



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

Home Inspection Report



123 Main Street
Anywhere, B.C. V1V 2M2



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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 **John Smith**
Property Address **123 Main Street**
City **Anywhere** Province **B.C.** Postal Code **V1V 2M2**

Client Information

Start Time: **10AM**

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 **2818**

Conditions



General Information (Continued)

Others Present ***Buyer*** Property Occupied ***Fully Occupied***
Estimated Age ***16 Years*** Entrance Faces ***West***
Inspection Date ***April 25 2022***
Weather ***Rain*** Soil Conditions ***Wet***
Building Type ***Single family*** Garage ***Attached***
Temperature: ***9 Celcius***
Water Source: ***City,***
Sewage Disposal: ***City,***
Space Below Grade: ***Slab on Grade***

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: ***John Smith***

Property Address: ***123 Main Street***
City Province Postal Code: ***Anywhere, B.C. V1V 2M2***

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



Inspection Agreement (Continued)

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 represent 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, 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: John Smith

Date: April 25 2022



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



3. Satisfactory Porch(Covered Entrance): **Concrete,**
4. Satisfactory Support Posts & Piers: **Concrete piers and wood posts,**
Faded paint at East balcony support post.



5. Safety Exterior Steps & Handrails: **Wood steps,, Metal handrails, Stair treads**
were very slippery, recommend anti slip device. Top of stair stringer had some
decay.



6. Satisfactory, Marginal Patio: **Concrete, Settling crack present.**



7. Satisfactory Deck/Balcony (flat, roofless area): **Vinyl top, Recommend cleaning**
surface.



Grounds (Continued)

8. Satisfactory, Marginal Deck/Balcony Railings: *Metal railings, Top mounted railings used. Monitor sealers on surface fasteners, water may penetrate to sub floor.*



9. Marginal Fence/Gates: *Metal,, Wood, Fence had damaged areas, loose components on gate, some decay and missing post caps. Lower staircase gate was sagging from attachment to handrail, latch was not aligned.*



10. Marginal Landscaping Near Foundation: *Trees & shrubs, Keep vegetation from contact to fence, house and shed.*



11. Satisfactory, Marginal Grading: *Soil was high, soil contacts siding, Soil contacts shed wood siding.*



12. Satisfactory, Marginal Retaining Wall(s): *Blocks, Decorative garden blocks were loose/fallen at North wall.*





Grounds (Continued)

13. Satisfactory, Not Operated Hose Bibs: *Frost free, North hose bib water was off.*



14. Satisfactory Exterior Surface Drains: *Covered drain present,*

15. Satisfactory, Marginal Gas Meter: *South,, Exterior, Retaining clamp was not fastened to house.*



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. Roof Photos: ,



2. Approximate Age: *15-20 years,*

3. Satisfactory, Marginal Roof Visibility: *Viewed from ground, (inspection limited), Weather and pitch may restrict access.*

4. Satisfactory Style of Roof & Pitch: *Gable,, Hip,, Medium/Steep Pitch,*

5. Satisfactory Type of Surface Material: *Asphalt shingle,*



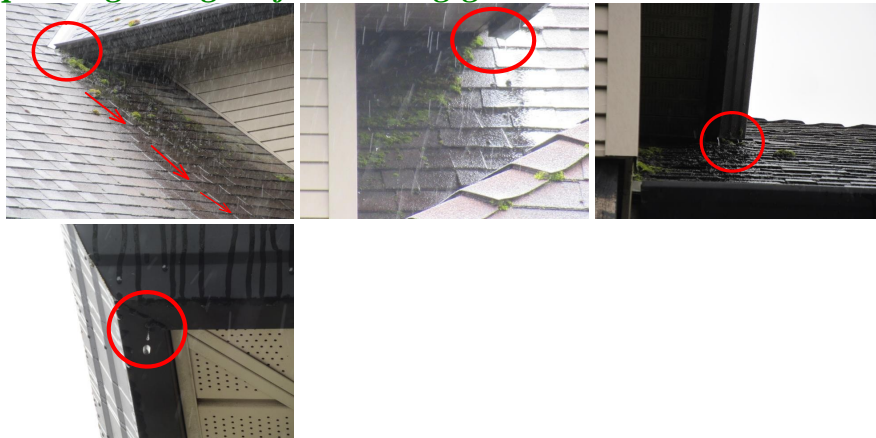
Roof (Continued)

6. *Satisfactory* Ventilation System: *Soffit & roof vents,*
 7. *Satisfactory* Flashings: *Galvanized metal,*
 8. *Satisfactory* Valleys: *Galvanized metal,*
 9. *Satisfactory* Plumbing Vents: *ABS piping,*

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, Marginal* Gutters/Eavestroughs: *Aluminum, Upper roof gutters drain to lower roof shingles, recommend flashings to lower gutters to help prolong shingle life. Leaking gutter corner SW.*



2. *Satisfactory, Marginal* Downspouts: *Aluminum, North downspout was not full in to drain tile, leaking to ground.*



3. *Satisfactory, Marginal* Siding: *Vinyl,, Stone, Small hole in vinyl siding at North wall. Small crack in siding near South gate.*





Exterior (Continued)

4. *Satisfactory, Marginal* Trim: Wood, *Minor flaking paint visible in areas. Balcony wood trim had some damaged wood visible.*



5. *Satisfactory, Marginal* Soffits: Vinyl, *SW soffit was popped out of upper J channel.*



