Inspection Report

P *****
M *****

Property Address:
32215 ****** Dr
Abbotsford, BC V2T 5C7

West Coast Home Inspections Ltd.

Arne Larsen
westcoastinspections@shaw.ca
604.897.2763

Date: 2/19/2007	**Time:** 10:30 AM	**Report ID:** 070219
Property: 32215 ****** Dr Abbotsford, BC V2T 5C7	**Customer:** P ***** M *****	**Real Estate Professional:** Colleen Love Landmark

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR), Plumbing Repair or Replace (PR), Electrical Repair or Replace (ER) = The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

INTRODUCTION

The purpose of this report is to render the inspector's professional opinion of the condition of the inspected elements of the referenced property (dwelling or house) on the date of inspection. Such opinions are rendered based on the findings of a standard limited time/scope home inspection performed according to the Terms and Conditions of the Inspection Order Agreement and in a manner consistent with applicable home inspection industry standards. The inspection was limited to the specified, readily visible and accessible installed major structural, mechanical and electrical elements (systems and components) of the house. The inspection does not represent a technically exhaustive evaluation and does not include any engineering, geological, design, environmental, biological, and health-related or code compliance evaluations of the house or property. Furthermore, no representations are made with respect to any concealed, latent or future conditions.

The GENERAL INSPECTION LIMITATIONS on the following page provides information regarding home inspections, including various limitations and exclusions, as well as some specific information related to this property. The information contained in this report was prepared exclusively for the named Clients and is not transferable without the expressed consent of the Company. The report,

including all Addenda, should be reviewed in its entirety.

REPORT TERMINOLOGY

SATISFACTORY - Element was functional at the time of inspection. Element was in visible working or operating order and its condition was at least sufficient for its minimum required function.

FAIR - ***An element listed FAIR requires, or has a probability of requiring, monitoring, maintenance, repair, replacement, and/or other remedial work now or in the near future.*** Element condition was sufficient for its minimum required function at the time of inspection, but exhibited condition limitations and/or other notable concerns. Such condition limitations or concerns mean element exhibited wear, deterioration, damage or other material defects, was at an advanced age (near the end of or beyond its normal design or service life), has at least a moderate potential to become *significantly deficient*, has a limited future service life, and/or did not meet normal condition expectations.

POOR/DEFECTIVE - ***An element rated POOR/DEFECTIVE requires immediate repair, replacement, or other remedial work, or has a high probability of requiring such work in the immediate future, or requires further evaluation. Element was significantly deficient or exhibited conditions that could render it significantly deficient in the immediate future.*** Such conditions mean the element was not functional, was not in working or operating order, exhibited substantial wear, deterioration, damage or other defects, exhibited conditions conducive to imminent failure, was missing when it should have been present, and/or was not likely to perform its intended function.

NOT APPLICABLE - All or individual listed elements were not present, were not observed, were outside the scope of the inspection, and/or were not inspected due to other factors, stated or otherwise.

NOT INSPECTED (NOT RATED) - Element was disconnected or de-energized, was not readily visible or accessible, presented unusual or unsafe conditions for inspection, was outside the scope of the inspection, and/or was not inspected or rated due to other factors, stated or otherwise. ***Independent inspection(s) may be required to evaluate element conditions.*** If any conditions limited accessibility or otherwise impeded completion of aspects of the inspection, including those listed under SPECIAL LIMITATIONS, it is recommended that limiting factors be removed or eliminated and that an inspection of these elements be arranged and completed prior to closing.

SIGNIFICANTLY DEFICIENT - A condition representing a material defect that could affect the use or function of an element and/or cause consequential damage.

NOTE: All repair needs or recommendations for further evaluation should be addressed prior to closing. It is the client's responsibility to perform a final inspection to determine house and element conditions at the time of closing. If any decision about the property, or its purchase, would be affected by any condition or the cost of any required or discretionary remedial work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decision.

GENERAL INSPECTION LIMITATIONS

CONSTRUCTION REGULATIONS - Building codes and construction standards vary regionally. A standard home inspection does not include evaluation of a property for compliance with building or health codes, zoning regulations or other local codes or ordinances. No assessments are made regarding acceptability or approval of any element or component by any agency, or compliance

with any specific code or standard. Codes are revised on a periodic basis; consequently, existing structures generally do not meet current code standards, nor is such compliance usually required. Any questions regarding code compliance should be addressed to the appropriate local officials.

HOME MAINTENANCE - All homes require regular and preventive maintenance to maximize the economic life spans of elements and to minimize unanticipated repair or replacement needs. Annual maintenance costs may run 1% - 3% (or more) of the sale price of a house depending on age, design, and/or the degree of prior maintenance. Every homeowner should develop a preventive maintenance program and budget for normal maintenance and unexpected repair expenses. Remedial work should be performed by a licensed specialist in the appropriate field following local requirements and best practices.

ENVIRONMENTAL AND MOLD ISSUES (AND EXCLUSIONS) - The potential health effects from exposure to many elements found in building materials or in the air, soil, water in and/or around any house are varied. A home inspection does not include the detection, identification or analysis of any such element or related concerns such as, but not limited to, mold, allergens, radon, formaldehyde, asbestos, lead, electromagnetic fields, carbon monoxide, insecticides, refrigerants, and fuel oils. Furthermore, no evaluations are performed to determine the effectiveness of any system designed to prevent or remove any elements (e.g., water filters or radon mitigation). An environmental health specialist should be contacted for evaluation of any potential health or environmental concerns. Review additional information on MOLD/MICROBIAL ELEMENTS below.

AESTHETIC CONSIDERATIONS - A standard home inspection does not include aesthetic considerations (appearances, cosmetics, odors, finishes, carpeting, etc.), nor does it include a determination of all potential concerns or conditions for a house or property.

DESIGN AND ADEQUACY ISSUES - A standard home inspection does not include any element design or adequacy evaluations including seismic or high-wind concerns, soil bearing, energy efficiencies, or energy conservation measures. It also does not address in any way the acceptability of a house floor plan or other design features. Furthermore, determinations or disclosures regarding specific product defects notices, safety recalls, or other similar manufacturer or public/private agency warnings are not included.

ESTIMATED AGES - Any age estimations represent the inspector's opinion as to the approximate age, and are provided for general guidance purposes only. Estimations may be based on numerous factors including, but not limited to, appearance and owner comment. Obtain independent verification if knowledge of the specific age of any element is desired or required. Age estimates are given in "years" unless noted.

DESIGN LIFE RANGE - These figures represent the typical economic service life range (in years) for elements of similar design, quality and type, as measured from the time of original construction or installation. Any stated design life is presented solely as a guide. It does not take into consideration abnormal, unknown, or discretionary factors, and is not a prediction of future service life.

ELEMENT DESCRIPTIONS - Any descriptions or representations of element material, type, design, size, dimensions, etc., are based primarily on visual observation of inspected or representative components. Owner comment, element labeling, listing data, and rudimentary measurements may also be considered in an effort to describe an element. However, there is no guarantee of the accuracy of any material or product descriptions listed in this report; other or additional materials may be present. Independent evaluations and/or testing should be arranged if verification of any element's makeup, design, or dimension is needed. Any questions arising from the use of any particular terminology or nomenclature in this report should be addressed prior to closing.

