



INSPECT360 HOME INSPECTIONS

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I360 ALPHA

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Buyer Name

11/25/2025 9:00AM



Inspector

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Agent

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Your choice to select INSPECT360 Home Inspections for your property inspection is highly valued. Our inspection process and the resulting report are in strict compliance with the HIABC Scope of Inspection, detailing the criteria of a standard Home Inspection. For a comprehensive understanding of what is covered in your home inspection and report, we recommend reviewing the [HIABC Scope of Inspection](#).

The report is exclusively for our client's use. It is not intended for third-party use, and we will not be liable to any third parties for the report's content, except for the named client.

Please note that the inspection is not technically exhaustive. It offers a basic overview of the property's condition at the inspection time, noting the conditions on a specific date and time. Future conditions cannot be predicted by home inspectors; therefore, we cannot assume responsibility for events occurring post-inspection. Should conditions change, we are available to re-evaluate the property and update our report. Our inspection does not include invasive testing or assessments for Mold or Asbestos.

For STRATA/CONDOMINIUMS, we strongly advise you (or your Realtor) to acquire and examine the building's depreciation report, which might reveal issues not covered by a standard home inspection.

If your unit is on leased land and/or part of a Strata, consult with your realtor and Strata management regarding your rights and obligations.

The report is copyrighted and may not be utilized in whole or in part without our explicit written consent. Once again, thank you for selecting us for your home inspection.

SUMMARY



MINOR DEFECT /
RECOMMENDATIONS



DEFICIENCIES



MAJOR ITEMS

Summary Text (enter here)

-  3.1.1 Major Concerns - Major issues: Renovations
-  3.1.2 Major Concerns - Major issues: Asbestos
-  4.3.1 Exterior - Walkway: Uneven
-  4.3.2 Exterior - Walkway: Sloping towards building
-  4.6.1 Exterior - Downspouts / Discharge: Corrugated, Big O drain
-  4.7.1 Exterior - Wall-Covering & Trim: Service / Monitor Exterior Yearly.
-  4.10.1 Exterior - Windows: Older Metal Frame Windows
-  4.12.1 Exterior - Porch, Patio, Deck & Balcony: Cracks/Settlement.
-  4.12.2 Exterior - Porch, Patio, Deck & Balcony: Deck - Wood Rot / Cracked boards.
-  4.12.3 Exterior - Porch, Patio, Deck & Balcony: Deck Covering Worn Out
-  4.12.4 Exterior - Porch, Patio, Deck & Balcony: Deteriorated Condition at Deck
-  4.13.1 Exterior - Stairs, Steps & Railings: Loose Handrail
-  4.13.2 Exterior - Stairs, Steps & Railings: Guard Opening Was Too Large (4")
-  5.1.1 Roof - Roof Covering: Moss on Roof
-  5.4.1 Roof - Roof Drainage: Maintain clean drainage
-  6.2.1 Garage / Carport - Ceiling: Moisture damage
-  6.3.1 Garage / Carport - Floor: Minor Cracking
-  7.2.1 Foundation / Structure / Attic - Foundation/Structure : Structure Extended
-  7.5.1 Foundation / Structure / Attic - Floor Structure: Concrete Slab Shifting/Cracking
-  8.1.1 Insulation & Ventilation - Insulation / Ventilation in Attic: Additional Insulation Recommended
-  8.1.2 Insulation & Ventilation - Insulation / Ventilation in Attic: Disturbed / Improper Installation
-  9.2.1 Electrical - Main Panel: Double Tap

- ⚠ 9.4.1 Electrical - Smoke Alarm: Smoke Alarm
- ⚠ 10.2.1 Heating - Furnace / Boiler: Old Furnace
- 🔧 11.1.1 Plumbing - General: Service Sealants yearly as they deteriorate with time.
- ⚠ 11.2.1 Plumbing - Main Water Service: Poly - B (Polybutylene) Piping
- ⊖ 11.4.1 Plumbing - Water Heater: No Expansion Tank
- ⊖ 11.4.2 Plumbing - Water Heater: Missing Seismic Strap
- ⊖ 11.5.1 Plumbing - Laundry unit: Dryer Vent material
- ⊖ 12.2.1 Interior - Windows: Missing Screen
- ⚠ 12.2.2 Interior - Windows: Old Metal Framed Windows
- ⊖ 12.3.1 Interior - Floors: Uneven Floor
- ⊖ 12.6.1 Interior - Stairs / Steps / Railings: Loose Handrail
- ⊖ 12.8.1 Interior - Skylight: Skylight
- 🔧 12.9.1 Interior - Pest Control: Pest Control
- ⊖ 12.9.2 Interior - Pest Control: Traps observed.
- ⊖ 12.9.3 Interior - Pest Control: Rat tunnels
- ⊖ 14.1.1 Bathrooms - Tubs & Showers: Apply sealant and caulking
- ⊖ 14.2.1 Bathrooms - Bathroom Toilets: Loose Toilet
- ⊖ 14.3.1 Bathrooms - Sinks / Faucets / Countertop: Slow drain
- ⊖ 14.3.2 Bathrooms - Sinks / Faucets / Countertop: Apply Sealant and caulking.
- ⊖ 14.3.3 Bathrooms - Sinks / Faucets / Countertop: Rusted Sink.
- ⊖ 15.2.1 Kitchen - Faucets / Sinks / Countertop: GFCI required
- ⊖ 15.2.2 Kitchen - Faucets / Sinks / Countertop: Apply Sealant and caulking.

1: INSPECTION DETAIL

Information

General Inspection Info: Weather Conditions
Sunny, Cold, Cloudy

General Inspection Info: Direction
Front Door is Facing
North East

General Inspection Info: Occupancy
Occupied



General Inspection Info: Inspection Start Time
1100

General Inspection Info: Type of Building
Detached

General Inspection Info: Year of Construction
1987 As Per BCAssessment.ca

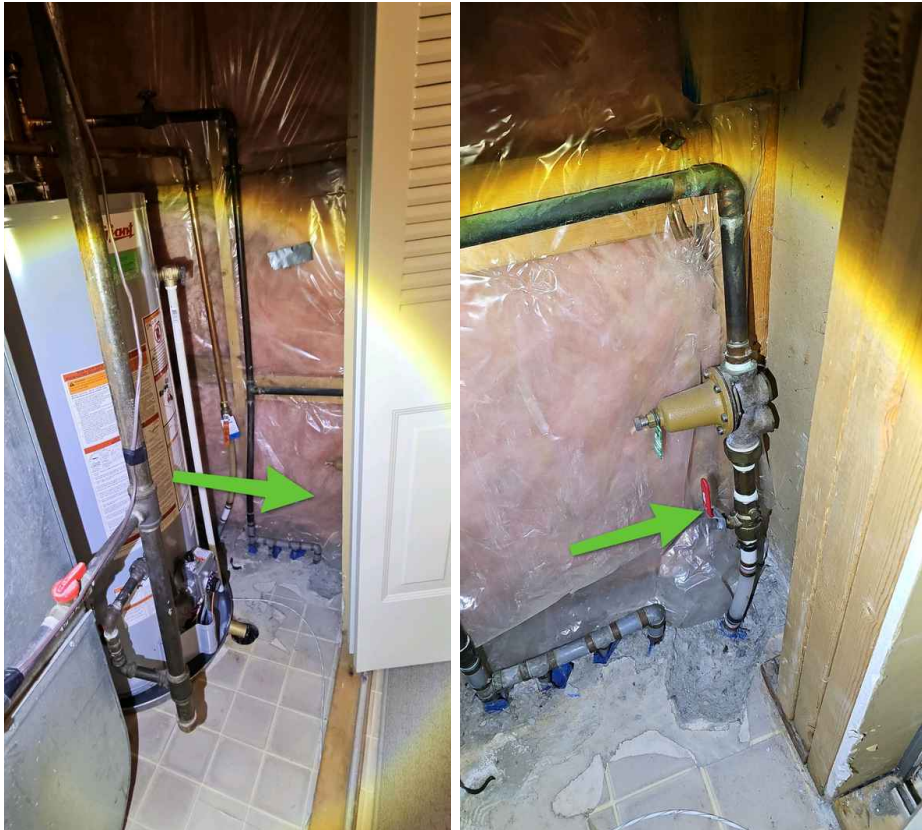
2: IMPORTANT LOCATIONS

Information

Main Water Shutoff: Location

Utility Room

In the event of flooding, a water emergency, or for repairs, shut off the water for the entire house at this location. Operate and verify proper functioning after possession. Consult a plumber in case of issues.



Main Electrical Shutoff: Location
Garage

In case of an Electrical Emergency trip the MAIN BREAKER to shut off power for the entire house.



Gas Shutoff: Location

Exterior Wall.

Exterior Wall, Right side of Building

In case of a Gas Leak:

- Leave the building or area immediately. As you exit, leave open any windows and doors.
- Leave lights and appliances alone as they may be a source of ignition.
- Call 911 from a safe location.
- Shut off the gas at the meter if able to. (Turn the valve 90 Degrees)



Furnace Switch: Furnace Filter

16x25x1

Replace Furnace Filter Every 3 months.

Service furnace yearly for best performance and maximum life.

Get professional duct cleaning done before moving in, or after any renovations, and then yearly or as required.



3: MAJOR CONCERNS

Recommendations

3.1.1 Major issues

 Minor Defect / Recommendations

RENOVATIONS

It is anticipated that additional deficiencies and costs may arise during renovations that were not apparent during a visual inspection.

Recommendation

Contact a qualified professional.

3.1.2 Major issues

 Major Items

ASBESTOS

Homes built prior to 1990 may contain materials that are now considered hazardous. Please visit: www.worksafebc.com to familiarize yourself with safe practices for handling these materials. Health Canada can also provide you with important information at:

[Health Canada - Asbestos](#)

Recommendation

Contact a qualified professional.

