roof Surface Gutters/Eavestroughs: *Hidden gutters with rubber membrane, Gutters need cleaning of debris.*



### Exterior

4. Caulking: *Typical exterior caulking, Recommend around windows/doors/masonry ledges/corners/utility penetrations,etc...*



## Marginal Summary (Continued)

5. Exterior Door Weatherstrip: *Foam/plastic in door channel, **Damaged** areas.*



6. Balcony Door: *Metal entry door, **Door hinges and pins exposed to exterior, easy entry point in to home.***



## Garage/Carport

7. Detached:, On Grade: Garage Fire Separation Walls and Ceilings: ***Painted surfaces, Appears to be mould on drywall surfaces near overhead door.***



## Kitchen(s)

8. Spice Kitchen: Kitchen Cabinets: ***Laminated Wood, Cabinets had damage.***



## Marginal Summary (Continued)

9. Spice Kitchen: Kitchen Caulking: *Silicone, Caulking discoloured.*



10. Spice Kitchen: Kitchen Plumbing Faucets: *Stainless Steel, Spray/stream selector button damaged.*



11. Spice Kitchen: Kitchen Appliances Present: *Oven, Range, Fridge, Dishwasher,*

12. Basement suite: Kitchen Caulking: *Silicone, Gaps in caulking, Recommend repairs.*



## Laundry Room

13. Upper Floor: Laundry Room/Area Dryer Vent Hose: *Metal flex, Recommend clamps on vent hose, leaking at ceiling connection.*



14. Upper Floor: Laundry Room/Area Washer Supply Hoses: *Rubber hoses, Recommend steel braided washer hoses.*



15. Basement Suite: Laundry Room/Area Washer Supply Hoses: *Rubber hoses, Recommend steel braided washer hoses.*



## Marginal Summary (Continued)

### Bathroom(s)

16. Main Floor 3 Piece: Bathroom Walls and Ceilings: **Painted surfaces,**  
**Recommend cover on plumbing access near toilet.**



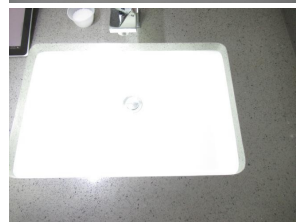
17. Master 4 Piece: Bathroom Tub/Shower Faucets: **Chrome fixtures,**  
**Off position was at 11o'clock.**



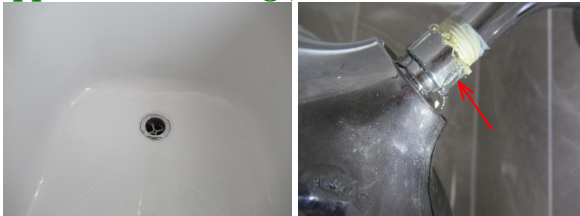
18. Master 4 Piece: Bathroom Floor: **Tile, Transition piece was raised,**  
**not flush to floor tiles.**



19. Upper East Ensuite, 4 Piece: Bathroom Sink Drain: **ABS piping,**  
**Sink drains slow.**



20. Upper East Ensuite, 4 Piece: Bathroom Tub/Shower Faucets: **Chrome fixtures, Tub**  
**stopper was missing., Showerhead was dripping.**



21. Basement Half Bath: Bathroom Walls and Ceilings: **Painted**  
**surfaces, Minor wall damage at towel rack mount.**



## Marginal Summary (Continued)

22. Basement Suite: Bathroom Sinks: *Porcelain, Sink not flush to cabinet top.*

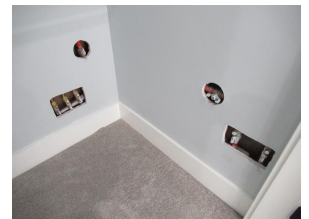


23. Basement Suite: Bathroom Toilet: *Porcelain toilet, The toilet was loose at the floor and will require tightening or replacement of the wax seal.*



## Bedroom(s)

24. Upper:, East: Bedroom Walls and Ceilings: *Painted surfaces, Recommend covers at plumbing access points.*



25. Upper SW: Bedroom Electrical: *110 Volt lighting and receptacles, Loose switch or outlet should be resecured.*



26. Upper SW: Bedroom Doors: *Typical interior door, Closet Door not latching shut.*



27. Basement, Rear: Bedroom Walls and Ceilings: *Painted surfaces, Minor wall damage.*





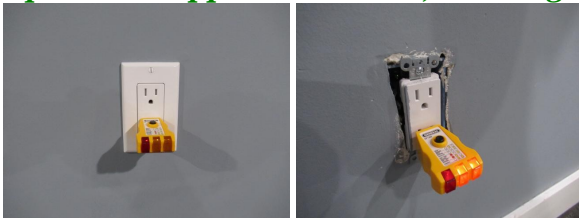
## Marginal Summary (Continued)

28. Basement:, Master: Bedroom Walls and Ceilings: *Painted surfaces, Holes in walls.*



### Living Space(s)

29. Basement Theatre Room: Living Space Electrical: *110 Volt lighting and receptacles, No power at upper TV outlet , Missing outlet/switch cover plates.*



### Interior Components

30. Hallway Walls and Ceilings: *Painted surfaces, Holes in walls,missing covers on plumbing access points.*

### Boiler System:

31. Boiler Operation: *Appears functional, Boiler appears to be making heat when thermostats turned down or off., Recommend HVAC tech examine.*

### Electrical

32. Basement: Electric Panel Branch Wiring Conductors: *Copper and stranded aluminum (typical), Two connectors not installed correctly. No harm however best practice not observed by installing electrician.*



## Poor Summary

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 complete report.

## Exterior

1. Exterior Electric Outlets: ***110 Volt GFCI, Inoperative at time of inspection. GFCI outlet was off and does not reset. Basement entry outlet had stiff tamper proof covers, was not able to get tester inside.***



## Plumbing

2. Plumbing Access Covers: ***Accessible, No covers but valves were accessible.***

## Safety Summary

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 complete report.

### Exterior

1. Laundry Vent: ***Vent below rear deck. Vent was screened, lint building up, recommend repairs.***



### A/C-Heat Pump

2. East:, Side of House: AC System Maximum breaker rating: ***25 amp, 40amp. AC Unit had too large breaker for maximum as listed on AC unit.***

### Interior Components

3. Carbon Monoxide Detectors: ***No CO detectors visible in home, CO falls below oxygen, recommend low level detector(s), Recommend any home with gas appliances have a CO detector.***

## Not Inspected Summary

Item was not readily available or accessible at time of inspection.

### Exterior

1. Building Exterior Wall Construction: ***Wood frame (not visible), Interior wall framing is not visible behind exterior cladding and cannot be evaluated.***

### Laundry Room

2. Upper Floor: Laundry Room/Area Electrical: ***Not accessible behind machines,***

### Attic

3. Garage: Attic Ceiling Joists: ***Generally not visible below insulation,***
4. Bedroom Closet: Attic Ceiling Joists: ***Generally not visible below insulation,***
5. Bedroom Closet: Attic Electrical/Wiring/Lighting: ***Not visible below insulation,***

### Basement

6. Below Grade: Basement Girders/Beams: ***Not visible, Finished interior walls and ceilings, framing components not visible.***
7. Below Grade: Basement Floor Joists: ***Not visible, Finished interior walls and ceilings, framing components not visible.***

### Plumbing

8. Water Entry Piping: ***Not visible,***

### Air Conditioning

9. Upper Floor Closet. AC System Evaporator Coil: ***Not visible inside plenum,***

## Not Operated Summary

### Electrical

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1. Basement Suite Sub Panel: Electric Panel AFCI Breaker: ***Not tested, Testing AFCI breaker will disconnect power to an an area in the home, occupied houses not tested to avoid disruption of computers, clocks etc.....***