

SAM YU Building Inspection Services
Inspection Report
(604) 351-2313

Prepared for: **Client's Name**

Inspector: **Sam Yu**
Accredited Home Inspector
BC License #47505

Inspection Date:

Address :

We pleased to submit the enclosed inspection report. Thank you for selecting our company, we appreciate the opportunity to be of service. The following report will tell you a great deal about the overall condition of this property. We are highly trained to perform a thorough visual inspection of all accessible areas to determine if construction, materials and workmanship were standard for the industry when this structure was built.

Realizing that all properties experience some degree of wear, ***cosmetic considerations are not within the scope of this report.*** Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership.

Furthermore, owning any building involves some risk and while we can give an excellent overview of the property, ***we cannot inspect what we cannot see.*** Moving furniture, any dismantling, or lighting gas pilots are not within the scope of this inspection. This report is not an exhaustive technical evaluation, such an evaluation would cost many times more.

Please refer to the following definitions when reading your report:

Serviceable: The materials and workmanship are acceptable and in generally satisfactory condition. We will occasionally point out a minor item and still note Serviceable, such as a light fixture with no globe.

N = None: The item does not apply to this property.

In some cases we will simply provide a description of the particular component or system. Any defect or maintenance/safety item will be noted where applicable. Location of rooms and items within rooms, are described as rear, front, middle, left or right. The orientation is based on viewing the property from the side at which the front entrance is located.

We abide by the Home Inspectors Association (HIABC) scope of inspection and code of ethics, therefore, ***we cannot make repairs nor refer contractors.***

Realizing you had a number of choices to perform this service, we appreciate you selecting our company for your home inspection needs. If you have any questions regarding this report or any questions related to the general condition of the property, please do not hesitate to call us.



**This home is a single family, 2 storey dwelling.
This property is located on a flat lot and was constructed in 1961.
Weather at time of inspection was cool and cloudy/clear.**

100 EXTERIOR

Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. Hairline cracks in stucco, concrete, asphalt, plaster and drywall are common and not a significant defect unless otherwise stated.

101 Driveway: Concrete. Settling. Common cracking noted. Lane access.



102 Walks: Concrete. Settling and cracking at front. Trip hazards, Repair as required.



104 Siding: Wood. Cracking and chipping paint noted.
Stucco. Common cracking noted. Seal any openings to prevent moisture damage to exterior/interiors walls.

105 Trim/Facia/Soffit: Serviceable.

106 Windows/Frames: Double glazed. Frames: Metal. Vinyl.
Unless noted elsewhere in this report, the thermal pane windows in this property appear to be intact. However, conditions such as temperature, humidity and lighting limit the ability to review these windows visually. For more complete information on the thermal panes in this property, the vendor should be consulted.

107 Elec. Fixtures: No outlet noted.
Disconnected electric wires terminated at front walkway. No power at time of inspection. Appear has been abandoned.

Suggest to be verified by electrician.



108 Gutters/Down spouts:

Metal. Debris noted. It is recommended that gutters and down spouts be cleaned and flushed with water to prevent moisture damage due to water backup.

109 Hosebibs:

No water at front hosebib, possible winterized. Generally it is recommended that outside valves and water pipes are shut off and drained during the time of the winter that freezing weather could occur. This could prevent freezing and cracking the exterior piping.



110 Ext. Doors:

Serviceable.

111 Lot Grade/Drainage/
Landscaping:

Home is built on a flat lot. Grade at foundation appears to be adequate. Appear has been upgraded. It is beyond the scope of our inspection to verify underground drainage systems. Client may wish to obtain further review from a qualified contractor and have perimeter drains checked and cleaned.

Recommend trimming back vegetation in contact with structure to prevent possible deterioration.



Wood fence leaning/damaged at rear yard.



112 Sump Pit:

Although not observed it is common of this age of home to have an interior sump located at basement. Suggest contacting vendor for further information.

113 Gas Meter:

Serviceable. Main shut off valve present.

114 Exposed Foundation:

Concrete perimeter, construction. Common cracking noted. Limited review due to interior finishing and exterior coverings.

