



Your Inspection Report

Some where in BC
My Village, BC

PREPARED FOR:
AMAZING CLIENTS

INSPECTION DATE:
Sunday, February 14, 2021

PREPARED BY:
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Honest and Thorough Inspections.



May 4, 2024

Dear Amazing Clients,

RE: Report No. 1061
Some where in BC
My Village, BC

Thank you very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of HIABC Scope of Inspection which defines the scope of the Home Inspection.

<https://hiabc.ca/about-us/scope-of-inspection/>

We encourage you to read the Scope of Inspection 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 INSPECTION IS NOT TECHNICALLY EXHAUSTIVE. The Home Inspection provides you with a basic overview of the condition of the property at the time of inspection, 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. We do not do any invasive testing, or testing for Mold or Asbestos.

STRATA/CONDOMINIUMS: It is highly recommended that you (or your Realtor) obtain and study the depreciation report about the building. It may contain several issues which are beyond the scope of regular home inspection.

If your unit is on a leased land and/or is part of a Strata, please consult with your realtor and the Strata management about your rights and responsibilities.

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,

Harveen Bajwa
on behalf of
Inspect360 Home Inspections

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SUMMARY ITEMS:

Some where in BC, My Village, BC February 14, 2021

Report No. 1061

www.inspect360.ca

SUMMARY IT

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

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.

All repairs should be carried out by qualified professionals.

[Priority Maintenance Items](#)

Exterior

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

Condition: • The "standing" seam on the metal flashing at the front and the rear of the house is at an awkward location and presents a major trip and injury hazard.

The choice of the material and method of installation should be improved on, or protection provided to the occupants from the seam.

Implication(s): Trip hazard / Injury hazard

Location: Front and Rear

Task: Improve or Protect.

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](#)

ROOFING

Some where in BC, My Village, BC February 14, 2021

Report No. 1061

www.inspect360.ca

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Sloped roofing material:

- [Roll roofing](#)



1. Roll roofing

Approximate age: • 2 years old

Typical life expectancy: • 15-20 years

Observations / Recommendations

RECOMMENDATIONS \ General

1. Condition: • blank

Location: Throughout

Task: Clean, Maintain

Time: Ongoing

Limitations

Inspection limited/prevented by:

- Snow/ice/frost

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Report No. 1061

www.inspect360.ca

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE



2. Snow/ice/frost

Inspection performed: • From roof edge

Age determined by:

- Age of the building.
built in 2019

EXTERIOR

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Report No. 1061

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SUMMARY IT

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Gutter & downspout material: • Metal

Gutter & downspout type: • [Eave mounted](#)

Gutter & downspout discharge:

• [Below grade](#)



3. [Below grade](#)

Lot slope: • [Flat](#)

Soffit (underside of eaves) and fascia (front edge of eaves): • [Wood](#) • [Metal](#)

Wall surfaces and trim: • [Metal siding](#) • [Wood](#) • Fiber cement siding

Retaining wall:

• [Wood](#)



4. [Wood](#)



5. [Wood](#)

Driveway: • Asphalt

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Report No. 1061

www.inspect360.ca

SUMMARY IT

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Walkway:

- Pavers



6. Pavers

- Composite
- Gravel

Deck:

- Raised



7. Raised

- Glass Railing

Balcony:

- Metal and Glass Railing

EXTERIOR

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Report No. 1061

www.inspect360.ca

SUMMARY IT

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE



8. Metal and Glass Railing

- Concrete Pavers



9. Concrete Pavers

Exterior Door:

- French Door
- Sliding French Door

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Some where in BC, My Village, BC February 14, 2021

Report No. 1061

www.inspect360.ca

SUMMARY IT

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE



10. Sliding French Door

Observations / Recommendations

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

2. Condition: • [Missing](#)

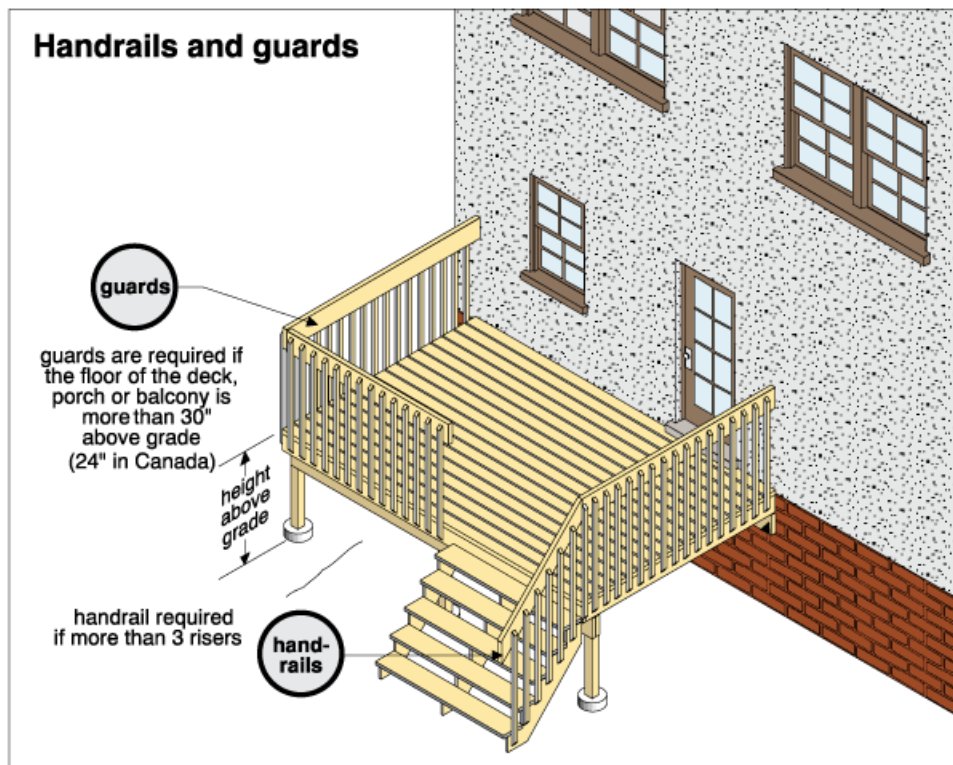
Please provide railing and hand rails along the retaining wall and the steps at the front.

Implication(s): Fall hazard

Location: Front yard

Task: Provide railings

Time: Upon possession



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Report No. 1061

www.inspect360.ca

SUMMARY IT

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

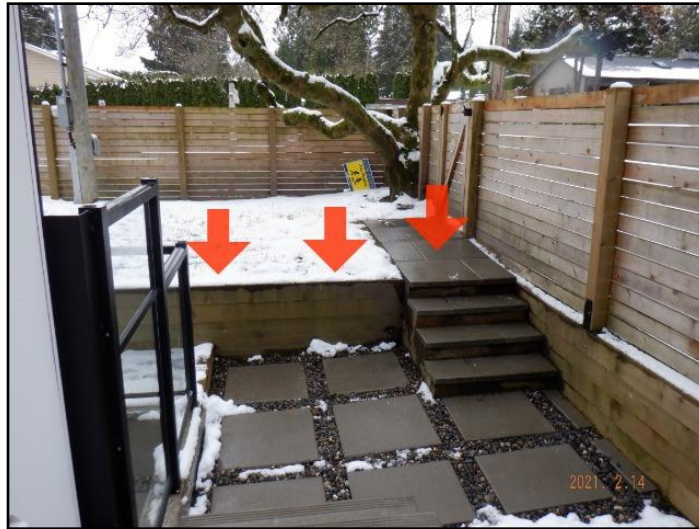
HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE



11. Missing

3. Condition: • The "standing" seam on the metal flashing at the front and the rear of the house is at an awkward location and presents a major trip and injury hazard.

The choice of the material and method of installation should be improved on, or protection provided to the occupants from the seam.

Implication(s): Trip hazard / Injury hazard

Location: Front and Rear

Task: Improve or Protect.