6. *Satisfactory* Fascias: Wood,
7. *Satisfactory* Flashings: Metal,
8. *Satisfactory* Caulking: Exterior sealer used,
9. *Satisfactory* Windows: Vinyl, *Keep weep holes clear of debris, stains visible at lower windows.*



10. *Satisfactory* Window Screens: Vinyl mesh,
11. *Not Inspected* Building Exterior Wall Construction: Wood frame (not visible), Interior wall framing is not visible behind exterior cladding and cannot be evaluated.
12. *Satisfactory* Exterior Doors: Metal,



Exterior (Continued)

13. Satisfactory Exterior Door Weatherstrip: *Foam/plastic in door channel, **Minor gaps visible.***



14. Satisfactory Patio Door: *Metal door,*
15. Satisfactory Exterior Lighting: *Soffit lights,*
16. Satisfactory Electrical Service Entry: *Underground,*
17. Satisfactory Exterior Electric Outlets: *110 Volt GFCI,*
18. Satisfactory Foundation/Slab on Grade: *Poured concrete,*

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.

Side of House: AC System

1. A/C Photos: ,



2. Manufacturer: *International Comfort Products:*
3. Satisfactory Maximum breaker rating: *30 Amp.* Breakers installed: *30 Amp.*
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,*



A/C-Heat Pump (Continued)

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...

Attached: Garage

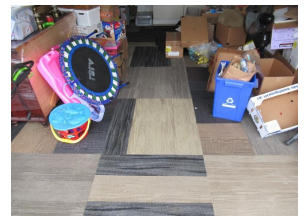
1. Garage/Carport Photos: ,



2. Satisfactory Car Spaces: *2 Car, Full of storage, blocked views and access to areas.*



3. Satisfactory Overhead Door: *Aluminum,*
4. Satisfactory Automatic Opener: *Operable,*
5. Satisfactory Safety Reverse: *Electric beam & pressure reverse,*
6. Not Present Floor/Foundation: *Poured concrete, Large carpet and storage blocking views of concrete floor.*





Garage/Carport (Continued)

7. Satisfactory Sill Plates: *Elevated,*
8. Satisfactory Exterior Service Doors: *Metal,*
9. Satisfactory Windows: *Vinyl,*
10. Satisfactory Electrical: *110 Volt lighting and receptacles, Several ceiling light bulbs were out.*



11. Not Present Heating: *None visible,*
12. Satisfactory Fire Separation Walls and Ceilings: *Painted surfaces,*
13. Safety Garage/House Entry Door: *Metal, Pet door cut through metal house door, no longer considered a fire door.*



14. Safety Auto Closure Device: *Not present, Recommend auto closure device on house entry door.*

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. Kitchen Photos: ,



2. Satisfactory Counter Tops: *Stone,*



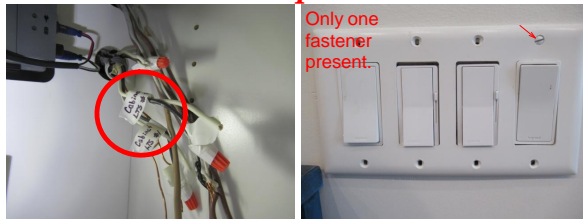
Kitchen(s) (Continued)

3. Satisfactory Cabinets: *Laminated Wood, Miss matched panel above stove.*



4. Satisfactory Caulking: *Silicone,*

5. Safety Electrical: *110 Volt lighting and receptacles, Disposal was removed, several live wires in cabinet not terminated in junction box. Missing fasteners on wall multi switch cover plate.*



6. Satisfactory Plumbing Faucets: *Stainless Steel,*

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

8. Satisfactory Sink: *Stainless Steel,*

9. Satisfactory Sink Drain: *ABS piping,*

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

11. Satisfactory Floor: *Laminate/Hardwood,*

12. Satisfactory Heating/Cooling Source: *Forced air heat register,*

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

14. Satisfactory, Marginal Ventilation: *Hood fan over stove top, Light bulbs were not responding to controls.*



15. Satisfactory Appliances Present: *Oven, Range, Fridge, Dishwasher,*

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

Basement suite: Kitchen



Kitchen(s) (Continued)

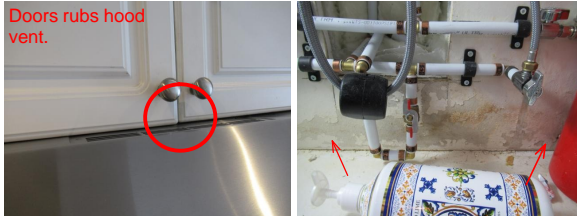
17. Kitchen Photos: ,



18. Satisfactory Counter Tops: *Stone,*

19. Marginal Cabinets: *Laminated Wood, Cabinet doors rub hood vent. Moisture damage in sink cabinet.*

Doors rubs hood vent.



