



Your Inspection Report

123 Main Street
Coquitlam, BC V1V 1A1

PREPARED FOR:
JOHN SMITH

INSPECTION DATE:
Monday, May 30, 2011

PREPARED BY:
Ryan Kadow



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report

Above Grade Home Inspections Inc.
112 - 101 Morrissey Road
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June 9, 2011

Dear John Smith,

RE: Report No. 1010, v.0
123 Main Street
Coquitlam, BC
V1V 1A1

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

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

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

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

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

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

Sincerely,

Ryan Kadow
on behalf of
Above Grade Home Inspections Inc.

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REPORT SUMMARY

123 Main Street, Coquitlam, BC May 30, 2011

Report No. 1010, v.0

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REPORT SUM

ROOFING

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

[Priority Maintenance Items](#)

Exterior

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Handrails and guards

Condition: • [Missing](#)

On Rear deck

Implication(s): Fall hazard

Location: Rear Yard Deck

Task: Provide

Time: Immediate

Condition: • [Loose](#)

Hand rail on steps is loose.

Implication(s): Fall hazard

Location: Front Yard Staircase

Task: Improve

Time: Immediate

Electrical

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [No GFI \(Ground Fault Interrupter\)](#)

The GFCI for the front receptacle may also be the GFCI for all exterior receptacles. If this is the case it should be rectified. If not the exterior receptacles should be provided with GFCI's

Implication(s): Electric shock

Location: Throughout Exterior

Task: Provide

Time: Immediate

DISTRIBUTION SYSTEM \ Smoke detectors

Condition: • [None](#)

No smoke detectors were noted downstairs.

Implication(s): Fire hazard

Location: Basement

Task: Provide

Time: Immediate

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Heating

GAS FURNACE \ Cabinet

Condition: • [Scorching](#)

There are scorch marks around the heat shield. It is recommended to have it serviced if not replacing immediately.

Implication(s): Equipment not operating properly | Hazardous combustion products entering home | Fire hazard

Location: Yard

Task: Service

Time: Immediate

Plumbing

SUPPLY PLUMBING \ Supply piping in building

Condition: • [Suspect connections on polybutylene](#)

This house has Polybutylene Connections. These have been known to fail. Good practice is to inspect them on a regular basis to look for any leaks.

The presence of PolyB in the basement suggests that it is used through out the house.

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

Location: Various Basement

Task: Monitor

Time: Ongoing

Interior

STAIRS \ Guardrails

Condition: • [Loose](#)

The guardrails around the stairs are loose.

Implication(s): Fall hazard

Location: First Floor Living Room

Task: Repair or replace

Time: Immediate

This concludes the Summary section.

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

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

[Home Improvement - ballpark costs](#)

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Description

Sloped roofing material: • [Asphalt shingles](#)

Limitations

Inspection performed: • By walking on roof

Recommendations

SLOPED ROOFING \ Asphalt shingles

Condition: • [Vulnerable areas](#)

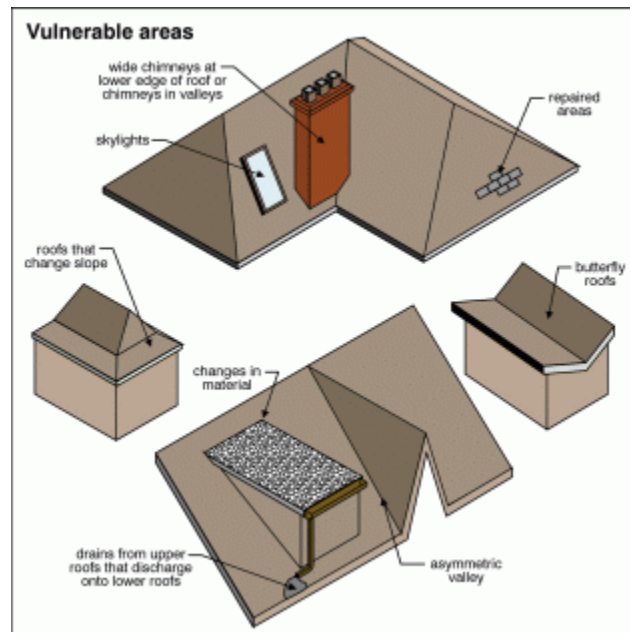
There are several areas on the roof that are covered with moss. A simple way to get rid of the moss is by using Zinc pellets.

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

Location: Various Roof

Task: Clean

Time: Less than 1 year



SLOPED ROOF FLASHINGS \ Chimney flashings

Condition: • [Damage, loose, open seams, patched](#)

The Flashing on the top of the chimney is rusted

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

Location: North Yard

Task: Correct

Time: Less than 2 years

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SLOPED ROOF FLASHINGS \ Pipe/stack flashings

Condition: • The sides of the attic vents are lifting near the bottom of the vents. This can allow rain to enter under the vents and ultimately into the house.

Implication(s): Water Entry, water Damage.

Location: Various Roof

Task: Repair or replace

Time: Less than 1 year



FLAT ROOFING \ Metal

Condition: • the near flat roof over the back patio may be only nailed to the 2x4 nailed truss tails. This may fail under heavy snow loads.

Implication(s): Damage to finishing, Safety

Location: Rear Yard Deck

Task: Monitor

Time: Ongoing

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Description

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

Gutter & downspout discharge: • [Below grade](#)

Lot slope:

• [Towards house](#)

Slight grade in towards house on the north side.

Wall surfaces : • [Vinyl siding](#)

Soffit and fascia:

• [Wood](#)

Wood

• [Aluminum](#)

Soffit

Retaining wall: • [Wood](#)

Driveway: • Concrete

Walkway: • Concrete

Deck: • Raised

Exterior steps:

• Concrete

Front

• Pressure-treated wood

Rear and side

Limitations

Inspection limited/prevented by:

• Car/storage in garage

• Poor access under steps, deck, porch

South side of house

Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

Recommendations

General

• The dryer exhaust vent is stuck open do to lint build up

Implication(s): Pest entry

Location: North Yard

Task: Improve

Time: Ongoing

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- Bee's are creating a hive at the apex of the upper gable.

Location: North Exterior Roof

Task: Service

Time: Discretionary

ROOF DRAINAGE \ Downspouts

Condition: • [Damage](#)

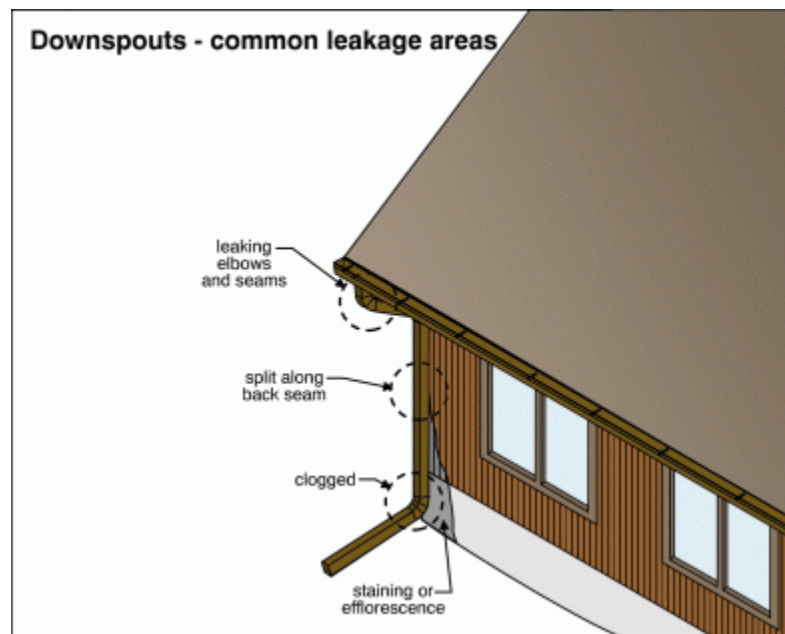
Almost all down spouts have some form of mechanical damage. It is recommended to monitor this damage and replace the downspout's if they start to leak.

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

Location: Throughout Yard

Task: Monitor

Time: Ongoing



[Click on image to enlarge.](#)

WALLS \ Soffits and fascia

Condition: • [Rot or insect damage](#)

There are several areas where the Fascia is rotted.

Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure | Material deterioration

Location: Roof

Task: Repair or replace

Time: Less than 1 year

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Rotted Fascia

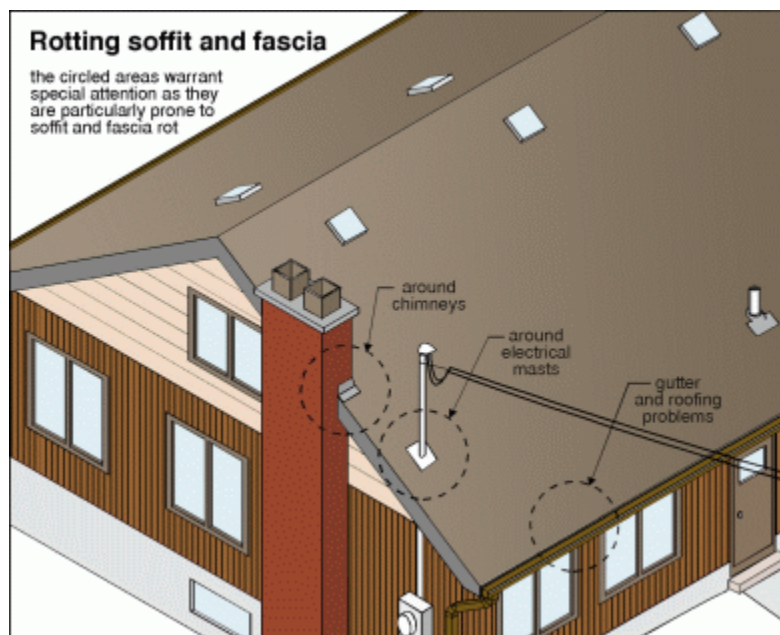
Condition: • [Loose or missing pieces](#)

Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure | Chance of pests entering house

Location: Various Yard Roof

Task: Repair or replace

Time: Less than 2 years



[Click on image to enlarge.](#)

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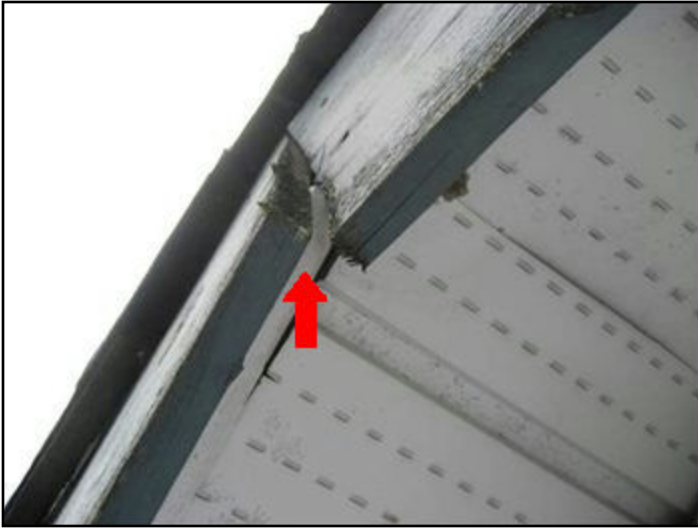
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Condition: • [Loose or missing pieces](#)

The soffit is loose in many areas.

Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure | Chance of pests entering house

Location: Various Roof

Task: Repair or replace

Time: Less than 1 year



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Condition: • [Damage](#)

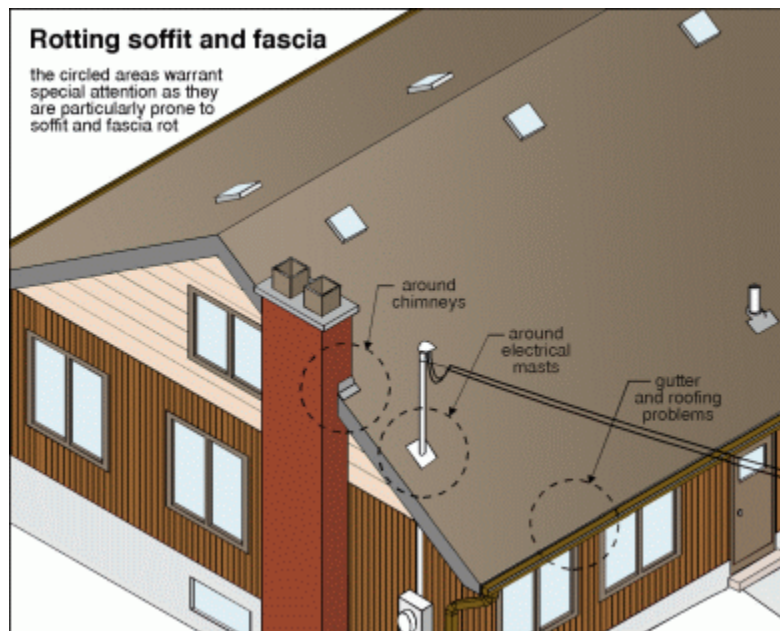
The soffit on the south side is damaged.

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

Location: South Yard

Task: Repair or replace

Time: Immediate



[Click on image to enlarge.](#)

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

All Facia Boards should be painted.

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

Location: Throughout Exterior Roof

Task: Improve

Time: Regular maintenance

WALLS \ Trim

Condition: • Paint or stain needed

Much of the wood trim on the outside of the house is in need of paint.

Location: Various Exterior

Task: Provide

Time: Less than 1 year

WALLS \ Vinyl siding

Condition: • [Mechanical damage](#)

Some minor damage was noted to the siding in various places.

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

Location: Various Exterior Wall

Task: Correct

Time: Discretionary



Condition: • [Too close to grade](#)

The siding is too close to grade in several places.

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

Location: Various Exterior Wall

Task: Improve

Time: Less than 1 year

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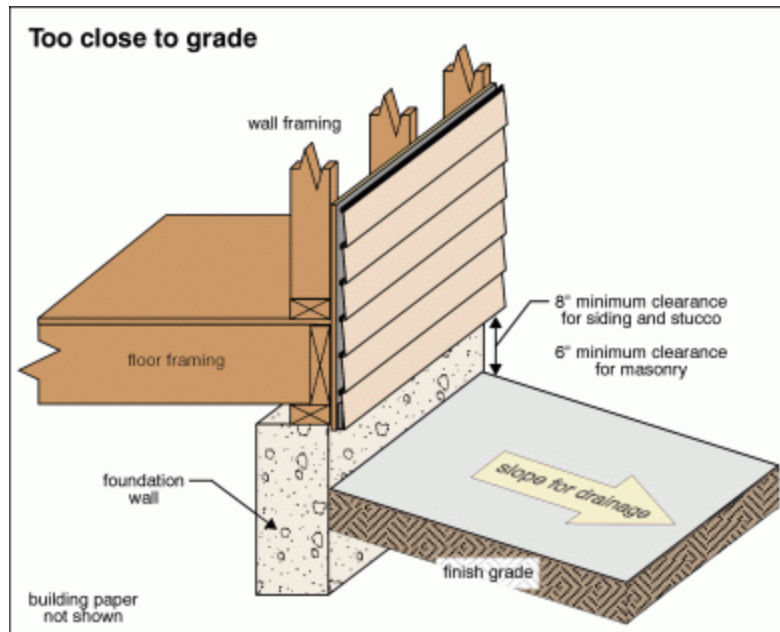
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[Click on image to enlarge.](#)

EXTERIOR GLASS \ Sashes

Condition: • [Sash coming apart](#)

Sashes on several basement windows have mechanical damage

Implication(s): Chance of water entering house | Glass breaking

Location: South Exterior

Task: Repair or replace

Time: Less than 2 years



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DOORS \ Doors and frames

Condition: • A secondary lock is recommended on the glass sliding door.

Location: Basement Kitchen

Task: Provide

Time: Discretionary

Condition: • [Stiff](#)

The sliding glass door in the basement is very stiff.

Implication(s): Chance of damage to finishes

Location: Basement Kitchen

Task: Improve

Time: Discretionary

Condition: • [Stiff](#)

The sliding glass door in the kitchen is very stiff and does not open fully.

Implication(s): Chance of damage to finishes

Location: First Floor Kitchen

Task: Improve

Time: Discretionary

DOORS \ Exterior trim

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

Trim for Exterior Man door into garage

Implication(s): Chance of damage to finishes and structure | Material deterioration

Location: Exterior Garage

Task: Provide

Condition: • [Sill too low](#)

The sill is very low for the sliding and aluminum door into the suite. This a place where water commonly enters into the home. This area should be monitored for water entry.

Implication(s): Chance of damage to finishes and structure

Location: Southwest Yard

Task: Monitor

Time: Ongoing

Condition: • [Sill too low](#)

The sill is very low on the rear sliding door. This is a common place for water entry into the home.

Implication(s): Chance of damage to finishes and structure

Location: Rear Exterior Deck

Task: Monitor

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PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Columns

Condition: • The Columns on the front porch are loose. It was not however determined if the pillar is loose or if it is simply the decorative outer part that is loose. It is recommended to have a structural professional determine if the pillars are sound.

Implication(s): Collapse, Structural damage.

Location: Front Yard Foyer

Task: Further evaluation by Professional

Time: Less than 1 year



Condition: • [Rot or insect damage](#)

The pillar on the north side of the deck is rotted at the bottom

Implication(s): Weakened structure | Chance of movement

Location: Rear Yard Deck

Task: Repair or replace

Time: Immediate



Rot on deck support.

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PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Handrails and guards

Condition: • [Missing](#)

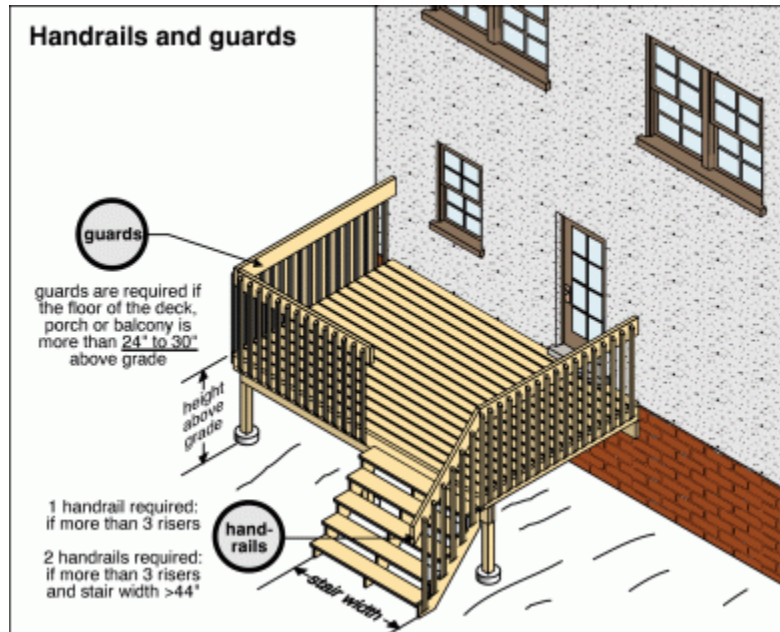
On Rear deck

Implication(s): Fall hazard

Location: Rear Yard Deck

Task: Provide

Time: Immediate



[Click on image to enlarge.](#)



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Condition: • [Missing](#)

Stairs more than 44 inches wide should have a railing on each side.

Implication(s): Fall hazard

Location: Front Yard Staircase

Task: Provide

Time: Immediate

Condition: • [Missing](#)

Stairs from deck to yard are missing a hand rail.

Implication(s): Fall hazard

Location: Rear Exterior Deck

Task: Provide

Time: Immediate

Condition: • [Loose](#)

Hand rail on steps is loose.

Implication(s): Fall hazard

Location: Front Yard Staircase

Task: Improve

Time: Immediate

Condition: • [Loose](#)

Decorative piece on top of to banister is loose.

Implication(s): Fall hazard

Location: Rear Yard

Task: Improve

Time: Immediate

Condition: • [Loose](#)

Hand Rail on south stairs is not properly secured.

Implication(s): Fall hazard

Location: South Yard

Task: Repair or replace

Time: Immediate

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Condition: • [Spindles too far apart](#)

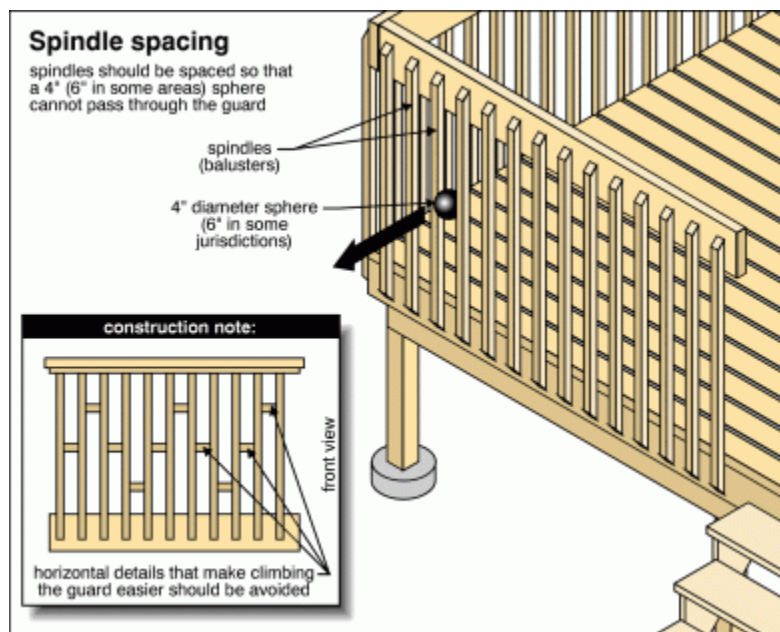
Stars from upper deck to lower deck have no spindles at all. This hand rail is also not very secure.

Implication(s): Fall hazard

Location: Rear Yard

Task: Improve

Time: Immediate



[Click on image to enlarge.](#)

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Condition: • [Spindles climbable](#)

Implication(s): Fall hazard

Location: Front Yard Staircase

Task: Improve

Time: Immediate

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ General

Condition: • [Rot](#)

OSB sheathing was used to enclose a small area on the underside of the deck. OSB should not be used where it comes in contact with water. The OSB is starting to rot.

Implication(s): Weakened structure

Location: Rear Yard Deck

Task: Repair or replace

Time: Less than 1 year



LANDSCAPING \ Lot grading

Condition: • [Improper slope](#)

Slight grade in towards house

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

Location: North Yard

Task: Improve

Time: Less than 1 year

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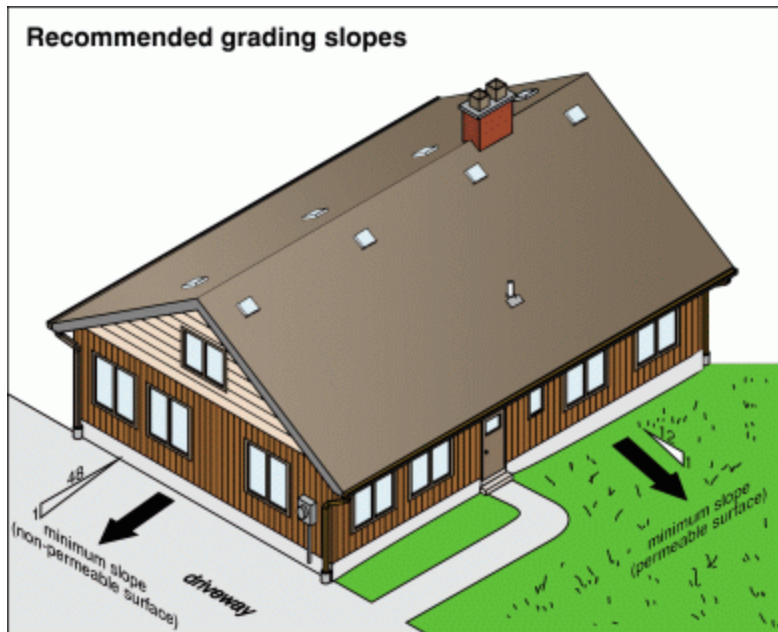
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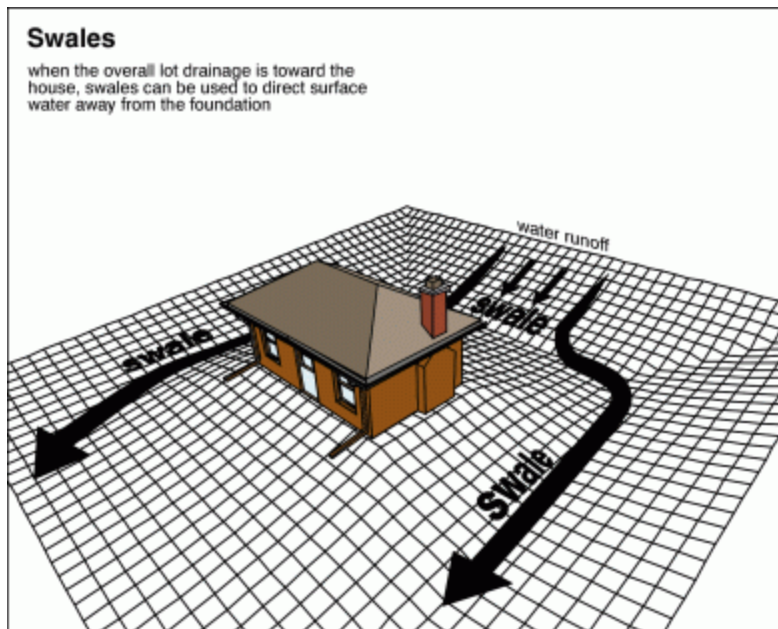
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[Click on image to enlarge.](#)



[Click on image to enlarge.](#)

LANDSCAPING \ Walk and driveway

Condition: • [Cracked or damaged surfaces](#)

Driveway is cracked in several locations.

Implication(s): Trip or fall hazard

Location: Front Yard

Task: Repair or replace

Time: Immediate

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Condition: • [Uneven \(trip hazard\)](#)

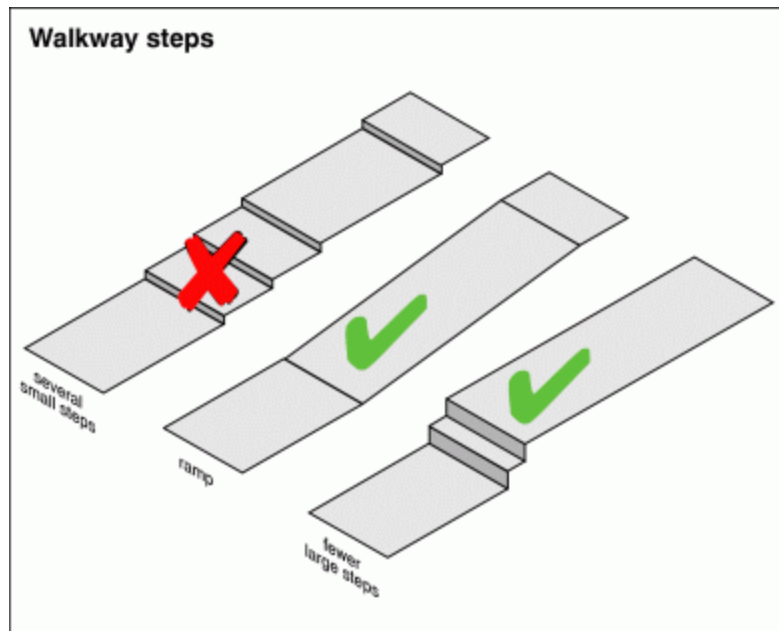
Bricks on the transition from gravel to patio stone are loose.

Implication(s): Physical injury

Location: Front Exterior Porch

Task: Improve

Time: Less than 1 year



[Click on image to enlarge.](#)



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LANDSCAPING \ General

Condition: • [Water penetration](#)

The grass is very wet next to the planter.

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

Location: Southwest Yard

Task: Correct

Time: Less than 2 years

Condition: • [Planters and gardens against walls](#)

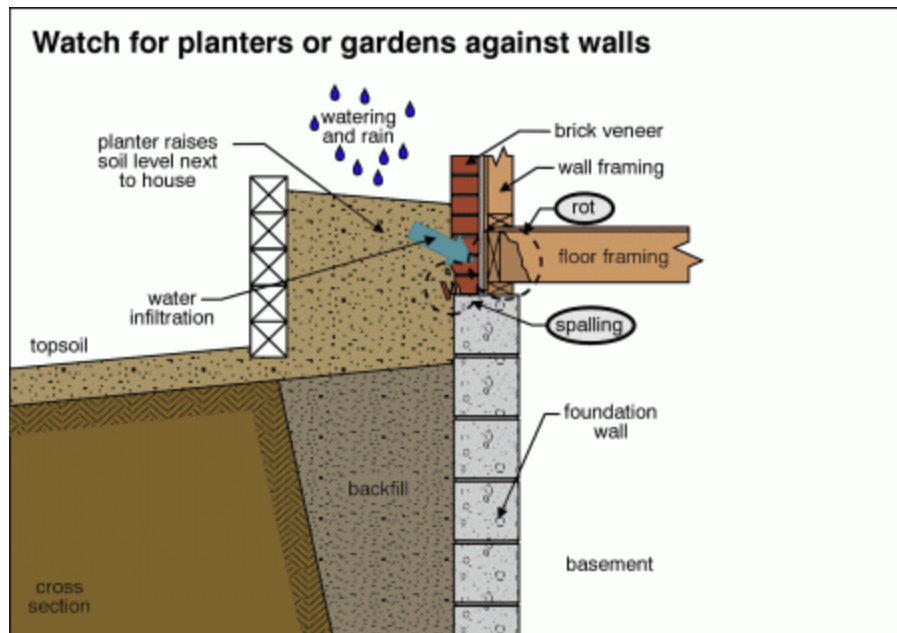
There are planters against the siding in the rear yard and the north side of the house

Implication(s): Chance of water entering house | Chance of damage to structure | Chance of structural movement

Location: Various Yard

Task: Correct

Time: Less than 2 years



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GARAGE \ Man-door into garage

Condition: • [Door not tight-fitting and weatherstripped](#)

Exterior Man door into garage does not seal properly. If installing a better weather seal does not fix this the door may need to be shimmed.

