

HOME INSPECTION REPORT



999 Sample Ave
Penticton, British Columbia

Prepared for: **Mr. & Mrs. Sample**

Prepared by: **Skyview Innovations Building & Development Consulting**
103-1219 Commercial Way
Penticton, BC V2A 3H4
Professionalism & Integrity; Our Hallmarks

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

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Marginal	Item is not fully functional and requires repair or servicing
See Comments	Item is functional, however the item is not in optimal condition, future maintenance/repair/replacement may be required

General Information

Property Information

Property Address 999 Sample Street
City Penticton Province British Columbia Postal Code C7C 2&2
Contact Name Joe Realtor
Phone 250-555-5555 Fax 250-555-5555

Client Information

Client Name Mr & Mrs Sample
Client Address 777 Sample Ave
City Calgary Province Alberta Postal Code V2A 1\$1
Phone (604)555-5555 Fax (403) 555-5555
E-Mail Sample@Sample.ca

Inspection Company

Inspector Name Barry Chickloski BPCPA Lic # 47082
Company Name Skyview Innovations Building & Development Consulting
Company Address 103-1219 Commercial Way
City Penticton Province BC Postal Code V2A 3H4
Phone Skyview Innovations Fax 250-492-0544
E-Mail bchickloski@shaw.ca
File Number 09-555

Conditions

Others Present Buyer's Agent, Part time, Buyer, Part time Property Occupied Occupied
Estimated Age not known Entrance Faces South
Inspection Date 08/21/2009
Start Time 9:00 am End Time 12:00 pm
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 25 deg cel
Weather Sunny Soil Conditions Dry
Space Below Grade Crawl Space
Building Type Single family Garage Attached
Sewage Disposal City How Verified Buyer's agent
Water Source City How Verified Buyer's agent

Grounds

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1. Acceptable Driveway: Concrete



2. Acceptable Deck: Stained wood



3. See Comments Deck Surface Spaced decking, In-Out carpet in/out carpet over spaced decking, this is not a waterproof or rot resistant assembly, rotting of decking can be expected, recommend adding a water tight decking membrane or removing carpet

4. Acceptable Railings: Wood Pickets spacing too wide, safety item, recommend correction to within current standards



5. Acceptable Patio Concrete

Grounds (Continued)

6. See Comments **Vegetation:** Trees, Shrubs vines have caused staining and etching of siding, recommend that all vegetation be removed/separated from exterior cladding to prevent damage to cladding



7. Defective **Retaining Walls:** Wood Leaning, Wall is unstable, Recommend repairs to avoid collapse



8. Acceptable **Grading:** Minor slope



9. Acceptable **Fences:** Wood

Garage

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- 1. Type of Structure: Attached Car Spaces: 1
- 2. Acceptable **Ceiling:** Drywall
- 3. See Comments **Garage roofing** Part of main roof, see Roofing section

Garage (Continued)

- 4. Acceptable Walls: Drywall
- 5. Marginal Floor Poured concrete slab Stored item / floor coverings prohibit a full inspection of floor, Cracked with displacement, recommend immediate repair to avoid tripping/injuries



- 6. Acceptable Foundation Concrete visible above grade only, visible above grade only
- 7. Acceptable Garage vehicle door(s) Wood
- 8. See Comments Door Operation: Mechanized opener, 1 Auto-reverse not functional or needs adjustment, safety item
- 9. Acceptable Garage Electrical Lights, Outlets

Exterior Surface and Components

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First Floor Exterior Surface

- 1. See Comments Type: Stucco Minor cracks



Exterior Surface and Components (Continued)

2. See Comments Fascia: Wood Paint peeling, Recommend paint/stain to extend the life of the component



3. Acceptable Soffits: Aluminum, Fully vented



4. Not Present Flashing:
5. Acceptable Entry Doors: Metal
6. Acceptable Garage to house Doors: Metal
7. Acceptable Sliding doors Vinyl sliding
8. Acceptable Windows: Vinyl
9. Acceptable Window glazing Double no evidence of failed seals at the time of inspection
10. Acceptable Basement Windows: vinyl
11. See Comments Caulking Horizontal joists in siding materials crawlspace vents are not flashed over; recommend caulking to prevent water ingress



12. Acceptable Window Screens: Vinyl mesh
13. Acceptable Gas meter East side

Roof

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Main Roof Surface

1. Method of Inspection: On roof



2. See Comments **Material:** Asphalt shingle exposed nail heads should be covered with tabbing to prevent rusting and leaking



3. Type: Hip

4. Approximate Age: 2-5 years estimate 17-18 years remaining

5. Acceptable **Flashing:** Aluminum, Galvanized, lead

6. Acceptable **Valleys:** aluminium



7. Acceptable **Skylights:** Plastic

Roof (Continued)

8. See Comments Plumbing Vents: ABS vent cap recommended to prevent moisture enter around vent pipe



Roof Water Control

9. See Comments Gutters: Aluminum Need cleaning



10. Acceptable Downspouts: dispose water to underground

Attic

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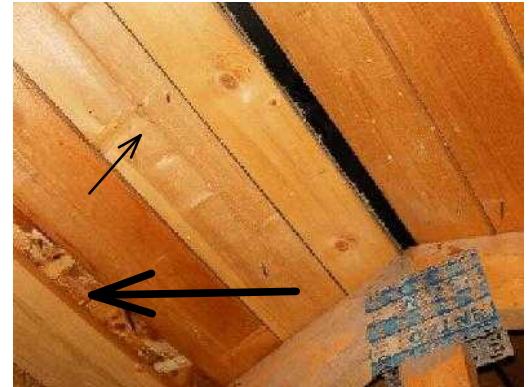
Main roof Attic

1. Method of Inspection: From the attic access



Attic (Continued)

2. Acceptable **Roof Framing:** 2x4 Truss
 3. Acceptable **Sheathing:** Dimensional wood, OSB



4. Acceptable **Ventilation:** Ridge and soffit vents
 5. Acceptable **Insulation:** Blown in, Cellulose
 6. See Comments **Insulation Depth:** 8" Consider adding more insulation in the attic to improve the energy efficiency of the home.
 7. Acceptable **Vapor Barrier:** Sheet plastic
 8. Defective **Bathroom/kitchen Fan Venting:** Solid/smooth duct Bathroom improperly vents into attic and may cause moisture damage to the insulation, Recommend correction, Recommend adding duct wrap insulation to the duct to prevent condensation on the duct and resulting moisture problems



Interior

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General Interior

1. Acceptable **Closets:** Reach-in type, Walk In

Interior (Continued)

2. See Comments Ceilings: Drywall, Textured minor nail pops



3. See Comments Walls: Drywall minor stress cracks



4. Marginal Floors: Linoleum, Carpet, laminate Chipped and cracked linoleum, appears to be due to wear, not a structural concern



- 5. Acceptable Doors: Hollow wood
- 6. Acceptable Stairs Carpeted
- 7. Acceptable Interior Railing/Balusters Wood
- 8. Acceptable HVAC Source: Heating system register

Kitchen

- 9. Acceptable Kitchen Cabinets: Wood
- 10. Acceptable Kitchen Counter Tops: Plastic Laminate

Bathroom

- 11. Acceptable Bathroom Cabinets: Wood
- 12. Acceptable Bathroom Counter Tops: Plastic Laminate
- 13. See Comments Ventilation: Bath Fan, Kitchen fan Fan does not exhaust to exterior

Appliances

Appliances (Continued)

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Kitchen

- 1. See Comments **Cooking Appliances:** Kenmore Appliances not operated or inspected
- 2. Acceptable **Ventilator:** Aira
- 3. See Comments **Dishwasher:** Roper Appliances not operated or inspected
- 4. See Comments **Refrigerator:** Kenmore Appliances not operated or inspected
- 5. See Comments **Microwave:** General Electric, free standing Appliances not operated or inspected

Other Appliances

- 6. See Comments **Washer:** Kenmore Appliances not operated or inspected
- 7. See Comments **Dryer:** Kenmore Appliances not operated or inspected
- 8. Acceptable **Dryer Vent:** not visible
- 9. Acceptable **Garage Door Opener:** Lift Master

Structure

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- 1. Acceptable **Structure Type:** Wood frame, only partially visible
- 2. See Comments **Foundation:** Poured concrete Cracked with displacement, Recommend monitoring for further movement/cracking, and repair as needed



- 3. See Comments **Bearing Walls:** Frame main floor construction is concealed behind finishes, not inspected

Structure (Continued)

- 4. Acceptable Joists/Trusses: "I" joist 10" nominal @ 12" o/c
- 5. See Comments Floor/Slab: crawlspace floor-skim coat minor shrinkage cracks



- 6. Acceptable Stairs (Interior): Wood stairs with wood handrails
- 7. Acceptable Subfloor: OSB

Crawl Space

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- See Comments Item is functional, however the item is not in optimal condition, future maintenance/repair/replacement may be required

- 1. Method of Inspection: Traverse of crawlspace
- 2. Acceptable Access: Floor hatch
- 3. Marginal Moisture Penetration: damp soil and efflorescence at sewer pipes exit through wall location where building sewer pipe exits through the concrete foundation; area around pipe is not sealed to the concrete, soil is coming into the crawlspace as well as moisture, recommend sealing this penetration to prevent moisture and soil entering the building



- 4. Moisture Location: N/A
- 5. See Comments Moisture Barrier: Not visible
- 6. Acceptable Ventilation: Vents

Crawl Space (Continued)

7. Acceptable Insulation: Rigid polystyrene



8. Marginal Vapor Barrier: sheet plastic, in box joists
 The box joist ends have insulation installed with a poly vapor barrier over, the poly vapor barrier is not sealed to the joists and foundation, moisture damage to the structure and insulation can be expected in these areas, recommend repairing the vapor barrier so that it performs its function and prevents moisture movement.



Air Conditioning

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Combined with forced air furnace AC System

- 1. Acceptable A/C System Operation: Unit responds to controls
- 2. Acceptable Condensate Removal: Plastic tubing
- 3. Acceptable Exterior Unit: Pad mounted



4. Manufacturer: Bryant

Air Conditioning (Continued)

- 5. Model Number: 591bnx930000abaa Serial Number: 29053e17095
- 6. Area Served: Whole building Approximate Age: 2005
- 7. Fuel Type: Electricity Temperature Differential: n/a
- 8. Type: Central A/C Capacity: Not Known
- 9. Not Inspected Visible Coil: Not visible
- 10. Acceptable Refrigerant Lines: Serviceable condition
- 11. Acceptable Electrical Disconnect: Tumble switch
- 12. Acceptable Exposed Ductwork: Metal
- 13. Acceptable Blower Fan/Filters: Direct drive with disposable filter

Fireplace/Wood Stove

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Family Room Fireplace

- 1. Acceptable Certification lable .n/a
- 2. Defective Fireplace Construction: Brick, c/w heatilator type system Heatilator pipes are deteriorated/rusted through, recommend removal of this system. The fir box is in serviceable condition; however the gap between the fire box and the front facing brick work is not protected with mortar, the gap leads directly to wood framing, recommend that a qualified fireplace specialist remove the heatilator system and repair the gaps. This fireplace should not be used until items are repaired, fire safety item.



Fireplace/Wood Stove (Continued)

Fireplace Construction: (continued)



3. Type: Wood burning

4. Acceptable Flue: only visible/viewed from firebox and at chimney

5. Acceptable Damper: Metal

6. Acceptable Hearth: Tile surface

North Chimney

7. Defective

Chimney: Brick chimney is crack/loose at the roof line, repair/replacement required to avoid chimney falling over, do not use the fireplace until the chimney is repaired, fire safety item



8. Acceptable Flue/Flue Cap: Concrete

9. Acceptable Chimney Flashing: Galvanized

Heating System

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Marginal Item is not fully functional and requires repair or servicing

See Comments Item is functional, however the item is not in optimal condition, future maintenance/repair/replacement may be required

Crawl Space Heating System

1. Acceptable Heating System Operation: System not operated due to outdoor air temperature (more than 60 deg F/16 deg C), System responds to controls

Heating System (Continued)

2. Manufacturer: Goodman



- 3. Model Number: gmp075-3 Serial Number: 9603817550
- 4. Type: Forced air Capacity: 60,000 BTU
- 5. Area Served: Whole building Approximate Age: 2003
- 6. Fuel Type: Natural gas
- 7. Acceptable Heat Exchanger: 3 Burner, only partially visible



- 8. Unable to Inspect: 100%, of heat exchanger, not visible
- 9. Acceptable Blower Fan/Filter: Direct drive with disposable filter
- 10. Acceptable Distribution: Metal duct
- 11. Acceptable Flue Pipe: Single wall
- 12. Acceptable Controls: Limit switch, Thermostat, Gas valve
- 13. Acceptable Thermostats: Programmable
- 14. Tank Location: N/A
- 15. Suspected Asbestos: No

Plumbing

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Interior

Plumbing (Continued)

1. Acceptable Service Line: Copper



2. Acceptable Main Water Shutoff: Crawlspace



3. Acceptable Water Lines: plastic, ABS, Copper, partially concealed
4. Acceptable Vent Pipes: ABS, only visible at roof
5. Acceptable Drain Pipes: ABS, partially concealed
6. Acceptable Kitchen Sink: Stainless Steel, Double
7. Acceptable Bathroom Sink/Basin: Porcelain coated
8. Acceptable Faucets/Traps: Operational
9. Acceptable Sump Pump: Submerged



10. Acceptable Tub/Surround: plastic tub and plastic surround
11. Acceptable Toilets: Non-low flush
12. Acceptable Shower/Surround: Plastic pan and plastic surround

Plumbing (Continued)

Utility Room Water Heater

13. Acceptable **Water Heater Operation:** Functional at time of inspection Water heater is nearing the end of it's design life



14. Manufacturer: Ruud
 15. Model Number: pro40-38m Serial Number: 0796j52615
 16. Type: Natural gas Capacity: 151 l
 17. Approximate Age: 2007 Area Served: Whole building
 18. Acceptable **Flue Pipe:** Single wall
 19. Acceptable **TPRV and Drain Tube:** PVC

Exterior

20. See Comments **Hose Bibs:** Non-frost protected suggest changing the external hose bibs to a frost free type, this will prevent freezing of the water lines and potential flooding
21. See Comments **Lawn Sprinklers:** Present but not inciuded in the scope of the home inspection, not operated, have owner demonstrate use / operation

Gas Service

22. Acceptable **Gas Meter:** East side
 23. Acceptable **Main Gas Valve:** Located at gas meter
 24. Acceptable **Gas Service Line:** black iron

Laundry Area

25. See Comments **Laundry Tub:** PVC Not mounted to floor or wall
 26. Acceptable **Laundry Tub Drain:** ABS
 27. Acceptable **Washer Hose Bib:** Recessed in wall
 28. Acceptable **Washer Drain:** Stand pipe

Electrical

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- | | |
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Electrical (Continued)

- 1. Acceptable Service Entrance: Under ground utilities
- 2. **Service Size Amps:** 200 **Volts:** 110-240 VAC
- 3. Acceptable Service: Aluminum
- 4. Acceptable Ground: Plumbing ground only
- 5. Acceptable Conductor Type: NMS cable
- 6. Acceptable Circuitry Copper
- 7. Acceptable Interior Lighting: 110 VAC
- Garage Electric Panel**
- 8. Acceptable Manufacturer: Seimens



- 9. **Maximum Capacity:** 125 Amps
- 10. Acceptable **Main Breaker Size:** 200 Amps
- 11. Acceptable **Breakers:** Copper
- 12. Acceptable **GFCI:** At GFCI receptacles only, bathrooms
- 13. Is the panel bonded?
- 14. Acceptable **Door Bell:** Hard wired
- 15. See Comments **Smoke Detectors:** Smoke alarms present but not inspected of tested
- 16. Acceptable **Exterior Lighting:** Surface mount
- 17. Acceptable **Exterior Electric Outlets:** 110 VAC
- 18. Acceptable **Receptacles/Outlets** Grounded 3-prong
- 19. See Comments **Suggested Improvements** See suggestions Add Ground Fault Circuit Interrupters (GFCI) to: Exterior outlets, Install Arc Fault Circuit Interrupters (AFCI) protection in all sleeping areas

Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Grounds

1. **Retaining Walls:** Wood Leaning, Wall is unstable, Recommend repairs to avoid collapse
-
2. **Main roof Attic Bathroom/kitchen Fan Venting:** Solid/smooth duct Bathroom improperly vents into attic and may cause moisture damage to the insulation, Recommend correction, Recommend adding duct wrap insulation to the duct to prevent condensation on the duct and resulting moisture problems

Fireplace/Wood Stove

3. **Family Room Fireplace Fireplace Construction:** Brick, c/w heatilator type system Heatilator pipes are deteriorated/rusted through, recommend removal of this system. The fire box is in serviceable condition; however the gap between the fire box and the front facing brick work is not protected with mortar, the gap leads directly to wood framing, recommend that a qualified fireplace specialist remove the heatilator system and repair the gaps. This fireplace should not be used until items are repaired, fire safety item.
4. **North Chimney Chimney:** Brick chimney is crack/loose at the roof line, repair/replacement required to avoid chimney falling over, do not use the fireplace until the chimney is repaired, fire safety item

Marginal Summary

Garage

1. **Floor** Poured concrete slab Stored item / floor coverings prohibit a full inspection of floor, Cracked with displacement, recommend immediate repair to avoid tripping/injuries

Interior

2. **Floors:** Linoleum, Carpet, laminate Chipped and cracked linoleum, appears to be due to wear, not a structural concern

Crawl Space

3. **Moisture Penetration:** damp soil and efflorescence at sewer pipes exit through wall location where building sewer pipe exits through the concrete foundation; area around pipe is not sealed to the concrete, soil is coming into the crawlspace as well as moisture, recommend sealing this penetration to prevent moisture and soil entering the building
4. **Vapor Barrier:** sheet plastic, in box joists The box joist ends have insulation installed with a poly vapor barrier over, the poly vapor barrier is not sealed to the joists and foundation, moisture damage to the structure and insulation can be expected in these areas, recommend repairing the vapor barrier so that it performs its function and prevents moisture movement.

See Comments Summary

Grounds

1. **Deck Surface** Spaced decking, In-Out carpet in/out carpet over spaced decking, this is not a waterproof or rot resistant assembly, rotting of decking can be expected, recommend adding a water tight decking membrane or removing carpet
2. **Vegetation:** Trees, Shrubs vines have caused staining and etching of siding, recommend that all vegetation be removed/separated from exterior cladding to prevent damage to cladding

Garage

3. **Garage roofing** Part of main roof, see Roofing section
4. **Door Operation:** Mechanized opener, 1 Auto-reverse not functional or needs adjustment, safety item

Exterior Surface and Components

5. **First Floor Exterior Surface Type:** Stucco Minor cracks
6. **Fascia:** Wood Paint peeling, Recommend paint/stain to extend the life of the component
7. **Caulking** Horizontal joists in siding materials crawlspace vents are not flashed over; recommend caulking to prevent water ingress

Roof

8. **Main Roof Surface Material:** Asphalt shingle exposed nail heads should be covered with tabbing to prevent rusting and leaking
9. **Plumbing Vents:** ABS vent cap recommended to prevent moisture enter around vent pipe
10. **Gutters:** Aluminum Need cleaning

Attic

11. **Main roof Attic Insulation Depth:** 8" Consider adding more insulation in the attic to improve the energy efficiency of the home.

Interior

12. **Ceilings:** Drywall, Textured minor nail pops
13. **Walls:** Drywall minor stress cracks
14. **Ventilation:** Bath Fan, Kitchen fan Fan does not exhaust to exterior

Appliances

15. **Cooking Appliances:** Kenmore Appliances not operated or inspected
16. **Dishwasher:** Roper Appliances not operated or inspected
17. **Refrigerator:** Kenmore Appliances not operated or inspected
18. **Microwave:** General Electric, free standing Appliances not operated or inspected
19. **Washer:** Kenmore Appliances not operated or inspected
20. **Dryer:** Kenmore Appliances not operated or inspected

Structure

21. **Foundation:** Poured concrete Cracked with displacement, Recommend monitoring for further movement/cracking, and repair as needed
22. **Bearing Walls:** Frame main floor construction is concealed behind finishes, not inspected
23. **Floor/Slab:** crawlspace floor-skim coat minor shrinkage cracks

Crawl Space

24. **Moisture Barrier:** Not visible

<h2>See Comments Summary (Continued)</h2>

Plumbing

- 25. **Hose Bibs:** Non-frost protected suggest changing the external hose bibs to a frost free type, this will prevent freezing of the water lines and potential flooding
- 26. **Lawn Sprinklers:** Present but not included in the scope of the home inspection, not operated, have owner demonstrate use / operation
- 27. **Laundry Tub:** PVC Not mounted to floor or wall

Electrical

- 28. **Smoke Detectors:** Smoke alarms present but not inspected or tested
- 29. **Suggested Improvements** See suggestions Add Ground Fault Circuit Interrupters (GFCI) to: Exterior outlets, Install Arc Fault Circuit Interrupters (AFCI) protection in all sleeping areas