4: EXTERIOR

Information

Driveway: Material
Exposed Aggregate



Eaves, Soffits & Fascia: Eaves Material
Wood

Downspouts / Discharge: Perimeter Drainage
Corrugated (Big 'O') pipes

Walkway: Material
Exposed Aggregate

Eaves, Soffits & Fascia: Fascia Material
Wood

Porch, Patio, Deck & Balcony: Porch
Concrete

Lot Slope / Grading: Slope
Away from Building, Towards Building

Eaves, Soffits & Fascia: Soffit Material
Metal

Porch, Patio, Deck & Balcony: Deck converted to Sunroom



Stairs, Steps & Railings: Handrail / Railings
Wood

Stairs, Steps & Railings: Stair Material
Wood

Hose bib: Installed



Downspouts / Discharge: Discharge Level
Under Ground



Downspouts / Discharge: Material

Metal

Gutters should be inspected and cleaned yearly, specially during and after fall season. Clogged gutters can cause water ingress potential and / or clog the perimeter drainage tile leading to expensive repairs.

Wall-Covering & Trim: Wall-Covering Material

Exterior

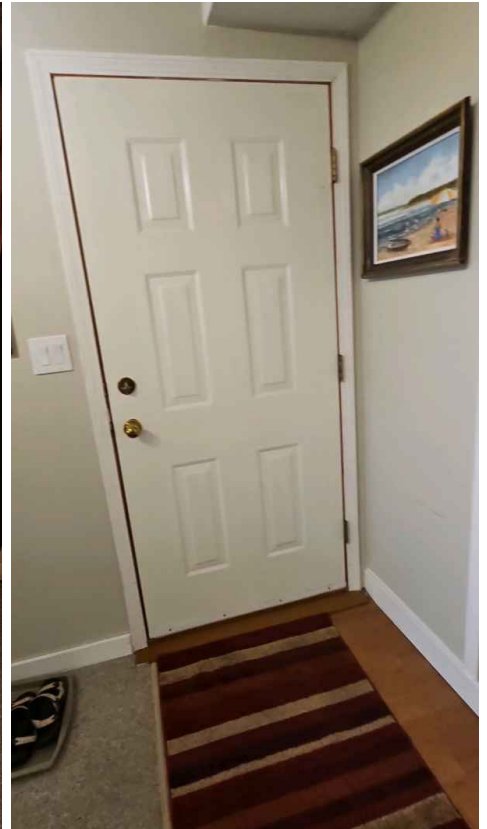
Vinyl Siding, Wood

Service all wood components with paint / stain as required.

Apply Silicone and Caulking to all exterior joints as required.

Exterior Doors: Material

Metal Clad



Windows: Windows Inspected

A representative number of windows from the ground surface was inspected.



Porch, Patio, Deck & Balcony: Deck
Raised



Limitations

Wall-Covering & Trim

INSPECTED FROM GROUND

Unable to closely reach and access every part of the exterior wall covering.
The upper levels were inspected from the ground level.
The exterior was inspected from the ground level.

Windows

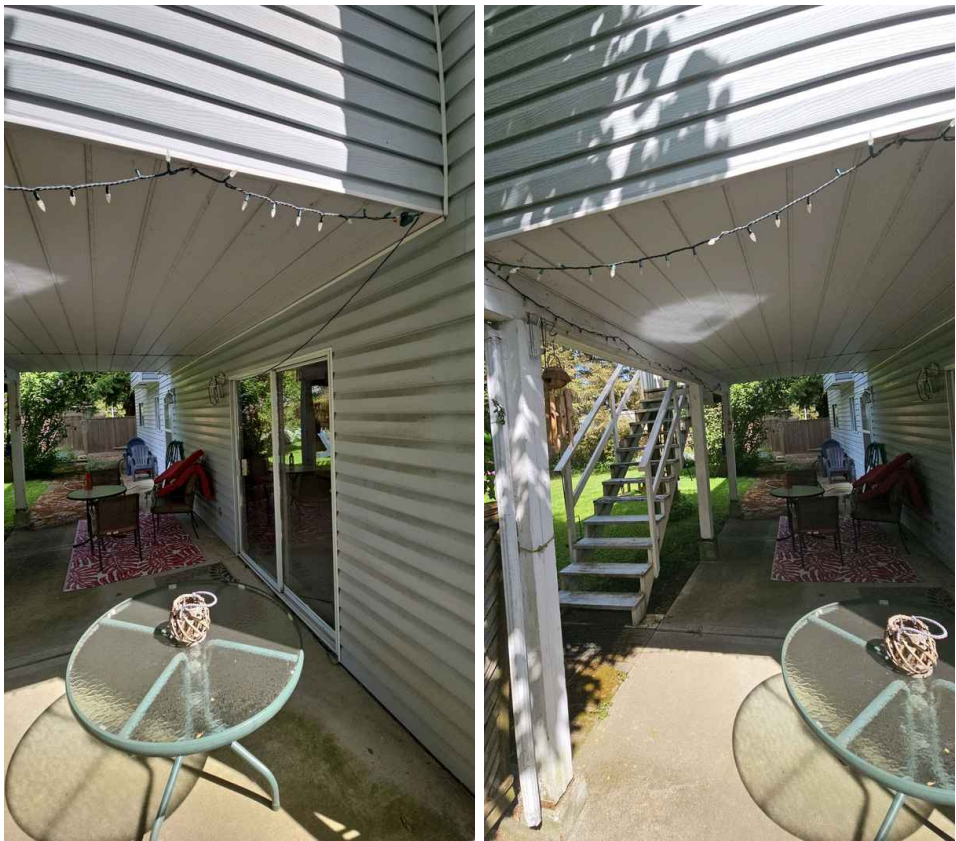
INSPECTION RESTRICTED

I did not inspect all windows. I did inspect a representative number of them. It's impossible to inspect every window component closely during a home inspection.

Porch, Patio, Deck & Balcony

INSPECTION PREVENTED BY COVERING.

Further evaluation upon possession.



Recommendations

4.3.1 Walkway

UNEVEN

RIGHT SIDE OF BUILDING

Trip hazard. Probable cause is collapse of Corrugated drainage tile, and/or soil erosion under the slab.
Recommend repairs before use of the area. Consult a qualified contractor upon possession for repairs.

 Deficiencies



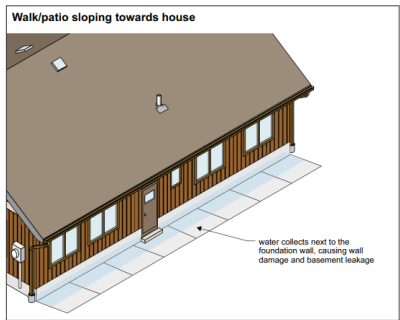
4.3.2 Walkway

SLOPING TOWARDS BUILDING

Deficiencies

The walkway has settled and now slopes toward the house, causing rain or snowmelt to accumulate against the foundation wall. This pooling can result in efflorescence or water seeping through the basement walls.

Correct and seal before rainy reason / Winter.



Recommendation
Contact a qualified concrete contractor.

4.6.1 Downspouts / Discharge

CORRUGATED, BIG O DRAIN

Major Items

Corrugated black plastic drains, also known as Big-O drains are prone to collapsing under the weight of the soil. This can lead to ineffective perimeter drainage causing potential for water ingress through foundation cracks.

The walkway on the right side of the building appears to have settled by about 4-5 inches, which could indicate a collapsed drainage tile.

Recommend further evaluation before subject removal.



4.7.1 Wall-Covering & Trim

SERVICE / MONITOR EXTERIOR YEARLY.

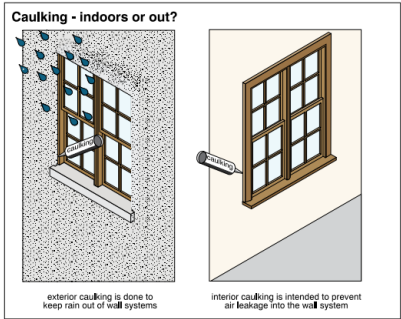
 Minor Defect / Recommendations

The exterior of a home is subject to gradual deterioration and aging due to constant exposure to the sun, wind, rain, and temperature variations. It is crucial to regularly monitor the condition and weathertightness of the house's exterior. Annually inspect all exterior wall-covering materials for signs of damage or deterioration to maintain the integrity of the home.

Service all wood components with paint / stain as required.

Apply Silicone and Caulking to all exterior joints as required.

It is recommended to check the sealants and caulking yearly and apply as required.



Recommendation
Contact a qualified general contractor.

4.10.1 Windows

OLDER METAL FRAME WINDOWS

 Deficiencies

Older windows are more prone to break-ins and have low thermal resistance.
Consider replacing upon possession at your discretion. Window replacement can be expensive.

4.12.1 Porch, Patio, Deck & Balcony

CRACKS/SETTLEMENT.

PORCH

Minor cracks in concrete are acceptable.
Monitor for expanding cracks and/or settlement related issues.
Consult a concrete specialist to repair and seal cracks to prevent further damage.



4.12.2 Porch, Patio, Deck & Balcony

DECK - WOOD ROT / CRACKED BOARDS.

I observed wood rot at the deck. Replace damaged parts and paint /stain to protect on ongoing basis.
Trip hazard.

Recommendation

Contact a qualified deck contractor.





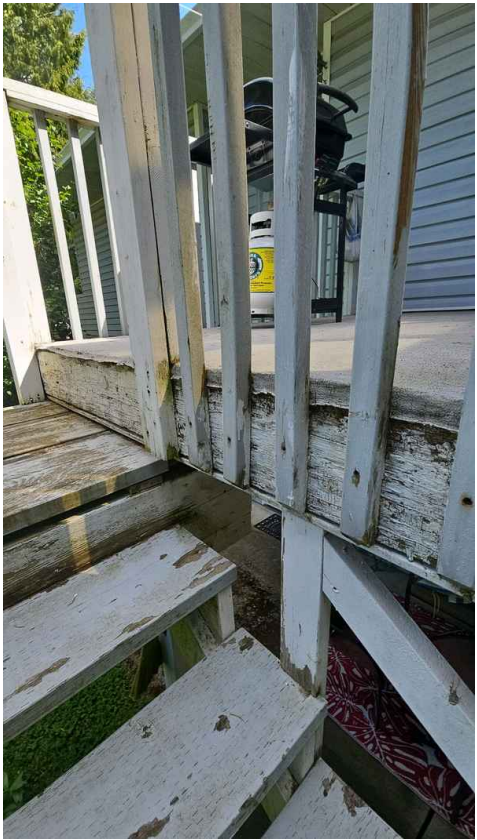
4.12.3 Porch, Patio, Deck & Balcony

DECK COVERING WORN OUT

REAR DECK

 Deficiencies

The water repelling/waterproof covering on the deck is old and worn out. It can allow for water ingress into the structure below causing hidden damage to the structure. Consult a general contractor to replace the covering upon possession, but before winter.