Implication(s): Hazardous combustion products entering home | Increased fire hazard

Location: Exterior Garage

Task: Repair or replace

Time: Less than 1 year



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Condition: • [Weatherstripping missing or ineffective](#)

The sweeper on Exterior man door into garage does not fit tightly up against door. This can allow water to get in under the weather stripping and rot the wood of the door.

Location: Exterior Garage

Task: Repair or replace

Time: Less than 1 year



GARAGE \ Vehicle doors

Condition: • Paint or stain needed

Both doors are in need of paint.

Implication(s): Material deterioration

Location: Front Yard Garage

Task: Provide

Time: Less than 1 year

Description

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#)

Exterior wall construction: • Not visible

Roof and ceiling framing: • [Trusses](#)

Limitations

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

Attic/roof space: • Inspected from access hatch

Percent of foundation not visible: • 99 %

Recommendations

FLOORS \ Concrete slabs

Condition: • [Cracked](#)

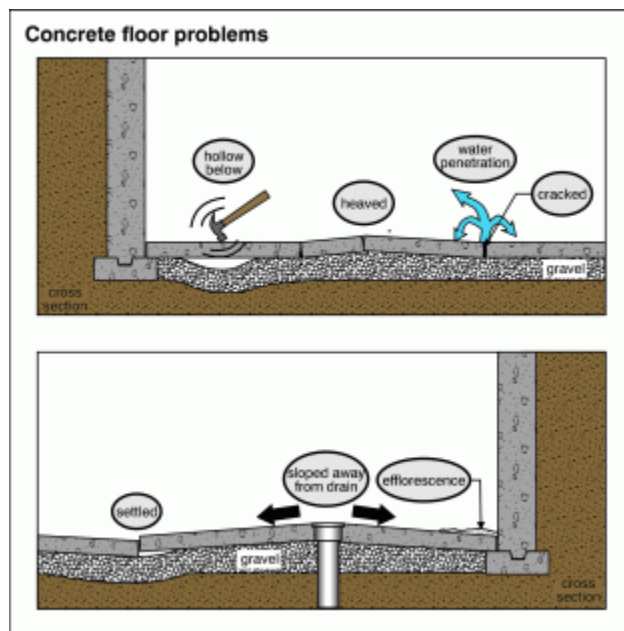
There is a large crack in the floor slab by the furnace. It is recommended to monitor this crack to make sure it does not become wider.

Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure | Trip or fall hazard

Location: Basement Utility Room

Task: Monitor

Time: Ongoing



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Description

Service entrance cable and location: • [Underground - not visible](#)

Service size: • [100 Amps \(240 Volts\)](#)

Main disconnect/service box rating: • [125 Amps](#)

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

Number of circuits installed:

- 10

Main

- 20

Sub

System grounding material and type: • [Not visible](#)

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

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

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

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom](#)

Smoke detectors:

- [Present](#)

Upstairs

- None noted

Downstairs

Limitations

System ground: • Continuity not verified • Quality of ground not determined

Circuit labels: • The accuracy of the circuit index (labels) was not verified.

Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Panel wires

Condition: • [Not well secured](#)

Wires are not routed properly in sub panel

Implication(s): Electric shock | Fire hazard

Location: Basement Utility Room

Task: Repair or replace

Time: Immediate

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REPORT SUM

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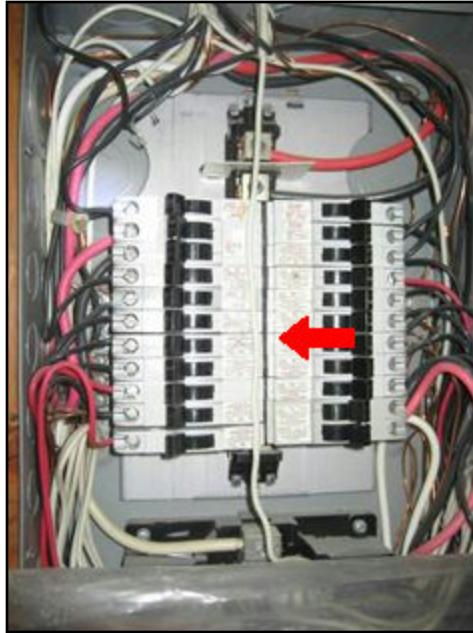
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DISTRIBUTION SYSTEM \ Lights

Condition: • [Loose](#)

The exterior light next to the exterior garage man door is loose.

Implication(s): Electric shock | Fire hazard

Location: South Yard

Task: Repair or replace

Time: Immediate



DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Damage](#)

Between sliding glass door and door.

Implication(s): Electric shock | Fire hazard

Location: South Yard

Task: Replace

Time: Immediate

Condition: • [Loose](#)

The receptacle on the rear deck is loose.

Implication(s): Electric shock | Fire hazard

Location: Rear Yard Deck

Task: Repair or replace

Time: Immediate

Condition: • [No GFI \(Ground Fault Interrupter\)](#)

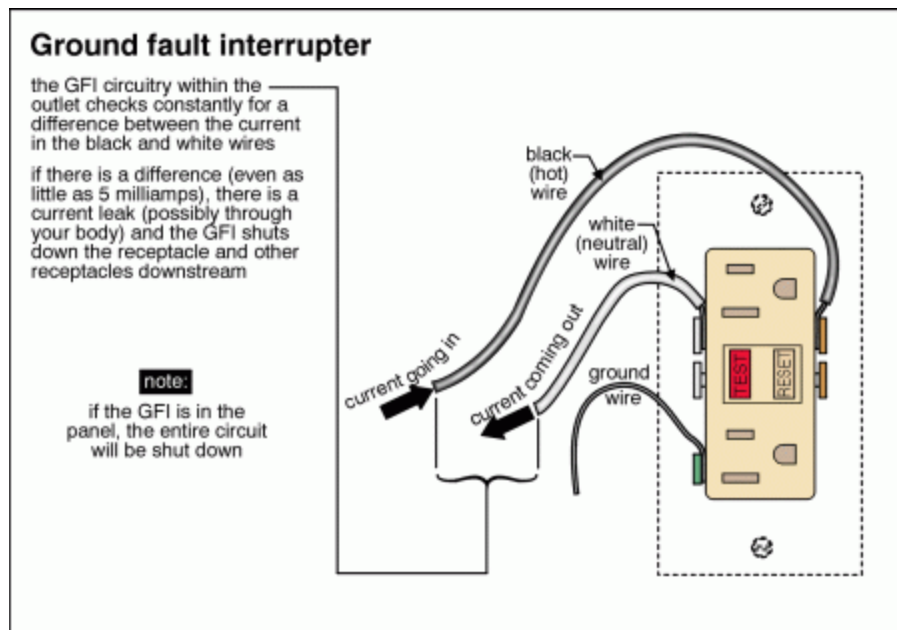
The GFCI for the front receptacle may also be the GFCI for all exterior receptacles. If this is the case it should be rectified. If not the exterior receptacles should be provided with GFCI's

Implication(s): Electric shock

Location: Throughout Exterior

Task: Provide

Time: Immediate



[Click on image to enlarge.](#)

Condition: • [GFI test faulty](#)

The receptacle by the front door is a GFCI however it does not trip.

Implication(s): Electric shock

Location: Front Yard

Task: Repair or replace

Time: Immediate

Condition: • [Ground Fault Interrupter \(GFI\) needed](#)

The receptacle behind the sink is not split. It is recommended that a GFCI be provided.

Implication(s): Electric shock

Location: Basement Kitchen

Task: Provide

Time: Immediate

DISTRIBUTION SYSTEM \ Cover plates**Condition:** • [Missing](#)

Cover Plates are missing on several switches and receptacles. It is recommended that these be provided where they are missing.

Implication(s): Electric shock

Location: Various

Task: Provide

Time: Immediate

**DISTRIBUTION SYSTEM \ Smoke detectors**

Condition: • Smoke Detectors have a finite life. Any smoke Detectors older than 10 years or older then the replace by date on the detector should be replaced.

Location: First Floor Hall

Task: Provide

Time: Immediate

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Condition: • [None](#)

No smoke detectors were noted downstairs.

Implication(s): Fire hazard

Location: Basement

Task: Provide

Time: Immediate

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Description

Fuel/energy source: • [Gas](#)

System type: • [Furnace](#)

Furnace manufacturer: • Airco

Heat distribution: • [Ducts and registers](#)

Approximate capacity: • 105, 000 BTU/hr

Efficiency: • [Conventional](#)

Approximate age: • [24 years](#)

Typical life expectancy: • Furnace (conventional or mid-efficiency) 18 to 25 years

Main fuel shut off at: • Meter

Fireplace: • [Gas fireplace](#)

Limitations

General: • Pilot light for the gas fireplace was extinguished prior to inspection as such I was unable to test.

Safety devices: • Not tested as part of a home inspection

Heat loss calculations: • Not done as part of a home inspection

Fireplace/wood stove: • Quality of chimney draw cannot be determined

Heat exchanger: • Only a small portion visible

Recommendations

General

• The furnace switch is in less than the ideal location, located behind the hot water tank vent. The furnace switch should be located where it can be easily reached without having to fully enter the furnace room.

Implication(s): Safety

Location: Basement

Task: Improve

RECOMMENDATIONS \ Overview

Condition: • Rooms with hot air registers and no cold air returns should have the doors clear the flooring by 5/8ths of an inch to

allow for proper heating and air circulation.

Location: Throughout

Task: Provide

Time: Discretionary

GAS FURNACE \ Life expectancy

Condition: • [Near end of life expectancy](#)

The furnace is at the end of it's useful life. Monies should be budgeted for it's replacement.

It is also recommended to have the heat distribution system inspected and serviced when replacing the furnace.

Implication(s): Equipment failure | No heat for house

Location: Basement Utility Room

GAS FURNACE \ Cabinet

Condition: • [Scorching](#)

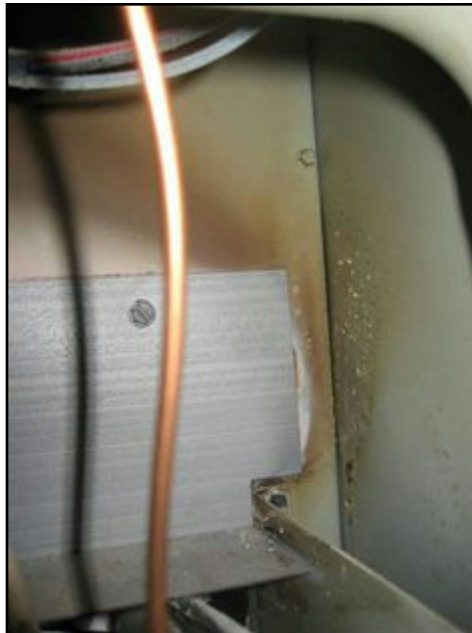
There are scorch marks around the heat shield. It is recommended to have it serviced if not replacing immediately.

Implication(s): Equipment not operating properly | Hazardous combustion products entering home | Fire hazard

Location: Yard

Task: Service

Time: Immediate



GAS FURNACE \ Mechanical air filter

Condition: • [Dirty](#)

Implication(s): Increased heating costs | Reduced comfort

FIREPLACE \ Gas fireplace

Condition: • Decor switch do not function well for gas fireplaces. These should be replaced with standard switches or thermostats.

Location: First Floor Living Room

Task: Replace

Time: Discretionary

INSULATION AND VENTILATION

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Description

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

Attic/roof insulation amount/value: • Not determined

Attic/roof ventilation: • [Roof and soffit vents](#)

Wall insulation material: • Not determined

Foundation wall insulation material:

• [Plastic/foam board](#)

Visible in utility room.

Foundation wall insulation amount/value: • Not determined

Air/vapor barrier: • Not determined

Limitations

Attic inspection performed:

• From access hatch

Attic was not entered as per PRI instructions.

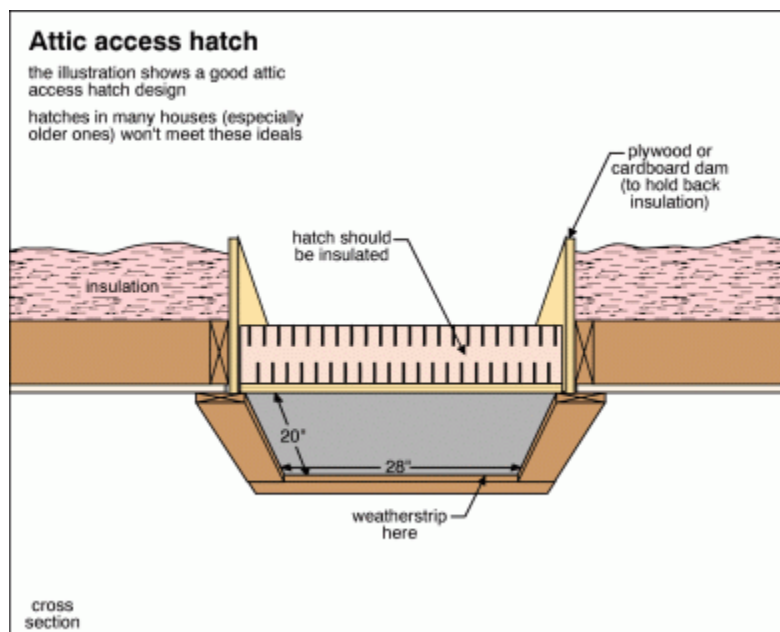
Air/vapor barrier system: • Continuity not verified

Recommendations

ATTIC/ROOF \ Hatch

Condition: • [Not weatherstripped](#)

Implication(s): Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs



[Click on image to enlarge.](#)

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Description

Water supply source: • Not determined

Service piping into building: • [Plastic](#)

Supply piping in building: • Polybutylene (PB)

Main water shut off valve at the: • Front of the basement

Water flow (pressure): • [Functional](#)

Water heater fuel/energy source: • [Gas](#)

Water heater type: • [Conventional](#)

Water heater manufacturer: • General Electric

Tank capacity: • [40 gallons](#)

Water heater approximate age:

• 7 years

0404J20794

Water heater failure probability: • [High](#)

Waste piping in building: • [Plastic](#)

Floor drain location: • None found

Limitations

Items excluded from a building inspection:

- Water quality
- Septic system
- Isolating/relief valves & main shut-off valve

Since these are not operated on a regular bases there is a possibility of leakage when operated.

- Concealed plumbing
- Tub/sink overflows
- Water treatment equipment
- Water heater relief valves are not tested

Since these are not operated on a regular bases there is a possibility of leakage when operated.

Recommendations

SUPPLY PLUMBING \ Water service pipe

Condition: • [Suspect polybutylene connections](#)

This house has Polybutylene Connections. These have been known to fail. Good practice is to inspect them on a regular basis to look for any leaking.

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

Location: Basement

Task: Monitor

Time: Ongoing

SUPPLY PLUMBING \ Supply piping in building

Condition: • [Suspect connections on polybutylene](#)

This house has Polybutylene Connections. These have been known to fail. Good practice is to inspect them on a regular basis to look for any leaks.

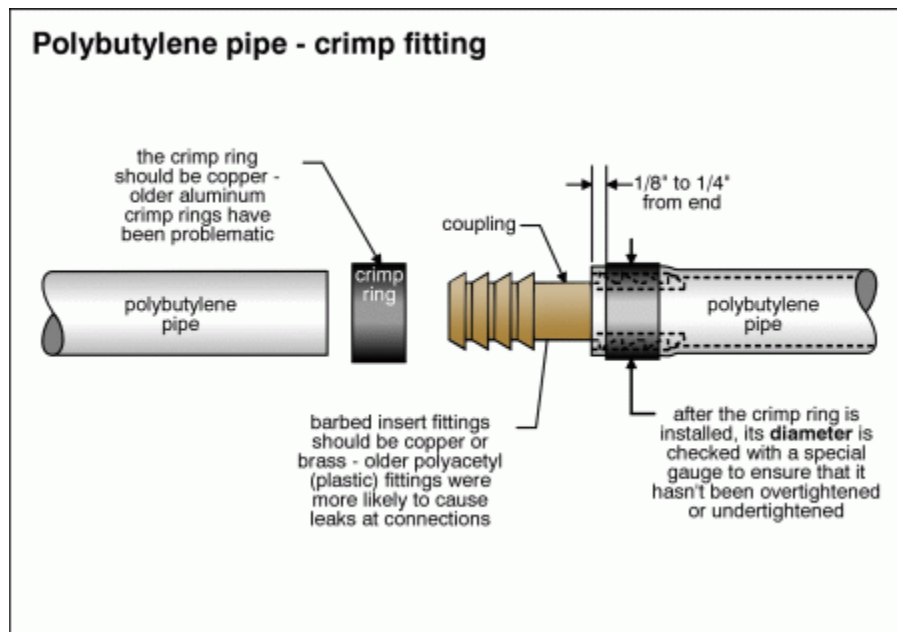
The presence of PolyB in the basement suggests that it is used through out the house.

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

Location: Various Basement

Task: Monitor

Time: Ongoing



[Click on image to enlarge.](#)

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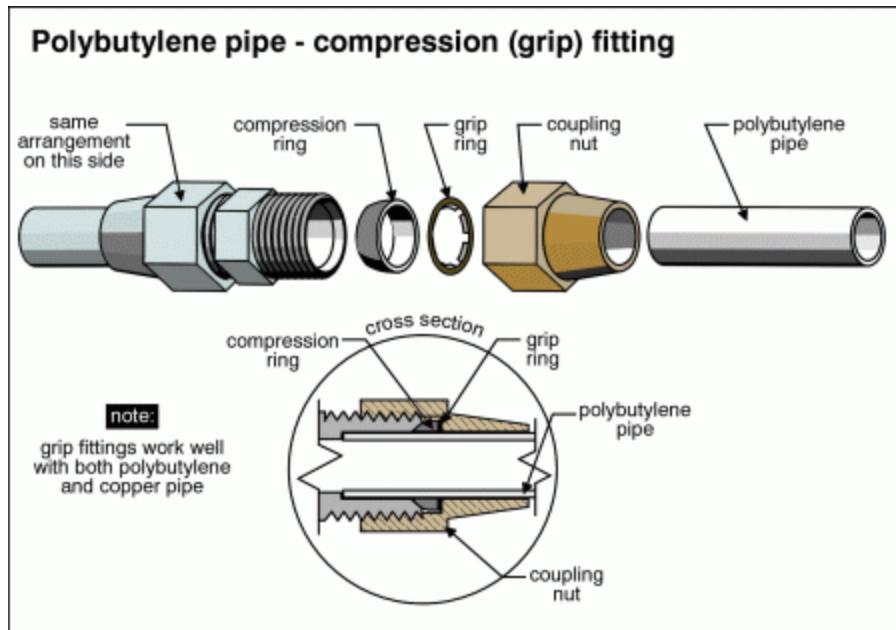
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[Click on image to enlarge.](#)



WATER HEATER \ Life expectancy

Condition: • [Near end of life expectancy](#)

The hot water tank is at the end of its service life. Monies should be budgeted for its replacement.

Implication(s): No domestic hot water

Location: Basement Utility Room

Task: Replace

Time: Immediate

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

Condition: • Drain stop ineffective

Implication(s): Nuisance | Reduced operability

Location: First Floor Hallway Bathroom

Task: Repair or replace

Time: Discretionary

FIXTURES AND FAUCETS \ Faucet

Condition: • [Drip, leak](#)

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

Location: Basement Kitchen

Task: Repair or replace

Time: Less than 2 years

FIXTURES AND FAUCETS \ Toilet

Condition: • The most common place for a Toilet to leak waste water is the Bee's Wax Seal. It is recommended that the seal be replaced every few years.

Implication(s): Water Damage to Floor Coverings, Sub floor and Ceiling below.

Location: Throughout

Task: Replace

Time: Discretionary



Seal

Condition: • The most common place for a Toilet to leak waste water is the Wax Seal. It is recommended that the seal be replaced every few years.

FIXTURES AND FAUCETS \ Bathtub enclosure

Condition: • Moisture meter detected water behind the wall of tub enclosure.

Implication(s): Water Damage

Location: First Floor Hallway Bathroom

Task: Further evaluation by Professional

Time: Discretionary

Condition: • [Caulking loose, missing or deteriorated](#)

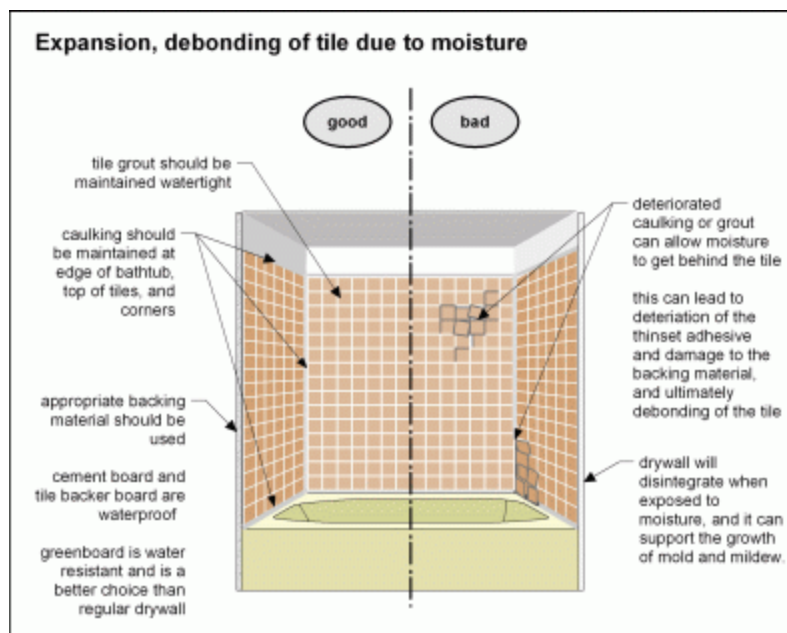
The Tub should be re caulked

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

Location: First Floor Master Bathroom

Task: Repair or replace

Time: Immediate



[Click on image to enlarge.](#)

Condition: • [Caulking loose, missing or deteriorated](#)

The Tub should be re caulked

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

Location: First Floor Hallway Bathroom

Task: Repair or replace

Time: Less than 1 year

Condition: • [Grout loose, missing or deteriorated](#)

Some Grout is missing

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

Location: First Floor Master Bathroom

Task: Repair or replace

Time: Less than 1 year

Condition: • [Grout loose, missing or deteriorated](#)

Some Grout is missing

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

Location: First Floor Hallway Bathroom

Task: Repair or replace

Time: Less than 1 year

FIXTURES AND FAUCETS \ Hose bibb

Condition: • Winterizing your home's hose bibs is an annual maintenance task that should be completed before the freezing temperatures roll in.

Implication(s): A frozen pipe can lead to a burst pipe, and a burst pipe means costly repairs and potential structural damage.

Location: Throughout Yard

Task: Provide

Time: Ongoing

Condition: • The hose bibs are not frost free. This is not an issue as long as they are winterized every fall.

Location: Yard

Task: Inspect annually

Time: Ongoing

Condition: • Winterizing your home's hose bibs is an annual maintenance task that should be completed before the freezing temperatures roll in.

Description

Major floor finishes: • [Carpet](#)

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

Windows: • [Fixed](#) • [Sliders](#) • [Casement](#) • Metal

Glazing: • [Double](#)

Exterior doors - type/material: • [Sliding glass](#) • [Solid wood](#)

Doors: • Inspected

Limitations

Inspection limited/prevented by: • Carpet • Storage/furnishings • Storage in closets/cupboards

Not included as part of a building inspection: • Carbon monoxide detectors, security systems, central vacuum • Central vacuum systems • Cosmetic issues • Appliances • Perimeter drainage tile around foundation, if any

Cosmetics: • No comment offered on cosmetic finishes

Appliances: • Appliances are not inspected as part of a home inspection

Garage door:

• Not tested

As per PRI Instructions.

Recommendations

FLOORS \ General

Condition: • [Trip hazard](#)

There is no transition strip between the concrete sub floor and the flooring of the basement living room. This can create a trip hazard.

Implication(s): Physical injury

Location: Basement Utility Room

Task: Provide

Time: Less than 1 year

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FLOORS \ Wood/laminate floors

Condition: • [Squeaks](#)

The floor squeaks in several areas of the house.

Implication(s): Noise nuisance

Location: Various First Floor

FLOORS \ Resilient flooring

Condition: • [Lifted seams](#)

The resilient flooring in both main floor bathrooms are lifting at the junction with the carpet.

Implication(s): Cosmetic defects | Trip or fall hazard

Location: First Floor Bathroom

Task: Repair or replace

Time: Less than 1 year

Condition: • [Lifted seams](#)

Next to bathtub

Implication(s): Cosmetic defects | Trip or fall hazard

Location: First Floor Hallway Bathroom

Task: Repair or replace

Time: Less than 1 year

CEILINGS \ General

Condition: • [Water damage](#)

The stains are too high to test with a moisture meter but I believe they may have been due to leaks in the previous roof.

Implication(s): Cosmetic defects | Chance of movement

Location: Garage

Task: Monitor

Time: Ongoing

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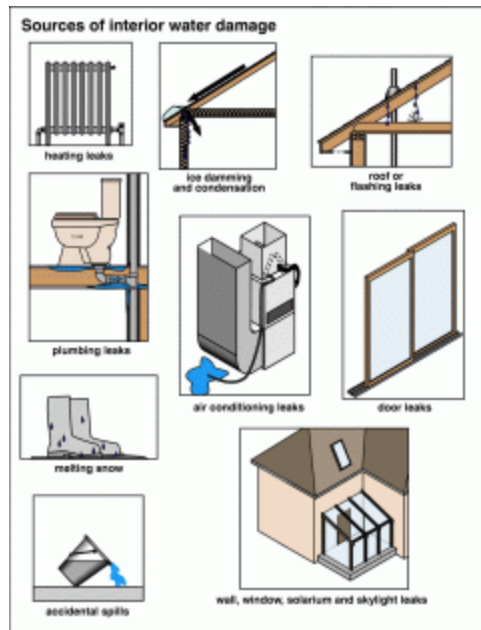
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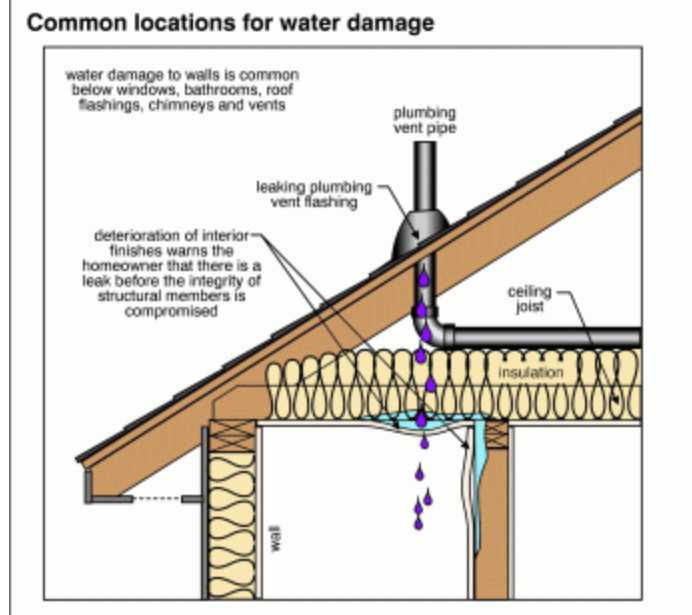
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[Click on image to enlarge.](#)



[Click on image to enlarge.](#)

WINDOWS \ Frames

Condition: • Mildew was noted at many of the windows. The most likely cause of this is rain entering through an open window. The mildew should be cleaned and the affected areas monitor for further moisture.

Implication(s): Water Damage to finishing. Mold

Location: Throughout

Task: Monitor Clean

Time: Ongoing

WINDOWS \ Means of egress

Condition: • Where Basement windows are more than 59 inches above the floor built in furniture is recommended to help with egress.

Several rooms in the basement.

Location: Basement

Task: Improve

Time: Discretionary



DOORS \ Interior trim

Condition: • [Loose](#)

The trim is loose on the inside of the mud room door into the house.

Implication(s): Cosmetic defects

Location: First Floor Hall

Task: Improve

Time: Discretionary

CARPENTRY \ Cabinets

Condition: • [Stained, worn, damaged](#)

The cabinets through out the house are in used but generally good condition.

Implication(s): Cosmetic defects

Location: First Floor Second Floor

CARPENTRY \ Countertops

Condition: • There is a wide seem in the counter top on the right side of the stove.

Implication(s): Waste can collect, Health Issues.

Location: First Floor Kitchen

Task: Improve

Time: Discretionary

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STAIRS \ Handrails

Condition: • [Loose](#)

Implication(s): Fall hazard

Location: First Floor Living Room

Task: Repair or replace

Time: Immediate

STAIRS \ Guardrails

Condition: • [Loose](#)

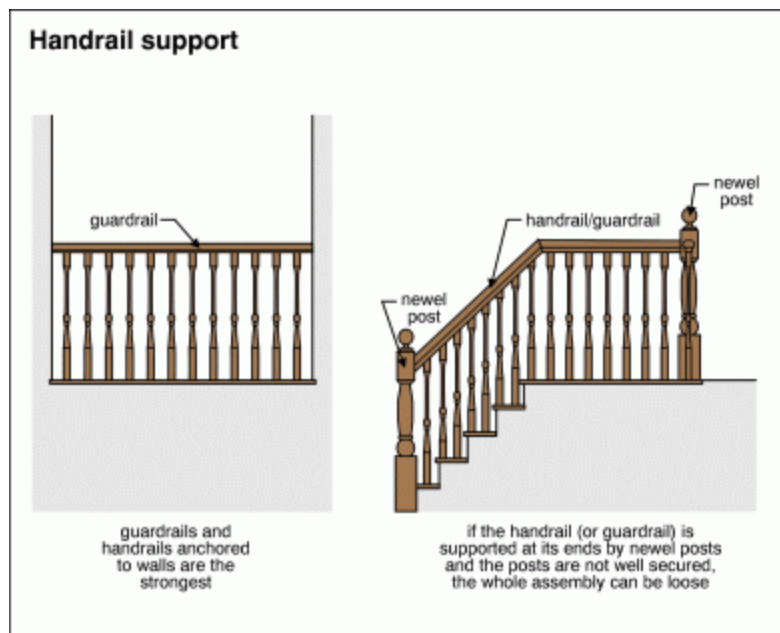
The guardrails around the stairs are loose.

Implication(s): Fall hazard

Location: First Floor Living Room

Task: Repair or replace

Time: Immediate



[Click on image to enlarge.](#)

EXHAUST FANS \ Kitchen exhaust system

Condition: • Missing

Implication(s): Hygiene issue

Location: Basement Kitchen

Task: Provide

Time: Immediate

END OF REPORT

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**The Canadian Association of
Home and Property Inspectors of
British Columbia**

**Standards of Practice & Code of Ethics
Detached Single Family Dwellings**

The Voice of the BC Home Inspection Industry

NOTE: Presentation of these Standards does not guarantee that the inspector is a member of CAHPI(BC) or working to the Standards. To confirm membership visit www.cahpi.bc.ca or call 1-800-610-5665.

1. INTRODUCTION

1.1 The Canadian Association of Home and Property Inspectors British Columbia (CAHPI(BC)) is a not-for-profit professional society established in 1991. Membership in CAHPI(BC) is voluntary and its members include private, fee-paid home inspectors. CAHPI(BC)'s objectives include promotion of excellence within the profession and continual improvement of its members' inspection services to the public.

2. PURPOSE AND SCOPE

2.1 The purpose of these Standards of Practice is to establish a minimum and uniform standard for private, fee-paid home inspectors who are members of the Canadian Association of Home and Property Inspectors British Columbia. Home Inspections performed to these Standards of Practice are intended to provide the client with information regarding the condition of the systems and components of the home as inspected at the time of the Home Inspection.

2.2 Inspectors shall:

A.inspect :

1.readily accessible systems and components of homes listed in these Standards of Practice.

2.installed systems and components of homes listed in these Standards of Practice.

B.report :

1.on those systems and components inspected which, in the professional opinion of the inspector, are significantly deficient or are near the end of their service lives.

2.a reason why, if not self-evident, the system or component is significantly deficient or near the end of its service life.

3.the inspector's recommendations to correct or monitor the reported deficiency.

4.on any systems and components designated for inspection in these Standards of Practice which were present at the time of the Home Inspection but were not inspected and a reason they were not inspected.

2.3 These Standards are not intended to limit inspectors from:

A.including other inspection services, systems or components in addition to those required by these Standards of Practice.

B.specifying repairs, provided the inspector is appropriately qualified and willing to do so.

C.excluding systems and components from the inspection if requested by the client.

3. STRUCTURAL SYSTEM

3.1 The inspector shall:

A.inspect:

1.the structural components including foundation and framing.

2.by probing a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is NOT required when probing would damage any finished surface or where no deterioration is visible.

B.describe:

1.the foundation and report the methods used to inspect the under-floor crawl space.

2.the floor structure.

3.the wall structure.

4.the ceiling structure.

5.the roof structure and report the methods used to inspect the attic.

3.2 The inspector is NOT required to:

A.provide any engineering service or architectural service.

B.offer an opinion as to the adequacy of any structural system or component.

4. EXTERIOR

4.1 The inspector shall:

A.inspect:

1.the exterior wall covering, flashing and trim.

2.all exterior doors.

3.attached decks, balconies, stoops, steps, porches, and their associated railings.

4.the eaves, soffits, and fascias where accessible from the ground level.

5.the vegetation, grading, surface drainage, and retaining walls on the property when any of these are likely to adversely affect the building.

6.walkways, patios, and driveways leading to dwelling entrances.

B.describe the exterior wall covering.

4.2 The inspector is NOT required to:

A.inspect:

1.screening, shutters, awnings, and similar seasonal accessories.

2.fences.

3.geological, geotechnical or hydrological conditions.

4.recreational facilities.

5.outbuildings.

6.seawalls, break-walls, and docks.

7.erosion control and earth stabilization measures.

5. ROOF SYSTEM

5.1 The inspector shall:

A.inspect:

- 1.the roof covering.
- 2.the roof drainage systems.
- 3.the flashings.
- 4.the skylights, chimneys, and roof penetrations.

B.describe the roof covering and report the methods used to inspect the roof.

5.2 The inspector is NOT required to:

A.inspect :

- 1.antennae.
- 2.interiors of flues or chimneys which are not readily accessible.
- 3.other installed accessories.

6. PLUMBING SYSTEM

6.1 The inspector shall:

A.inspect:

- 1.the interior water supply and distribution systems including all fixtures and faucets.
- 2.the drain, waste and vent systems including all fixtures.
- 3.the water heating equipment.
- 4.the vent systems, flues, and chimneys.
- 5.the fuel storage and fuel distribution systems.
- 6.the drainage sumps, sump pumps, and related piping.

B.describe :

- 1.the water supply, drain, waste, and vent piping materials.
- 2.the water heating equipment including the energy source.
- 3.the location of main water and main fuel shut-off valves.

6.2 The inspector is NOT required to:

A.inspect :

- 1.the clothes washing machine connections.
- 2.the interiors of flues or chimneys which are not readily accessible.
- 3.wells, well pumps, or water storage related equipment.
 - a.water conditioning systems.
 - b.solar water heating systems.
 - c.fire and lawn sprinkler systems.
 - d.private waste disposal systems.

B.determine:

- 1.whether water supply and waste disposal systems are public or private.
- 2.the quantity or quality of the water supply.
- 3.operate safety valves or shut-off valves.

7. ELECTRICAL SYSTEM

7.1 The inspector shall:

A.inspect :

- 1.the service drop.
- 2.the service entrance conductors, cables, and raceways.
- 3.the service equipment and main disconnects.
- 4.the service grounding.
- 5.the interior components of service panels and sub panels.

6.the conductors.

7.the overcurrent protection devices.

8.a representative number of installed lighting fixtures, switches, and receptacles.

9.the ground fault circuit interrupters.

B.describe:

- 1.the amperage and voltage rating of the service.
- 2.the location of main disconnect(s) and sub panels.
- 3.the wiring methods.

C.report:

- 1.on the presence of solid conductor aluminum branch circuit wiring.
- 2.on the absence of smoke detectors.

7.2 The inspector is NOT required to:

A.inspect:

- 1.the remote control devices unless the device is the only control device.
- 2.the alarm systems and components.
- 3.the low voltage wiring, systems and components.
- 4.the ancillary wiring, systems and components not a part of the primary electrical power distribution system.

B.measure amperage, voltage, or impedance

8. HEATING SYSTEM

8.1 The inspector shall:

A.inspect:

- 1.the installed heating equipment.
- 2.the vent systems, flues, and chimneys.

B.describe:

- 1.the energy source.
- 2.the heating method by its distinguishing characteristics.

8.2 The inspector is NOT required to:

A.inspect:

- 1.the interiors of flues or chimneys which are not readily accessible.
- 2.the heat exchanger.
- 3.the humidifier or dehumidifier.
- 4.the electronic air filter.
- 5.the solar space heating system.

B.determine heat supply adequacy or distribution balance.

9. AIR CONDITIONING SYSTEMS

9.1 The inspector shall:

A.inspect the installed central and through-wall cooling equipment.

B.describe:

- 1.the energy source
- 2.the cooling method by its distinguishing characteristics.

9.2 The inspector is NOT required to:

A.inspect electronic air filters.

B.determine cooling supply adequacy or distribution balance.

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10. INTERIOR

10.1 The inspector shall:

A.inspect:

- 1.the walls, ceilings, and floors.
- 2.the steps, stairways, and railings.
- 3.the countertops and a representative number of installed cabinets.
- 4.a representative number of doors and windows.
- 5.garage doors and garage door operators.

10.2 The inspector is NOT required to:

A.inspect:

- 1.the paint, wallpaper, and other finish treatments.
- 2.the carpeting.
- 3.the window treatments.
- 4.the central vacuum systems.
- 5.the household appliances.
- 6.recreational facilities.

11. INSULATION & VENTILATION

11.1 The inspector shall:

A.inspect:

- 1.the insulation and vapor retarders in unfinished spaces.
- 2.the ventilation of attics and foundation areas.
- 3.the mechanical ventilation systems.

B.describe:

- 1.the insulation and vapor retarders in unfinished spaces.
- 2.the absence of insulation in unfinished spaces at conditioned surfaces.

11.2 The inspector is NOT required to:

A.disturb insulation or vapor retarders.

B.determine indoor air quality.

12. FIREPLACES AND SOLID FUEL BURNING APPLIANCES

12.1 The inspector shall:

A.inspect:

- 1.the system components.
- 2.the vent systems, flues, and chimneys.

B.describe:

- 1.the fireplaces and solid fuel burning appliances.
- 2.the chimneys.

12.2 The Inspector is NOT required to:

A.inspect:

- 1.the interiors of flues or chimneys.
- 2.the firescreens and doors.
- 3.the seals and gaskets.
- 4.the automatic fuel feed devices.
- 5.the mantles and fireplace surrounds.
- 6.the combustion make-up air devices.
- 7.the heat distribution assists whether gravity controlled or fan assisted.

B.ignite or extinguish fires.

C.determine draft characteristics.

D.move fireplace inserts or stoves or firebox contents.

13. GENERAL LIMITATIONS AND EXCLUSIONS

13.1 General limitations:

A.Inspections performed in accordance with these Standards of Practice:

- 1.are not technically exhaustive.
- 2.will not identify concealed conditions or latent defects.
- B.these Standards are applicable to buildings with four or fewer dwelling units and their garages or carports.

13.2 General exclusions:

A.The inspector is not required to perform any action or make any determination unless specifically stated in these Standards of Practice, except as may be required by lawful authority.

B.Inspectors are NOT required to determine:

- 1.the condition of systems or components which are not readily accessible.
- 2.the remaining life of any system or component.
- 3.the strength, adequacy, effectiveness, or efficiency of any system or component.
- 4.the causes of any condition or deficiency.
- 5.the methods, materials, or costs of corrections.
- 6.future conditions including, but not limited to, failure of systems and components.
- 7.the suitability of the property for any specialized use.
- 8.compliance with regulatory requirements (codes, regulations, laws, ordinances, etc.).
- 9.the market value of the property or its marketability.
- 10.the advisability of the purchase of the property.
- 11.the presence of potentially hazardous plants or animals including, but not limited to wood destroying organisms or diseases harmful to humans.
- 12.the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water, and air.
- 13.the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances.
- 14.the operating costs of systems or components.
- 15.the acoustical properties of any system or component.

C.Inspectors are NOT required to offer:

- 1.or perform any act or service contrary to law.
- 2.or perform engineering services.
- 3.or perform work in any trade or any professional service other than home inspection.
- 4.warranties or guarantees of any kind.

D.Inspectors are NOT required to operate:

- 1.any system or component which is shut down or otherwise inoperable.
- 2.any system or component which does not respond to normal operating controls.
- 3.shut-off valves.

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123 Main Street, Coquitlam, BC May 30, 2011

Report No. 1010, v.0

www.aboveinspections.ca

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accordance with these Standards of Practice.

E. Inspectors are NOT required to enter:

1. any area which will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components.
2. the under-floor crawl spaces or attics which are not readily accessible.

F. Inspectors are NOT required to inspect:

1. underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active.
2. systems or components which are not installed.
3. decorative items.
4. systems or components located in areas that are not entered in

5. detached structures other than garages and carports.

6. common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

G. Inspectors are NOT required to:

1. perform any procedure or operation which will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components.
2. move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice, or debris.
3. dismantle any system or component, except as explicitly required by these Standards of Practice.

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Glossary of *Italicized* Terms

ALARM SYSTEMS

Warning devices, installed or free-standing, including but not limited to: carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps and smoke alarms.

ARCHITECTURAL SERVICE

Any practice involving the art and science of building design for construction of any structure or grouping of structures and the use of space within and surrounding the structures or the design for construction, including but not specifically limited to, schematic design, design development, preparation of construction contract documents, and administration of the construction contract.

AUTOMATIC SAFETY CONTROLS:

Devices designed and installed to protect systems and components from unsafe conditions.

COMPONENT:

A part of a system.

DECORATIVE

Ornamental; not required for the operation of the essential systems and components of a home.

DESCRIBE:

To report a system or component by its type or other observed significant characteristics to distinguish it from other systems or components.

DISMANTLE:

To take apart or remove any component, device or piece of equipment that would not be taken apart or removed by a homeowner in the course of normal and routine home owner maintenance.

ENGINEERING SERVICE:

Any professional service or creative work requiring engineering education, training, and experience and the application of special knowledge of the mathematical, physical and engineering sciences to such professional service or creative work as consultation, investigation, evaluation, planning, design and supervision of construction for the purpose of assuring compliance with the specifications and design, in conjunction with structures, buildings, machines, equipment, works or processes.

FURTHER EVALUATION:

Examination and analysis by a qualified professional, tradesman or service technician beyond that provided by the home inspection.

HOME INSPECTION:

The process by which an inspector visually examines the readily accessible systems and components of a home and which describes those systems and components in accordance with these Standards of Practice.

HOUSEHOLD APPLIANCES:

Kitchen, laundry, and similar appliances, whether installed or free-standing.

INSPECT:

To examine readily accessible systems and components of a building in accordance with these Standards of Practice, using normal operating controls and opening readily openable access panels.

INSPECTOR:

A person hired to examine any system or component of a building in accordance with these Standards of Practice.

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INSTALLED:

Attached such that removal requires tools.

NORMAL OPERATING CONTROLS:

Devices such as thermostats, switches or valves intended to be operated by the homeowner.

READILY ACCESSIBLE:

Available for visual inspection without requiring moving of personal property, dismantling, destructive measures, or any action which will likely involve risk to persons or property.

READILY OPENABLE ACCESS PANEL:

A panel provided for homeowner inspection and maintenance that is within normal reach, can be removed by one person, and is not sealed in place.

RECREATIONAL FACILITIES:

Spas, saunas, steam baths, swimming pools, exercise, entertainment, athletic, playground or other similar equipment and associated accessories.

REPORT:

To communicate in writing.

REPRESENTATIVE NUMBER:

One component per room for multiple similar interior components such as windows and electric outlets; one component on each side of the building for multiple similar exterior components.

ROOF DRAINAGE SYSTEMS:

Components used to carry water off a roof and away from a building.

SIGNIFICANTLY DEFICIENT:

Unsafe or not functioning.

SHUT DOWN:

A state in which a system or component cannot be operated by normal operating controls.

SOLID FUEL BURNING APPLIANCES:

A hearth and fire chamber or similar prepared place in which a fire may be built and which is built in conjunction with a chimney; or a listed assembly of a fire chamber, its chimney and related factory-made parts designed for unit assembly without requiring field construction.

STRUCTURAL COMPONENT:

A component which supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).

SYSTEM:

A combination of interacting or interdependent components, assembled to carry out one or more functions.

TECHNICALLY EXHAUSTIVE:

An investigation that involves dismantling, the extensive use of advanced techniques, measurements, instruments, testing, calculations, or other means.

UNDERFLOOR CRAWL SPACE:

The area within the confines of the foundation and between the ground and the underside of the floor.

UNSAFE:

A condition in a readily accessible, installed system or component which is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation or a change in accepted residential construction standards.

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WIRING METHODS:

Identification of electrical conductors or wires by their general type, such as "non-metallic sheathed cable" ("Romex"), "armored cable" ("bx") or "knob and tube", etc.

Code of Ethics of the Canadian Association of Home and Property Inspectors British Columbia ®

Effective January 1, 2001

Honesty, justice, and courtesy form a moral philosophy which, associated with mutual interest among people, constitutes the foundation of ethics. The members should recognize such a standard, not in passive observance, but as a set of dynamic principles guiding their conduct. It is their duty to practice the profession according to this code of ethics.

As the keystone of professional conduct is integrity, the Members will discharge their duties with fidelity to the public, their clients, and with fairness and impartiality to all. They should uphold the honor and dignity of their profession and avoid association with any enterprise of questionable character, or apparent conflict of interest.

1. The member will express an opinion only when it is based on practical experience and honest conviction.
2. The member will always act in good faith toward each client.
3. The member will not disclose any information concerning the results of the inspection without the approval of the clients or their representatives.
4. The member will not accept compensation, financial or otherwise, from more than one interested party for the same service without the consent of all interested parties.
5. The member will not accept nor offer commissions or allowances, directly or indirectly, from other parties dealing with their client in connection with work for which the member is responsible.
6. The member will promptly disclose to his or her client any interest in a business which may affect the client. The member will not allow an interest in any business to affect the quality of the results of their inspection work which they may be called upon to perform. The inspection work may not be used as a vehicle by the inspector to deliberately obtain work in another field.
7. An inspector shall make every effort to uphold, maintain, and improve the professional integrity, reputation, and practice of the home inspection profession. He or she will report all such relevant information, including violations of this Code by other members, to the Association for possible remedial action.

NOTE: Presentation of these Standards does not guarantee that the inspector is a member of CAHPI(BC) or working to the Standards. To confirm membership visit www.cahpi.bc.ca or call 1-800-610-5665.

REFERENCE LIBRARY

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The links below connect you to a series of documents that will help you understand your home and how it works. The body of the report contains specific information about your home. Many report items have related links that provide you more information about that particular component or issue.

This Library is a broad reference tool. For example, if you want to know the difference between asphalt shingles and wood shingles, you can look in here. If you have a conventional furnace and are trying to decide whether to upgrade to a mid-efficiency or high-efficiency furnace, this information may be helpful. If your home does not have air conditioning, but you are thinking about adding it, there is helpful information for you in here.

The Library is broken into nine house systems: Roofing, Exterior, Structure, Electrical, Heating, Cooling, Insulation, Plumbing and Interior. Click on any link to read about that system.

- [1. Roofing and Chimney](#)
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