20. Satisfactory Caulking: *Silicone,*

21. Satisfactory, Poor Electrical: *110 Volt lighting and receptacles, Several counter top outlets did not have power at 1/2 of outlet.*



22. Satisfactory Plumbing Faucets: *Chrome fixtures,*

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

24. Satisfactory Sink: *Stainless Steel,*

25. Satisfactory Sink Drain: *ABS piping,*

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

27. Satisfactory Floor: *Laminate/Hardwood,*

28. Satisfactory Heating/Cooling Source: *Electric forced air,*

29. Marginal Ventilation: *Hood fan over stove top, Leaks to interior.*





Kitchen(s) (Continued)

30. Satisfactory Appliances Present: *Oven, Range, Fridge, Dishwasher,*
31. Satisfactory Dishwasher Drain Line: *High loop on DW drain was present,*

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: *No visibility behind W/D.*



2. Marginal Water Shut Off Valves: *At washer hose hookups, Not accessible behind machines.*
3. Not Inspected Washer Plumbing Fixtures: *Typical laundry hook-ups, Not accessible behind machines.*
4. Not Inspected Washer Supply Hoses: *Not visible behind machines, Recommend steel braided washer hoses.*
5. Not Inspected Washer Drain: *Not visible behind machines,*
6. Not Inspected Dryer Vent Hose: *Not visible behind machines, Recommend metal vent hose if not present.*
7. Satisfactory Room Vented? *Yes, dryer make up air can easily enter space,*
8. Satisfactory Heating/Cooling Source: *Forced air heat register,*
9. Satisfactory Electrical: *110 Volt lighting and receptacles,*
10. Satisfactory Walls and Ceilings: *Painted surfaces,*
11. Satisfactory Flooring: *Tile,*
12. Satisfactory Appliances Present: *Washer/Dryer,*
- Suite: Laundry Room/Area



Laundry Room (Continued)

13. Laundry Area Photos: ,



14. Not Inspected Water Shut Off Valves: *At washer hose hookups, Not accessible, machines blocking.*

15. Not Inspected Washer Plumbing Fixtures: *Not visible behind machines,*

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



17. Not Inspected Washer Drain: *Not visible behind machines,*

18. Not Inspected Dryer Vent Hose: *Not visible, Dryer vent hose was not visible behind machines.*

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

20. Satisfactory Heating/Cooling Source: *Electric forced air,*

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

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

23. Satisfactory Flooring: *Laminate/Hardwood,*

24. 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.

Master 5 Piece: Bathroom



Bathroom(s) (Continued)

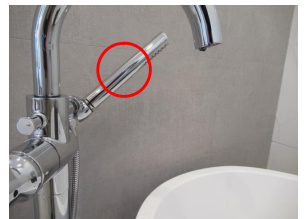
1. General Photos: ,



2. Satisfactory Counter/Cabinet: *Acrylic,, Laminate and wood,*
3. Satisfactory Sink Faucet(s): *Chrome fixtures, RH sink was missing trim on vent.*



4. Satisfactory Sinks: *One piece sink/counter top,*
5. Satisfactory Sink Drain: *ABS piping,*
6. Satisfactory Water Shut Off Valves: *Visible in cabinet,*
7. Satisfactory Tub/Shower Faucets: *Chrome fixtures, Note: Hair wand may drip to floor after use.*



8. Satisfactory Tub/Shower Surround: *Glass and tile surround,*
9. Satisfactory Caulking: *Silicone caulking,*
10. Satisfactory Toilet: *Porcelain toilet,*
11. Satisfactory Walls and Ceilings: *Painted surfaces,*
12. Satisfactory Floor: *Tile,*
13. Satisfactory Doors: *Typical interior door(s),*
14. Satisfactory Windows: *Vinyl sliding, wood/MDF sills,*
15. Satisfactory Electrical: *110 Volt lighting and GFCI receptacles,*
16. Satisfactory Heating/Cooling Source: *Forced air heat register,*
17. Satisfactory Ventilation: *Electric ventilation fan and window,*
Upper Main 4 Piece: Bathroom



Bathroom(s) (Continued)

18. General Photos: ,



19. Satisfactory Counter/Cabinet: *Acrylic,, Laminate and wood,*
20. Satisfactory Sink Faucet(s): *Chrome fixtures,*
21. Satisfactory Sinks: *One piece sink/counter top,*
22. Satisfactory Sink Drain: *ABS piping,*
23. Satisfactory Water Shut Off Valves: *Visible in cabinet,*
24. Satisfactory Tub/Shower Faucets: *Chrome fixtures,*
25. Satisfactory Tub/Shower Surround: *Tile surround,*
26. Satisfactory Caulking: *Silicone caulking,*
27. Satisfactory Toilet: *Porcelain toilet,*
28. Satisfactory Walls and Ceilings: *Painted surfaces,*
29. Satisfactory Floor: *Laminate/Hardwood,*
30. Satisfactory Doors: *Typical interior door(s),*
31. Satisfactory Electrical: *110 Volt lighting and GFCI receptacles,*
32. Satisfactory Heating/Cooling Source: *Forced air heat register,*
33. Satisfactory Ventilation: *Electric ventilation fan,*

Basement Suite: Bathroom

34. General Photos: ,



35. Satisfactory Counter/Cabinet: *Laminate and wood,*
36. Satisfactory Sink Faucet(s): *Stainless steel,*
37. Satisfactory Sinks: *Porcelain coated steel,*
38. Satisfactory Sink Drain: *ABS piping,*
39. Satisfactory Water Shut Off Valves: *Not present in cabinet,*



Bathroom(s) (Continued)

40. Marginal Tub/Shower Faucets: *Chrome fixtures, Water leaks to tub from shower handle.*



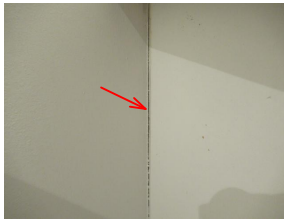
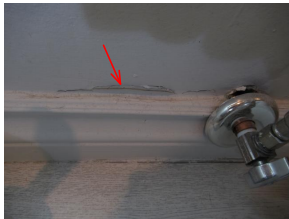
41. Satisfactory Tub/Shower Surround: *Plastic surround, Minor crack at enclosure to wall.*



42. Satisfactory Caulking: *None apparent,*

43. Satisfactory Toilet: *Porcelain toilet,*

44. Marginal Walls and Ceilings: *Painted surfaces, Minor cracks at baseboards and cabinet to wall.*



45. Satisfactory Floor: *Laminate/Hardwood,*

46. Satisfactory Doors: *Typical interior door(s),*

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

48. Satisfactory Heating/Cooling Source: *Electric baseboard,*

49. Satisfactory Ventilation: *Electric ventilation fan,*

Lower 4 Piece: Bathroom

50. General Photos: ,



51. Satisfactory Counter/Cabinet: *Laminate and wood,*

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



Bathroom(s) (Continued)

53. Satisfactory Sinks: *Porcelain coated steel,*
54. Satisfactory Sink Drain: *ABS piping,*
55. Satisfactory Water Shut Off Valves: *Visible in cabinet,*
56. Marginal Tub/Shower Faucets: *Chrome fixtures, Shower diverter valve leaks, not all water is flowing to showerhead.*
-
57. Satisfactory Tub/Shower Surround: *Plastic surround,*
58. Marginal Caulking: *Silicone caulking, Loose damaged caulking near vanity top.*
-
59. Satisfactory Toilet: *Porcelain toilet,*
60. Satisfactory Walls and Ceilings: *Painted surfaces,*
61. Satisfactory Floor: *Laminate/Hardwood, Minor cracks near shower enclosure.*
-
62. Satisfactory Doors: *Typical interior door(s),*
63. Satisfactory Electrical: *110 Volt electrical receptacles,*
64. Satisfactory Heating/Cooling Source: *Electric baseboard,*
65. Satisfactory Ventilation: *Electric ventilation fan,*





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. General Photos: ,



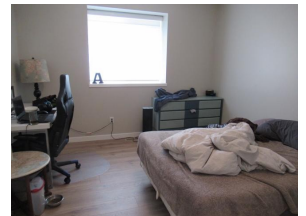
- 2. Satisfactory Walls and Ceilings: *Painted surfaces,*
- 3. Satisfactory Floor: *Laminate/Hardwood,*
- 4. Satisfactory Electrical: *110 Volt lighting and receptacles,*
- 5. Satisfactory Heating/Cooling Source: *Forced air heat register,*
- 6. Satisfactory Windows & Trim: *Vinyl sliding, wood/MDF sills,*
- 7. Satisfactory, Marginal Doors: *Typical interior door(s),, Metal/Glass door to balcony,, **Balcony door from master bedroom rubs door sill.***



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

Upper:, SW: Bedroom

9. General Photos: ,



- 10. Satisfactory Walls and Ceilings: *Painted surfaces,*
- 11. Satisfactory Floor: *Carpet,*
- 12. Satisfactory Electrical: *110 Volt lighting and receptacles,*
- 13. Satisfactory Heating/Cooling Source: *Forced air heat register,*
- 14. Satisfactory Windows & Trim: *Vinyl sliding, wood/MDF sills,*



Bedroom(s) (Continued)

15. Satisfactory, Marginal Doors: *Typical interior door(s), Closet door hardware was not holding doors closed.*



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

Basement SE: Bedroom

17. General Photos: ,



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

19. Satisfactory Floor: *Laminate/Hardwood,*

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

21. Satisfactory Heating/Cooling Source: *Wall mounted electric heater,*

22. Satisfactory Windows & Trim: *Vinyl sliding, wood/MDF sills, **Rusted fasteners.***

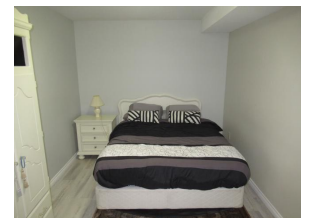


23. Satisfactory Doors: *Typical interior door(s),, Metal,*

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

Basement:, South: Bedroom

25. General Photos: ,



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

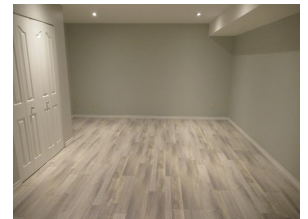
27. Satisfactory Floor: *Laminate/Hardwood,*

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



Bedroom(s) (Continued)

29. Satisfactory Heating/Cooling Source: *Wall mounted electric heater,*
30. Not Present Windows & Trim:
31. Satisfactory Doors: *Typical interior door(s),*
32. Satisfactory Egress: *Emergency egress was NOT restricted.*
Basement NW: Bedroom
33. General Photos: ,



34. Satisfactory Walls and Ceilings: *Painted surfaces,*
35. Satisfactory Floor: *Laminate/Hardwood,*
36. Satisfactory Electrical: *110 Volt lighting and receptacles,*
37. Satisfactory Heating/Cooling Source: *Wall mounted electric heater,*
38. Not Present Windows & Trim:
39. Satisfactory Doors: *Typical interior door(s),, Pocket door,*
40. 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.