4.12.4 Porch, Patio, Deck & Balcony

DETERIORATED CONDITION AT DECK

GROUND LEVEL DECK.

Deck Rot / Construction Suspect

Implication(s): Safety issues, repairs/replacement may be expensive

Repair/replace before use, or eliminate.

Further evaluation by a qualified deck contractor before subject removal as a replacement can be expensive.

Recommendation

Contact a qualified deck contractor.



Major Items



4.13.1 Stairs, Steps & Railings

LOOSE HANDRAIL

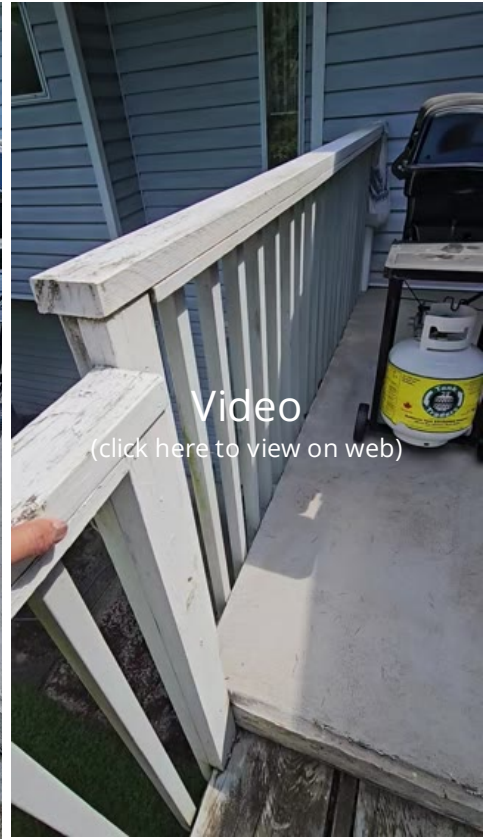
Loose handrail can present a safety hazard as they may fail causing fall. Consult a contractor for immediate repairs.

Recommendation

Contact a qualified professional.



Major Items



4.13.2 Stairs, Steps & Railings

GUARD OPENING WAS TOO LARGE (4")

There are excessive gaps on the stairs. There should be no opening greater than 4 inches on the stairs to prevent children from falling through the gaps. This is a safety hazard, especially for small children.

Guards may not allow the passage of a sphere 4 inches in diameter.

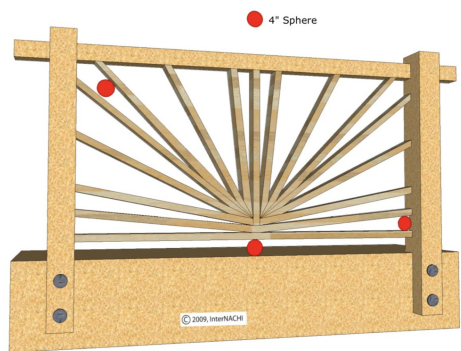
Correction and further evaluation is recommended immediately.

Recommendation

Contact a qualified general contractor.



Deficiencies



4-inch sphere opening at a guard



5: ROOF

Information

Roof Covering: Observation Method

Walking on Roof, Ground

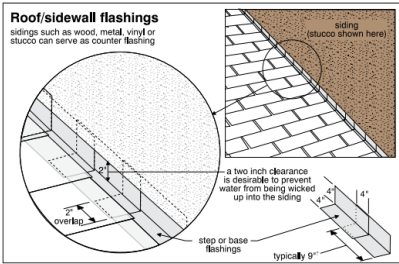
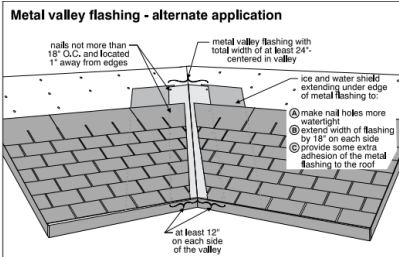
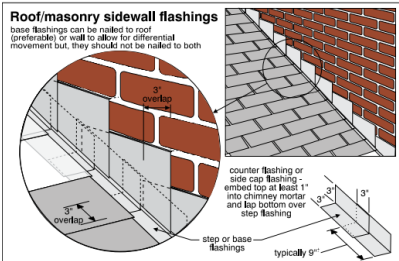
Roof Covering: Life Expectancy 15-20 years

Roof Covering: Estimated Age 10 - 15 years

Flashing: Roof to Wall flashing material Metal

Roof Covering: Age Estimated by: Visual inspection

Flashing: Valley / Roof Flashing material Metal



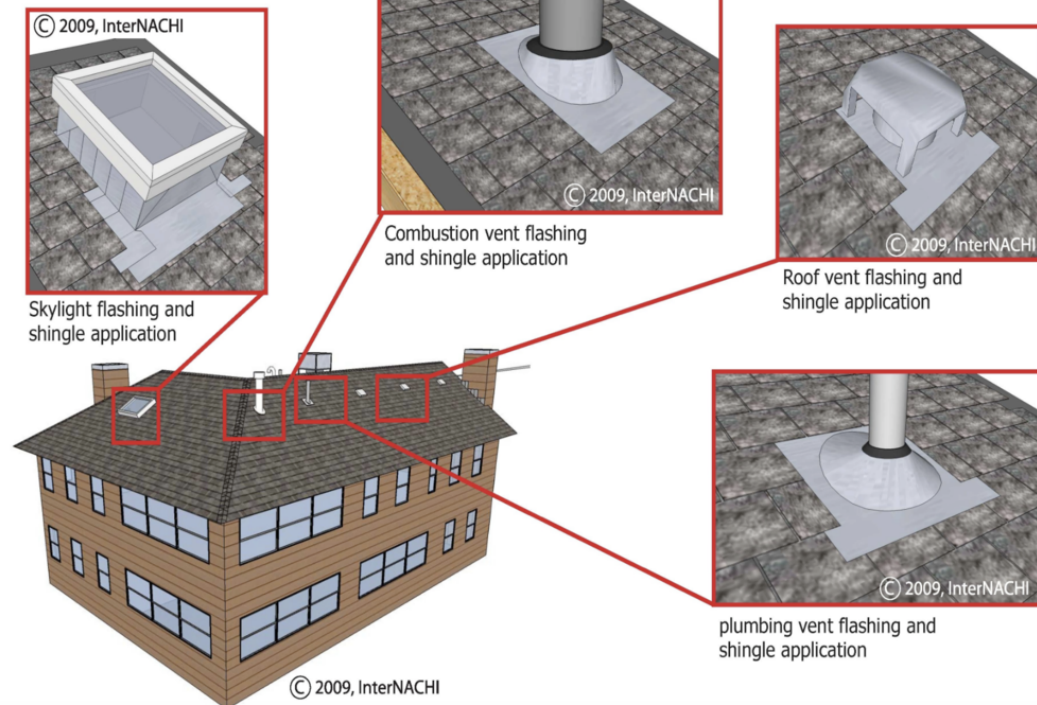
Roof Drainage: Drainage type Gutters

Roof Covering: Type of Roof-Covering Asphalt Shingles, Glass



Roof Penetrations: Roof Penetrations.

Monitor the flashing around the plumbing and gas vent pipes that pass through the roof surface. Sometimes they deteriorate and cause a roof leak. Replace when reroofing.

Roof penetrations and flashing

Limitations

Flashing

DIFFICULT TO SEE EVERY FLASHING

I attempted to inspect the flashing related to the vent pipes, wall intersections, eaves and gables, and the roof-covering materials. In general, there should be flashing installed in certain areas where the roof covering meets something else, like a vent pipe or siding. Most flashing is not observable, because the flashing material itself is covered and hidden by the roof covering or other materials. So, it's impossible to see everything. A home inspection is a limited visual-only inspection.

Recommendations

5.1.1 Roof Covering

 Deficiencies

MOSS ON ROOF

Moss / debris on roof can cause water moisture ingress into the structure, causing damage. Moss can also block the roof drainage.
Consult a professional for cleaning before winter or as soon as possible.



5.4.1 Roof Drainage

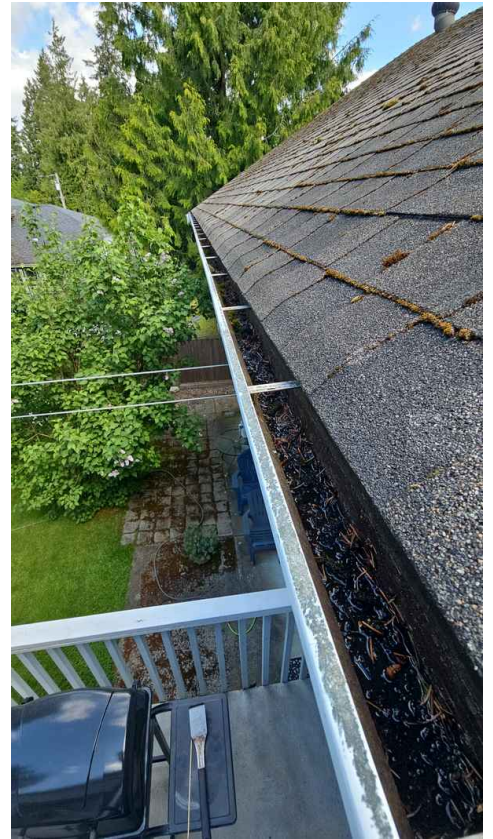
MAINTAIN CLEAN DRAINAGE

 Minor Defect / Recommendations

Clean all gutters and drainage as a part of regular home maintenance. Debris, moss or leaves can travel from the gutter into the underground perimeter drainage causing clogs that can cause pooling of water around the foundation leading to water ingress or efflorescence.

Recommendation

Contact a qualified professional.



6: GARAGE / CARPORT

Information

General: Type
Attached

General: Ceiling Material
Drywall / Plaster

General: Floor Material
Concrete



General: Wall Material
Drywall

Garage Vehicle Door: Material
Wood

Garage Vehicle Door: Operation

Manual, Powered



Occupant Door (From garage to inside of home): Door Type

Self Closing device installed,
Weather Sealed, Wood

Limitations

General

STORAGE

GARAGE

Storage against walls prevents complete inspection.

Recommendations

6.2.1 Ceiling

MOISTURE DAMAGE

Garage ceiling shows signs of moisture intrusion. To prevent further damage or growth of mold, I recommend a qualified contractor evaluate and rectify the leak immediately. Water ingress can lead to structural damage, drywall damage, mold growth and health concerns.

Deficiencies



6.3.1 Floor

MINOR CRACKING

Minor Cracks are considered normal for garage floors. They can lead to water ingress from ground below. Consult a concrete repair specialist to seal the cracks with epoxy before winter.

Recommendation

Contact a qualified concrete contractor.

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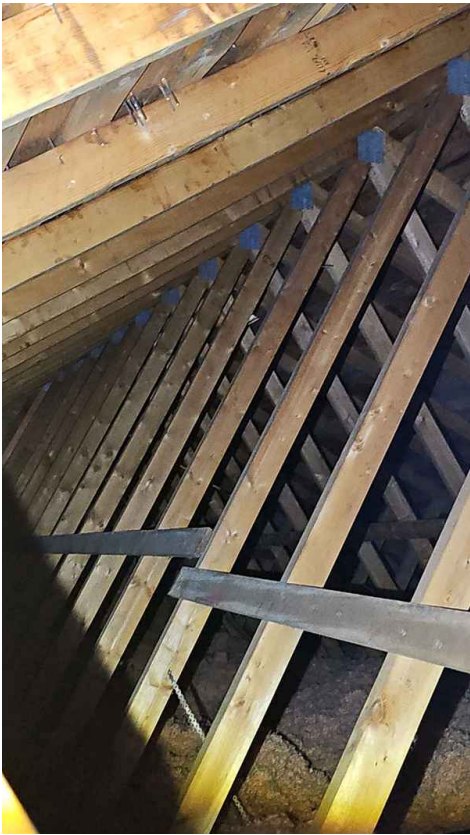
Deficiencies



7: FOUNDATION / STRUCTURE / ATTIC

Information

Foundation/Structure : Configuration Slab On Grade	Foundation/Structure : Material Poured Concrete
Attic & Roof Structure: Attic Construction Attic Trusses	



Foundation/Structure : Other Materials may be present.
The materials mentioned here are for the visible component only. Other materials may have been used in the construction of this home that were not visible at the time of inspection.

Limitations

Attic & Roof Structure
ATTIC SPACE INSPECTED
From Access panel only, entire attic not inspected.

Attic & Roof Structure

ROOF SPACE INSPECTED

From access hatch only, entire roof space not inspected.

Foundation/Structure

FOUNDATION WALLS NOT VISIBLE

Foundation walls are covered with wall finishes. Not visible for inspection.



Basements

INSPECTION LIMITED BY CEILING, WALL AND FLOOR COVERING.

Floor Structure

FLOOR STRUCTURE NOT VISIBLE

Wall Structure

NOT VISIBLE

Wall structure is covered by wall covering.

Recommendations

7.2.1 Foundation/Structure

STRUCTURE EXTENDED

Minor Defect / Recommendations

The kitchen area has been extended and the space above the deck has been converted into Interior space. No performance issues were noted at the time of inspection.

Please ask current owners regarding permits for the work done as it can be expensive to undo any illegally built sections. Renovations could become expensive.

Consult current owners or their agents before subject removal.



7.5.1 Floor Structure

CONCRETE SLAB SHIFTING/CRACKING

Major Items

MAIN ENTRANCE

Concrete slab was found to be shifting/cracking at the floor structure. This can be caused by moisture intrusion and/or soil movement. Recommend a structural engineer evaluate and repair to preserve structural integrity of the home.

IMPLICATIONS: Weakened structure, expensive repairs.

TIMELINE: Before Subject removal.



8: INSULATION & VENTILATION

Information

Insulation / Ventilation in Attic: Attic Ventilation	Insulation / Ventilation in Attic: Type of Insulation	Insulation / Ventilation in Attic: Vapor barrier
Roof and soffit Vents, Turbine Vent	Fiberglass Blown, Fiberglass Batt	plastic

Insulation / Ventilation in Attic: Approximate Depth of Insulation

Attic
6-9 inches
New built homes in Lower mainland BC require attic insulation of R40, which is approximately 16 inches of Fiberglass blown insulation.

Insulation R values by type (Per Inch):
Fiberglass Blown 2.2 - 2.9
Fiberglass Batts 2.9 - 3.8
Cellulose Blown 3.1 - 3.3
Rock wool Loose 2.2 - 3.3

Limitations

Insulation / Ventilation in Attic
CONTINUITY OF VAPOR BARRIER NOT VERIFIED.

Recommendations

8.1.1 Insulation / Ventilation in Attic

ADDITIONAL INSULATION RECOMMENDED

 Deficiencies

Proper insulation prevents heat loss. Recommend updating the insulation to current standards of 16 inches of blown fiberglass insulation. Consult with HVAC specialist upon possession.

Some rebates may be available for insulation upgrades from the links listed below.

[BC Hydro rebates](#)
[Fortis BC rebates](#)
[Better Homes BC](#)

Recommendation
Contact a qualified insulation contractor.

8.1.2 Insulation / Ventilation in Attic

DISTURBED / IMPROPER INSTALLATION

 Deficiencies

Several gaps from foot traffic noticed in the attic insulation. Heat loss into the attic can increase the heating costs. Warm air in the attic can introduce moisture related issues to the attic. Consult a HVAC specialist to add / distribute the insulation to current standards upon possession.

Recommendation

Contact a qualified insulation contractor.

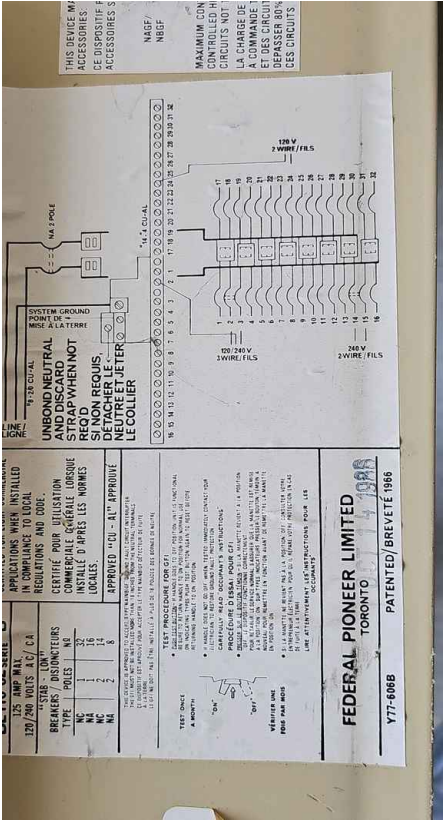


9: ELECTRICAL

Information

Service Entrance: Service Entrance Underground	Main Panel: Main Panel Location Garage	Main Panel: Main Disconnect Rating (Amps) 100 Important location. This breaker controls the power for the building.
Main Panel: Panel Type Breaker Panel		

Main Panel: Make Of Panel (Main Panel)
Federal Pioneer



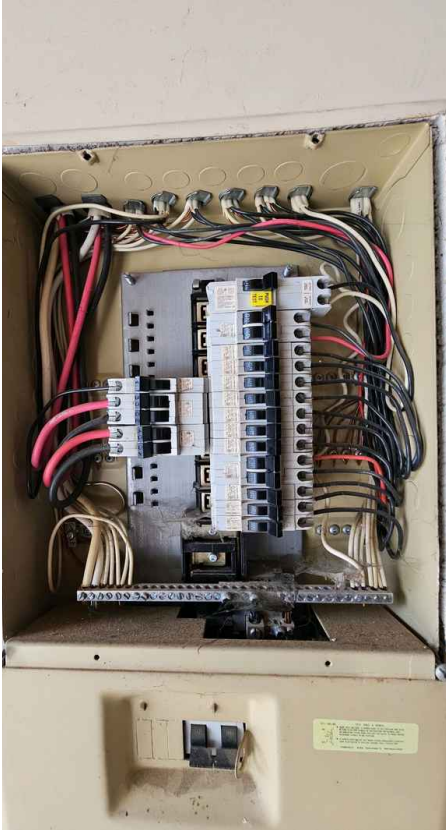
Service Entrance: Meter Location



Main Panel: Type of Wiring

Copper-Non metallic sheath, Aluminum multi strand

We attempt to identify all the wiring type where visible. However, there is a possibility that additional different methods of wiring may be in use behind walls.

**Smoke Alarm: Installed**

Smoke alarms have a useful life of 10 years. If no date is marked on the smoke alarm, they are assumed to be original to the building.



Limitations

Service Entrance

SERVICE ENTRANCE WIRES NOT INSPECTED.

We do not inspect service entrance wires as they post a substantial electrocution hazard. We inspect and report on the system from the Main breaker onwards.

Main Panel

UNABLE TO INSPECT ALL OF THE WIRING

I was unable to inspect all of the electrical wiring. Most of the wiring is hidden from view within wall cavity.

Main Panel

GROUNDING NOT VERIFIED

Unable to verify grounding / ground continuity.

A ground wire provides a path of least resistance for the current to travel back into the ground so that it doesn't go anywhere else where it may cause harm to people or property.

In addition to providing protection from electrical shocks, the ground wire also helps to protect against electrical fires.

Smoke Alarm

NOT TESTED

We do not test smoke / fire alarms as they could be connected with security systems and could trigger a response from the security company. Or, they could be interconnected with the Strata and can set off alarms in adjacent units.