115 Retaining Walls:

Loose/leaning concrete block, located at front near ditch. Repair as required.



116 Comments:

This home is of the age that there may have been an underground oil tank installed on the property. No evidence or sign of oil tank was found at time of inspection. If an oil tank exists under ground on this property we are unable to determine if properly decommissioned. Suggest municipal/governmental departments or a qualified abatement company be consulted. As noted in our inspection agreement environmental issues are beyond the scope of this general home inspection.

125

ROOF

Our evaluation of the roof is a "**visual**" inspection to determine if portions are missing and/or deteriorating and, therefore, subject to possible leaking. Portions of underlayment and decking are hidden from view and cannot be evaluated by our visual inspection; therefore, our review is not a certification, warranty or guarantee as to the water tight integrity of the roof. Inspectors cannot determine water tight integrity of roofs by a visual inspection. If such an inspection is desired, client should contact a licensed roofer.

- 126 Type/Material/Access: Sloped construction, Composite shingle covering.
- 127 Access: Observed from roof.
- 128 Flashing: Suggest re-sealing all through roof vents and projections as part of routine maintenance.
- 129 Roof Comments: Roof shows normal wear for its age and type; appears to be in serviceable condition.
Some moss on shingles noted. Suggest preventative maintenance be performed for moss coverage.
Discolouration due to stains from gas vent. Corrosion noted on gas vent.



- 130 Skylights: N
- 131 Chimneys: Masonry. Common cracking noted. Moss cover on top of chimney crown.



Our chimney review is limited to the visible and/or accessible components only. Examination of concealed or inaccessible portions is beyond the scope of this inspection, such as the presence of a flue lining, or for deterioration, damage, or cracks if lining is present; loose, or missing mortar, adequacy of installation, draft, or smoke tests. This was a "limited inspection." If further review is desired, client is advised to consult with a qualified contractor.

132 Comments:

N

135

ATTIC

136 Hatch/Access:

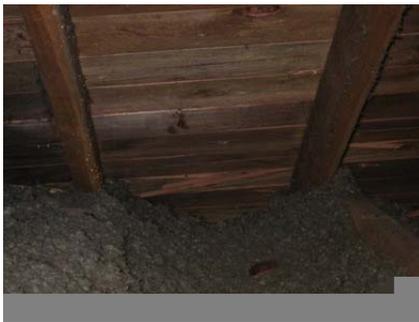
Located at hallway. Limited access due to low clearance and insulation present. Attic area viewed from access opening. Attic hatches and doors are common sources of heat loss. Recommend ensuring attic accesses are well insulated and have secure weather stripping installed.

137 Framing:

Serviceable. Rafters. Mainly 2x6 dimensional framing. Ceiling joists appear to be 2x4 dimensional lumber.

138 Sheathing:

Serviceable. Solid. Minor damaged.



139 Evidence of Leaking:

No.

140 Insulation:

Fibreglass, loose fill. Where visible, the approximate thickness of insulation is 2 to 3 inches.

141 Vapour Barrier:

None present.

142 Ventilation:

Serviceable. Roof and soffit vents noted.

143 Electrical:

Present.

144 Ducts:
145 Comments:

Present.
N



150

LAUNDRY AREA

151 Laundry Tub:

Faucet dripping leak. Repair or replace as required.



152 Washer H/Up:

Yes. We do not disconnect the supply hoses to the washer, nor do we operate the valves. These can leak at any time and should be considered a part of normal maintenance.

153 Dryer H/Up:

Electric/240 volts. Appears to be vented to exterior. Clean filter regularly for fire safety.

154 Comments:

Limited review due to personal effects and/or restricted access. Washer and dryer not tested/inspected. According to the Home Inspectors Association BC scope of inspection, referenced in our inspection contract, appliances are not included in this inspection service.



200

PATIO/DECK – Rear

201 Cover:

N

202 Electrical:

Outlet Inoperable at time of inspection. Repair or replace as required.



203 Deck/Slab:

Wood with waterproof membrane. Standing water around hot tub. Over time, this water may leak under the deck covering and cause water damage to the decking and framing members below. We recommend improving the drainage to prevent water from ponding on the deck.

Water stains at deck underside, located below hot tub. No water noted but evidence of previous leaks.



Deterioration noted at base of wood support post. Repair as required.



204 Stairs: Serviceable.
 205 Railing: Metal. Loosing screws attached to wall. Suggest to be tightened.



206 Comments: Limited access to underside for inspection.

300 CARPORT – Attached (Below deck)

301 Exterior: See exterior comments #100.
 302 Roof: Deck above.
 303 Slab: Concrete. Common cracking noted.
 304 Garage Door: N
 305 Garage Door Hdwr: N
 306 Door Opener: N
 307 Windows: N
 308 Fire Door: N
 309 Fire Wall: N
 310 Service Door: N
 311 Walls: N
 312 Ceiling: Refer to Deck #203.
 313 Electrical: Exposed wires noted.
 314 Comments: N



400

MAJOR SYSTEMS

Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. Identifying or testing for the presence of asbestos or other potentially hazardous materials is not within the scope of this report. Judging the sufficiency of water flow in plumbing or the air flow and heating efficiency of forced air heating systems, if applicable for this report, is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems to be less than normal. If concerned, we suggest you evaluate these systems prior to subject removal.

DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. A QUALIFIED CONTRACTOR WILL CONDUCT SUCH AN INSPECTION UPON REQUEST.

401a Heating:

Gas fired forced air furnace (Conventional Efficiency).

Operate when tested. Old model. Due to the presence of rust, scale, and some debris in this appliance, a service review is advised to ensure proper operation. Gas shut off provided. It is recommended that heating systems be serviced by a qualified heating contractor on an annual basis to ensure safe and proper operation.

402 Combustion Venting:

Intact, where visible.

403 Thermostats:

Serviceable. Located at upper level.

404 Ducting/Piping:

Intact, where visible.



405 Plumbing:

Water supply provided by public system. Main water shut off is located at lower level front wall. Water pressure regulator noted.



Piping, where visible, is copper and plastic. Unable to determine what type of piping is inside walls. Shut off valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of leaking. We suggest all shut-off valves or angle stops be turned regularly to ensure free movement in case of an emergency.

406 Drain/Waste Vent:

Waste disposal system is sewer. Waste lines, where visible, are plastic, copper/brass and cast iron.

406a Ejector Pump:

N

407 Water Heater:

Approximate capacity is 40 gallons. Unit is gas fired. Appears to have been manufactured in 2003. Cold water shut off noted. Gas shut off located near water heater. Pressure & temperature relief valve installed as a safety feature. A discharge pipe on pressure & temperature relief valve was not properly installed. Recommend a review by a qualified contractor. Recommend draining one bucket of water annually from tank to remove tank residue, thereby extending life of tank. If the water tank is gas powered, recommend strapping to prevent tipping or moving excessively during an earthquake. This is for fire prevention since gas lines around hot water tanks are known to crack or break during a significant earthquake.

407a Combustion Venting:

Intact, where visible.



408 Electrical:

The electrical service is approximately 100 amps (70 amp main breaker installed), 120/240 volts. Service entrance is overhead. Main panel located at lower level front room. Limited review due to panel cover was not able to be removed, only partially open for review. Main service conductor is copper. Overload protection is provided by breakers. Main disconnect noted. Extra breaker spaces not provided for possible expansion. Low amperage branch circuit conductor is copper, preferred for safety. No solid aluminium branch wiring was viewed in the house. Wiring in home is three conductor encased cable (Loomex). Grounding system is present.



Ground Fault Circuit Interrupters (GFCI) are an electrical

safety feature that may or may not have been required in various areas of the home when built. We suggest client consider upgrading with GFI's at all receptacles near water sources, such as the kitchen, bathrooms, garage, and exterior outlets to enhance electrical safety.

Reversed Polarity, hot and ground reversed, open neutral and other terms used for electric outlets are usually easily corrected by minor wiring adjustments. The inspector only tests a random sample of outlets. Proper wiring is important for electrical safety in the home. The preceding conditions should be reviewed by a qualified electrician and repaired or replaced as required.