Time: Immediate



12. Missing



13.

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Report No. 1061

www.inspect360.ca

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE



14.

Limitations

General: • Sewage pump is beyond the scope of this inspection. Please ask seller for information regarding the pump and operation.



15.



16.

Inspection limited/prevented by: • Snow / ice / frost

Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

STRUCTURE

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Report No. 1061

www.inspect360.ca

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

Floor construction: • Not visible

Exterior wall construction: • Not visible

Roof and ceiling framing: • Not visible

Location of access to under-floor area: • Basement

Description

Service entrance cable and location:

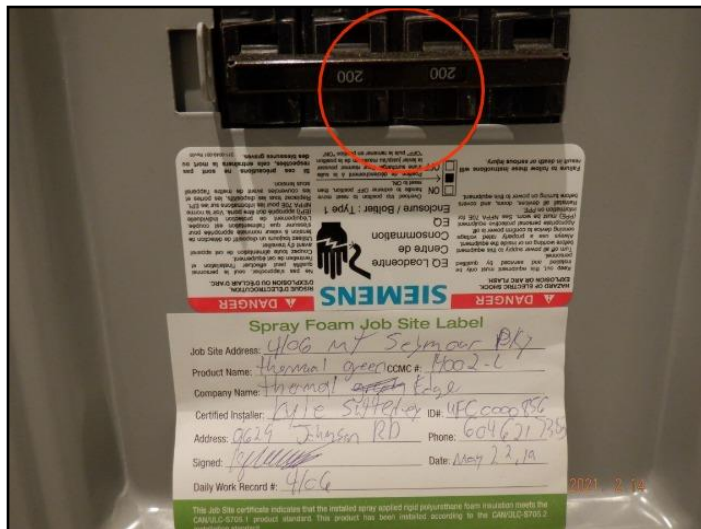
- [Overhead - cable type not determined](#)



17. Overhead - cable type not determined

Main disconnect/service box rating:

- [200 Amps](#)



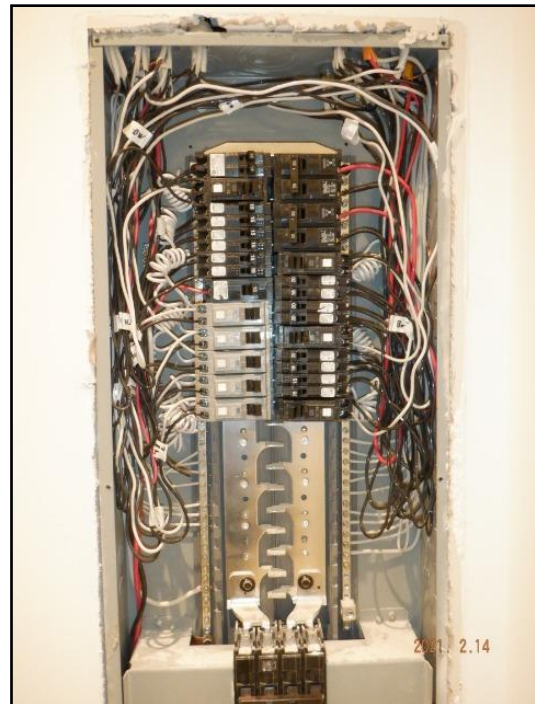
18. 200 Amps

Main disconnect/service box type and location:

- [Breakers - basement](#)



19. Breakers - basement



20. Breakers - basement

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

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

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

Smoke alarms (detectors): • [Present](#)

Carbon monoxide (CO) alarms (detectors): • Combination smoke/CO alarm(s) noted

Observations / Recommendations

RECOMMENDATIONS \ General

4. Condition: • It appears the roof has the option of attaching a central air conditioning unit Or a hot tub. Please confirm with the seller before closing regarding the wiring provided.

Have an electrician isolate the wires properly if not in use.

Implication(s): Electrocutation hazard.

Location: Roof

Task: Confirm

Time: Before closing.



21.



22.

OPTIONAL \ Electrical

5. Condition: • Comment

DISTRIBUTION SYSTEM \ Outlets (receptacles)

6. Condition: • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

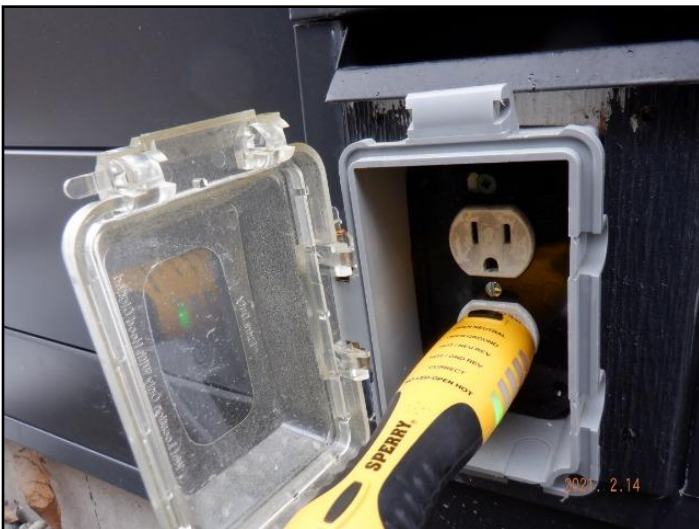
One of the exterior outlets is not GFCI protected. Recommend replacing it with a GFCI outlet as per current standards of building.

Implication(s): Electric shock

Location: Exterior

Task: Provide

Time: Before using



23. GFCI/GFI needed (Ground Fault Circuit...



24. GFCI/GFI needed (Ground Fault Circuit...

Limitations

System ground: • Continuity of ground not verified.

Description

General:

- blank
- Exterior wall



25. Main Fuel (GAS) shutoff

Heating system type:

- [Integrated \(Combination\) system](#)



26. Integrated (Combination) system

Fuel/energy source: • [Gas](#)

Heat distribution: • [Hot water radiant piping](#)

Efficiency: • [High-efficiency](#)

Exhaust venting method:

- [Direct vent - sealed combustion](#)

HEATING

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Report No. 1061

www.inspect360.ca

SUMMARY IT

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE



27. Direct vent - sealed combustion

Combustion air source: • Outside - sealed combustion

Approximate age: • [2 years](#)

Typical life expectancy: • Integrated (Combination) system using boiler - 10 to 20 years

Fireplace/stove:

• [Gas fireplace](#)



28. Gas fireplace

Carbon monoxide test:

• 0 parts per million - approximate



29. 0 parts per million - approximate

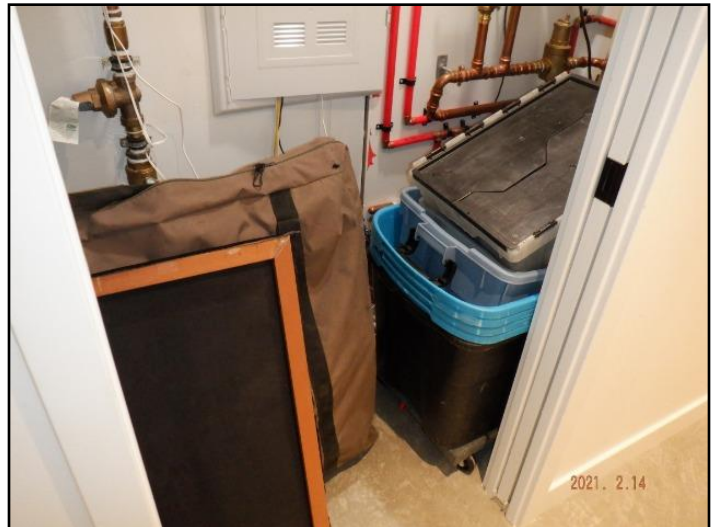
Mechanical ventilation system for building: • Kitchen exhaust fan • Bathroom exhaust fan

Limitations

General: • Full inspection obstructed by storage in the utility room.