Dining Room: Living Space

1. General Photos: ,



2. Satisfactory Walls and Ceilings: *Painted surfaces,*
3. Satisfactory Flooring: *Laminate/Hardwood,*
4. Satisfactory Electrical: *110 Volt lighting and receptacles,*
5. Satisfactory Heating/Cooling Source: *Forced air heat register,*



Living Space(s) (Continued)

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

7. Satisfactory Doors: *Metal door to balcony,*

Living Room: Living Space

8. General Photos: ,



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

10. Satisfactory Flooring: *Laminate/Hardwood,*

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

12. Satisfactory Heating/Cooling Source: *Forced air heat register,*

13. Satisfactory, Marginal Windows: *Vinyl sliding, wood/MDF sills, Safety tab was damaged.*



14. Satisfactory Guardrails/Balusters: *1/2 Wall near stairs,*

Suite Dining Room: Living Space

15. General Photos: ,



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

17. Satisfactory Flooring: *Laminate/Hardwood,*

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

19. Satisfactory Heating/Cooling Source: *Wall mounted electric heater,*

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

21. Satisfactory Doors: *Metal door to patio,*

Lower Living Room: Living Space



Living Space(s) (Continued)

22. General Photos: ,



23. Satisfactory Walls and Ceilings: *Painted surfaces,*
24. Satisfactory Flooring: *Laminate/Hardwood,*
25. Satisfactory Electrical: *110 Volt lighting and receptacles,*
26. Satisfactory Heating/Cooling Source: *Wall mounted electric heater,*
27. Satisfactory Windows: *Vinyl sliding, wood/MDF sills,*
28. Satisfactory Doors: *Typical interior door(s),*
Basement Rec Room SW: Living Space

29. General Photos: ,



30. Satisfactory Walls and Ceilings: *Painted surfaces,*
31. Satisfactory Flooring: *Laminate/Hardwood,*
32. Satisfactory Electrical: *110 Volt lighting and receptacles,*
33. Not Present Heating/Cooling Source: *None apparent,*
34. Not Present Windows:
35. Satisfactory Doors: *Typical interior door(s),*



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, Marginal Balcony Doors: *Metal,, Glass, Balcony door from master bedroom rubs door sill.*



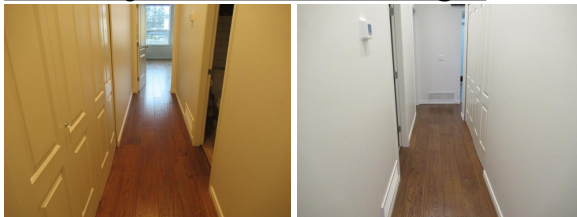
4. Satisfactory Smoke Detectors: *Hard wired, Expires in 2025.*



5. Satisfactory Carbon Monoxide Detectors: *Combination with smoke detector,*

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

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



8. Satisfactory Hallway Flooring: *Carpet,*

Living Room: Fireplace

9. General Photos: ,





Interior Components (Continued)

10. Satisfactory Type: *Natural gas,*
11. Marginal Fireplace Insert/Surround: *Metal stove, Glass was fogged by heat and frequent use.*



12. Not Present Hearth: *No hearth,*
13. Not Inspected Flue: *Not visible,*
14. Satisfactory Mantel: *Shelf style,*
15. Not Present Blower Fan: *Fan kit was not installed,*

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: *In the attic,*
3. Satisfactory Flooring: *None,*
4. Satisfactory Insulation: *Fiberglass loose fill,*
5. Satisfactory Insulation Depth: *14"-16",*
6. Satisfactory Vapour Barrier: *Plastic,*



Attic (Continued)

7. Satisfactory Ventilation: **Roof and soffit vents,**
8. Satisfactory Bathroom Fan Venting: **Exhausts to exterior,**



9. Satisfactory HVAC Duct: **Metal flex flue from Fireplace,**



10. Satisfactory Roof Structure: **Wood truss,**
11. Satisfactory Ceiling Joists: **Wood,, Generally not visible below insulation,**
12. Satisfactory Sheathing: **OSB plywood,**
13. Satisfactory Moisture Penetration: **No visible moisture penetration,**
14. Not Present Electrical/Wiring/Lighting: **No lighting,**

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: **Wood railings,**
2. Not Inspected Foundation: **Not visible due to finished interior walls,**
3. Satisfactory Walls and Ceilings: **Painted surfaces,**
4. Satisfactory, Marginal Floor: **Laminate/Hardwood, *Missing transition piece near utility room.***



5. Satisfactory Floor Drain: **Surface drain, in utility area,**
6. Not Inspected Girders/Beams: **Not visible, Finished interior walls and ceilings, framing components not visible.**



Basement (Continued)

- 7. Satisfactory Floor Joists: **2x10, Limited visibility., Finished interior walls and ceilings, framing components not visible.**
- 8. Satisfactory Windows: **Vinyl sliding, wood/MDF sills,**
- 9. Satisfactory Heating/Cooling Source: **Wall mounted electric heater,**
- 10. Satisfactory Electrical: **110 Volt lighting and receptacles,**
- 11. Satisfactory Moisture Penetration/Location: **No visible signs of water ingress,**
- 12. Not Inspected Subfloor: **Not visible, Finished interior, sub floor not visible.**

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: **Basement,, Utility area,**
- 2. Satisfactory Water Entry Piping: **Plastic,**
- 3. Satisfactory Visible Distribution Piping: **Pex,**
- 4. Satisfactory Drain Waste Vent Pipes: **ABS piping,**
- 5. Satisfactory Plumbing Access Covers: **Visible,**
- 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,**
- 9. Satisfactory Main Gas Shut-Off: **At meter outside,**



- 10. Not Present Sprinkler System: **Home not equipped with built in sprinklers,**
- 11. Satisfactory Gas Line: **Black Iron,, Copper,**



Plumbing (Continued)

Basement Utility Area: Water Heater

12. General Photos: ,



13. Brand Name: *John Wood,*

14. Type: *Gas,* Capacity: *50 US Gal.*

15. Approximate Age: *1-5 Years,* Area Served: *Whole building,*

16. Satisfactory Energy Source: *Natural gas,*

17. Satisfactory Flue Vent Pipe: *Single wall,*

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

19. Satisfactory Seismic Restraints: *Present,*

20. Satisfactory HWT Condition: *Appears satisfactory,*

21. Satisfactory Combustion Air: *Dedicated combustion air supply visible,*

Heating

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

Basement Utility Area: Heating System

1. General Photos: ,



2. Brand Name: *Carrier,*

3. Area Served: *1st floor,* Approx. Age: *15-20 Years,*

4. System Type: *Forced air/Cold air return,* Capacity: *Unknown,*

5. Energy Source: *Natural gas,*

6. Satisfactory Thermostats: *Main floor,*

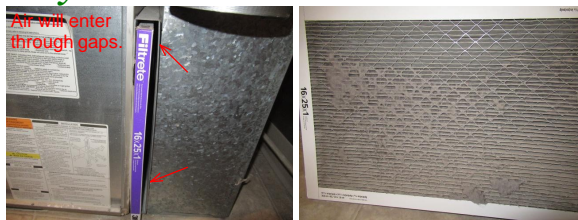


Heating (Continued)

7. Not Inspected Heat Exchanger: **4 Burner,, Sealed combustion chamber, Sealed combustion chamber offers no view.**

8. Satisfactory Blower Motor: **Direct drive,**

9. Marginal Furnace Filter: **Paper filter, Recommend filter cover, not present., Filter was dirty.**



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

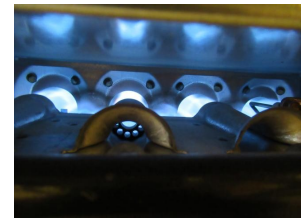


11. Satisfactory Heat Distribution: **Metal duct, cold air return,**

12. Satisfactory Flue Piping: **Single wall,**

13. Satisfactory Combustion Air: **Dedicated combustion air inlet,**

14. Satisfactory Heating System Operation: **When turned on by thermostat unit fired,**



15. Satisfactory Gas Line: **Copper,**

Individual Electric Wall Heaters in Each Room: Heating System

16. Area Served: **Room by room,** Approx. Age: **Unknown.**

17. System Type: **Electric wall mounted heaters,** Capacity: **Unknown,**

18. Energy Source: **Electric,**

19. Satisfactory Thermostats: **Individual in each room,**

20. Satisfactory Heat Distribution: **Blower fan,**

21. Satisfactory Individual Room Operation: **Appears functional,**

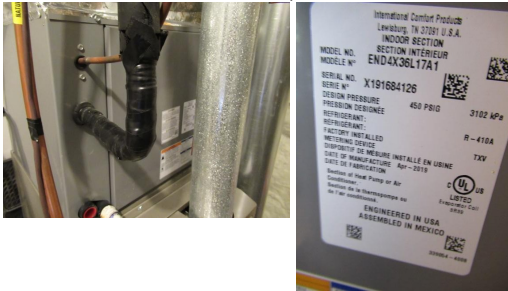


Air Conditioning

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

Furnace plenum: AC System

1. General Photos: ,



2. Manufacturer: **International Comfort Products:**

3. Area Served: **1st floor,** _____ Approx. Age: **1-5 Years,**

4. Type: **A/C only,** _____ Capacity: **Not listed.**

5. Energy Source: **Electric,**

6. Not Inspected A/C System Operation?: **Not operated due to exterior temperatures, To avoid possible compressor damage due to outside temperature below 14 degrees, the unit was not tested.**

7. Satisfactory Evaporator Coil: **Not visible inside plenum,**

8. Satisfactory Refrigerant Lines: **Low pressure and high pressure,**

9. Satisfactory Condensate Line/Drain: **To floor drain,**

10. Satisfactory Exposed Ductwork: **Metal ducts,**

11. Not Operated Temp Differential: **Not operated due to exterior temperatures,**

Electrical

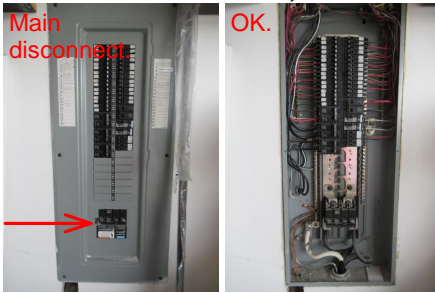
The inspector will make every attempt to open electrical panel covers. 40" of clearance is required around the panel for safe access. Storage items near panel may block access. Always use a qualified electrician for repairs to the electrical system.

Garage: Electric Panel



Electrical (Continued)

1. General Photos: ,



2. Service Amps: **200A** Volts: **120-240 VAC**

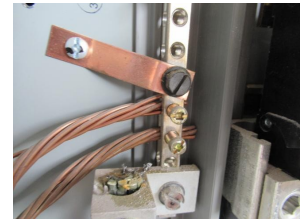
3. Satisfactory Main Breaker Size: **200 Amps,**

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 visible between Neutral & Ground conductors,**

9. Satisfactory Main Service Conductors: **Stranded Aluminum,**

10. Satisfactory Branch Wiring Conductors: **Copper and stranded aluminum (typical),**

11. Satisfactory Branch Wiring Insulation: **Non-metallic sheathed cable,, Tek cable,**



12. 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.....**

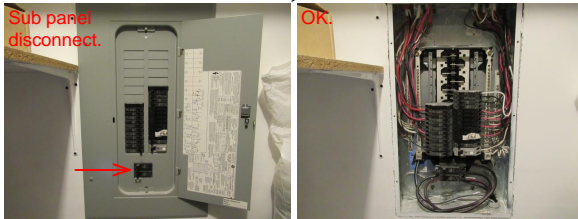
13. Not Present GFCI Breaker:

Basement Sub Panel: Electric Panel



Electrical (Continued)

14. General Photos: ,



15. Service Amps: **100A** Volts: **120-240 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,**

21. Satisfactory Panel Bonded: **Not necessary at sub panels,**

22. Satisfactory Main Service Conductors: **Stranded Aluminum,**

23. Satisfactory Branch Wiring Conductors: **Copper and stranded aluminum (typical),**

24. Satisfactory Branch Wiring Insulation: **Non-metallic sheathed cable,**

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.....**

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: **John Smith**

Property Address: **123 Main Street**

Postal Code: **Anywhere, B.C. V1V 2M2**

Services Performed

Amount Due

Home Inspection

\$595.00

08:35 May 05, 2022

A-Z Home Inspections



John Smith
123 Main Street
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Receipt (Continued)

<i>GST</i>	<i>\$ 29.75</i>
<u>Total</u>	<i>\$624.75</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.



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. Patio: **Concrete, *Settling crack present.***



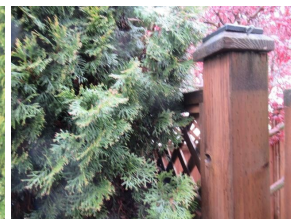
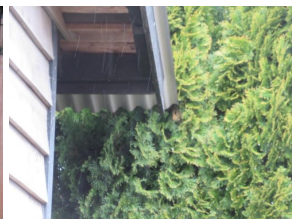
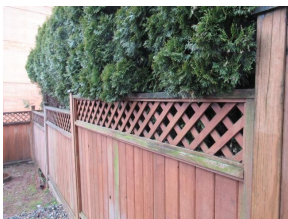
2. Deck/Balcony Railings: **Metal railings, *Top mounted railings used. Monitor sealers on surface fasteners, water may penetrate to sub floor.***



3. Fence/Gates: **Metal,, Wood, *Fence had damaged areas, loose components on gate, some decay and missing post caps. Lower staircase gate was sagging from attachment to handrail, latch was not aligned.***



4. Landscaping Near Foundation: **Trees & shrubs, *Keep vegetation from contact to fence, house and shed.***



5. Grading: **Soil was *high, soil contacts siding, Soil contacts shed wood siding.***



Grounds (Continued)



6. Retaining Wall(s): *Blocks, Decorative garden blocks were loose/fallen at North wall.*



7. Gas Meter: *South,, Exterior, Retaining clamp was not fastened to house.*



Roof

8. Main House: Roof Surface Roof Visibility: *Viewed from ground, (inspection limited), Weather and pitch may restrict access.*

Exterior

9. Gutters/Eavestroughs: *Aluminum, Upper roof gutters drain to lower roof shingles, recommend flashings to lower gutters to help prolong shingle life. Leaking gutter corner SW.*





Marginal Summary (Continued)

10. Downspouts: **Aluminum**, *North downspout was not full in to drain tile, leaking to ground.*



11. Siding: **Vinyl,, Stone**, *Small hole in vinyl siding at North wall. Small crack in siding near South gate.*



12. Trim: **Wood**, *Minor flaking paint visible in areas. Balcony wood trim had some damaged wood visible.*



13. Soffits: **Vinyl**, *SW soffit was popped out of upper J channel.*



Kitchen(s)

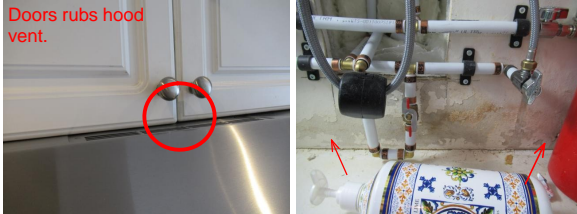
14. Main: Kitchen Ventilation: *Hood fan over stove top, Light bulbs were not responding to controls.*



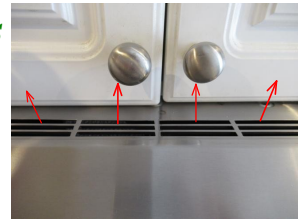


Marginal Summary (Continued)

15. Basement suite: Kitchen Cabinets: **Laminated Wood**, **Cabinet doors rub hood vent.**
Moisture damage in sink cabinet.



16. Basement suite: Kitchen Ventilation: **Hood fan over stove top**, **Leaks to interior.**



Laundry Room

17. Upper Floor: Laundry Room/Area Water Shut Off Valves: **At washer hose hookups**,
Not accessible behind machines.
18. Suite: Laundry Room/Area Washer Supply Hoses: **Rubber hoses**,
Recommend steel braided washer hoses.



Bathroom(s)

19. Basement Suite: Bathroom Tub/Shower Faucets: **Chrome fixtures**,
Water leaks to tub from shower handle.



20. Basement Suite: Bathroom Walls and Ceilings: **Painted surfaces**, **Minor cracks at baseboards and cabinet to wall.**



Bathroom(s) (Continued)



21. Lower 4 Piece: Bathroom Tub/Shower Faucets: **Chrome fixtures,**
Shower diverter valve leaks, not all water is flowing to showerhead.



22. Lower 4 Piece: Bathroom Caulking: **Silicone caulking, Loose**
damaged caulking near vanity top.



Bedroom(s)

23. Master: Bedroom Doors: **Typical interior door(s), Metal/Glass door to**
balcony,, Balcony door from master bedroom rubs door sill.



24. Upper:, SW: Bedroom Doors: **Typical interior door(s), Closet door**
hardware was not holding doors closed.



Living Space(s)

25. Living Room: Living Space Windows: **Vinyl sliding, wood/MDF sills,**
Safety tab was damaged.





Marginal Summary (Continued)

Interior Components

26. Balcony Doors: *Metal,, Glass, **Balcony door from master bedroom rubs door sill.***

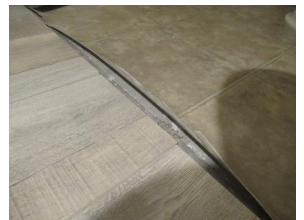


27. Living Room: Fireplace Fireplace Insert/Surround: *Metal stove, **Glass was fogged by heat and frequent use.***



Basement

28. Below Grade: Basement Floor: *Laminate/Hardwood, **Missing transition piece near utility room.***



Heating

29. Basement Utility Area: Heating System Furnace Filter: *Paper filter, **Recommend filter cover, not present., Filter was dirty.***





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.

Kitchen(s)

1. Basement suite: Kitchen Electrical: *110 Volt lighting and receptacles, Several counter top outlets did not have power at 1/2 of outlet.*





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.

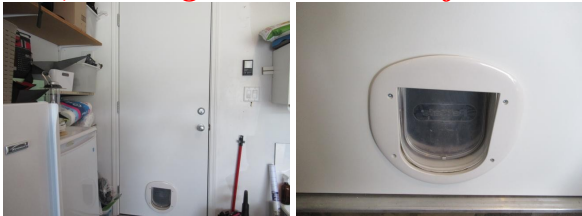
Grounds

1. Exterior Steps & Handrails: **Wood steps,, Metal handrails, Stair treads were very slippery, recommend anti slip device. Top of stair stringer had some decay.**



Garage/Carport

2. Attached: Garage Garage/House Entry Door: **Metal, Pet door cut through metal house door, no longer considered a fire door.**



3. Attached: Garage Auto Closure Device: **Not present, Recommend auto closure device on house entry door.**

Kitchen(s)

4. Main: Kitchen Electrical: **110 Volt lighting and receptacles, Disposal was removed, several live wires in cabinet not terminated in junction box. Missing fasteners on wall multi switch cover plate.**



08:35 May 05, 2022

A-Z Home Inspections



John Smith
123 Main Street
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Safety Summary (Continued)



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 Washer Plumbing Fixtures: *Typical laundry hook-ups, **Not accessible behind machines.***
3. Upper Floor: Laundry Room/Area Washer Supply Hoses: *Not visible behind machines, **Recommend steel braided washer hoses.***
4. Upper Floor: Laundry Room/Area Washer Drain: *Not visible behind machines,*
5. Upper Floor: Laundry Room/Area Dryer Vent Hose: *Not visible behind machines, **Recommend metal vent hose if not present.***
6. Suite: Laundry Room/Area Water Shut Off Valves: *At washer hose hookups, **Not accessible, machines blocking.***
7. Suite: Laundry Room/Area Washer Plumbing Fixtures: *Not visible behind machines,*
8. Suite: Laundry Room/Area Washer Drain: *Not visible behind machines,*
9. Suite: Laundry Room/Area Dryer Vent Hose: *Not visible, **Dryer vent hose was not visible behind machines.***
10. Suite: Laundry Room/Area Electrical: *Not accessible behind machines,*

Interior Components

11. Living Room: Fireplace Flue: *Not visible,*

Basement

12. Below Grade: Basement Foundation: *Not visible due to finished interior walls,*
13. Below Grade: Basement Girders/Beams: *Not visible, Finished interior walls and ceilings, framing components not visible.*
14. Below Grade: Basement Subfloor: *Not visible, Finished interior, sub floor not visible.*



Not Inspected Summary (Continued)

Heating

15. Basement Utility Area: Heating System Heat Exchanger: **4 Burner,, Sealed combustion chamber, Sealed combustion chamber offers no view.**

Air Conditioning

16. Furnace plenum: AC System A/C System Operation?: **Not operated due to exterior temperatures, To avoid possible compressor damage due to outside temperature below 14 degrees, the unit was not tested.**



Not Operated Summary

Grounds

1. Hose Bibs: *Frost free, North hose bib water was off.*



Air Conditioning

2. Furnace plenum: AC System Temp Differential: *Not operated due to exterior temperatures,*

Electrical

3. Garage: Electric Panel 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.....*
4. Basement Sub Panel: Electric Panel 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.....*