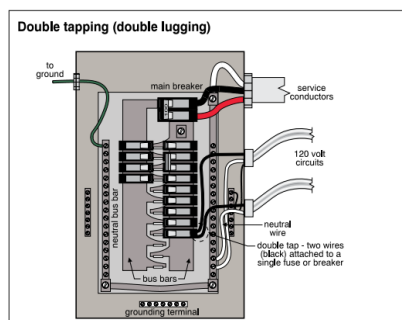
Recommendations

9.2.1 Main Panel

DOUBLE TAP

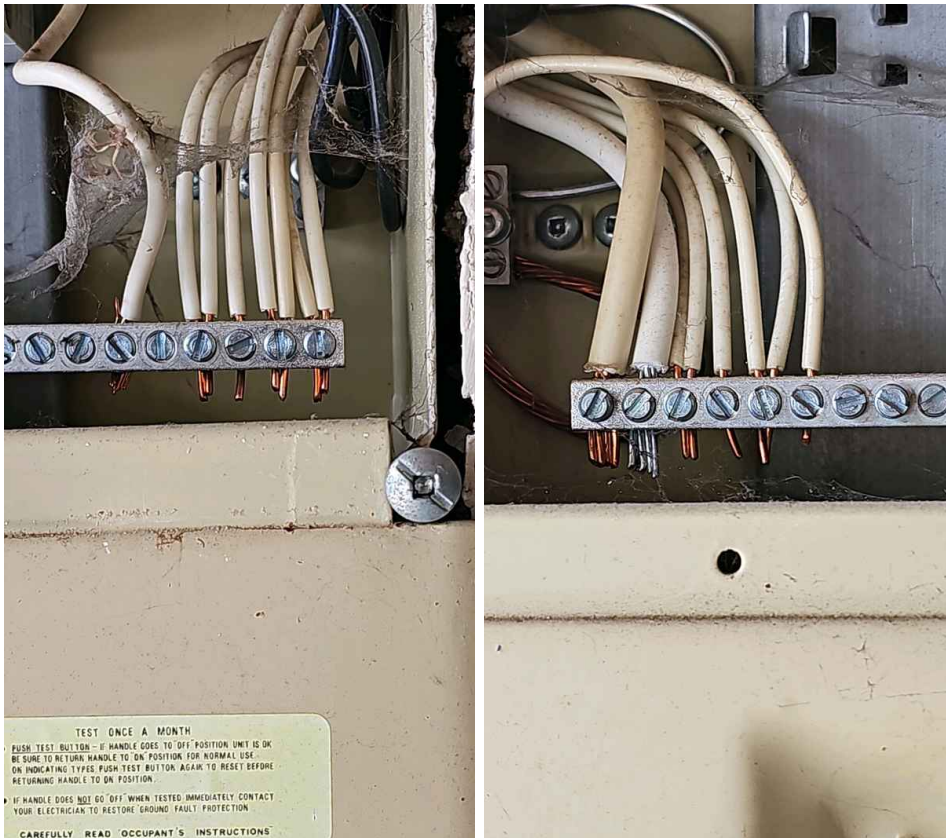
 Major Items

Double tapping is a situation where two conductor or neutral wires are attached to the same breaker / lug. Consult with electrician to remedy the issue immediately.



Recommendation

Contact a qualified electrical contractor.



9.4.1 Smoke Alarm

SMOKE ALARM

THROUGHOUT

Smoke, Fire and Carbon Monoxide alarms are life saving devices and should be maintained in working order safety of occupants at all times.

The current standards mandate the installation of a smoke alarm in every bedroom and living area, as well as a Carbon Monoxide (CO) detector on each floor that houses combustion appliances. Smoke and Fire alarms have a expected life of 10 years and should be replaced after that time.

Consider replacing all smoke and CO detectors upon possession so you are certain about their age and operational condition.

If you are in a Condo / Townhome / house that could have interconnected alarms with adjacent units / houses, please consult with the strata management regarding replacing and testing of the alarms.

Recommendation

Contact a qualified electrical contractor.



10: HEATING

Information

Furnace / Boiler: Energy Source
Gas

Furnace / Boiler: Air Source
Interior of House

Furnace / Boiler: Approximate
Age

25+
The furnace appears to be original to the building. Mfg date 1987



General: Heating system type
Furnace

It is recommended that you should not maintain your house so as to never have temprature go below 10 Degrees C. Even if the building is vacant or going to be vacant for a while. Freezing temperatures can cause twisting and cracking in the structure of the house. Freezing pipes can lead to very expensive repairs and flooding concerns.

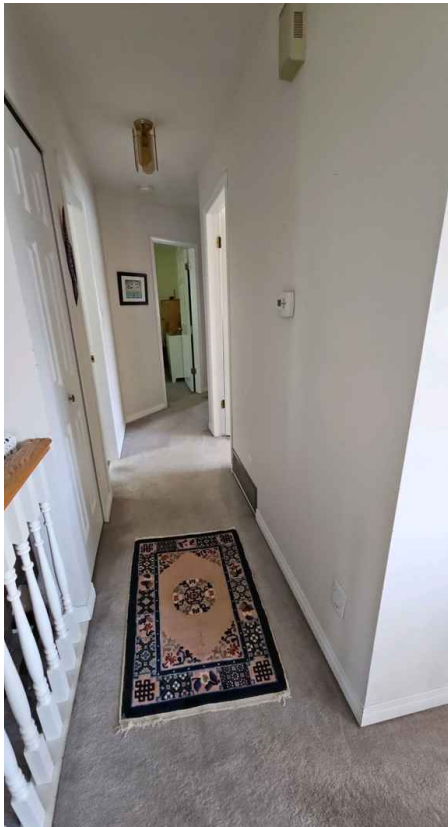
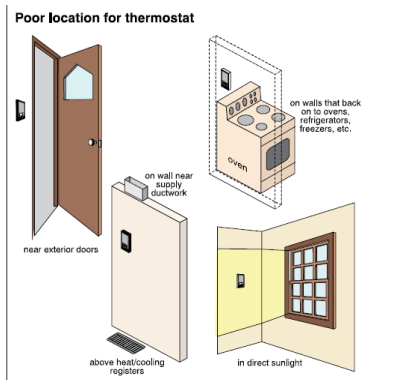
General: Distribution System
Ducts and Registers





General: Thermostat Location

1st floor Hallway

**Furnace / Boiler: Life Expectancy**

Low/ Mid efficiency Furnace - 20 to 25 years

Heating system average life expectancy can be prolonged with proper maintenance.

Recommend servicing the heating system yearly for best service and efficiency.

Recommendations

10.2.1 Furnace / Boiler

OLD FURNACE

The furnace is at the end of the expected life or has exceeded the expected life. Have a heating specialist estimate the remaining life and replacement costs. Anticipate replacement and budget accordingly.

IMPLICATIONS: Expensive to replace.

TIMELINE: Varies.

Recommendation

Contact a qualified professional.

11: PLUMBING

Information

Main Water Service: Source of water Public	Water Heater: Water heater Location Utility Room, Closet	Water Heater: Water heater type Conventional
		
Water Heater: Water Heater Fuel Gas	Water Heater: Venting Method Natural Draft	Water Heater: Capacity 40 gallons

Laundry unit: Location
Utility room



Laundry unit: Laundry Sink



Floor drain: Location
Near water heater

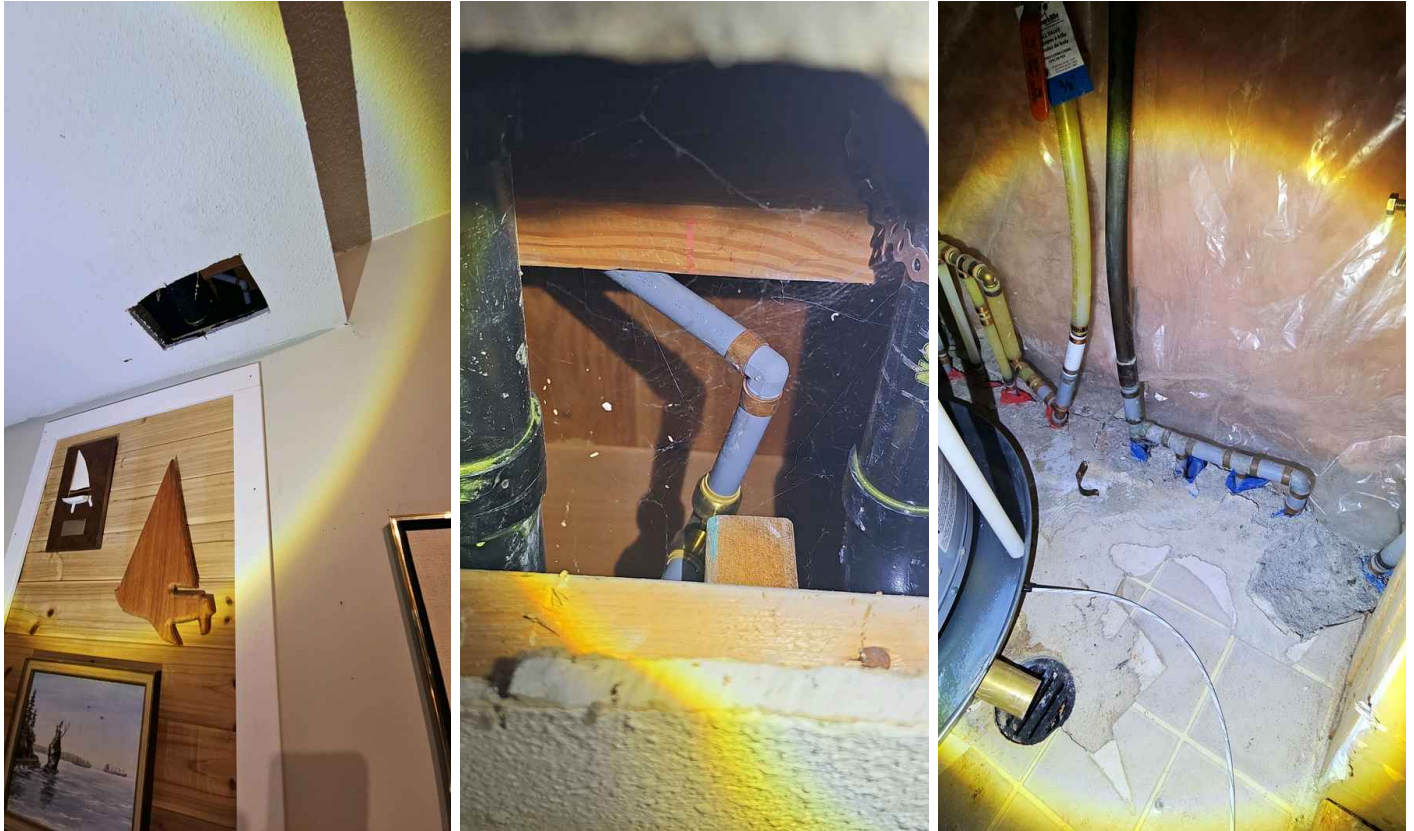


Main Water Service: Main supply line material
Pex, Poly-B



Main Water Service: Water Supply inside the house

Poly-B

**Water Heater: Manufacturer**

Giant

I recommend servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F (49C) to kill microbes and no higher than 130 degrees F (60C) to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)

Water Heater: Water Heater Age

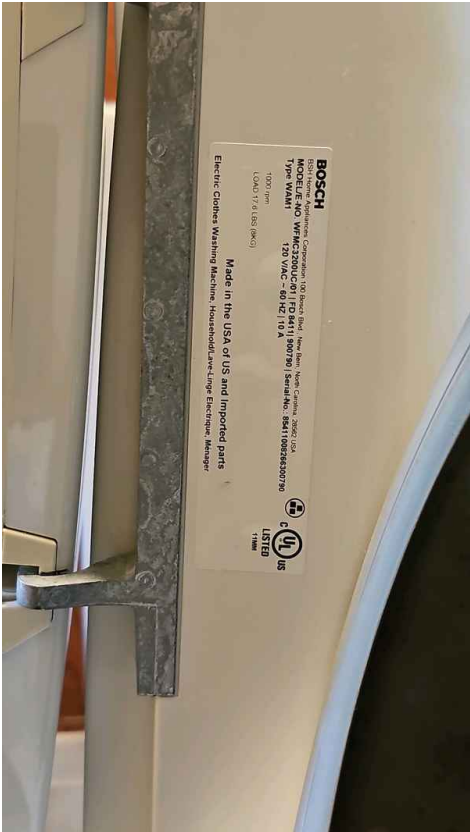
Unable to Determine

Estimated water heater life span is 8 to 12 years.