REMEDIAL WORK - Quotes should be obtained prior to closing from qualified (knowledgeable and

licensed as required) specialists/contractors to determine actual repair/replacement costs for any element or condition requiring attention. Any cost estimates provided with a home inspection, whether oral or written, only represent an approximation of possible costs. Cost estimates do not reflect all possible remedial needs or costs for the property; latent concerns or consequential damage may exist. If the need for remedial work develops or is uncovered after the inspection, prior to performing any repairs contact the Inspection Company to arrange a re-inspection to assess conditions Aside from basic maintenance suitable for the average homeowner, all repairs or other remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

SELLER DISCLOSURE - This report is not a substitute for Seller Disclosure. A Property History Questionnaire form may be provided with this report to help obtain background information on the property in the event a full Seller Disclosure form is not available. The buyer should review this form and/or the Seller Disclosure with the owner prior to closing for clarification or resolution of any questionable items. A final buyer inspection of the house (prior to or at the time of closing) is also recommended.

WOOD DESTROYING INSECTS/ORGANISMS - In areas subject to wood-destroying insect activity, it is advisable to obtain a current wood destroying insect and organism report on the property from a qualified specialist, whether or not it is required by a lender. A standard home inspection does not include evaluation of the nature or status of any insect infestation, treatment, or hidden damage, nor does it cover issues related to other house pests or nuisances or subsequent damage.

ELEMENTS NOT INSPECTED - Any element or component not evaluated as part of this inspection should be inspected prior to closing. Either make arrangements with the appropriate tradesman or contact the Inspection Company to arrange an inspection when all elements are ready for inspection.

HOUSE ORIENTATION - Location descriptions/references are provided for general guidance only and represent orientations based on a view facing the front of the house from the outside. Any references using compass bearings are only approximations. If there are any questions, obtain clarification prior to closing.

CONDOMINIUM - The Inspection of condominium/cooperative do not include exteriors/typical common elements, unless otherwise noted. Contact the association/management (Strata Counsel) for information on common element conditions, deeds, and maintenance responsibilities.

Description: Contemporary	**Age Of Home:** 15 - 20 Years	**Type of Inspection:** Standard Home Inspection
Status of Home: Owner Occupied	**Weather:** Heavy Rain	**People Present:** Client
Temperature: Above Freezing	**Home Faces:** South	**Rain in last 3 days:** Yes

General Summary

West Coast Home Inspections Ltd.

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The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

Exterior

2.5 EAVES, SOFFITS AND FASCIAS

POOR/DEFECTIVE

While the soffits and eaves are in good condition, the fascia at the front of the home has deteriorated due to exposure to extreme weather conditions and requires replacing. I recommend a licenced contractor perform replace the rotted and damaged fascia board with new and painted board.

Water Heater

5.3 SAFETY VALVE PROVISIONS

POOR/DEFECTIVE

A TPRV (temperature, pressure, relief valve) is designed to safely discharge the super-heated water in the event of a water heater boil-over, protecting the floor and anything on it from water. In this case, there is a TPRV installed, however there is no discharge line directing the water to the floor pan. I recommend a licenced plumber install a discharge line.

Master Bath

6.1.B TOILET

POOR/DEFECTIVE

Water/leaking is evident at the base of the toilet. The toilet is loose at floor at the bath. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.

Floor covering prevents absolute determination of floor substrate condition.

Upstairs Bath

6.9.C VENTILATION

POOR/DEFECTIVE

Ventilation is provided by a window only. As there is evidence of excess humidity not only in the bathroom but throughout the upstairs, I recommend that an exhaust fan be installed on a timer switch enabling it to run-on after having a bath or shower. A licenced electrician should perform the conversion.

Electrical System

8.4 WIRING TYPE AND CONDUCTORS

POOR/DEFECTIVE

The use of extension cords for permanent wiring applications is dangerous. Extension cords are not rated for burial or permanent exposure to the elements. The casing(s) will crack over time and potentially short out. I recommend that the extension cords be removed, and should the homeowner require permanent power at the same locations, that I licenced electrical contractor install a safe and properly rated exterior source of power.

Heating System

10.0 HEATING UNIT - PRIMARY

FAIR

While the gas furnace fired and functioned normally when tested, I did note some differential colouration, which leads me to suspect that something is "off" in the third chamber of the heat exchanger, as compared to the other three.

A likely scenario (although not confirmed until further evaluation is performed by a licenced HVAC Tech) is that the heat exchanger could be cracked. If this is the case, there is the dangerous possibility of the heat exchanger inter-mixing exhaust gases with the forced air which is being sent throughout the home.

As I could find no service maintenance record, I recommend that a Licenced HVAC Technician attend for further evaluation, and begin conducting annual service.

10.6 FURNACE FILTER

POOR/DEFECTIVE

The furnace filters not correctly installed - most likely due to the inconvenient filter location/design. It is likely that this design - making the filter(s) difficult to change - lends to a 'longer than recommended' length of time between filter changes.

Poor design or not, these filters need to be correctly installed. If the Homeowner is unable to perform the task, an HVAC Tech should be brought in to do it.

10.8 AUTOMATIC SAFETY CONTROLS

POOR/DEFECTIVE

There is no automatic shut-off. It appears that the device has been removed. The safety switch is designed to automatically prevent the furnace fan from operating when the cover is removed (like when you change the furnace filter). Not having an auto shut-off is a safety issue and should be repaired immediately. I recommend a licensed HVAC technician repair.

Foundation / Structural Components

13.7 VENTILATION OF FOUNDATION AREA (crawlspace or basement)

Inspected

While no issues were noted with the crawlspace ventilation, I did note a slight smell of natural gas upon entering. I recommend a licenced HVAC Tech (or gas fitter) inspect the gas lines for slow leaks by spraying a soap & water mixture on all the joints, looking for any bubbling.

Under no circumstances should a spark or open flame be used in the crawlspace.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength,

adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Site Elements

Inspection of site elements is primarily intended to address the condition of listed, readily visible and accessible elements immediately adjacent to or surrounding the house for conditions and issues that may have an impact on the house. Elements and areas concealed from view for any reason cannot be inspected. Neither the inspection nor report includes any geological surveys, soil compaction surveys, ground testing, or evaluation of the effects of, or potential for, earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason. Information on local soil conditions and issues should be obtained from local officials and/or a qualified specialist prior to closing. In addition to the stated limitations on the inspection of site elements, a standard home inspection does not include evaluation of elements such as underground drainage systems, site lighting, irrigation systems, barbecues, sheds, detached structures, fencing, privacy walls, docks, seawalls, pools, spas and other recreational items. Additional information related to site element conditions may be found under other headings in this report, including the FOUNDATION/SUBSTRUCTURE and WATER PENETRATION

sections.

		S	F	P	NA	NI
1.0	Driveway	X				
1.1	Walkway	X				
1.2	Ground Slope at Foundation	X				
1.3	Retaining Walls	X				
		S	F	P	NA	NI

S=SATISFACTORY, F=FAIR, P=POOR/DEFECTIVE, NA=NOT APPLICABLE, NI=Not Inspected

Styles & Materials

Driveway:
Concrete

Walkway:
Concrete

Comments:

1.0 Some settling cracks noted in driveway. Cosmetic in nature but I recommend the homeowner seal any cracks to prevent water intrusion, which can lead to more extensive damage.

1.0 Picture 1

1.1 Some minor settling over the years in the concrete sidewalk. Cosmetic in nature. Recommend a high quality, flexible caulking be placed between the sidewalk and the wall to minimize chances of water penetration at the foundation.

1.1 Picture 1

1.1 Picture 2

1.2 No issues noted. Gradual slope away from the building provides adequate drainage.

1.3 No issues noted with the rock retaining wall at the back of the home.

NOTE: Site conditions are subject to sudden change with exposure to rain, wind, temperature changes, and other climatic factors. Roof drainage systems and site/foundation grading and drainage must be maintained to provide adequate water control. Improper/inadequate grading or drainage and other soil/site factors can cause or contribute to foundation movement or failure, water infiltration into the house interior, and/or mold concerns. Independent evaluations by an engineer or soils specialist is required to evaluate geological or soil-related concerns. Houses built on expansive clays and uncompacted fill, on hillsides, along bodies of water, or in low-lying areas are especially prone to structural concerns. All improved surfaces such as patios, walks, and driveways must also be maintained to drain water away from the foundation. Any reported or subsequently occurring deficiencies must be investigated and corrected to prevent recurring or escalating problems. Independent evaluation of ancillary and site elements by qualified serviceperson's is recommended prior to closing.

Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

		S	F	P	NA	NI
2.0	WALL CLADDING / SIDING, FLASHING AND TRIM	X				
2.1	DOORS (exterior front)	X				
2.2	DOORS (exterior back)	X				
2.3	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS		X			
2.4	VEGETATION	X				
2.5	EAVES, SOFFITS AND FASCIAS			X		
2.6	PLUMBING WATER FAUCETS (hose bibs)					X
2.7	RECEPTACLES (exterior)	X				
		S	F	P	NA	NI

S=SATISFACTORY, F=FAIR, P=POOR/DEFECTIVE, NA=NOT APPLICABLE, NI=Not Inspected

Styles & Materials

Siding Style:
Lap

Siding Material:
Vinyl

Exterior Entry Doors:
Steel
Insulated glass

Appurtenance:
Deck

Window Types:
Thermal/Insulated

Comments:

2.0 Aside from some small impact defects noted in the photographs, the general condition of the siding is satisfactory. All penetrations, be it from wires or pipes passing through the siding, or small holes made from rocks (which can easily occur when you hit a rock with your lawnmower), should be completely sealed with a high-quality, exterior sealant.

If the hole(s) is too large to seal with caulking, I recommend a licenced contractor match and replace the damaged piece of siding.

As with all vinyl siding, it expands and contracts with the warm & cold seasons. Therefore it is recommended that wherever a penetration occurs (downspouts, electrical masts, etc.), that the hole in the siding be "slotted" to allow for movement, with caulking applied to prevent water penetration.


2.0 Picture 1


2.0 Picture 2

2.1 Doors are functional and in satisfactory condition, consistent with the age of the home. Deterioration of the brick molding evident in places, mainly along the south & east wall. Recommend monitoring and regular maintenance of areas which require caulking, paint, etc.

2.2 The sliding glass door leading to the rear deck is in satisfactory condition, consistent with the age of the home.

2.3 The deck is in fair condition with some indication of the vinyl curling and lifting. Recommend these areas be re-glued and seam-sealed to prevent moisture infiltration, which would lead to wood deterioration.

I was not able to "walk" the deck to confirm the condition of the substrate due to the exit door being blocked by a bed.

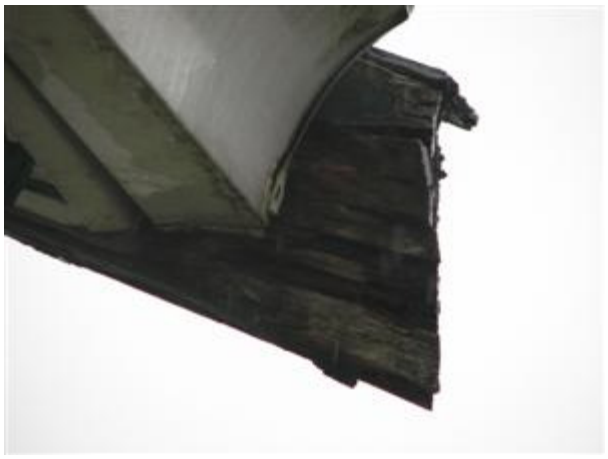

2.3 Picture 1


2.3 Picture 2

2.4 No issues noted. As a regular maintenance item I recommend pruning the vegetation back to allow for 8" - 10" of air space between the home and the vegetation.

2.5 While the soffits and eaves are in good condition, the fascia at the front of the home has deteriorated due to exposure to extreme weather conditions and requires replacing. I recommend a licenced contractor perform replace the rotted and damaged fascia board with new and painted board.


2.5 Picture 1


2.5 Picture 2


2.5 Picture 3

2.6 The exterior hose bibs have been winterized and checking them was not possible. I recommend conversing with the present homeowner as to their operational condition.


2.6 Picture 1

2.7 Exterior receptacles were located at the back and front of the home. GFCI's tested functional.

NOTE: The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used

in your further inspection or repair issues as it relates to the comments in this inspection report.

Roof Elements

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of' leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

		S	F	P	NA	NI
3.0	ROOF COVERINGS		X			
3.1	ROOF FLASHING	X				
3.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS					X
3.3	ROOF VENTILATION	X				
3.4	ROOFING DRAINAGE SYSTEMS (gutters and downspouts)		X			
		S	**F**	**P**	**NA**	**NI**

S=SATISFACTORY, F=FAIR, P=POOR/DEFECTIVE, NA=NOT APPLICABLE, NI=Not Inspected

Styles & Materials

Viewed roof covering from:
Ground
Ladder
Binoculars

Roof Covering:
Wood shakes

Chimney (exterior):
Metal Flue Pipe

Roof Ventilation:
Ridge vents
Soffit Vents

Gutters:
Aluminum

Downspouts:
Aluminum

Comments:

3.0 The shingles appear to be in fair(+) condition with years of service life remaining. My view was restricted to binoculars and a ladder to the eaves as the roof pitch is steep, with the rain making walking the roof treacherous.

Some minor homeowner repairs noted (as evidenced by the extruding foam used to "stick" the shingles down). I recommend keeping an eye on these shingles to ensure they do not displace.

3.0 Picture 1

3.1 No issues noted, however conclusive determination not possible. I recommend that all flashing be evaluated annually and caulked/replaced/repaired as necessary.

3.3 Passive and soffit vents are installed with no issues noted.

3.4 The gutters appear intact and in fair condition, consistent with the age of the home. Some minor leaking at the seams (where the gutters join together) was noted. These need to be re-sealed with a high-quality silicone caulking designed for this purpose. As a homeowner maintenance project I recommend a regular semi-annual cleaning and inspection of the gutters.

3.4 Picture 1

The collected volume of water being directly concentrated to a spill-point on the surface of the roof shortens the design life of the roof surface. I recommend extending the downspout to channel the water directly into the gutter below. This is an inexpensive upgrade that can prolong the life of your roof.

3.4 Picture 2

NOTE: The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Kitchen and Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

		S	F	P	NA	NI
4.0	PLUMBING / SINK	X				
4.1	FLOORING	X				
4.2	WALLS	X				
4.3	CEILING		X			
4.4	CABINETRY		X			
4.5	COUNTER TOP		X			
4.6	COOKING UNIT	X				
4.7	EXHAUST / VENT SYSTEM	X				
4.8	REFRIGERATOR	X				
4.9	DISHWASHER	X				
		S	F	P	NA	NI

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Styles & Materials

Dishwasher Brand:
KENMORE

Exhaust/Range hood:
BROAN

Range/Oven:
FRIGIDAIRE

Built in Microwave:
NONE

Trash Compactors:
NONE

Cabinetry:
Wood

Countertop:
Laminate

Refrigerator:
HAIER

Comments:

4.0 Water temperature was recorded at 121.6 degrees Fahrenheit. Temperatures are typically set between 110 - 120 degrees F to reduce the risk of personal injury from scalding, and to provide acceptable levels of comfort; adjust as desired. This becomes particularly important if there are small children and/or elderly in the home. No issues noted. Fixtures worked well and drainage was satisfactory.
While not a defect, functional pressure seemed a little low. Homeowner can adjust to increase pressure if desired.

4.0 Picture 1

4.1 Tile flooring was in satisfactory condition with no issues noted.

4.2 Walls were in satisfactory condition, with indications of previous picture-hangings, etc.. Homeowner can repair as desired.

4.3 Some minor nail-pop noted... common with no need for concern. Cosmetic. Homeowner can repair as desired.

4.3 Picture 1

Previous renovation has left some minor cosmetic indications. Homeowner can repair as desired.

4.3 Picture 2

4.4 One hidden defect noted. Over-all the cabinets are in fair condition relative to the age of the home.

4.4 Picture 1

4.5 No issues noted. Counters are in fair condition relative to the age of the home, with small indications of wear. One corner lifting slightly. Homeowner can repair as desired.

4.5 Picture 1

4.6 Functioned as designed when tested. No issues noted.

4.7 No issues noted. The fan was new-looking and worked well.

4.8 No issues noted. The refrigerator was new-looking and worked well.

4.9

Operational at time of inspection. Cycled satisfactorily. Assessment was limited to a single cycle operation of the motor and visual check of other readily accessible components. Dishwashing/cleaning adequacy and soap dispenser function were not evaluated. Drain hose is correctly installed providing a high loop/air gap to prevent back flow to the dishwasher.

NOTE: The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Water Heater

The inspection of hot water supply systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view for any reason cannot be inspected. All standard water heaters require temperature-pressure relief valves (TPRV); these units are not operated during a standard home inspection but should be checked regularly for proper operation. A standard home inspection does not include evaluation of the adequacy/capacity of hot water supply systems, or inspection of saunas, steam baths, or solar systems. An increase in the hot water supply system capacity may be needed for large jetted baths or other fixtures requiring a large volume of hot water, or when bathroom or plumbing facilities are added or upgraded. Additional information related to the hot water supply system may be found under other headings in this report, including the BATHROOMS and PLUMBING SYSTEM sections.

		S	F	P	NA	NI
5.0	WATER HEATER & ENERGY SOURCE		X			
5.1	VENT CONNECTOR	X				
5.2	GAS/FUEL LINES AT UNIT & SHUT-OFF LOCATION (S)	X				
5.3	SAFETY VALVE PROVISIONS			X		
5.4	SEISMIC RESTRAINTS			X		
		S	F	P	NA	NI

S=SATISFACTORY, F=FAIR, P=POOR/DEFECTIVE, NA=NOT APPLICABLE, NI=Not Inspected

Styles & Materials

Location:
Main Floor

Power Source:
Gas (quick recovery)

Capacity:
40 Gallon (1-2 people)

Manufacturer:
JOHN WOOD

Comments:

5.0 Original water heater, in fair condition relative to the age of the home. As tanks fail from the inside-out, it is not possible to estimate remaining life.

5.0 Picture 1

5.1 No issues noted with the vent connector.

5.2 No issues noted with the gas lines, the drip leg(s) and the shut-offs.

5.3 A TPRV (temperature, pressure, relief valve) is designed to safely discharge the super-heated water in the event of a water heater boil-over, protecting the floor and anything on it from water. In this case, there is a TPRV installed, however there is no discharge line directing the water to the floor pan. I recommend a licenced plumber install a discharge line.

5.3 Picture 1

5.3 Picture 2

5.4 No seismic restraints installed. Recommend licenced technician install to minimize the chance of the tank tipping over in the event of an earthquake.

NOTE: Maintain hot-water supply temperatures at no more that about 120 degrees F (49 degrees Celsius) for personal safety; hot water represents a potential scalding hazard. Anti-scald devices are available as an added safety measure. The combustion chamber or ignition sources of water heaters and other mechanical equipment in garage areas should be positioned/maintained at least 18 inches above the floor for safety reasons. Adequate clearance to combustibles must also be maintained around the unit and any vents. Restraining straps are generally required on heaters in active seismic zones. Safety valve (TPRV) discharge should be through a drain line to a readily visible area that can be monitored. Newer tanks should be drained periodically, but many old tanks are best left alone. Tankless or boiler coils systems have little or no storage capacity; a supplemental storage tank can often be added if needed. A qualified plumber or specialist should perform all water heating system repairs.

Hall Bath

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other elements associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. Water flow and drainage evaluations are limited to a visual assessment of functional flow. The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components can be found under other headings, including the PLUMBING SYSTEM.

		S	F	P	NA	NI
6.0.A	SINK(S)	X				
6.1.A	TOILET		X			
6.2.A	BATHROOM WATER SUPPLY	X				
6.3.A	CABINETRY & COUNTER TOPS	X				
6.4.A	FLOORING	X				
6.5.A	WALLS	X				
6.6.A	CEILINGS	X				
6.7.A	DOOR(S)	X				
6.8.A	VENTILATION	X				
		S	**F**	**P**	**NA**	**NI**

Styles & Materials
Exhaust Fans:
Fan only

S=SATISFACTORY, F=FAIR, P=POOR/DEFECTIVE, NA=NOT APPLICABLE,
NI=Not Inspected

Comments:

6.0.A No issues noted. I tested the stopper and draining capability, and performance was adequate.

6.1.A The toilet is loose at floor at the bath. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed. The implications of a loose toilet are leaks, particularly at the wax ring and at the supply piping connection.

For sanitary reasons I recommend caulking around the base and sides of the toilet, leaving a 6" gap along the back.

Floor covering prevents absolute determination of floor substrate condition.

6.1.A Picture 1

6.2.A Water pressure was adequate with the sink and toilet operating simultaneously.

6.3.A No issues noted. Cabinetry & counter tops were consistent with the age of the home.

6.4.A Flooring was newly installed tile. Floor covering prevents absolute determination of current substrate condition.

6.5.A The walls are in satisfactory condition with indications of picture hangings, etc. Home owner can address as desired.

6.6.A No issues noted.

6.7.A No issues noted.

6.8.A Ventilation was provided by a single fan. No issues noted.

NOTE: Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showering's or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-fault Circuit-interrupters (GFCI's) are recommended for all bathroom receptacle outlets.

Master Bath

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other elements associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. Water flow and drainage evaluations are limited to a visual assessment of functional flow. The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components can be found under other headings, including the PLUMBING SYSTEM.

		S	F	P	NA	NI
6.0.B	SINK(S)	X				
6.1.B	TOILET			X		
6.2.B	BATHTUB and ENCLOSURE / SURROUND		X			
6.3.B	BATHROOM WATER SUPPLY	X				
6.4.B	CABINETRY & COUNTER TOPS	X				
6.5.B	FLOORING	X				
6.6.B	WALLS	X				
6.7.B	CEILINGS	X				
6.8.B	DOOR(S)	X				
6.9.B	VENTILATION	X				
		S	F	P	NA	NI

Styles & Materials
Exhaust Fans:
None

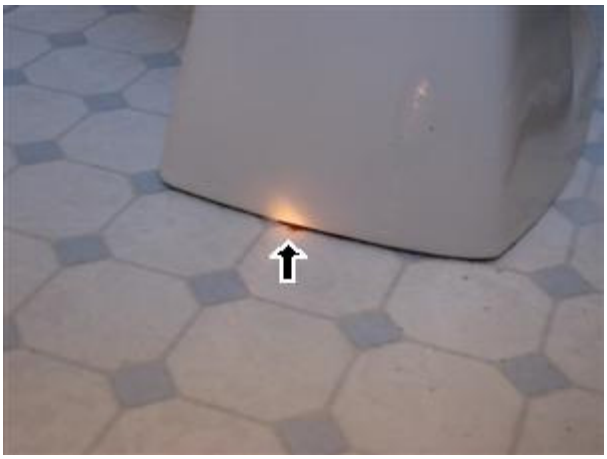
S=SATISFACTORY, F=FAIR, P=POOR/DEFECTIVE, NA=NOT APPLICABLE,
NI=Not Inspected

Comments:

6.0.B No issues noted. I tested the stopper and draining capability, and performance was adequate.

6.1.B Water/leaking is evident at the base of the toilet. The toilet is loose at floor at the bath. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.

Floor covering prevents absolute determination of floor substrate condition.



6.1.B Picture 1

6.2.B The tub is a soaker style with a tiled backsplash. Cracks in the grout were noted. As tiles will leak over time, I recommend that the entire enclosure be grouted and sealed, and that this become a regular maintenance item.

6.2.B Picture 1

Tub drainage was a little slow. Homeowner can monitor and if the condition worsens I recommend a licenced plumber evaluate and correct as required.

6.3.B Water pressure was adequate with the tub, sink and toilet operating simultaneously.

6.4.B No issues noted. Cabinetry & counter tops were consistent with the age of the home.

6.5.B Flooring was linoleum and in satisfactory condition. Floor covering prevents absolute determination of current substrate condition.

6.6.B The walls are in satisfactory condition with indications of picture hangings, etc. Home owner can address as desired.

6.7.B The ceilings are in satisfactory condition with no issues noted.

6.8.B No issues noted.

6.9.B While there is no ceiling fan, there are no indications of ventilation issues. I recommend always leaving the window partially open when bathing.

NOTE: Anticipate the possibility of leakage or other concerns developing with normal usage/aging

or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showering's or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-fault Circuit-interrupters (GFCI's) are recommended for all bathroom receptacle outlets.

Upstairs Bath

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other elements associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. Water flow and drainage evaluations are limited to a visual assessment of functional flow. The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components can be found under other headings, including the PLUMBING SYSTEM.

		S	F	P	NA	NI
6.0.C	SINK(S)	X				
6.1.C	TOILET	X				
6.2.C	BATHTUB and ENCLOSURE / SURROUND		X			
6.3.C	BATHROOM WATER SUPPLY	X				
6.4.C	CABINETRY & COUNTER TOPS	X				
6.5.C	FLOORING	X				
6.6.C	WALLS	X				
6.7.C	CEILINGS	X				
6.8.C	DOOR(S)	X				
6.9.C	VENTILATION			X		
		S	F	P	NA	NI

S=SATISFACTORY, F=FAIR, P=POOR/DEFECTIVE, NA=NOT APPLICABLE, NI=Not Inspected

Styles & Materials

Exhaust Fans:
None

Comments:

6.0.C No issues noted. I tested the stopper and draining capability, and performance was adequate.

6.1.C No issues noted, however for sanitary reasons I recommend caulking around the base and sides of the toilet, leaving a 6" gap along the back.

6.1.C Picture 1

6.2.C The tub has a tiled backsplash. Mildew was noted. This is indicative of high-humidity. As tiles will leak over time, I recommend that the entire enclosure be grouted and sealed, and that this become a regular maintenance item.

6.2.C Picture 1

6.3.C Water pressure was adequate with the tub, sink and toilet operating simultaneously.

6.4.C No issues noted. Cabinetry & counter tops were consistent with the age of the home.

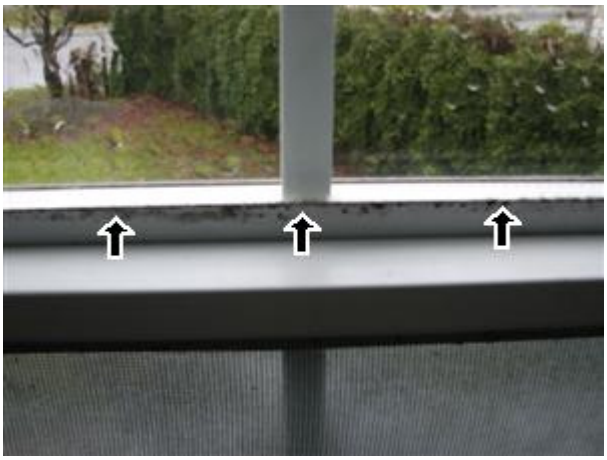
6.5.C Flooring was in satisfactory condition. Floor covering prevents absolute determination of current substrate condition.

6.6.C The walls are in satisfactory condition with indications of picture hangings, etc. Home owner can address as desired.

6.7.C No issues noted.

6.8.C No issues noted.

6.9.C Ventilation is provided by a window only. As there is evidence of excess humidity not only in the bathroom but throughout the upstairs, I recommend that an exhaust fan be installed on a timer switch enabling it to run-on after having a bath or shower. A licenced electrician should perform the conversion.



6.9.C Picture 1

6.9.C Picture 2

NOTE: Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be

maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showering's or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-fault Circuit-interrupters (GFCI's) are recommended for all bathroom receptacle outlets.

Interior Elements

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

		S	F	P	NA	NI
7.0	FLOORS	X				
7.1	WALLS	X				
7.2	CEILINGS		X			
7.3	DOORS (REPRESENTATIVE NUMBER)	X				
7.4	WINDOWS (REPRESENTATIVE NUMBER)		X			
7.5	SCREENS	X				
7.6	RECEPTACLES AND WALL SWITCHES	X				
7.7	HUMIDISTAT		X			
7.8	CLOTHES DRYER VENT	X				
7.9	STAIRS, STEPS, BALCONIES & RAILINGS	X				
7.10	INACCESSIBLE ROOM(S)					X
		S	F	P	NA	NI

Styles & Materials

Ceiling Materials:
Sheetrock

Wall Material:
Sheetrock

Floor Covering(s):
Carpet
Linoleum
Tile
Wood

Interior Doors:
Raised panel

Clothes Dryer Vent Material:
Flexible Metal

S=SATISFACTORY, F=FAIR, P=POOR/DEFECTIVE, NA=NOT APPLICABLE, NI=Not Inspected

Comments:

7.0 Aside from one damaged area in the master bedroom, no serious issues noted. Flooring appears to be in satisfactory condition consistent with the age of the home. No deflection noted, however condition of the substrate was not able to be determined.

7.0 Picture 1

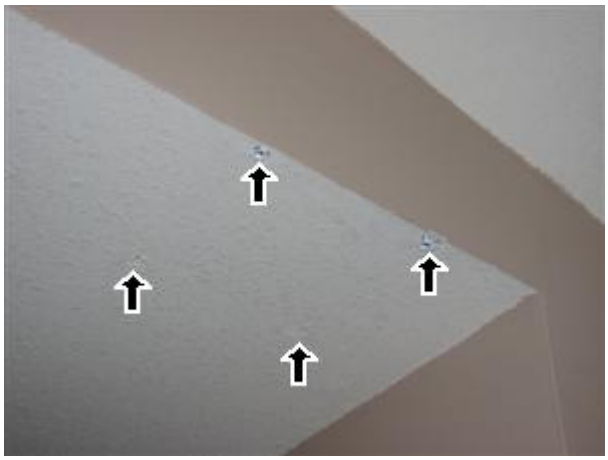
7.1 Walls were in satisfactory condition, with indications of previous picture-hangings, etc., typical for a home of this age. Homeowner can repair as desired.

7.2

All ceilings are in fair condition with typical indications of truss lift, hairline cracks and some tape lines. This is a maintenance issue and is not considered to be significant.

Indications of something previously hanging/installed from the ceiling in the living room/dining room was evident. This is not a defect, but a cosmetic blemish. Homeowner can repair as desired.


7.2 Picture 1


7.2 Picture 2

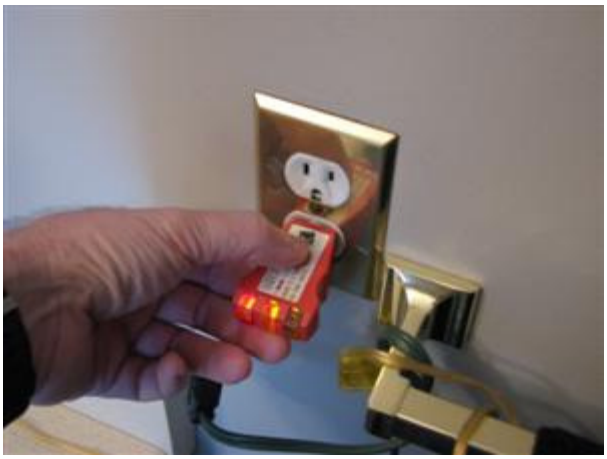
7.3 The condition of the doors is consistent with the age of the home. A representative sampling revealed no issues.

7.4 The condition of the windows is consistent with the age of the home. A representative sampling of the windows revealed no operational issues, however one window (living room) has lost its "seal" between the double panes. This does not affect the R-Value.


7.4 Picture 1

7.5 The screens are in satisfactory condition, relative to the age of the home.

7.6 Testing of the receptacles revealed one operational issue... that being reversed wiring in the receptacle located in the upstairs main bathroom. As this receptacle is located in a wet area, I recommend that it be converted to a GFCI plug by a licenced electrician.



7.6 Picture 1

7.7 While a humidistat was noted as being installed, it was turned OFF at the time of inspection. Based on indications of high-humidity in the home I suspect that this has been in the off position for a long period of time. The humidistat is designed to automatically monitor and regulate moisture levels in the air. It is important - especially in newer homes which are sealed from the outside elements and much less "drafty" than older homes - that the humidistat be correctly set as to be operable (usually about 35%). If you find that the fan the humidistat is controlling is too loud for your taste, have a qualified electrician install a quieter fan, which will be much less expensive that the potential damage and health concerns that high humidity can lead to.

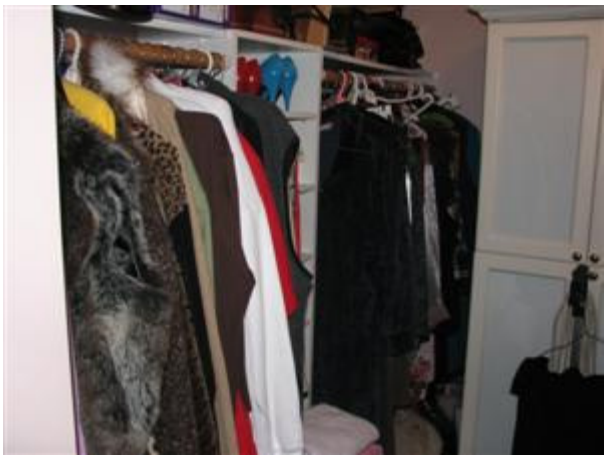
7.7 Picture 1

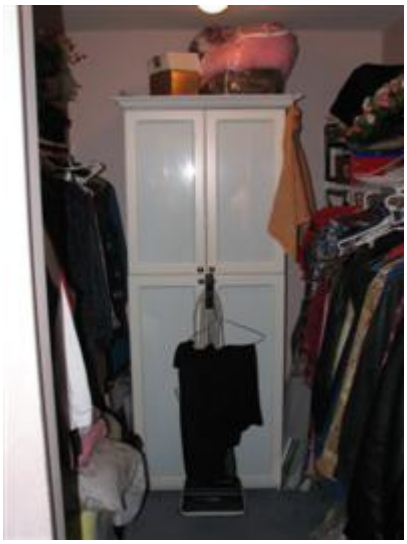
7.8 No issues noted with the dryer vent.

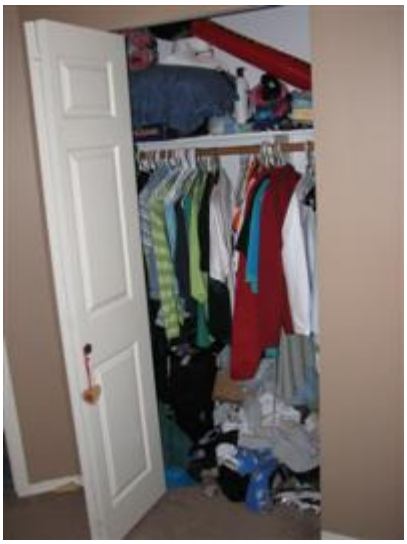
7.9 No issues noted.

7.10 There were a number of areas (walls & floors) which I could not visually inspect due to the areas being filled to capacity.

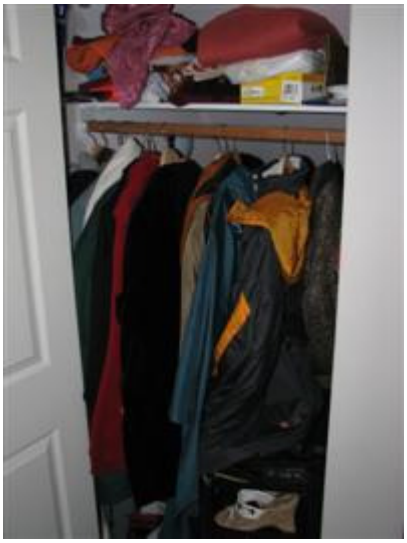

7.10 Picture 1


7.10 Picture 2


7.10 Picture 3


7.10 Picture 4


7.10 Picture 5


7.10 Picture 6


7.10 Picture 7

7.10 Picture 8

7.10 Picture 9

NOTE: The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

		S	F	P	NA	NI
8.0	SERVICE ENTRANCE CONDUCTORS, CABLES & RACEWAYS	X				
8.1	SERVICE GROUNDING PROVISIONS	X				
8.2	DISTRIBUTION PANEL & INTERIOR COMPONENTS	X				
8.3	LOCATION OF MAIN AND DISTRIBUTION PANELS	X				
8.4	WIRING TYPE AND CONDUCTORS			X		
8.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	X				
8.6	SMOKE DETECTORS					X
		S	**F**	**P**	**NA**	**NI**

S=SATISFACTORY, F=FAIR, P=POOR/DEFECTIVE, NA=NOT APPLICABLE, NI=Not Inspected

Styles & Materials

Electrical Service Conductors:
Below ground

Panel Capacity:
100 AMP

Panel Type:
Circuit breakers

Branch wire 15 and 20 AMP:
Copper

Wiring Methods:
Romex

Dryer Power Source:
220 Electric

Comments:

8.0 No issues noted. Underground service not visible.

8.1 Ground wire was present.

8.2 No issues noted with the electrical panel; professionally installed.

8.3 The distribution panel was located in the garage.

8.4 The use of extension cords for permanent wiring applications is dangerous. Extension cords are not rated for burial or permanent exposure to the elements. The casing(s) will crack over time and potentially short out. I recommend that the extension cords be removed, and should the homeowner require permanent power at the same locations, that I licenced electrical contractor install a safe and properly rated exterior source of power.

8.4 Picture 1

8.4 Picture 2

8.4 Picture 3

8.5 No issues noted. GFCI's tripped when tested.

8.6 Installation noted but not tested. Testing of smoke alarms is beyond the scope of this inspection.

NOTE: The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

		S	F	P	NA	NI
9.0	MAIN WATER SHUT-OFF DEVICE (Describe location)	X				
9.1	WATER FLOW AT FIXTURES		X			
9.2	INTERIOR DRAIN, WASTE AND VENT SYSTEMS MATERIALS	X				
9.3	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, supports, leaks)	X				
		S	**F**	**P**	**NA**	**NI**

S=SATISFACTORY, F=FAIR, P=POOR/DEFECTIVE, NA=NOT APPLICABLE, NI=Not Inspected

Styles & Materials

Water Source:
Public

Plumbing Water Supply (into home):
Pex

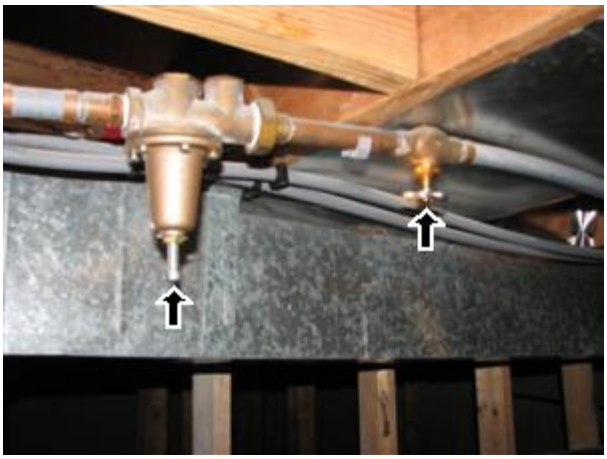
Plumbing Water Distribution (inside home):
PEX

Washer Drain Size:
1 1/2" Diameter

Plumbing Waste Line:
ABS

Comments:

9.0 Main water shut-off and pressure adjustment is located in the crawlspace.



9.0 Picture 1

9.1 Water flow was a little slow in the kitchen. It could be a simple fix like cleaning the faucet filters. I do not believe the residents were showering or using water at the time of the inspection, therefore, should this low pressure persist or the homeowners find they require higher pressure, I recommend a licenced plumber evaluate the cause and/or adjust the pressure as necessary.

9.2 No issues noted with the interior drain, waste and vent materials used.

9.3 No issues noted with the plumbing distribution lines.

NOTE: The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Heating System

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

		S	F	P	NA	NI
10.0	HEATING UNIT - PRIMARY		X			
10.1	BURNERS	X				
10.2	GAS / FUEL LINES AT UNIT	X				
10.3	COMBUSTION AIR PROVISIONS	X				
10.4	VENT CONNECTOR	X				
10.5	HEAT DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, registers, radiators, fan coil units and convectors)	X				
10.6	FURNACE FILTER			X		
10.7	THERMOSTAT	X				
10.8	AUTOMATIC SAFETY CONTROLS			X		
10.9	HEATING UNIT(S) - SECONDARY					X

S=SATISFACTORY, F=FAIR, P=POOR/DEFECTIVE, NA=NOT APPLICABLE, NI=Not Inspected

Styles & Materials

Heat Type:
Forced Air

Heating Equipment Energy Source:
Gas

Number of Heat Systems (excluding wood):
Two

Heat System Brand:
AIRCO

Ductwork:
Non-insulated

Filter Type:
Washable
(Inoperable)
Missing

Filter Size:
Filter is missing
Incorrect size

Types of Fireplaces:
Non-vented gas logs

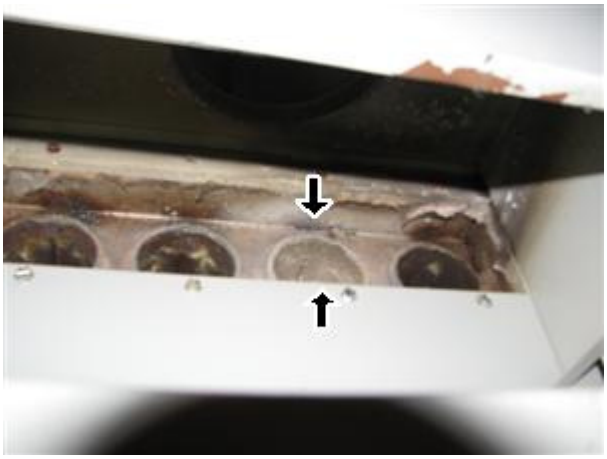
Operable Fireplaces:
Two

Comments:

10.0 While the gas furnace fired and functioned normally when tested, I did note some differential colouration, which leads me to suspect that something is "off" in the third chamber of the heat exchanger, as compared to the other three.

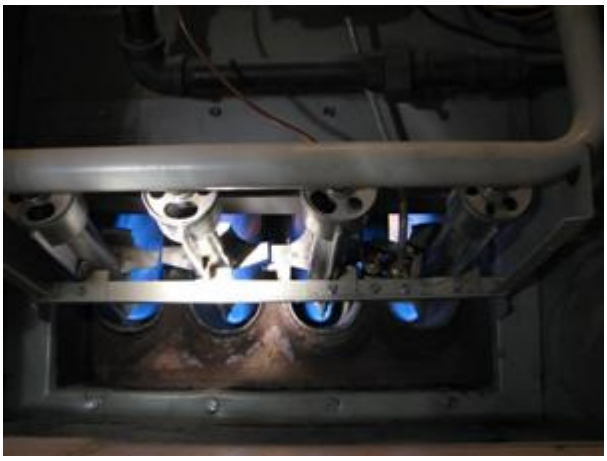
A likely scenario (although not confirmed until further evaluation is performed by a licenced HVAC Tech) is that the heat exchanger could be cracked. If this is the case, there is the dangerous possibility of the heat exchanger inter-mixing exhaust gases with the forced air which is being sent throughout the home.

As I could find no service maintenance record, I recommend that a Licenced HVAC Technician attend for further evaluation, and begin conducting annual service.



10.0 Picture 1

10.1 No issues noted when I fired the furnace and observed the burners in operation.



10.1 Picture 1

10.2 No issues noted. Professional installation.

10.3 No issues noted with combustion air.

10.4 The vent connections are in good repair. No condensation was visible at any of the joints, which is desirable.

10.5 The ductwork is in good repair with no issues noted.

10.6 The furnace filters not correctly installed - most likely due to the inconvenient filter location/design. It is likely that this design - making the filter(s) difficult to change - lends to a 'longer than recommended' length of time between filter changes.

Poor design or not, these filters need to be correctly installed. If the Homeowner is unable to

perform the task, an HVAC Tech should be brought in to do it.

10.6 Picture 1

10.6 Picture 2

10.6 Picture 3

I recommend a licenced HVAC Technician begin annual service checks, and if possible, retrofit the filter configuration, making it more service-friendly.

10.6 Picture 4

10.7 Tested and found to be operational. Calibration accuracy not verified.

10.8 There is no automatic shut-off. It appears that the device has been removed. The safety switch is designed to automatically prevent the furnace fan from operating when the cover is removed (like when you change the furnace filter). Not having an auto shut-off is a safety issue and should be repaired immediately. I recommend a licensed HVAC technician repair.

10.9 The pilot light is unlit rendering the gas fireplace inoperable (not testable). Visually the units look good with no issues suspected.

NOTE: The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

ADDENDUM: Furnace Serial # - Model: - Last Serviced:

Attic

The inspection of attic areas and the roof structure is limited to readily visible and accessible elements as listed herein. Due to typical design and accessibility constraints such as insulation, storage, finished attic surfaces, roofing products, etc., many elements and areas, including major structural components, are often at least partially concealed from view and cannot be inspected. *A standard home inspection does not include an evaluation of the adequacy of the roof structure to support any loads, the thermal value or energy efficiency of any insulation, the integrity of vapor retarders, or the operation of thermostatically controlled fans.* Older homes generally do not meet insulation levels and energy conservation standards required for new homes. Additional information related to attic elements and conditions may be found under other headings in this report, including ROOFS and INTERIOR ELEMENTS.

		S	F	P	NA	NI
11.0	ROOF FRAMING (Structural)	X				
11.1	ROOF / DECK SHEATHING	X				
11.2	ATTIC ACCESS	X				
11.3	ATTIC INSULATION		X			
11.4	VENTILATION PROVISIONS (baffles)	X				
11.5	EXHAUST DUCTING	X				
11.6	VISIBLE ELECTRIC WIRING IN ATTIC	X				
		S	F	P	NA	NI

S=SATISFACTORY, F=FAIR, P=POOR/DEFECTIVE, NA=NOT APPLICABLE, NI=Not Inspected

Styles & Materials

Method used to observe attic:
Walked

Roof Structure:
Engineered wood trusses

Ceiling Structure:
2X4

Attic info:
Attic access

Attic Insulation:
Batt

Comments:

11.0 The framing appeared to be in satisfactory condition, with no un-engineered modifications.

11.1 The roof trusses were vertically strapped to accommodate the wood shakes/shingles. No issues noted.

11.2 Attic access was located in the ceiling of the walk-in closet of the master bedroom.

11.3 Attic insulation was present and correctly installed, however as current standards have far-exceeded the present 4" of batt insulation, I recommend installing another layer of insulation over top of the existing layer to double the insulating properties.

11.3 Picture 1

11.4 Baffles were present and the attic felt "fresh" upon entering. No indications of poor ventilation.
Shiny nails (not rusted) are a good sign!

11.4 Picture 1

11.5 Passive ducting located near the roof peaks. No issues noted.

11.6 No electrical wiring issues noted in the attic.

NOTE: Attic heat, moisture levels, and ventilation conditions are subject to change. *All attics should be monitored for any leakage, moisture buildup or other concerns. Detrimental conditions should be corrected and ventilation provisions should be improved where needed.* Any comments on insulation levels and/or materials are for general informational purposes only and were not verified. Some insulation products may contain or release potentially hazardous or irritating materials - avoid disturbing. A complete check of the attic should be made prior to closing after non-permanent limitations/obstructions are removed. Any stains/leaks may be due to numerous factors; verification of the cause or status of all condition is not possible. *If concerns exist, recommend evaluation by a qualified roofer or the appropriate specialist.* Leakage can lead to mold concerns and structural damage.

Garage

Inspection of the garage is limited to readily visible and accessible elements as listed herein. Elements and areas concealed from view cannot be inspected. More so than most other areas of a house,garages tend to be filled with storage and other items that restrict visibility and hide potential concerns, such as water damage or insect infestation. A standard home inspection does not include an evaluation of the adequacy of the fire separation assemblies between the house and garage, or whether such assemblies comply with any specific requirements. Inspection of garage doors with connected automatic door operator is limited to a check of operation utilizing hard-wired controls only. Additional information related to garage elements and conditions may be found under other headings in this report, including ROOFS and EXTERIOR ELEMENTS.

		S	F	P	NA	NI
12.0	GARAGE CEILINGS		X			
12.1	GARAGE WALLS (INCLUDING FIREWALL SEPARATION)					X
12.2	GARAGE FLOOR					X
12.3	GARAGE DOOR (S)		X			
12.4	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)	X				X
12.5	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME	X				
12.6	OUTLETS AND WALL SWITCHES					X
		S	F	P	NA	NI

S=SATISFACTORY, F=FAIR, P=POOR/DEFECTIVE, NA=NOT APPLICABLE, NI=Not Inspected

Styles & Materials

Garage Door Type:
Two automatic

Garage Door Material:
Wood

Auto-opener Manufacturer:
CRAFTSMAN 1/2 HP

Comments:

12.0 Condition of the ceilings consistent with the age of the home, and in fair condition with no issues noted.

12.1 Due to extensive storage, I was unable to view the walls.

12.2 As I could not really see the garage floor, a conclusive determination of its condition was not possible.

12.3 The condition of the doors was fair, requiring paint.

12.4

The RIGHT door (as viewed from the INSIDE) was tested and found to be operational from wall mounted switch. Safety stop / reverse operation confirmed. The wireless entry system was not confirmed operational; verify with seller.

The LEFT door was disabled by the present homeowner and not tested. I recommend you confirm operation of the garage door prior to purchasing the home.

12.5 No issues noted with the door leading from the home to the garage.

12.6 Due to extensive storage I could not access any receptacles.

NOTE: Any areas obstructed at the time of inspection should be cleared and checked prior to closing. The integrity of the fire-separation wall/ceiling assemblies generally required between the house and garage, including any house-to-garage doors and attic hatches, must be maintained for proper protection. Review manufacturer use and safety instructions for garage doors and automatic door operators. All doors and door operators should be tested and serviced on a regular basis to prevent personal injury or equipment damage. Any malfunctioning doors or door operators should be repaired prior to using. Any door operators without auto-reverse capabilities should be repaired or upgraded for safety. The storage of combustibles in a garage creates a potential hazard, including the possible ignition of vapors, and should be restricted.

Foundation / Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

		IN	NI	NP	RR
13.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	X			
13.1	WALLS (Structural)	X			
13.2	COLUMNS OR PIERS	X			
13.3	FLOORS (Structural)	X			
13.4	CEILINGS (Structural)	X			
13.5	INSULATION UNDER FLOOR SYSTEM	X			
13.6	VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)	X			
13.7	VENTILATION OF FOUNDATION AREA (crawlspace or basement)	X			

IN NI NP RR

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Styles & Materials

Foundation:
Poured concrete

Method used to observe Crawlspace:
Crawled

Floor Structure:
Wood joists

Wall Structure:
Wood

Columns or Piers:
Wood piers

Floor System Insulation:
NONE

Comments:

13.0 From what was visible, the foundation looked to be in satisfactory condition, with no evidence of cracking or water infiltration.

13.0 Picture 1

13.0 Picture 2


13.0 Picture 3


13.0 Picture 4

13.1 All of the walls are covered and structural members are not visible. No obvious problems discovered. I could not see behind these coverings.

13.2 No issues noted with any support posts, columns or piers.

13.3 A VISUAL inspection of the floors was not possible as they were covered with new floor coverings from the top and bottom, however no deflection was noted at the time of the inspection and no issues suspected.

13.4 All of the walls and ceilings are covered and structural members are not visible. No obvious structural problems discovered. I could not see behind these coverings.

13.5 There was no insulation noted under visible areas of the floor system.

13.6 Vapour barriers noted; no issues suspected.

13.7 While no issues were noted with the crawlspace ventilation, I did note a slight smell of natural gas upon entering. I recommend a licenced HVAC Tech (or gas fitter) inspect the gas lines for slow leaks by spraying a soap & water mixture on all the joints, looking for any bubbling.

Under no circumstances should a spark or open flame be used in the crawlspace.

13.7 Picture 1

NOTE: The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed.

Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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West Coast Home Inspections Ltd.

Arne Larsen
westcoastinspections@shaw.ca
604.897.2763