409 Systems Not Tested:

As noted in our inspection contract the testing and inspection of the following auxiliary systems if present in this home is beyond the scope of this general home inspection. Intercoms. Sound or Home Theatre Systems. Security Systems. In-ground Lawn Sprinklers. Pools/hot tubs and associated equipment. Built-in Vacuums. Fire Sprinkler Systems. Heat Recovery Ventilation Units (HRV). If any of these systems are present in this home we suggest verifying their operation with the seller and/or having independently reviewed by a qualified specialist or contractor.

410 Comments:

N

500

KITCHENS

The kitchen inspection is a combination of visual and functional. **Built in** appliances are operated, if power is supplied. Calibrations to cooking systems are not evaluated nor life expectancies given to dishwashers. **Note: Dishwashers can fail at any time due to their complexity.** Our review is to determine if the system is free of leaks and excessive corrosion.

600

KITCHEN – Upper Level

- 601 Floor: Serviceable. Vinyl.
- 602 Walls/Ceilings: Serviceable.
- 604 Doors: Serviceable.
- 605 Window/Skylights: Serviceable.
- 606 Electrical: Reversed polarity to outlets at dining areas noted. See #408.



- 607 Heating: Forced air ducts.
- 608 Cabinets: Serviceable.
- 609 Counter Tops: Serviceable.
- 610 Sinks: Serviceable. Single bowl, stainless steel.
- 611 Faucets: Serviceable.
- 612 Drain/Supply Pipes: Serviceable.
- 613 Disposal: Garbage disposal vibrates and shudders indicating unit may contain foreign matter, have loose, frozen, bent, broken or missing blades. Unit may require tightening or replacing to correct these problems.



- 614 Dishwasher: Operate when tested. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. Our inspection is limited to operating the unit on the "normal wash" or "rinse" cycle only.
- 615 Stove/Cook Top: Gas. Operated at time of inspection. According to the Home Inspectors Association BC scope of inspection, referenced in our inspection contract, appliances are not included in this inspection service.
- 616 Oven: Electric. Old model. Scorch marks. Not operated at time of inspection. See #615
- 617 Hood/Fan: Serviceable. Appears to be vented to exterior. Clean filter regularly for fire safety.
- 618 Comments: N

BATHROOMS

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently.

700 BATHROOM – Lower Level

- 701 Floor: Carpet covering.
- 702 Walls/Ceilings: Serviceable. Opening/hatch at ceiling noted.
- 704 Doors: Serviceable.
- 705 Electrical: No electrical outlet noted in this bathroom. If electrical appliances are to be used in this bathroom we recommend the installation

- 706 Windows/Skylights: Serviceable.
- 707 Exhaust Fan: Suggest the installation of an exhaust fan vented to exterior to dissipate excess moisture.
- 708 Heating: N
- 709 Tub/Surround: N
- 710 Tub Encl.: N
- 711 Tub Faucet: N
- 712 Shower/Surround: N
- 713 Shower Door: N
- 714 Shower Head: N
- 715 Sink: Serviceable.
- 716 Sink Faucet: Serviceable.
- 717 Drain/Supply Pipes: Serviceable.
- 718 Toilet: The toilet bowl is loose at floor anchor bolts. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. Properly resealing and re-securing this unit is suggested to prevent water leakage and damage.



- 719 Counter/Cabinets: N
- 720 Comments: N



750 BATHROOM – Upper Level Hall

- 751 Floor: Serviceable. Vinyl.

752 Walls/Ceilings:

Moisture stains at ceiling above bath tub due to inadequate ventilation. See comment #757.



754 Doors:

Serviceable.

755 Electrical:

Razor outlet noted. This outlet is only intended for low voltage appliances, specifically razors. Overheating may occur with use of other appliances. Recommend upgrading to Ground Fault Interrupter outlet for enhanced safety.



756 Windows/Skylights:

Serviceable.

757 Exhaust Fan:

Suggest the installation of an exhaust fan vented to exterior to dissipate excess moisture.

758 Heating:

Forced air ducts.

759 Tub/Surround:

Enamelled metal. Cracked and/or loose grout or tiles noted. This condition may have allowed moisture behind the coverings. Repair or replace as required. Moisture detected with moisture meter.



760 Tub Encl.:

Curtain.

761 Tub Faucet:

Serviceable.

- 762 Shower/Surround: N
- 763 Shower Door: N
- 764 Shower Head: Serviceable.
- 765 Sink: Chipped finishing noted.
- 766 Sink Faucet: Serviceable.
- 767 Drain/Supply Pipes: Serviceable.
- 768 Toilet: Serviceable.
- 769 Counter/Cabinets: Serviceable.
- 770 Comments: N

INTERIOR ROOMS

Our interior review is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items, if concerned. If a house is occupied at time of inspection, our review will be limited due to personal or household effects.

900 INTERIOR ROOMS – Upper Level

- 901 Floors: Carpet. Sloped/uneven areas noted.
- 902 Walls/Ceilings: Cracks 1/8" noted at several areas due to settling.
Water stains at ceiling located at family room, no water noted but evidence of previous leaks.



- 904 Doors: Serviceable.
- 905 Windows/Skylights: Serviceable.
- 906 Electrical: Reversed polarity to outlets noted. See #408.
Ungrounded two or three prong outlets noted. It is recommended

- 907 Heating: Forced air ducts.
 908 Closets: Serviceable.
 909 Stairs/Railings: Serviceable.
 910 Fireplaces: Gas burning. The pilot light was not lit at time of inspection. Pilot lights are not lit by the inspector in case of an appliance/system malfunction. Therefore this inspection is limited in nature. A lot of debris/tree leaves found above damper in the chimney. Recommend regular cleaning and servicing by a qualified contractor.



- 912 Smoke Detectors: Smoke detector noted. The inspector will attempt to test accessible detectors if conditions permit. Upon taking occupancy, we recommend testing all detectors. Periodic testing is suggested to ensure proper working order. If gas fired appliances are present in this home, we recommend a carbon monoxide detector be installed for enhanced safety.
- 913 Comments: Limited review due to personal or household effects.

940 INTERIOR ROOMS – Lower Level

Water seepage and moisture penetration are common problems in basements usually resulting from inadequate water management above ground. Most causes can be corrected by improving drainage and grading. Our review of the basement area cannot always detect the past or future possibility of water in this area. If you are concerned about this possibility, we suggest you inquire with the owner. **Note:** If the presence of a sump pump is noted, this can suggest water has or may enter the basement/crawl space area. Suggest contacting vendor for further information.

- 941 Floors: Concrete. Carpet. Sloped/uneven areas noted.
 942 Walls/Ceilings: Wall structure appears to be 2x6/2x4 wood stud and the ceiling construction appears to 2x10 wood joist based on the view at left room.
 Efflorescence noted which indicates the past presence of water/moisture at some point in time. Water stains along base of wall, evidence of previous leaks. Suggest contacting vendor for further information.



Paper backed insulation noted in this home. This may be a fire hazard if exposed to sparks or flame. If concerned, recommend that it be covered or removed from any accessible areas.

- 944 Doors:
- 945 Window/Skylights:
- 946 Electrical:

Serviceable.
 Serviceable.
 Ungrounded two or three prong outlets noted. It is recommended that these type of outlets be grounded, replaced with two prong outlets, or protected on a GFI circuit as applicable. Suggest providing face plates on outlets and/or light switches to ensure personal safety.



- 947 Heating:
- 948 Closets:
- 949 Stairs/Railings:
- 950 Fireplaces:

Forced air ducts. No supply air outlet at left room noted.
 Serviceable.
 Serviceable.
 Gas burning. The pilot light was not lit at time of inspection. Pilot lights are not lit by the inspector in case of an appliance/system malfunction. Therefore this inspection is limited in nature. A lot of debris/tree leaves found above damper in the chimney. Recommend regular cleaning and servicing by a qualified

contractor.



952 Smoke Detectors:

Suggest installing additional smoke detectors in appropriate areas as a safety measure. See #912.

953 Comments:

Limited review due to personal or household effects.

--End of report--