Manufacture Date derived from serial number:



Laundry unit: Washer



Laundry unit: Dryer



Limitations

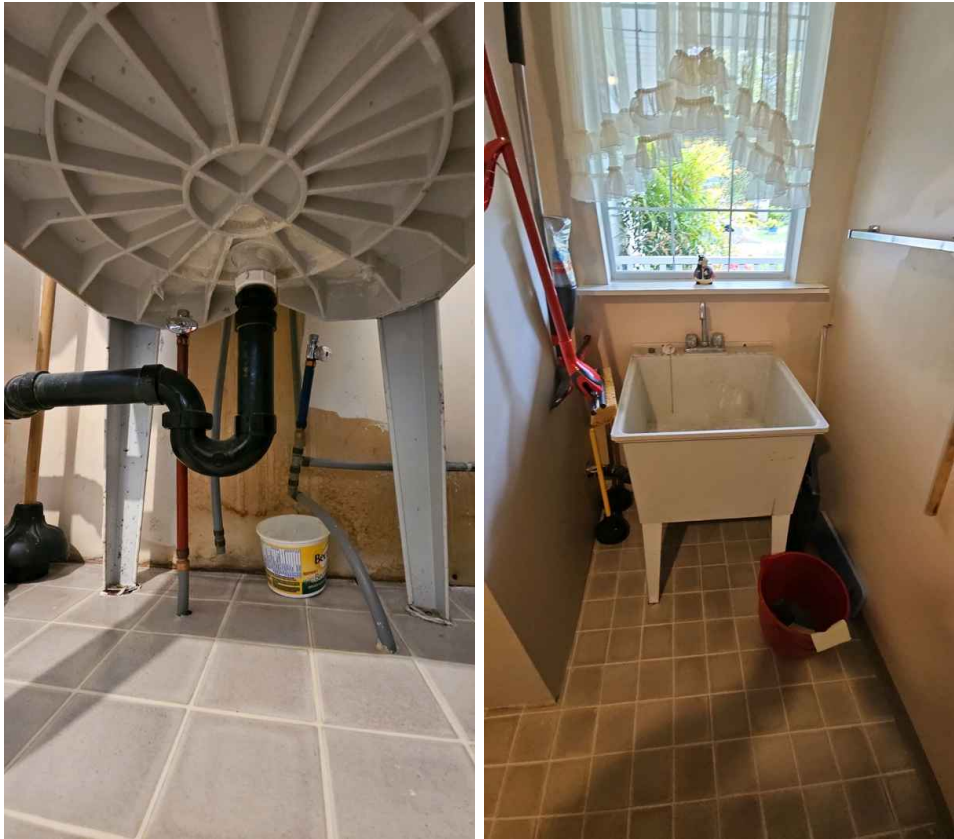
Main Water Service

SHUT OFF NOT OPERATED

Main water shutoffs, or any other water shutoffs are not tested as they could develop a leak and may need to be monitored once operated. I would encourage you to test the main water shutoff upon possession and monitor for any leaks or drips. Consult a plumber if required.

Laundry unit

LAUNDRY SINK NOT OPERATIONAL.



Recommendations

11.1.1 General
SERVICE SEALANTS YEARLY AS THEY DETERIORATE WITH TIME.

Around sink rim, shower wall corners, tub and tile connection.

Recommendation
Contact a qualified professional.

 Minor Defect / Recommendations

11.2.1 Main Water Service
POLY - B (POLYBUTYLENE) PIPING

Condition: This home has Poly B piping which was discontinued due to a history of failing.
Implication(s): Water leaks can damage contents, materials, structure and may cause mould. Re-piping may be expensive. Possible insurance issue. Possible hidden damage.
Location: Various/Throughout
Recommendation/Task: Discuss with insurance company. Consult a plumber regarding the condition of the piping and possible re-placement requirements.

 Major Items

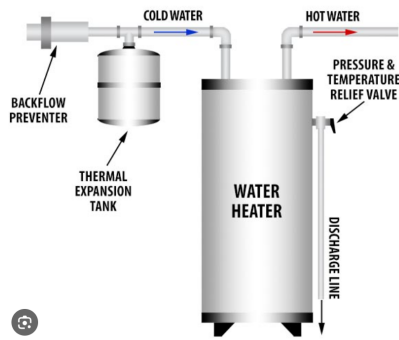


11.4.1 Water Heater
NO EXPANSION TANK

 Deficiencies

No expansion tank was present. Expansion tanks allow for the thermal expansion of water in the pipes. These are required in certain areas for new installs. Recommend a qualified plumber evaluate and install upon replacement of water heater.

TYPICAL RESIDENTIAL INSTALLATION



Recommendation

Contact a qualified plumbing contractor.

11.4.2 Water Heater

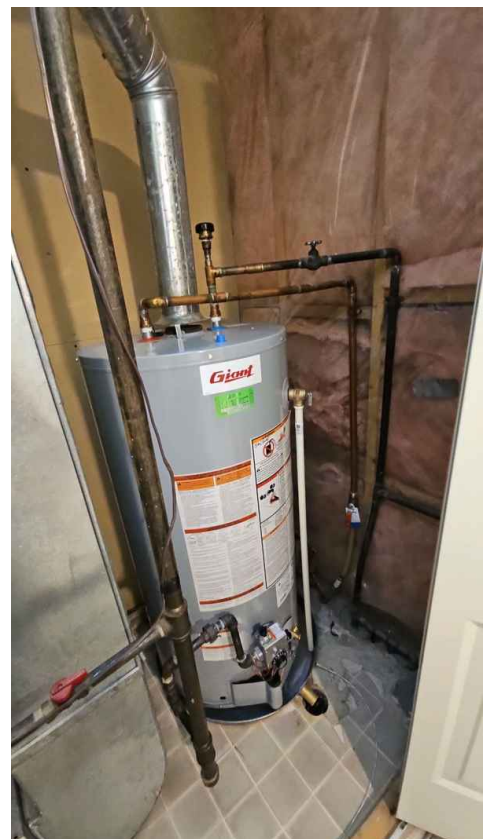
MISSING SEISMIC STRAP

Seismic strap help prevent tipping over of water tank in case of an earthquake. Tipping water heater can cause physical injury /and burns. Consult Plumber to install immediately.

Recommendation

Contact a qualified plumbing contractor.

Deficiencies



11.5.1 Laundry unit

DRYER VENT MATERIAL

Recommend replacing flexible ducts with rigid material (Metal ducting). Flexible ducts can trap lint and/or melt with heat causing a fire hazard. Dryer lint is a highly inflammable material.

Do not allow a sag in the flexible pipe that becomes a lint trap, causing a fire hazard.

Consult a professional to replace as soon as possible upon possession.

Deficiencies

Recommendation
Contact a qualified HVAC professional.



12: INTERIOR

Information

Doors: Interior Doors
Inspected, Hollow core, Wood / Glass

Windows: Window type(s)
Sliding, Fixed, Casement

Ceilings: Ceiling Material
Drywall / Plaster



Stairs / Steps / Railings: Stairs and railings
Inspected

Windows: Material**Metal Double Glazed**

Skylights are notoriously problematic and a common point of leaks. It is important to keep the area around the skylight free of debris and to monitor it for evidence of water leaks during heavy rains and/or winter snow melts.

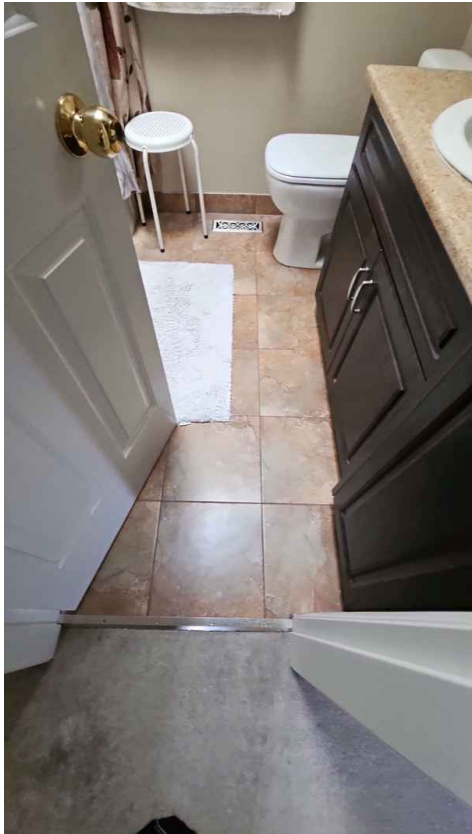
From outside, watch the glazing for cracks or breaks, loosening of the flashing, and rusting or decaying frames.

Skylights over 10 years old are prone to leaks and you should consider replacement at the first sign of water ingress.



Floors: Floor Coverings
Carpet, Tile (Ceramic / Porcelain), Linoleum, Laminate





Walls: Wall Material
Drywall / Plaster







Skylight: Skylight type

Fixed

Skylights are notoriously problematic and a common point of leaks. It is important to keep the area around the skylight free of debris and to monitor it for evidence of water leaks during heavy rains and/or winter snow melts.

From outside, watch the glazing for cracks or breaks, loosening of the flashing, and rusting or decaying frames.

Skylights over 10 years old are prone to leaks and you should consider replacement at the first sign of water ingress.

**Pest Control: Pest Control**

Given the landscape and environment of the Greater Vancouver area, there is a constant risk of pest entry and infestation. It's important to be vigilant and contact pest control services at the first sign of pests / ants / bees.

Monitor and rectify on ongoing basis.

Recommendations

12.2.1 Windows

MISSING SCREEN

Window missing screen can cause insect / pest ingress. Recommend getting replacements upon possession.

Recommendation

Contact a qualified window repair/installation contractor.





12.2.2 Windows

OLD METAL FRAMED WINDOWS

THROUGHOUT

Old metal-framed windows can be expensive to replace. These windows can cause heat loss and condensation issues resulting water damage on the interior. Replacement can be expensive. Old latches and hardware can fail leading to break-in hazard. A Failed seal between glazing can significantly reduce the energy efficiency of the windows.

IMPLICATIONS: Loss of comfort, security.

TIMELINE: Discretionary.

Recommendation

Contact a qualified window repair/installation contractor.



Major Items



12.3.1 Floors

UNEVEN FLOOR

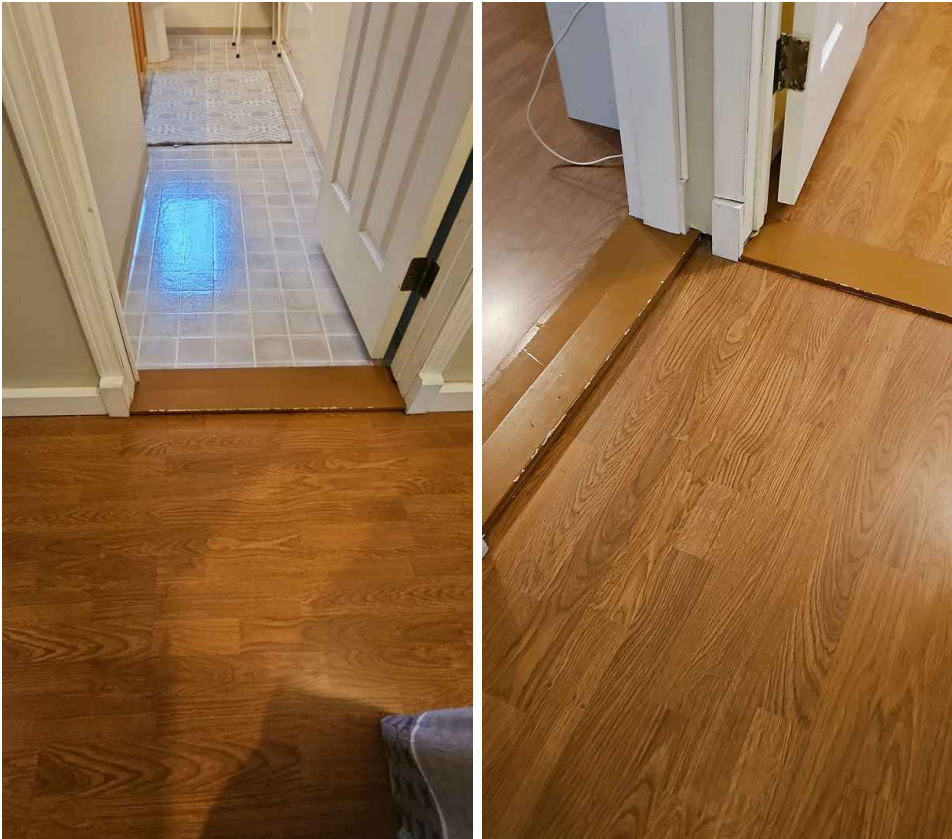
Uneven floors can present a trip / health hazard. Consult a professional to rectify as soon as possible upon possession.

Recommendation

Contact a qualified flooring contractor



Deficiencies



12.6.1 Stairs / Steps / Railings

LOOSE HANDRAIL

MAIN FLOOR

Loose handrails can present a fall and injury hazard.
Consult a contractor for immediate repairs.

—

Deficiencies



12.8.1 Skylight

SKYLIGHT

2ND FLOOR BATHROOM.

Some concerns were noted with the skylight when observing from the roof. There are signs of wood rot and drywall repair. Old skylights can leak due to design issues and should be replaced with updated models upon roof replacement, or if any moisture ingress issues are noted.



Deficiencies



12.9.1 Pest Control

PEST CONTROL

THROUGHOUT

Given the landscape and environment of the Greater Vancouver area, there is a constant risk of pest entry and infestation. It's important to be vigilant and contact pest control services at the first sign of pests / ants / bees.

Monitor and rectify on ongoing basis.

Recommendation

Contact a qualified pest control specialist.



Minor Defect / Recommendations

12.9.2 Pest Control

TRAPS OBSERVED.

Pest traps were observed in Various locations around the building indicating an ongoing pest issue.

Please consult a pest control professional upon possession as required.



Deficiencies

Recommendation
Contact a qualified pest control specialist.



12.9.3 Pest Control

RAT TUNNELS

ATTIC

Rat tunnels are the little tracks left in the insulation that give an indication of pest movement over the insulation.
Consult pest removal specialist as required upon possession.

 Deficiencies



13: FIREPLACE

Information

General: Type
Gas



Limitations

General
PILOT LIGHT NOT ON

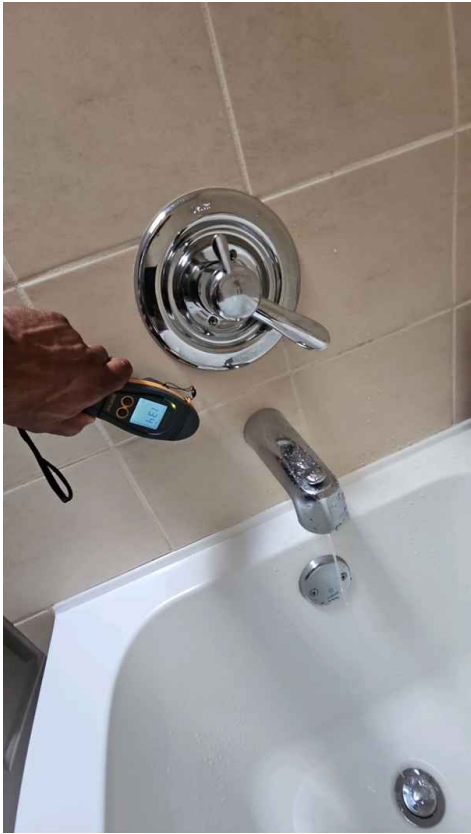


14: BATHROOMS

Information

Tubs & Showers: Tub / Shower





**Bathroom Toilets: Apply sealant and caulking.**

Throughout

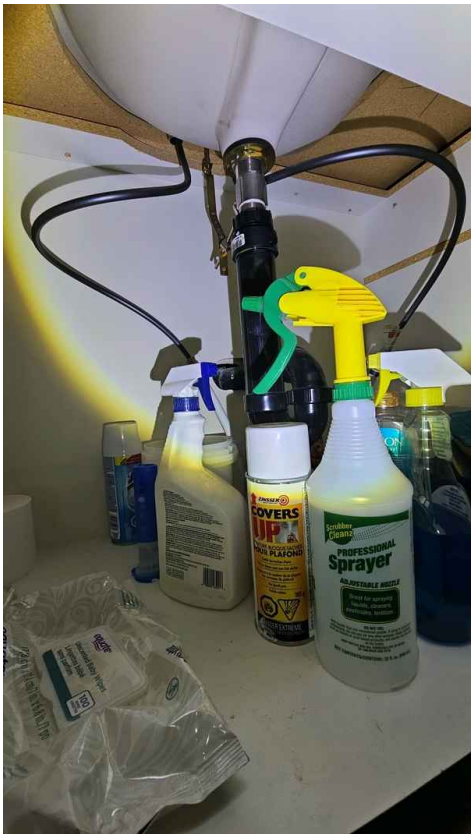
Sealants and caulking can deteriorate over time or be dislodged with shrinking or expanding of structure.

Check and apply sealants on ongoing basis at all joints in bathrooms.

Sinks / Faucets / Countertop: GFCI-Protection Tested

I inspected the GFCI-protection at the receptacle near the bathroom sink by pushing the test button at the GFCI device or using a GFCI testing instrument.

Sinks / Faucets / Countertop: Countertop Material
Laminate/Wood



Recommendations

14.1.1 Tubs & Showers



Deficiencies

APPLY SEALANT AND CAULKING

Sealants and caulking can deteriorate over time or be dislodged with shrinking or expanding of structure, leading to water ingress and hidden water damage to contents and structure.

Check and apply sealants on ongoing basis at all joints in bathrooms.

Recommendation

Contact a qualified professional.



14.2.1 Bathroom Toilets



Deficiencies

LOOSE TOILET

ENSUITE BATHROOM.

Loose toilet can lead to water leakage causing hidden damage to structure.

Sewage leaks are a health hazard. Fall / Injury hazard.

Consult plumber for immediate repairs.

Recommendation

Contact a qualified plumbing contractor.



14.3.1 Sinks / Faucets / Countertop



Deficiencies

SLOW DRAIN

The sinks drain slow, causing a potential for overflow and flooding causing damage to structure and contents.

Consult a plumber for repairs immediately upon possession.

Recommendation

Contact a qualified plumbing contractor.



14.3.2 Sinks / Faucets / Countertop



Deficiencies

APPLY SEALANT AND CAULKING.

Sealants and caulking can deteriorate over time or be dislodged with shrinking or expanding of structure. Check and apply sealants on ongoing basis at all joints and around the sink in Kitchen.

Recommendation

Contact a qualified professional.

14.3.3 Sinks / Faucets / Countertop



Deficiencies

RUSTED SINK.

The metal sink has rust at the bottom. This could indicate issues with prior or current water leaks. A rusting sink could fail unexpectedly, potentially causing water ingress for the cabinet and structure below, causing hidden damage. Consult a plumber upon possession, before use.

Recommendation

Contact a qualified professional.





15: KITCHEN

Information

Appliances: Exhaust
Exhaust Fan



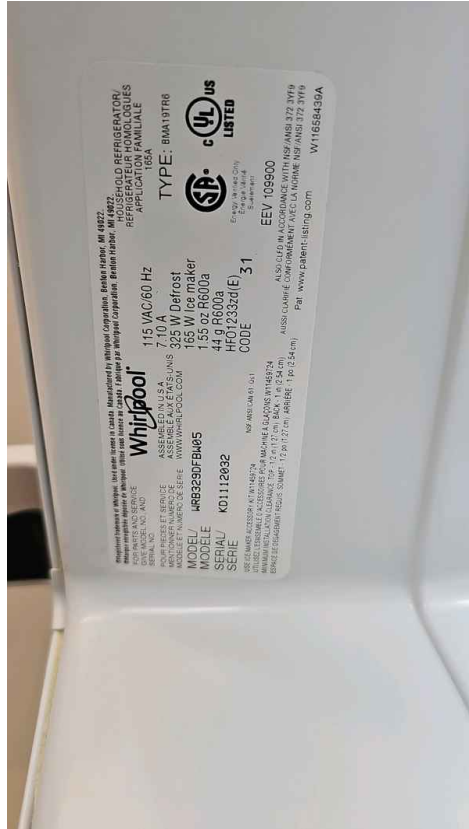
Appliances: Dishwasher



Appliances: Range / Cooktop / Oven



A white Whirlpool refrigerator stands in a kitchen. The top door is decorated with several magnets, including a small house, a car, and a few cards. The brand name "Whirlpool" is visible on the upper right of the door. To the right, a microwave sits on a countertop above wooden cabinets. The floor is covered in light-colored, patterned tiles. A small rug is visible on the floor to the left of the refrigerator.



A kitchen counter with wooden cabinets. On the counter, there is a silver toaster, a white paper towel holder, a green coffee maker, and a silver kettle. A black smartphone is plugged into a wall outlet. A clear container with yellow butter is also on the counter.



Faucets / Sinks / Countertop: Sink and Faucet



Limitations

Appliances

KITCHEN APPLIANCES

Kitchen appliances are inspected to verify power supply to them, and to check for any visible leaks around them. We do not verify their performance or operations.

Recommendations

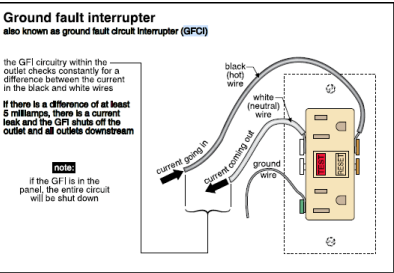
15.2.1 Faucets / Sinks / Countertop

GFCI REQUIRED

GFCI protection is required on all exterior ground level outlets, crawlspace outlets, and all interior outlets and circuits within 1.5 meter (5Feet) of sinks, tubs and water features.

Consult electrician to provide immediately.

Deficiencies





15.2.2 Faucets / Sinks / Countertop

APPLY SEALANT AND CAULKING.

Sealants and caulking can deteriorate over time or be dislodged with shrinking or expanding of structure. Check and apply sealants on ongoing basis at all joints and around the sink in Kitchen.

Recommendation

Contact a qualified professional.



Deficiencies

STANDARDS OF PRACTICE

Inspection Detail

Please refer to the [Home Inspection Standards of Practice](#) while reading this inspection report. I performed the home inspection according to the standards and my clients wishes and expectations. Please refer to the inspection contract or agreement between the inspector and the inspector's client.

Exterior

1. EXTERIOR SYSTEMS

1.1 The inspector shall:

A. inspect: 1. exterior wall covering(s), flashing and trim. 2. all exterior doors. 3. attached or adjacent decks, balconies, steps, porches, and the associated railings. 4. the eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage on the property when any of these are likely to adversely affect the building. 6. walkways, patios, and driveways leading to dwelling entrances. 7. landscaping structure attached or adjacent to the building when likely to adversely affect the building. 8. primary garage or carport attached or detached. 9. garage doors and garage door operators.

B. describe 1. exterior wall covering(s).

C. report: 1. the method(s) used to inspect the exterior wall elevations.

1.2 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, dykes and docks. 7. erosion control and earth stabilization measures.

Roof

2. ROOF SYSTEMS

2.1 The inspector shall:

A. inspect: 1. readily accessible roof coverings. 2. readily accessible roof drainage systems. 3. readily accessible flashings. 4. readily accessible skylights, chimneys, and roof penetrations.

B. describe 1. the roof covering and report the method(s) used to inspect the roof

C. report 1. the method(s) used to inspect the roof(s).

2.2 The inspector is NOT required to:

A. inspect: 1. antennae and satellite dishes. 2. interiors of flues or chimneys which are not readily accessible. 3. other installed accessories. items attached to but not related to the roof system(s).

Foundation / Structure / Attic

3. STRUCTURAL SYSTEMS 3.1 The inspector shall:

A. inspect: 1. structural components including visible foundation and framing. 2. by probing a sample 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. foundation(s) 2. floor structure(s). 3. wall structure(s). 4. ceiling structure(s). 5. roof structure(s).

C. report: 1. on conditions limiting access to structural components. 2. methods used to inspect the under-floor crawl space. 3. methods used to inspect the attic(s).

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.

Insulation & Ventilation**9. INSULATION and VENTILATION of ATTICS, CRAWLSPACES AND UNFINISHED BASEMENTS****9.1 The inspector shall:**

A.inspect: 1.insulation and vapor retarders in unfinished spaces. 2.ventilation of attics and foundation areas. 3.mechanical ventilation systems. 4.ventilation systems in areas such as kitchens, bathrooms and laundry areas where moisture is generated.

B.describe: 1.type of insulation and vapour retarders in unfinished spaces. 2.ventilation of attics and foundation areas. 3.mechanical ventilation systems. 4.ventilation systems in areas such as kitchens, bathrooms and laundry areas where moisture is generated.

C.report: 1.absence of insulation in unfinished spaces at conditioned surfaces. 2.absence of ventilation in areas where moisture is generated such as kitchens, bathrooms and laundry rooms.

9.2 The inspector is NOT required to:

A.disturb insulation or vapor retarders.

B.determine indoor air quality.

C.determine system adequacy or distribution balance.

Electrical**5. ELECTRICAL SYSTEMS****5.1 The inspector shall:**

A. inspect: 1. service drop. 2. service entrance conductors, cables, and raceways. 3. service equipment and main disconnects. 4. service grounding. 5. interior components of service panels and sub panels. 6. distribution conductors. 7. overcurrent protection devices. 8. a representative number of installed lighting fixtures, switches, and receptacles. 9. the ground fault circuit interrupters (GFCI) (if appropriate). 10. arc fault circuit interrupters (AFCI) (if appropriate).

B. describe: 1. amperage and voltage rating of the service. 2. location of main disconnect(s) and subpanel(s). 3. wiring methods.

C. report: 1. presence of solid conductor aluminum branch circuit wiring. 2. absence of carbon monoxide detectors (if applicable). 3. absence of smoke detectors. 4. presence of ground fault circuit interrupters (GFCI). 5. presence of arc fault circuit interrupters (AFCI).

5.2 The inspector is NOT required to:

A. inspect 1. remote control devices unless the device is the only control device. 2. alarm systems and components. 3. low voltage wiring, systems and components. 4. ancillary wiring, systems and components not a part of the primary electrical power distribution system. 5. telecommunication equipment.

B. measure: 1. amperage, voltage, or impedance.

Heating**7. HEATING, VENTILATION & COOLING (HVAC) SYSTEMS****7.1 The inspector shall:**

A. inspect: 1. readily accessible components of installed heating, central and through wall cooling equipment. 2. vent systems, flues, and chimneys. 3. fuel storage and fuel distribution systems.

B. describe: 1. energy source(s). 2. heating and/or cooling method(s) by distinguishing characteristics. 3. chimney(s) and/or venting material(s). 4. the combustion air sources. 5. the exhaust venting methods (naturally aspirated, induced draft, direct vent, direct vent sealed combustion).

7.2 The inspector is NOT required to:

A. inspect: 1. interiors of flues or chimneys which are not readily accessible. 2. heat exchanger. 3. humidifier or dehumidifier auxiliary equipment. 4. electronic air filters. 5. solar heating systems.

Plumbing

4. PLUMBING SYSTEMS 4.1 The inspector shall: A. inspect: 1. interior water supply and distribution systems including all fixtures and faucets. 2. drain, waste and vent systems including all fixture 3. water heating equipment and associated venting systems, flues & chimneys. 4. fuel storage and fuel distribution systems. 5. drainage sumps, sump pumps, and related piping.

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

4.2 The inspector is NOT required to: A. inspect: 1. 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. 4. water conditioning systems. 5. solar water heating systems. 6. fire and lawn sprinkler systems. 7. 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.

C. operate: 1. safety valves or shut-off valves.

Interior

6. INTERIOR 6.1 The inspector shall:

A. inspect: 1. walls, ceilings, and floors. 2. steps, stairways, and railings. 3. countertops and a representative number of installed cabinets. 4. a representative number of doors and windows. 5. walls, doors and ceiling separating the habitable spaces and the garage.

B. describe: 1. materials used for walls, ceilings and floors. 2. doors. 3. windows.

C. report: 1. absence or ineffectiveness of guards and handrails or other potentially physical injury hazards.

6.2 The inspector is NOT required to:

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

Fireplace

8. FIREPLACES AND SOLID FUEL BURNING APPLIANCES (Unless prohibited by the authority having jurisdiction) 8.1 The inspector shall:

A. inspect: 1. system components 2. vent systems and chimneys

B. describe: 1. fireplaces and solid fuel burning appliances 2. chimneys

8.2 The inspector is NOT required to:

A. inspect: 1. interior of flues or chimneys 2. screens, doors and dampers 3. seals and gaskets 4. automatic fuel feed devices 5. heat distribution assists whether fan assisted or gravity

B. ignite or extinguish fires C. determine draught characteristics D. move fireplace inserts, stoves, or firebox contents

Bathrooms

The home inspector will inspect:

interior water supply, including all fixtures and faucets, by running the water;
all toilets for proper operation by flushing; and
all sinks, tubs and showers for functional drainage.