30.



31.

INSULATION AND VENTILATION

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Report No. 1061

www.inspect360.ca

SUMMARY IT

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Attic/roof insulation material: • Not visible

Attic/roof insulation amount/value: • [Not visible](#)

Attic/roof air/vapor barrier: • [Not visible](#)

Wall insulation material: • Not visible

Foundation wall insulation material: • Not visible

Description

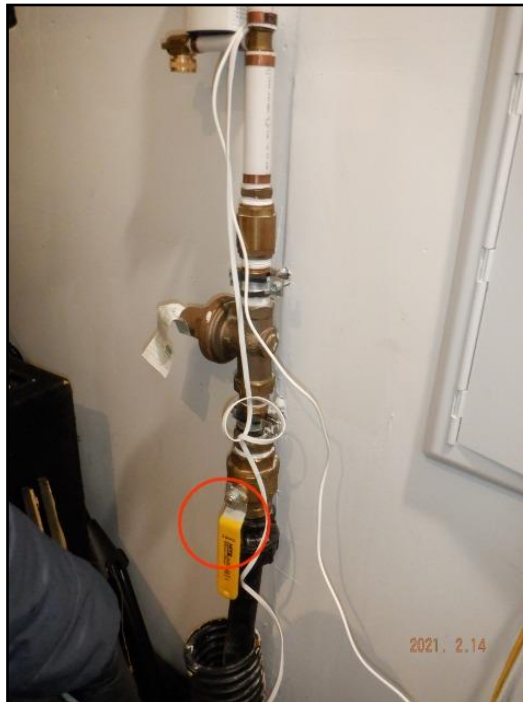
Water supply source (based on observed evidence): • Public

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

Supply piping in building: • PEX (cross-linked Polyethylene)

Main water shut off valve at the:

- Utility room



32. Utility room

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

Water heater type: • [Combination system](#)

Water heater location: • Utility room

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

Waste and vent piping in building: • [ABS plastic](#)

Exterior hose bibb (outdoor faucet):

- Frost proof



33. Frost proof

Observations / Recommendations

RECOMMENDATIONS \ General

7. Condition: • Caulking/sealant required.

Caulking and sealants should be serviced yearly, or as required as they deteriorate and need replacement often.

Implication(s): Water ingress could cause structure and property damage.

Location: Various

Task: Provide / service

Time: Ongoing

8. Condition: • The shower floors are "NO SILL" floors, that means any blockage of the drain will cause the water to spill into living space. It is imperative to keep the drains in proper working order to avoid flooding risk.

Implication(s): Flooding risk causing damage to structure and contents.

Location: Showers

Task: Service

Time: Ongoing



34.

FIXTURES AND FAUCETS \ Faucet

9. Condition: • [Loose](#)

Faucet appears to be loose, missing sealant.

Implication(s): Equipment failure

Location: Master Bathroom

Task: Provide caulking

Time: Upon possession,



35. Loose



36. Loose

Description

Major floor finishes: • Ceramic/porcelain • [Concrete](#)

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

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

Windows: • [Fixed](#) • [Sliders](#)

Interior Doors: • Inspected • Hollow Core

Kitchen ventilation:

• Exhaust fan



37. Exhaust fan

Stairs and railings: • Inspected

Observations / Recommendations

FLOORS \ Concrete floors

10. Condition: • [Cracked](#)

Minor cracks in the finished concrete floor at several locations.

Implication(s): Trip or fall hazard | Difficult access

Location: Main floor, basement

Task: Seal and protect

Time: Upon possession.

INTERIOR

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SUMMARY IT

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE



38. Cracked



39. Cracked



40. Cracked

Limitations

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

Appliances: • We do not test appliances as per our standards of practice. We check to see if the appliances have power coming to them, or for any evidence of visible leaks in the vicinity of the appliances. As a courtesy to our clients, we could operate the basic controls to see if they turn on, but we cannot guarantee their operation or condition at the time of taking possession of building.

END OF REPORT

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS