



Inspection Report

Clients Name

Property Address:



As seen from the street

Top To Bottom inspections

**Duke Enns
6949 3rd st
Grand Forks BC, V0H 1H0
250-442-7306, CPBC# 78935**



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Top To Bottom inspections

Date: 2020-07-16	Time: 09:00 AM	Report ID: 20-42
Property: 5015 Siminoff Grand Forks BC V0H 1H4	Customer: Mr. Brandon Buick	Real Estate Professional: Logan Melville Grand Forks Realty

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Ongoing Maintenance (OM) = This unit requires regular maintenance to function properly, and to also prevent premature deterioration.

Not Present (NP) = This item, component or unit is not in this home or building.

Monitor (M) = This item may or may not function as intended. Further inspection by a qualified contractor is recommended.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance:
Seller

Type of building:
Single Family (2 story)

Approximate age of building:
Over 30 Years

Temperature:
Over 65 (F) = 18 (C)

Weather:
Clear

Approximate age determined by:
MLS

Ground/Soil surface condition:
Dry

Precipitation in last 3 days:
No

1. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style:

Lap
Rock and Mortar

Siding Material:

Wood
Stone

Exterior Entry Doors:

Insulated metal
Patio slider

Appurtenance:

Deck with steps

Driveway:

Asphalt
Concrete

Viewed exterior from:

Ground

		IN	NI	OM	NP	M	RR
1.0	Wall Cladding Flashing and Trim					•	
1.1	Doors (Exterior)						•
1.2	Windows/Window Wells						•
1.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings						•
1.4	Vegetation, Grading, Drainage, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•					
1.5	Eaves, Soffits and Fascias	•					
1.6	Driveway Type/Condition	•					
		IN	NI	OM	NP	M	RR

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Comments:

1.0 (1) The caulking has deteriorated and cracked in multiple locations. These areas are vulnerable to water penetration. Repair caulking as soon as possible and check annually after is recommended.



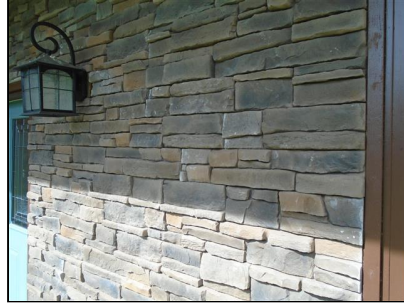
1.0 Item 1(Picture) South side



1.0 Item 2(Picture) All corners should be caulked

Top To Bottom inspections

1.0 (2) Some of the stone facade is loose. It remained intact at the time of inspection, but pieces could fall off in the future. Monitor closely for repairs.



1.0 Item 3(Picture) East side

1.1 The door pictured is difficult to operate. This may worsen or improve with the changing seasons. Repair as desired.



1.1 Item 1(Picture) Basement entrance (rubs at the bottom)

1.2 The window pictured is missing a drip cap flashing. Flashing helps divert water away from vulnerable areas such as windows and doors. There is possible hidden damage. Installation of drip cap flashing as soon as possible is recommended.



1.2 Item 1(Picture) North side

1.3 (1) The deck pictured is questionably built. While it feels strong under foot the general construction is mediocre. Further investigation by a qualified tradesman prior to use is recommended.



1.3 Item 1(Picture) Improper footing (not frost protected)



1.3 Item 2(Picture) Top mount railings are vulnerable to water penetration

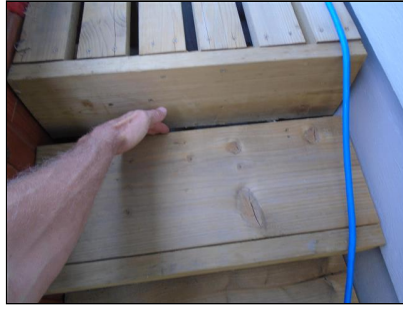


1.3 Item 3(Picture) Improper fasteners in joist hanger

Top To Bottom inspections



1.3 Item 4(Picture) Missing fasteners in joist hanger



1.3 Item 5(Picture) Stair treads loose



1.3 Item 6(Picture) Uneven step (refer to item 7)



1.3 Item 7(Picture) Uneven steps are a trip hazard

1.3 (2) The stairs pictured do not have a handrail. A fall or other injury can occur. Installation of such rails as soon as possible by a qualified tradesman is recommend.



1.3 Item 8(Picture) Basement entrance

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.



Asphalt roof



Brick chimney



Downspout

Styles & Materials

Roof Covering:

Asphalt/Fiberglass

Viewed roof covering from:

Walked roof

Sky Light(s):

None

Chimney (exterior):

Brick

Metal Flue Pipe

		IN	NI	OM	NP	M	RR
2.0	Roof Coverings						•
2.1	Flashings	•					
2.2	Skylights, Chimneys and Roof Penetrations			•			
2.3	Roof Drainage Systems	•					
		IN	NI	OM	NP	M	RR

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Comments:

2.0 There are multiple exposed nails on the roof. Exposed nails are vulnerable to water penetration. They should be sealed as soon as possible buy a qualified tradesman.



2.0 Item 1(Picture) North end

Top To Bottom inspections

2.2 The metal chimney depends on caulking to maintain its seal. Water can penetrate the roof at this point if not properly managed and may have hidden damage. Apply caulking as soon as possible, and check annually after is recommended.



2.2 Item 1(Picture) Metal chimney

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

Styles & Materials

Garage Door Type:

One automatic

Garage Door Material:

Wood

Auto-opener Manufacturer:

CHAMBERLAIN

Garage Floor:

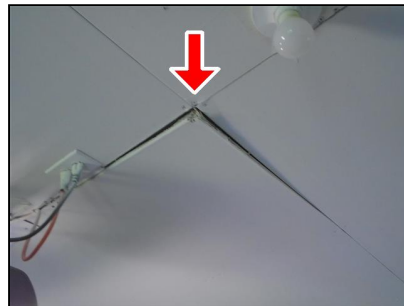
Poured Concrete

		IN	NI	OM	NP	M	RR
3.0	Garage Ceilings						•
3.1	Garage Walls (including Firewall Separation)	•					
3.2	Garage Floor	•					
3.3	Garage Door (s)	•					
3.4	Occupant Door (from garage to inside of home)						•
3.5	Garage Door Operators (Report whether or not doors will reverse when met with resistance)	•					
3.6	Garage window (s)	•					
3.7	Garage Stairs				•		
3.8	Limitations		•				
		IN	NI	OM	NP	M	RR

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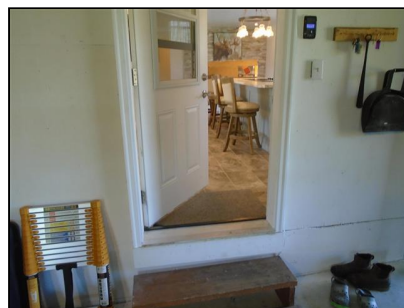
Comments:

3.0 The ceiling in the garage is damaged. This appears to be minor and cosmetic. Repair as desired.



3.0 Item 1(Picture) Loose drywall

3.4 The entry door from the garage into the house does not close on its own. This is a safety hazard as vehicle exhaust can enter the house and also compromises the firewall separation. Recalibration of the automatic closing hinge upon moving in is recommended.



3.4 Item 1(Picture) Garage/house door

Top To Bottom inspections

3.8 Inspection of garage limited by contents. There could be deficiencies unseen at the time of inspection



3.8 Item 1(Picture) Storage

4. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:

Batt
Fiberglass
R-30 or better

Ventilation:

Gable vents
Soffit Vents
Turbines

Exhaust Fans:

Bathroom fan
Kitchen fan

Exhaust Fan Vent Location:

Attic
Sidewall

Dryer Power Source:

220 Electric

Dryer Vent:

Flexible Vinyl

Dryer Vent Location:

Sidewall

Floor System Insulation:

None

		IN	NI	OM	NP	M	RR
4.0	Insulation in Attic	•					
4.1	Insulation Under Floor System				•		
4.2	Vapor Retarders (in Crawlspace or basement)						•
4.3	Ventilation of Attic and Foundation Areas	•					
4.4	Venting Systems (Kitchens, Baths and Laundry)						•
4.5	Ventilation Fans and Thermostatic Controls in Attic				•		
		IN	NI	OM	NP	M	RR

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Comments:

4.2 There are several locations where the vapor retarder has become unsealed. This will allow air to escape causing increased heating costs and could create condensation issues with hidden damage. Further investigation and repair upon moving in is recommended.



4.2 Item 1(Picture) Spaces between floor joists should be sealed

Top To Bottom inspections

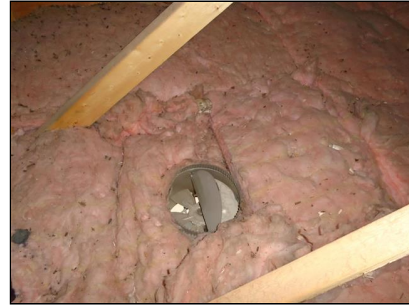
4.4 (1) The vent pictured is exhausting into the attic. This will add excess moisture and aid in bacterial growth. Installation of a proper exterior termination point for this vent, and further investigation of the attic prior to any use is recommended.



4.4 Item 1(Picture) En-suite



4.4 Item 2(Picture) Main bathroom



4.4 Item 3(Picture) Attic termination

4.4 (2) The vent pictured terminates in a poor location. This allows moisture to collect on the surrounding area, which can lead to significant damage. Directing the termination point away from the house prior to use is recommended.



4.4 Item 4(Picture) Kitchen vent termination is under the deck

4.4 (3) There is no active venting in the bathroom pictured. Excess moisture can build up if not vented properly. Installation of vent system upon moving in is recommended



4.4 Item 5(Picture) Basement

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. Even though the vast majority of the structural components are hidden by the finishing materials, when possible the home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.



Engineered wood trusses



2x12 joists



Concrete foundation

Styles & Materials

Foundation:

Poured concrete

Method used to observe Crawlspace:

No crawlspace

Floor Structure:

2 X12

Wall Structure:

2 X 6 Wood

Columns or Piers:

Metal

Ceiling Structure:

Bottom chord of truss

Roof Structure:

Engineered wood trusses

Roof-Type:

Gable

Method used to observe attic:

Walked

Attic accessed from:

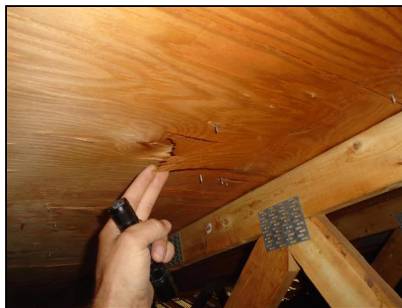
Attic hatch

		IN	NI	OM	NP	M	RR
5.0	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•					
5.1	Walls (Structural)	•					
5.2	Columns or Piers	•					
5.3	Floors (Structural)	•					
5.4	Ceilings (Structural)	•					
5.5	Roof Structure and Attic						•
		IN	NI	OM	NP	M	RR

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Comments:

5.5 The plywood pictured has delimitated causing it to loose a significant amount of its strength. The roof is weak in this area and should be reinforced as soon as possible.



5.5 Item 1(Picture) Roughly mid-span on the east slope

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors:

Overhead service
Copper

Panel Capacity:

200 AMP
125 AMP

Panel Type:

Circuit breakers
GFCI Breakers

Electric Panel Manufacturer:

SYLVANIA

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

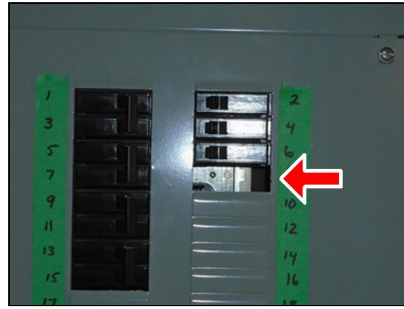
		IN	NI	OM	NP	M	RR
6.0	Service Entrance Conductors	•					
6.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels						•
6.2	Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage						•
6.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)						•
6.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•					
6.5	Operation of GFCI (Ground Fault Circuit Interrupters)	•					
6.6	Operation of AFCI (ARC Fault Circuit Interrupters)				•		
6.7	Location of Main and Distribution Panels	•					
6.8	Smoke Detectors						•
6.9	Carbon Monoxide Detectors				•		
		IN	NI	OM	NP	M	RR

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Top To Bottom inspections

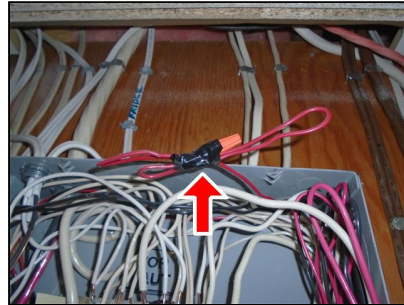
Comments:

6.1 (1) The main panel is missing a knockout. This is considered poor practice and should be corrected as soon as possible by a qualified electrician.



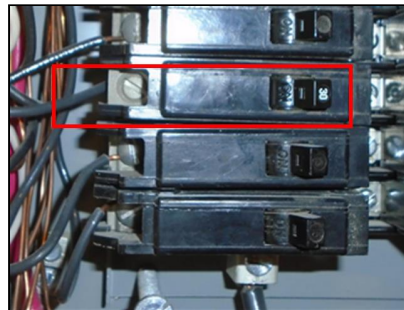
6.1 Item 1(Picture) Main panel

6.1 (2) There is an abandoned wire in the panel. While it is not connected it does not post an immediate threat. Further investigation by a qualified electrician as soon as possible is recommended.



6.1 Item 2(Picture) Sub panel

6.2 (1) The breaker shown is rated too high for the corresponding wire. This can overheat the wire before the breaker will trip and potentially start a fire. Immediate repair by a qualified electrician is recommended.



6.2 Item 1(Picture) 30 amp breaker, 3rd from the bottom, on the left side of the sub panel. This breaker should be replaced with a 15 amp to ensure the 14AWG wire it is connected to is not overloaded

6.2 (2) The area pictured has an exposed wire (unprotected). This is vulnerable to physical damage. It should be covered with a conduit or boxed in for protection immediately.



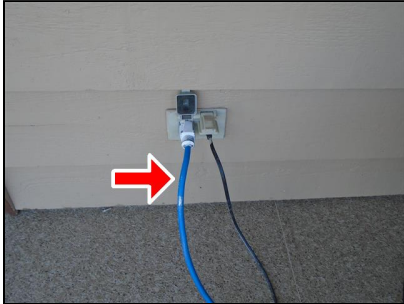
6.2 Item 2(Picture) Under kitchen stove



6.2 Item 3(Picture) Garage

Top To Bottom inspections

6.3 (1) There is an extension cord being used as permanent wiring. This is considered poor practice and should be disconnected and wired properly prior to use.



6.3 Item 1(Picture) Used for pool pump



6.3 Item 2(Picture) Garage



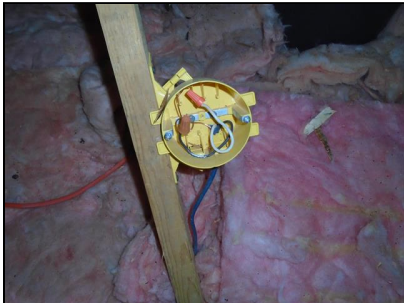
6.3 Item 3(Picture) Lights connected to garage cord (item 2)

6.3 (2) The pictured fixture is loose and hanging. This is considered unsafe and should be corrected by a qualified electrician immediately

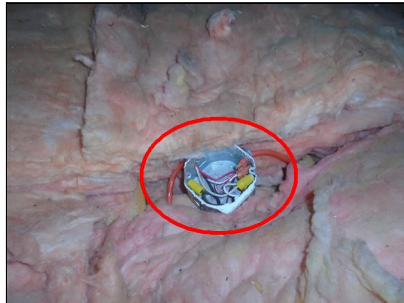


6.3 Item 4(Picture) Under stairs. This receptacle is also using an extension cord going to a freezer

6.3 (3) The junction box pictured is missing its cover . This is considered unsafe and should be corrected by a qualified electrician immediately.



6.3 Item 5(Picture) Attic



6.3 Item 6(Picture) Attic



6.3 Item 7(Picture) Multiple boxes in basement

6.3 (4) The receptacle pictured is over top of an electric heater. Wires from plugged in devices can come in contact with the heater creating a dangerous situation. Discontinue use of the receptacle or use of an alternate heat source immediately is recommended.



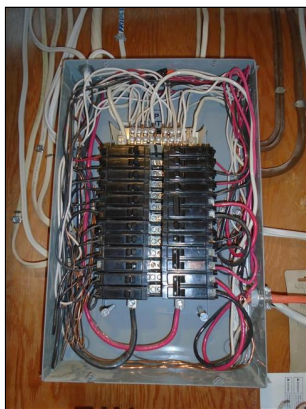
6.3 Item 8(Picture) Multiple receptacles throughout top floor

Top To Bottom inspections

6.7 The main and sub distribution panels are located in the basement.



6.7 Item 1(Picture) Main
(Southeast corner)



6.7 Item 2(Picture) Sub
panel (west side)

6.8 A smoke detector should be located in each bedroom and tested upon moving in to home.



6.8 Item 1(Picture) Only one found in the upstairs hallway

6.9 There is no carbon monoxide detector found in home. It is recommended that one be installed upon moving in, according to the manufacturer's instructions.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type:

Electric Base
Space heater
Wood Stove

Vent Type:

Naturally Aspirated

Vent Material:

Metal

Combustion Air Source:

Large Room

Energy Source:

Electric
Wood
Natural gas

Number of Heat Systems (excluding wood):

Two

Heat Recovery Ventilator:

None

Ductwork:

N/A

Filter Type:

N/A

Types of Fireplaces:

Gas Build-In

Operable Fireplaces:

One

Number of Woodstoves:

One

Cooling Equipment Type:

None

		IN	NI	OM	NP	M	RR
7.0	Heating Equipment	•					
7.1	Normal Operating Controls	•					
7.2	Automatic Safety Controls	•					
7.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•					
7.4	Presence of Installed Heat Source in Each Room					•	
7.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•					
7.6	Solid Fuel Heating Devices (Fireplaces, Woodstove)		•				
7.7	Gas/LP Firelogs and Fireplaces	•					
7.8	Cooling and Air Handler Equipment				•		
		IN	NI	OM	NP	M	RR

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Comments:

7.4 The wall mount electric heater is the only heat source for the basement.



7.4 Item 1(Picture) Basement living room

7.6 The woodstove pictured was observed but not tested. A full W.E.T.T inspection is recommended before any operation of the woodstove.



7.6 Item 1(Picture) Upstairs living room

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source:

Public

Plumbing Water Supply (into home):

Galvanized (old)

Plumbing Water Distribution (inside home):

Copper

PEX

Poly-B

Plumbing Waste:

ABS

Water Heater Power Source:

Electric

Water Heater Capacity:

48 Gallon

Water Heater Location:

Basement

WH Manufacturer:

GSW

		IN	NI	OM	NP	M	RR
8.0	Plumbing Drain, Waste and Vent Systems						•
8.1	Plumbing Water Supply, Distribution System and Fixtures						•
8.2	Tubs, Showers, Toilets						•
8.3	Hot Water Systems, Controls, Chimneys, Flues and Vents						•
8.4	Main Water Shut-off Device (Describe location)	•					
8.5	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	•					
8.6	Main Fuel Shut-off (Describe Location)	•					
8.7	Sump Pump	•					
		IN	NI	OM	NP	M	RR

IN= Inspected, NI= Not Inspected, OM= Ongoing Maintenance, NP= Not Present, M= Monitor, RR= Repair or Replace

Top To Bottom inspections

Comments:

8.0 (1) The vent pictured is dead ended in the attic. This will allow excess moisture and sewer gases into the attic. Installation of a proper exterior termination point for this vent, and further investigation of the attic prior to any use is recommended.

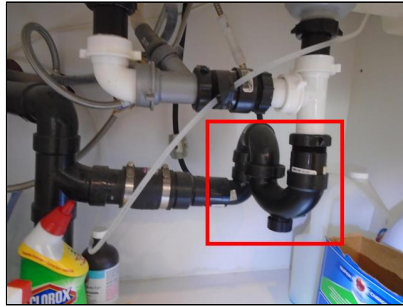


8.0 Item 1(Picture) Plumbing vent

8.0 (2) There are multiple S-traps in the house. An S-trap is vulnerable to drain slow and also syphon out allowing unpleasant sewer gas to enter the house. Correction of this issue by a qualified plumber prior to use is recommended.



8.0 Item 2(Picture) Basement laundry



8.0 Item 3(Picture) Both upstairs and downstairs kitchens



8.0 Item 4(Picture) All 3 bathrooms

8.1 (1) There have been failures of earlier polybutylene piping plastic fittings. Now there have been documented cases of the piping material itself failing. Possible insurance issue as some companies may require replacement of Poly-B water supply lines. Replacement can be costly. For more information visit www.poly-b.com



8.1 Item 1(Picture) Basement

8.1 (2) The inlet pipe is galvanized. This is an old system that could have failure points, and could also be an insurance issue. Further investigation and replacement by a qualified plumber prior to use is recommended.



8.1 Item 2(Picture) Galvanized

Top To Bottom inspections

8.1 (3) Rubber washing machine hoses have been known to fail. Replacement with steel braided hoses as soon as possible is recommended.



8.1 Item 3(Picture) Rubber hoses

8.1 (4) The faucet pictured is loose. While a leak was not detected at the time of inspection, one could start if left unsupported. Repair by a qualified tradesman before use is recommended.



8.1 Item 4(Picture) Kitchen

8.2 (1) The pictured toilet leaks. Leaks of this nature can quickly damage areas around them. Repair by a qualified plumber as soon as possible is recommended.



8.2 Item 1(Picture) Basement

8.2 (2) The pictured faucet leaks. Leaks of this nature can quickly damage areas around them. Replacement by a qualified plumber as soon as possible is recommended.



8.2 Item 2(Picture) Basement shower is spraying on the wall and ceiling behind.

Top To Bottom inspections

8.2 (3) The seal at the bottom of the pictured shower has deteriorated and may be leaking. This can quickly damage the shower and surrounding area. Further investigation and repair prior to use is recommended.



8.2 Item 3(Picture) Main bath upstairs

8.3 The water heater is nearing the end of its expected life. While it may last a few more years it should be replaced prior to closing.



8.3 Item 1(Picture) Manufactured in 2012

8.4 The main water shut-off is located in the basement.



8.4 Item 1(Picture) Bathroom closet

8.6 The main gas shutoff is at the meter located on the south side of the house.



8.6 Item 1(Picture) Gas meter

Top To Bottom inspections

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Living room



Main kitchen



Basement

Styles & Materials

Ceiling Materials:

Gypsum Board
Wood

Wall Material:

Gypsum Board

Floor Covering(s):

Area rug
Carpet
Hardwood T&G
Laminated T&G
Linoleum
Tile

Interior Doors:

Hollow core

Window Types:

Sliders

Window Material:

Vinyl
Wood

Cabinetry:

Melamine

Countertop:

Laminate

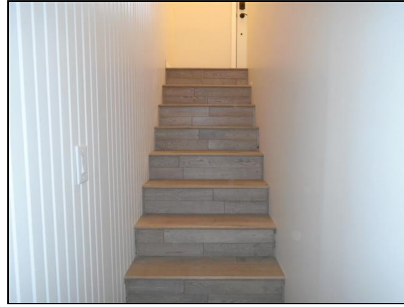
		IN	NI	OM	NP	M	RR
9.0	Ceilings	•					
9.1	Walls	•					
9.2	Floors	•					
9.3	Steps, Stairways, Balconies and Railings						•
9.4	Counters and Cabinets (representative number)	•					
9.5	Doors (representative number)	•					
9.6	Windows (representative number)						•
9.7	Limited Inspection Areas		•				
		IN	NI	OM	NP	M	RR

IN= Inspected, NI= Not Inspected, OM= Ongoing Maintenance, NP= Not Present, M= Monitor, RR= Repair or Replace

Top To Bottom inspections

Comments:

9.3 The stairs pictured do not have a handrail. A fall or other injury can occur. Installation of such rails as soon as possible by a qualified tradesman is recommend.



9.3 Item 1(Picture) Basement stairs

9.6 There are multiple windows that are difficult to operate. This may worsen or improve with the changing seasons. Repair as desired.



9.6 Item 1(Picture) Almost all windows

9.7 Reduced viewing in living areas, closets, and cupboards due to furniture and storage items. There is potential for hidden defects in these areas.



9.7 Item 1(Picture) Furniture

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Summary



6949 3rd st
Grand Forks BC, V0H 1H0
250-442-7306, CPBC# 78935

Customer

Address

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Exterior

1.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Repair or Replace

(1) The deck pictured is questionably built. While it feels strong under foot the general construction is mediocre. Further investigation by a qualified tradesman prior to use is recommended.

3. Garage

3.4 Occupant Door (from garage to inside of home)

Repair or Replace

The entry door from the garage into the house does not close on its own. This is a safety hazard as vehicle exhaust can enter the house and also compromises the firewall separation. Recalibration of the automatic closing hinge upon moving in is recommended.

4. Insulation and Ventilation

4.4 Venting Systems (Kitchens, Baths and Laundry)

Repair or Replace

Top To Bottom inspections

(1) The vent pictured is exhausting into the attic. This will add excess moisture and aid in bacterial growth. Installation of a proper exterior termination point for this vent, and further investigation of the attic prior to any use is recommended.

6. Electrical System

6.2 Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage

Repair or Replace

(1) The breaker shown is rated too high for the corresponding wire. This can overheat the wire before the breaker will trip and potentially start a fire. Immediate repair by a qualified electrician is recommended.

6.8 Smoke Detectors

Repair or Replace

A smoke detector should be located in each bedroom and tested upon moving in to home.

6.9 Carbon Monoxide Detectors

Not Present

There is no carbon monoxide detector found in home. It is recommended that one be installed upon moving in, according to the manufacturer's instructions.

8. Plumbing System

8.0 Plumbing Drain, Waste and Vent Systems

Repair or Replace

(1) The vent pictured is dead ended in the attic. This will allow excess moisture and sewer gases into the attic. Installation of a proper exterior termination point for this vent, and further investigation of the attic prior to any use is recommended.

8.1 Plumbing Water Supply, Distribution System and Fixtures

Repair or Replace

(1) There have been failures of earlier polybutylene piping plastic fittings. Now there have been documented cases of the piping material itself failing. Possible insurance issue as some companies may require replacement of Poly-B water supply lines. Replacement can be costly. For more information visit www.poly-b.com

(2) The inlet pipe is galvanized. This is an old system that could have failure points, and could also be an insurance issue. Further investigation and replacement by a qualified plumber prior to use is recommended.

8.3 Hot Water Systems, Controls, Chimneys, Flues and Vents

Repair or Replace

The water heater is nearing the end of its expected life. While it may last a few more years it should be replaced prior to closing.

Top To Bottom inspections

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Duke Enns



INVOICE

Top To Bottom inspections
 6949 3rd st
 Grand Forks BC, V0H 1H0
 250-442-7306, CPBC# 78935
 Inspected By: Duke Enns

Inspection Date:
 Report ID:

Customer Info:	Inspection Property:

Inspection Fee:

Service	Price	Amount	Sub-Total
		1	
		1	
			Tax \$
			Total Price \$

Payment Method:
 Payment Status:
 Note: