Your Inspection Report

11554 136 Street
Surrey, BC V3R 3C2

PREPARED FOR:
KEN MAYO
RIZWAN SYED

INSPECTION DATE:
Thursday, July 21, 2016

PREPARED BY:
Andrew Phillskirk

Phillskirk Enterprises
41750 Bowman Road
Abbotsford, BC V2R 5G8

(604) 219-2591

www.phillskirk.com
andrew.phillskirk@gmail.com

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SUMMARY

11554 136 Street, Surrey, BC July 21, 2016

Note: For the purpose of this report the building is considered to be facing **West**.

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.

Priority Maintenance Items

Roofing

General

• There has been a new asphalt shingle roof installed fairly recently. As seen from the attic, the roof has been patched where the old chimney came through and where the extension was added. The rafters and ridge boards in these areas have been weakened. This patchwork in conjunction with the weakened structure will impact life of the new roof. The step flashings on the lower section of roof, over the porch, have not been tucked under the siding or tucked under the shingles. These need to be fixed as soon as possible as it poses an immediate water ingress problem. The siding should have been cut back to allow the flashings to tuck underneath. There are no drip edge flashings, gutters or downspouts installed. In the winter months the water will simply pour over the edge, create a puddle where it hits the ground, and splash onto the wall. This will be an annoyance as it will splash on the walls and anything close to the house and could deteriorate the siding and structure over time. There are no penetrations through the roof for plumbing vents. After the plumbing vents have been installed a qualified roofing contractor should be brought in, to install boots around the vents, fix the flashings and install gutters and downpipes.

Exterior

General

• The back deck has been poorly constructed. It is a safety hazard as it stands now and should not be used until made safe by a qualified carpenter or contractor. It has been attached to the house using only wood screws. The best way is to through-bolt the ledger to the rim joist of the house. The main beam has no bracing to prevent it from toppling over. The deck is tilting away from the house. The guardrails and banisters are missing pickets which pose a falling hazard. This is an unsafe arrangement that needs to addressed. A carpenter or contractor should be brought in to fix these issues so this deck is safe to use. The siding has been patched together using at least four different materials. The vinyl siding is coming away from the building in areas. There needs to be some time spent installing appropriate drip flashings and caulking by a contractor.

Structure

General

• This house is very old - the buyers have disclosed the age to be about a hundred years old. It has gone through many renovations and has had at least one major addition. Based on the amateurish work around the rest of the house it is unlikely that permits were pulled for the work or that it has been inspected. This may be an insurance issue. Some of the exterior framing will be compromised by the wood-soil contact. The roof framing is showing signs of sagging and has deteriorated in locations. The floors joists on the main floor are undersized by today's standards. The basement appears to be a living space but should not be lived in. The ceiling height is well below minimum standards and the windows are too small for egress. The foundation has signs of shifting and settling.

Electrical

General

• The electrical system has been upgraded to a 200Amp service. This is more than adequate power for this size of dwelling. The circuits are poorly labeled. There are many abandoned wires throughout the house which could pose a shock or fire hazard. The main ground wire has corroded through and is no longer functioning as is should which could pose a shock hazard. The GFCI circuits may not protect as they should until ground continuity is corrected and verified. The old knob and tube wiring has been removed and poses no hazard. The installation of the new service would have required a permit and possible inspection. There should by records available from the BC Safety Authority. A certified electrician should be brought in to perform an all aspect review of all the wiring, bring it up to code and make it safe.

Heating

General

• The heating systems of this house have used different fuel/energy sources over the decades. There is evidence that there used to be a fireplace way back before the addition. There may have been a period of oil heating after that but there is no visible evidence. If there was an oil tank it should have been removed. This is done under strict guidelines, for environmental reasons, and there would be records of it. If no records are found, an expert should be brought in to determine if there is still a tank that needs to be removed. This may be an insurance restriction. There is an abandoned gas service indicating that natural gas was utilized for a while then discontinued. The current system is solely electric baseboard heaters.

Insulation and Ventilation

General

• The attic space is not sufficiently vented. There needs to be soffit and roof vents installed. They work in conjunction to keep the attic space vented. There is a big heap of fiberglass batts in the attic that needs to be spread out and installed correctly. There has been other types of insulation used over the years. There appears to be small granules that may be left over from a vermiculite or similar granule product. A specialized removal may be required if there is any asbestos in the leftover dust. A specialist should be consulted. This could pose an air quality/safety issue.

Plumbing

General

• The plumbing in this building has not been done by qualified people. The garden hoses used for connecting the hot water tank must be replaced as soon as possible to prevent flooding. The abandoned hoses in other locations should be investigated further by a plumber. The pressure measured at two locations were 50 and 80 psi. This is a huge variance. There may be issues with the pressure regulator. There are no apparent vents coming up through the roof. Sewer gasses may be able to enter the house if proper P-traps and vents aren't installed. The sink drainage for the basement kitchen sink is not functional. The waste water from this house likely goes to a septic tank then a field out back, to the east. These are underground and not a part of a home inspection. A septic specialist should be brought in to find the tank and the field. Depending on usage the tank will need to be drained every few years. The original system was designed for a tiny house a long time ago. Now that this house is being used as a six bedroom dwelling the septic system may not be able to keep up and may need upgrading or frequent emptying. The septic field may lie under the gravel which is used as a parking lot. Heavy machinery might do damage to the field.

Interior

General

• The interior finishes don't necessarily reflect the condition of the house. There has been a lot of amateurish work to the house which may have covered up potential issues. The holes through the walls in the basement needs to be addressed. The visable organic matter needs to be cleaned and prevented from re-occurrence. The flooring needs to be made safe from trip hazards. The wallboard needs to be completed for air quality purposes.

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

Description

Sloped roofing material:

• Asphalt shingles

1. *Asphalt shingles*

2. *Asphalt shingles*

Sloped roof flashing material:

• Metal

3. *Metal Flashings*

Probability of leakage:

• High

Side wall flashings need to be sealed.

Limitations

General: • The inspection was limited to the edge of the building as there were no gutters to rest a ladder against to access the upper portion of the roof. Even if there were gutters, the weakened structure would have been unsafe to walk on.

Inspection performed: • From roof edge • From the ground

Recommendations

General

1. • There has been a new asphalt shingle roof installed fairly recently. As seen from the attic, the roof has been patched where the old chimney came through and where the extension was added. The rafters and ridge boards in these areas have been weakened. This patchwork in conjunction with the weakened structure will impact life of the new roof. The step flashings on the lower section of roof, over the porch, have not been tucked under the siding or tucked under the shingles. These need to be fixed as soon as possible as it poses an immediate water ingress problem. The siding should have been cut back to allow the flashings to tuck underneath. There are no drip edge flashings, gutters or downspouts installed. In the winter months the water will simply pour over the edge, create a puddle where it hits the ground, and splash onto the wall. This will be an annoyance as it will splash on the walls and anything close to the house and could deteriorate the siding and structure over time. There are no penetrations through the roof for plumbing vents. After the plumbing vents have been installed a qualified roofing contractor should be brought in, to install boots around the vents, fix the flashings and install gutters and downpipes.

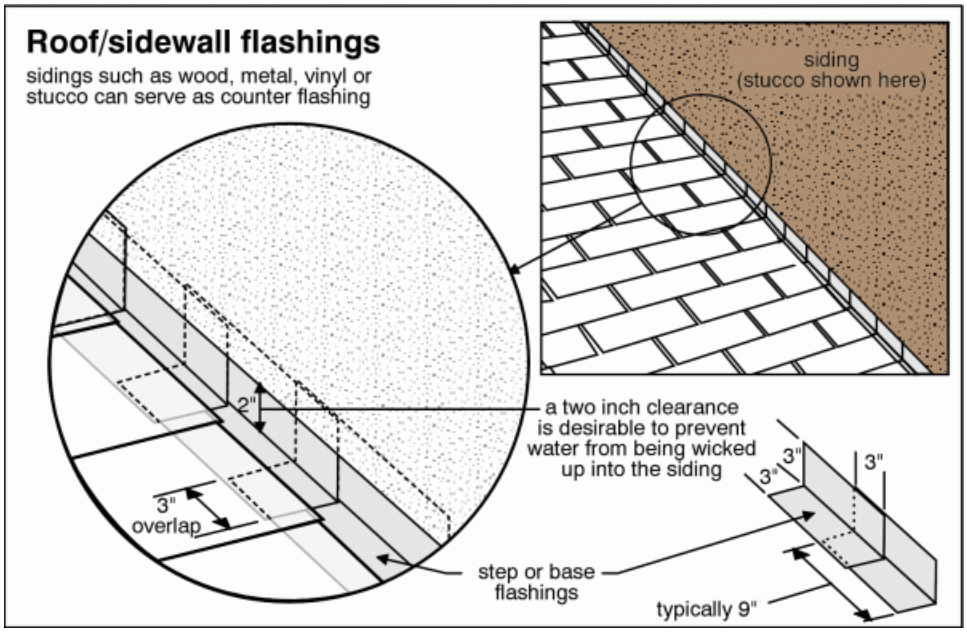
4. *Flashings not properly installed*

5. *Patched where chimney used to come through*

6. *Patched at addition*

SLOPED ROOF FLASHINGS \ Roof/sidewall flashings

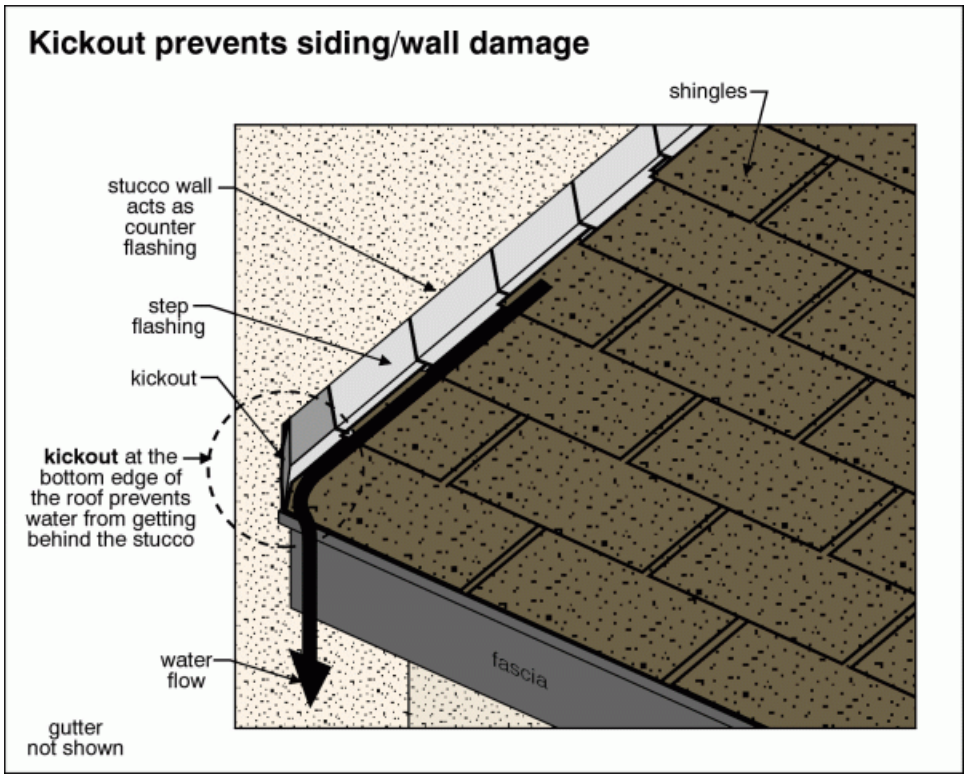
2. Condition: • No step or counter flashings
Implication(s): Chance of water damage to contents, finishes and/or structure



3. Condition: • Siding not cut back
Implication(s): Chance of water damage to contents, finishes and/or structure

4. Condition: • Step flashings not set into shingles properly
Implication(s): Chance of water damage to contents, finishes and/or structure

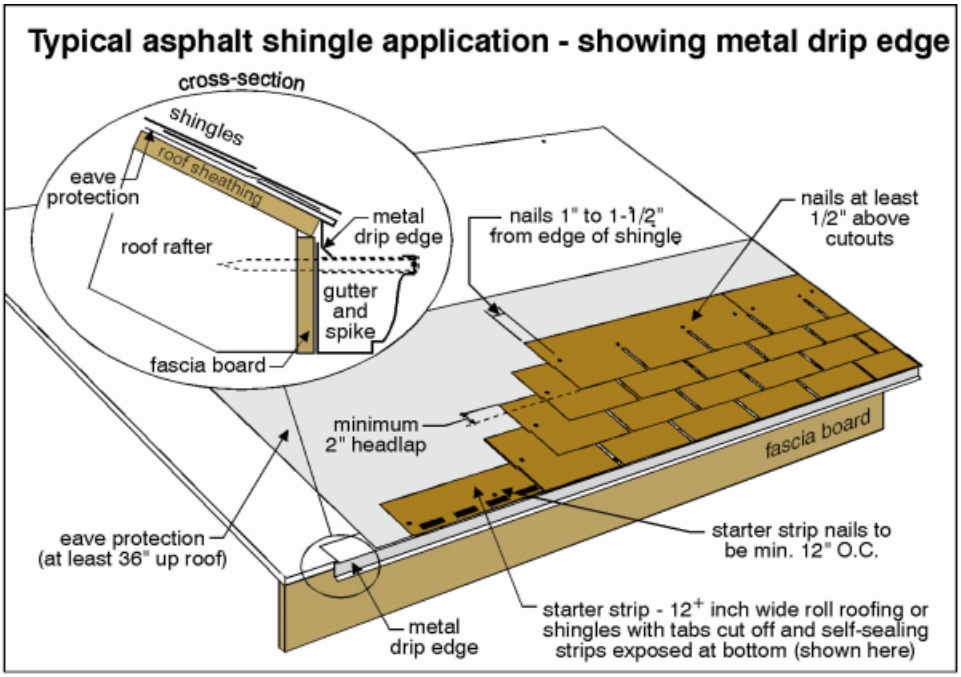
5. Condition: • No kickout flashing
Implication(s): Chance of water damage to contents, finishes and/or structure



SLOPED ROOF FLASHINGS \ Drip edge flashings

6. Condition: • Missing

Implication(s): Chance of water damage to contents, finishes and/or structure



Description

Gutter & downspout material: • No gutters or downspouts

Lot slope:

• Away from building

7. *Away from building*

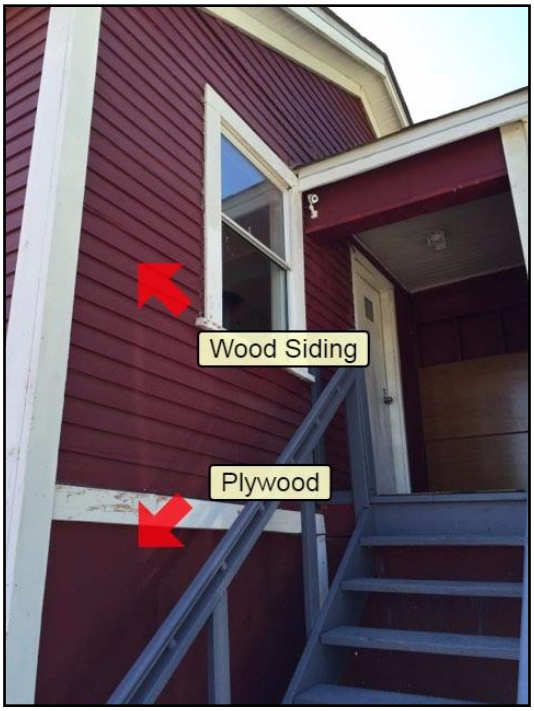
• Towards building

8. *Towards building*

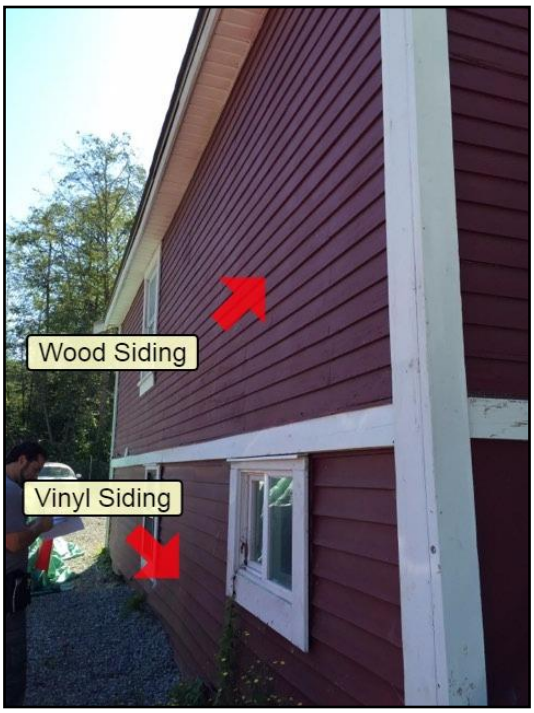
Wall surfaces - wood:

• Boards

9. *Siding Materials*



10. *Siding Materials*



11. *Siding Materials*

12. *Siding Materials*

Driveway:

- Gravel

13. *Gravel*

Deck:

• Wood

14. *Wood Deck at Back*

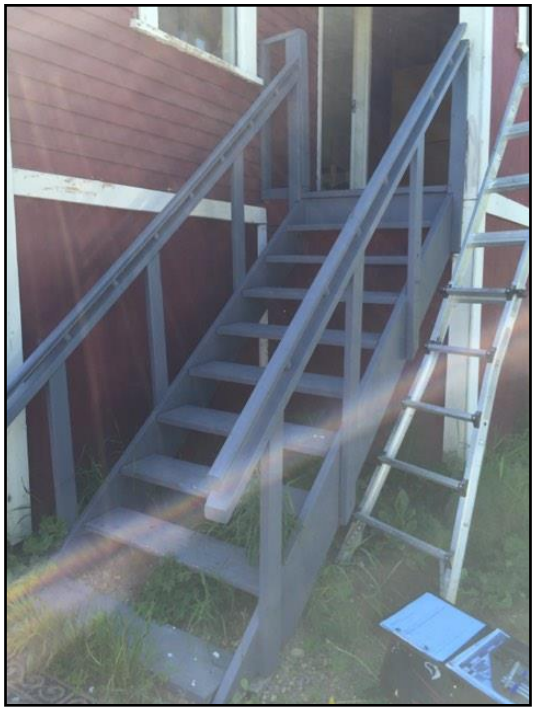
Porch:

• Wood

15. *Wood Front Porch*

Exterior steps:

• Wood



16. *Wood Staircase - Front Door*

EXTERIOR

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Limitations

General: • There has been recent painting of most of the exterior. As such it is hard to assess the condition of the exterior components.

Inspection limited/prevented by:

• New finishes/paint/trim

There has been recent renovations and painting of all the exterior siding.

Exterior inspected from: • Ground level

Recommendations

General

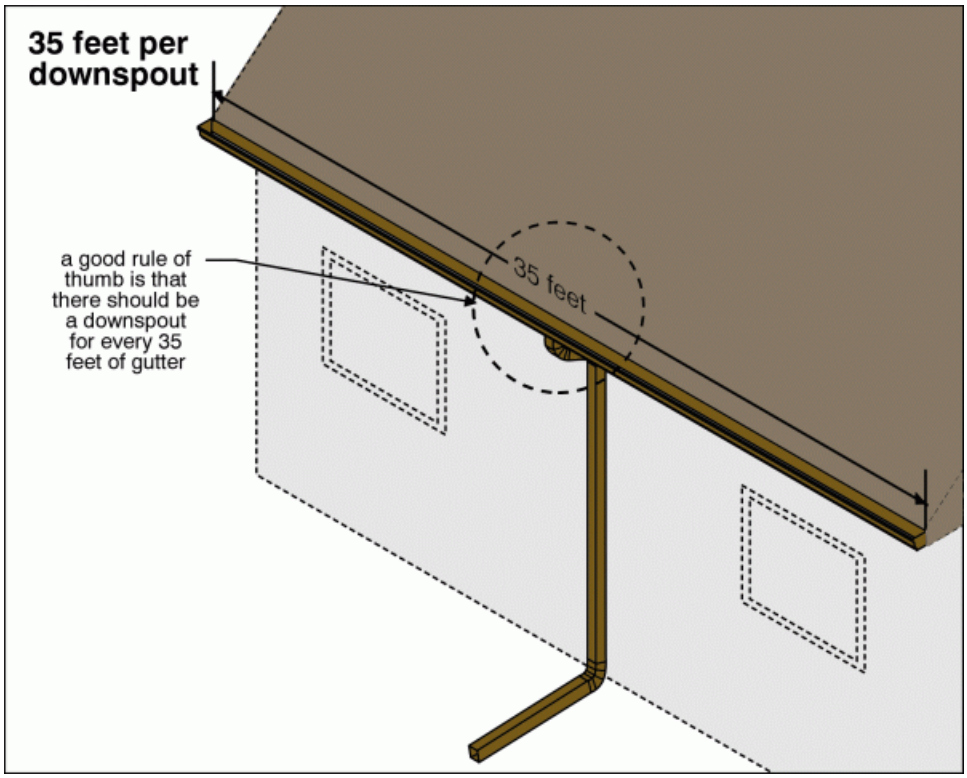
7. • The back deck has been poorly constructed. It is a safety hazard as it stands now and should not be used until made safe by a qualified carpenter or contractor. It has been attached to the house using only wood screws. The best way is to through-bolt the ledger to the rim joist of the house. The main beam has no bracing to prevent it from toppling over. The deck is tilting away from the house. The guardrails and banisters are missing pickets which pose a falling hazard. This is an unsafe arrangement that needs to addressed. A carpenter or contractor should be brought in to fix these issues so this deck is safe to use. The siding has been patched together using at least four different materials. The vinyl siding is coming away from the building in areas. There needs to be some time spent installing appropriate drip flashings and caulking by a contractor.

17. *Unsafe Deck - Do not Use.*

ROOF DRAINAGE \ Downspouts

8. Condition: • Missing

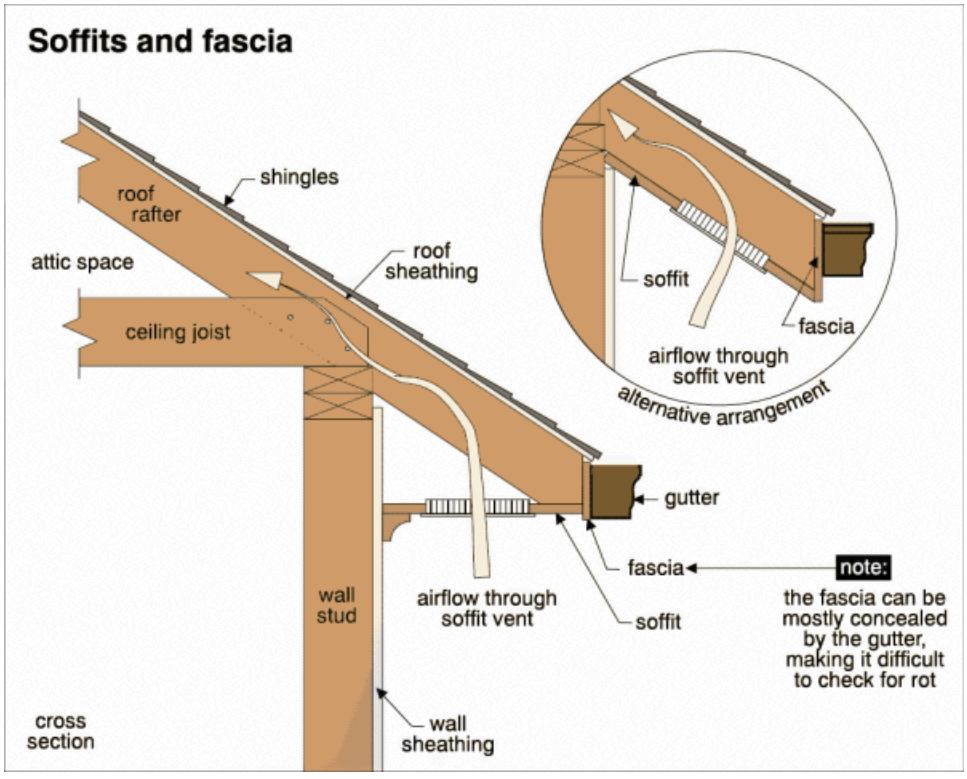
Implication(s): Chance of water damage to contents, finishes and/or structure



WALLS \ Soffits and fascia

9. Condition: • Vents missing, ineffective

Implication(s): Chance of condensation damage to finishes and/or structure | Material deterioration



18. *Missing Soffit Vents*

19. *Missing Soffit Vents*

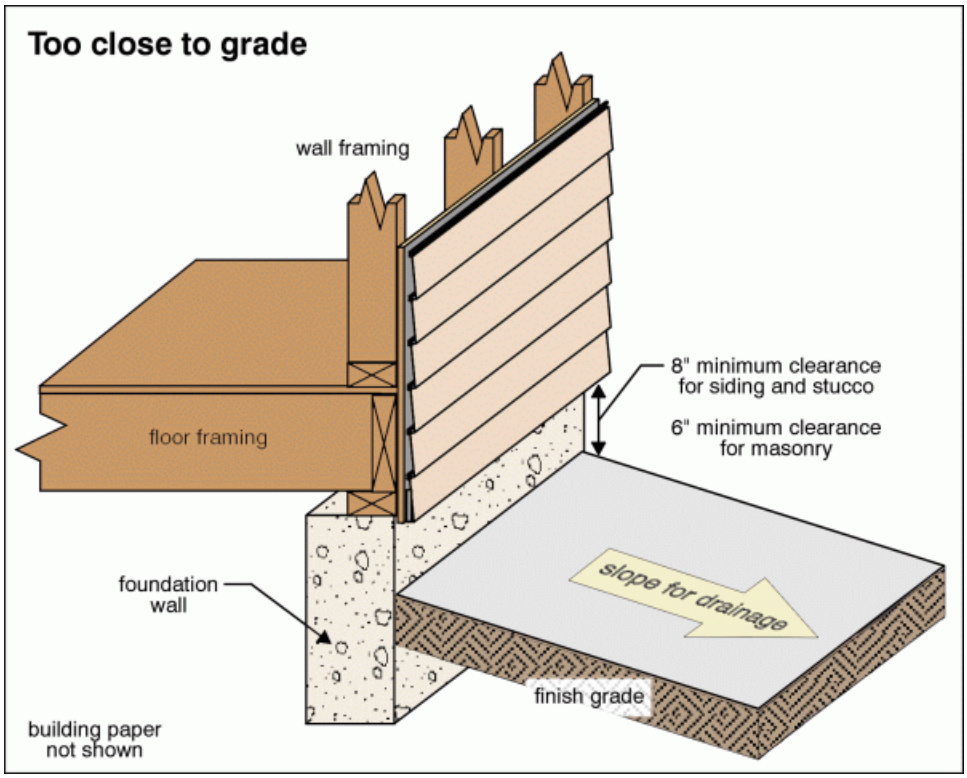
WALLS \ Wood siding

10. Condition: • The rodents have chewed right through both walls.

20. *Rodent damage to wall*

11. Condition: • Too close to grade

Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration | Rot | Insect damage



21. *Too close to grade*

WALLS \ Vinyl siding

12. Condition: • Buckled or wavy

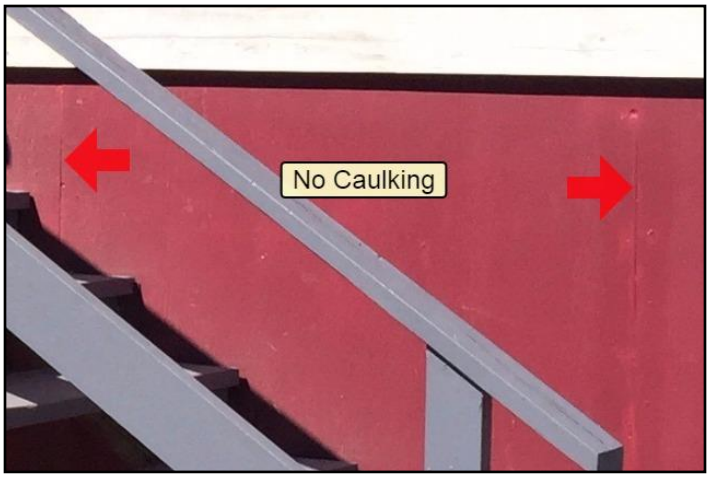
Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure

22. *Vinyl siding buckling and pulling away*

WALLS \ Fiber cement siding

13. Condition: • Missing paint or caulking

Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure



23. *Missing paint or caulking*

EXTERIOR GLASS \ Glass (glazing)

14. Condition: • Cracked

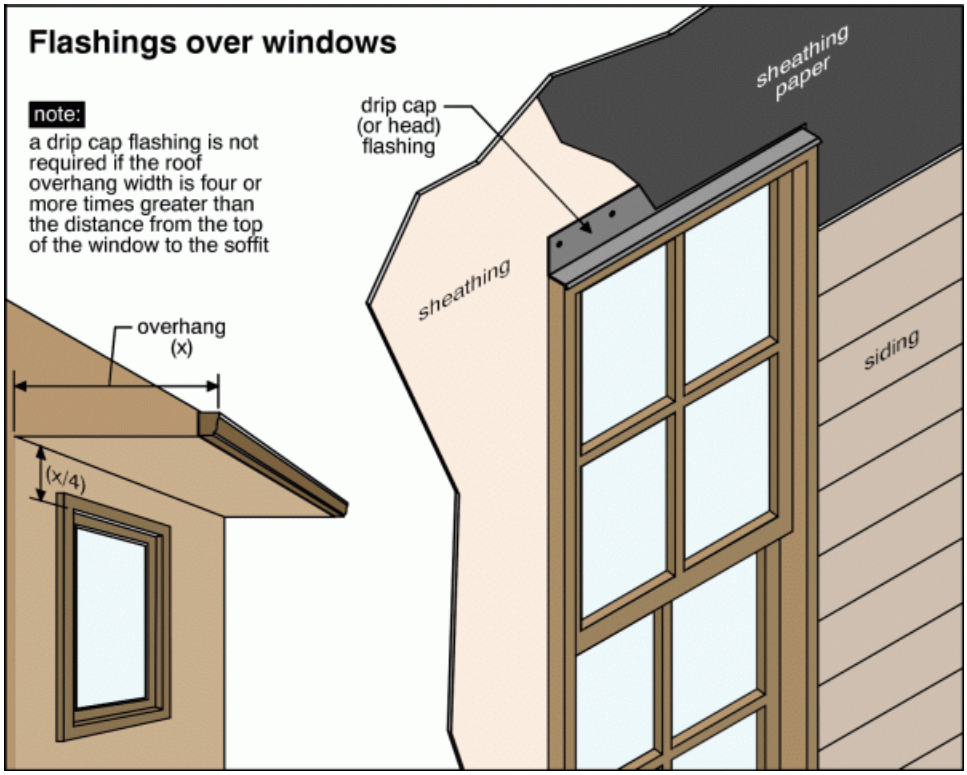
Implication(s): Cosmetic defects

24. *Cracked*

EXTERIOR GLASS \ Exterior drip caps

15. Condition: • Missing

Implication(s): Chance of water damage to contents, finishes and/or structure



25. *Missing Drip Edge*

DOORS \ Doors and frames

16. Condition: • Damage

Implication(s): Cosmetic defects | Chance of damage to finishes and structure | Poor security

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Columns

17. Condition: • Leaning

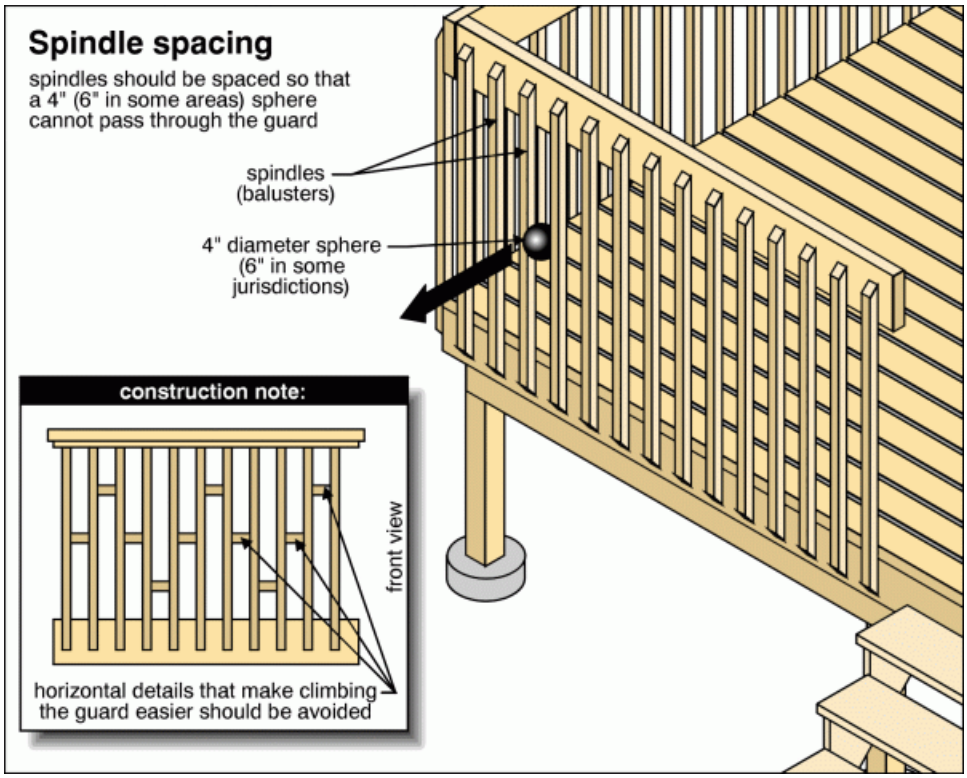
Implication(s): Weakened structure | Chance of movement

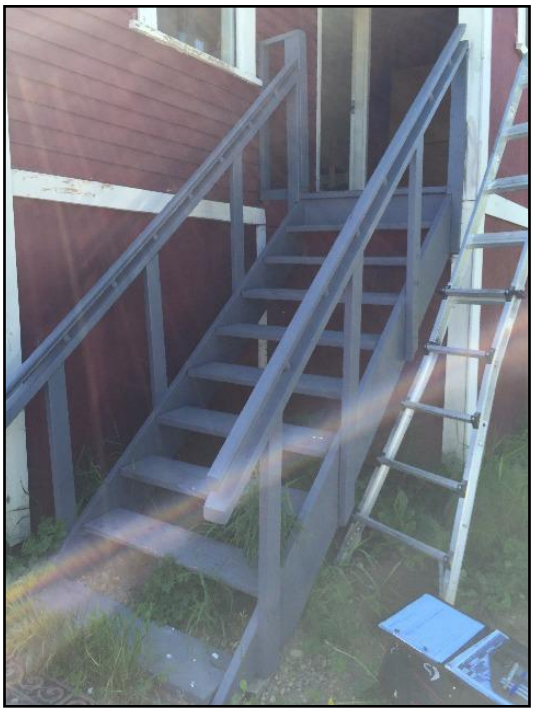
26. *Leaning*

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

18. Condition: • Spindles too far apart

Implication(s): Fall hazard





27. *Spindles too far apart*

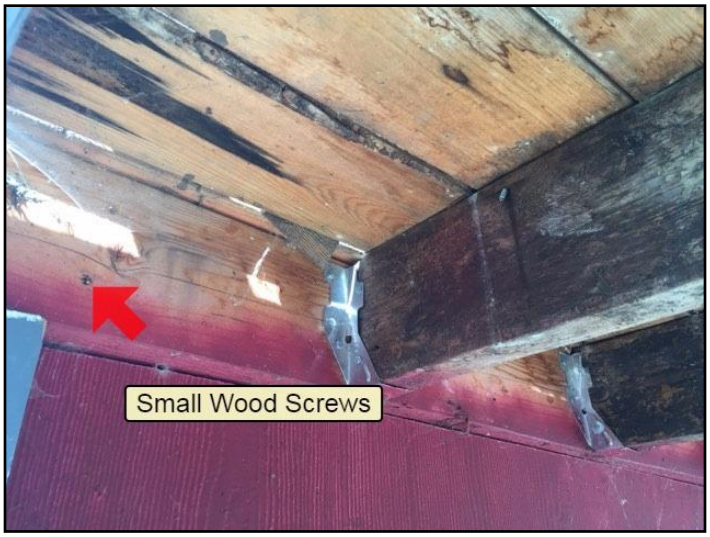
28. *Spindles too far apart*

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ General

19. Condition: • Unsafe

Implication(s): Physical injury

29. *Unsafe Beam*



30. *Screwed not bolted*

31. *Unsafe*

20. Condition: • Poorly built

Implication(s): Weakened structure

STRUCTURE

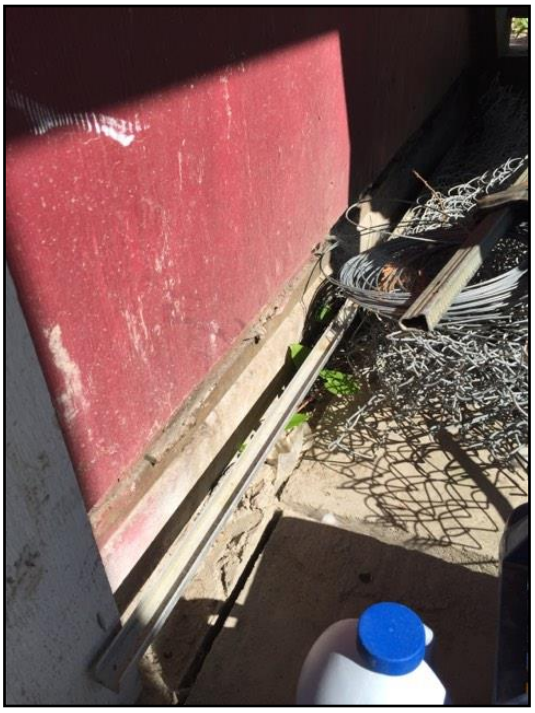
11554 136 Street, Surrey, BC July 21, 2016

Description

Configuration: • Basement

Foundation material:

• Poured concrete



32. *Poured concrete*

Floor construction: • Joists

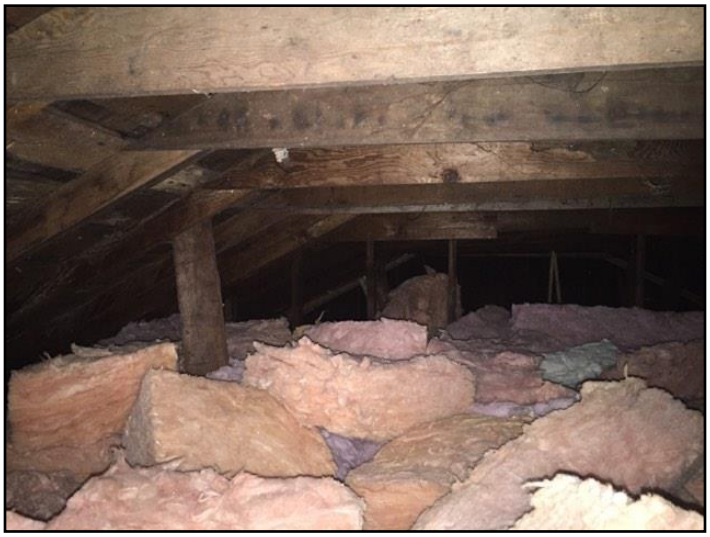
Exterior wall construction: • Wood frame

Roof and ceiling framing: • Roof repairs or additions

33. *Roof extened*

Roof and ceiling framing:

• Rafters/roof joists



34. *Rafters/roof joists*

35. *Rafters/roof joists*

Limitations

Attic/roof space: • Entered but access was limited

Percent of foundation not visible: • 95 %

Not included as part of a building inspection: • The inspection was a visual inspection only. Most of the framing could not be seen so I can not comment on the condition of most of the wall structure. There was no signs of water but it was hot and dry on the day of the inspection and had not rained the days prior.

Not included as part of a building inspection: • Visible mold evaluation is not included in the building inspection report

Recommendations

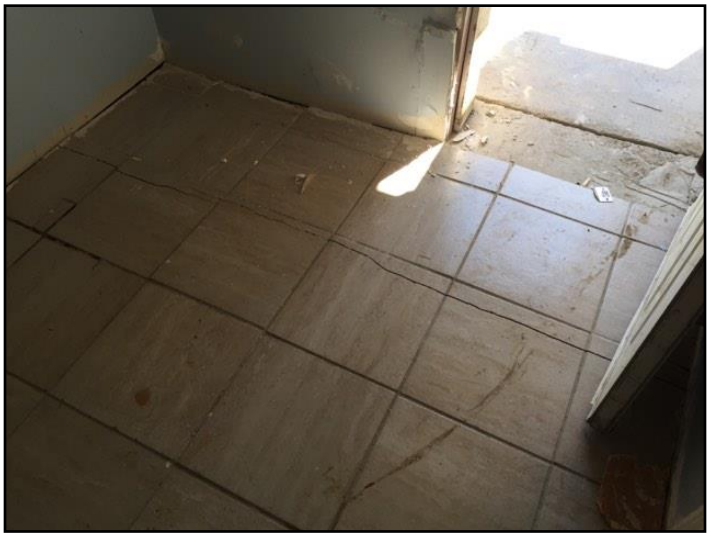
General

21. • This house is very old - the buyers have disclosed the age to be about a hundred years old. It has gone through many renovations and has had at least one major addition. Based on the amateurish work around the rest of the house it is unlikely that permits were pulled for the work or that it has been inspected. This may be an insurance issue. Some of the exterior framing will be compromised by the wood-soil contact. The roof framing is showing signs of sagging and has deteriorated in locations. The floors joists on the main floor are undersized by today's standards. The basement appears to be a living space but should not be lived in. The ceiling height is well below minimum standards and the windows are too small for egress. The foundation has signs of shifting and settling.

FOUNDATIONS \ Foundation

22. Condition: • Settled

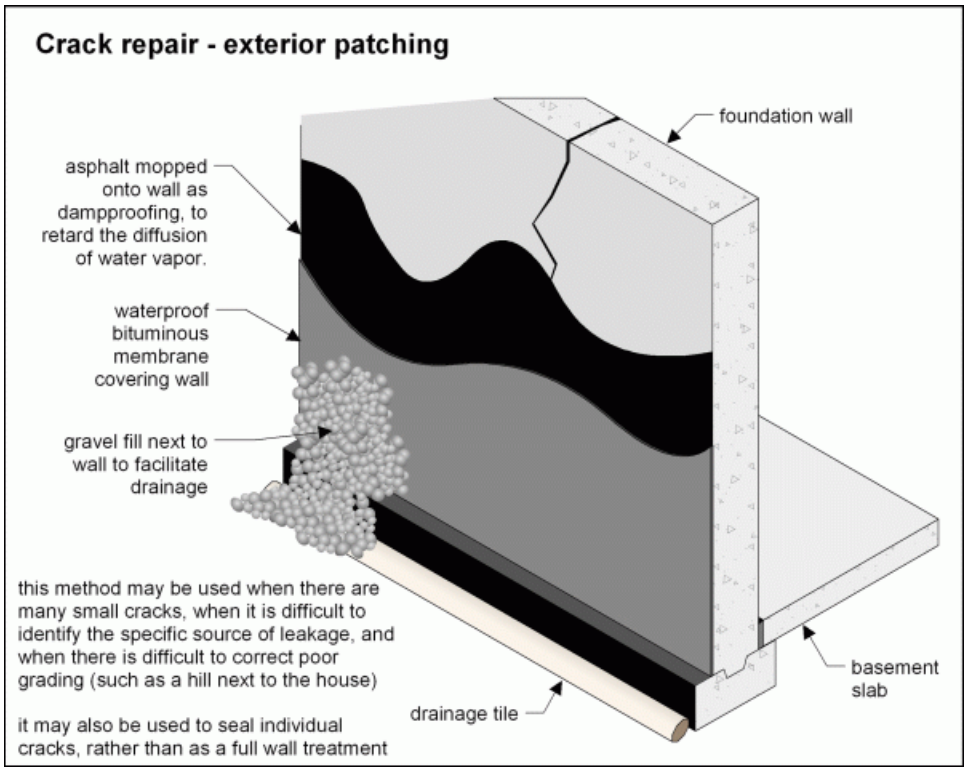
Implication(s): Chance of structural movement



36. *Settled*

37. *Settled*

23. Condition: • Typical minor cracks
Implication(s): Chance of water entering building



24. Condition: • Typical minor settlement

25. Condition: • Lateral movement
These cracks should be caulked, to prevent insects and rodents getting into the house, and monitored for further lateral movement.
Implication(s): Weakened structure

38. *Lateral movement*

26. Condition: • Wood/soil contact
Implication(s): Weakened structure

FLOORS \ Joists

27. Condition: • Undersized floor joists are below today's minimum code.

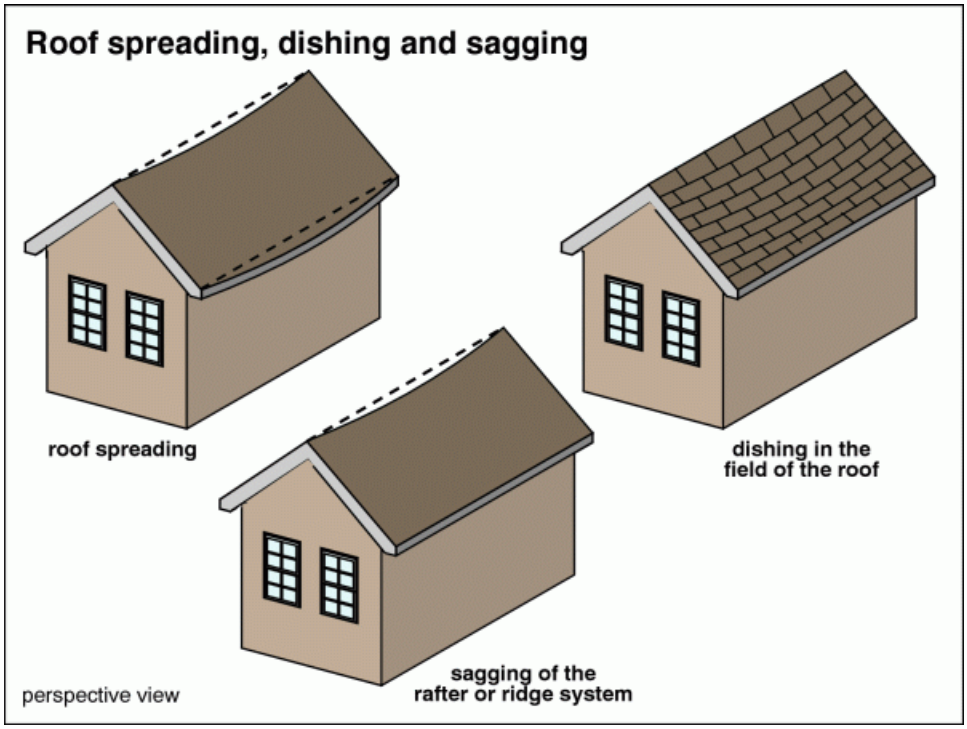
39. *Floor joists undersized*

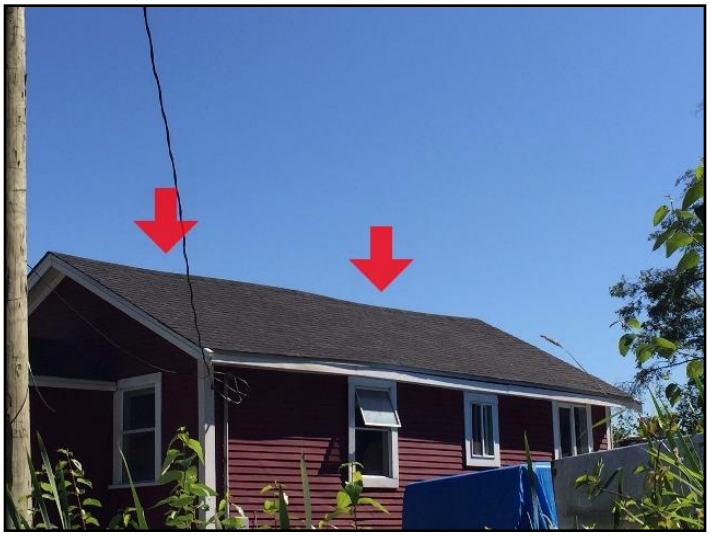
ROOF FRAMING \ Rafters/trusses

28. Condition: • Rot, fire or insect damage
Implication(s): Weakened structure | Chance of structural movement

40. *Rot/fire damage to roofing*

29. Condition: • Ridge sagging
Implication(s): Weakened structure | Chance of structural movement





41. *Ridge sagging*

Description

Service entrance cable and location:

• Overhead

42. *Overhead*

43. *Overhead*

Service size: • 200 Amps (240 Volts)

Main disconnect/service box type and location: • Breakers - basement

Number of circuits installed: • 24

Distribution panel rating: • 200 Amps

Distribution panel type and location:

• Breakers - basement

44. *Breakers - basement*

Distribution wire material and type:

- Copper - non-metallic sheathed
- Copper - knob and tube

Abandoned

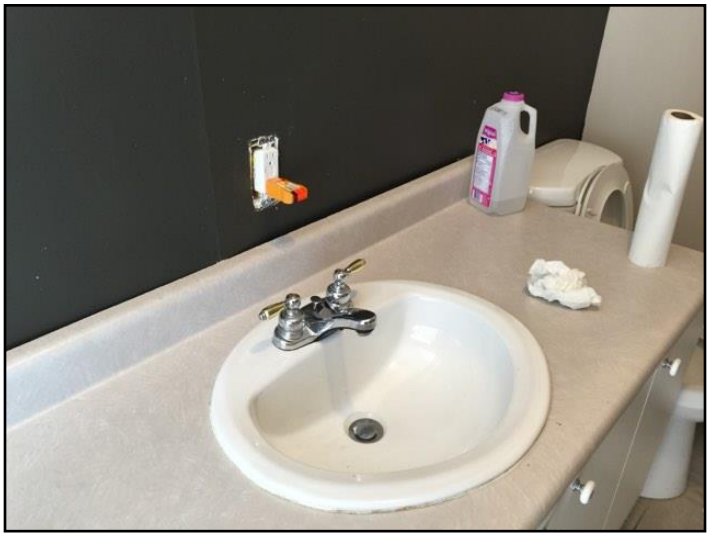
45. *Copper - knob and tube*

46. *Copper - knob and tube*

Type and number of outlets (receptacles): • Grounded - upgraded

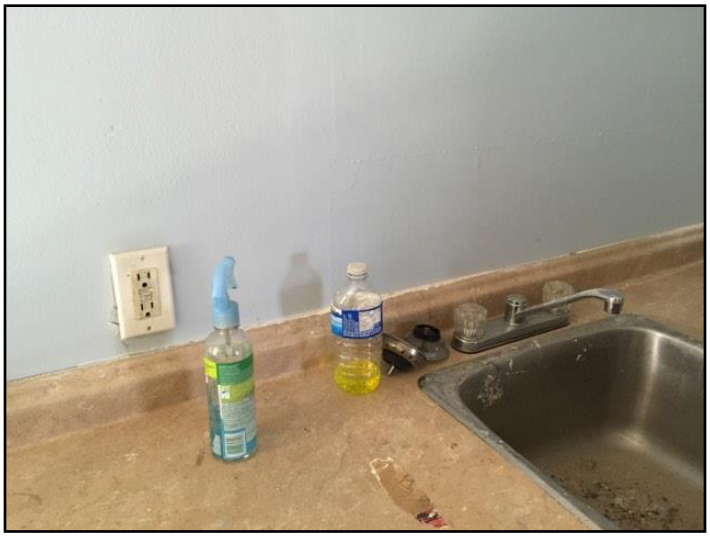
Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):

- GFCI - bathroom



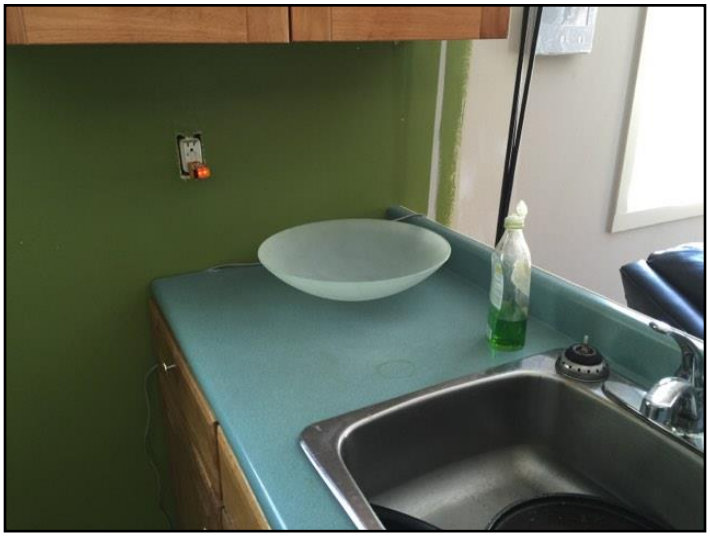
47. *GFCI - bathroom*

- GFCI - basement



48. *GFCI - basement*

• GFCI - kitchen



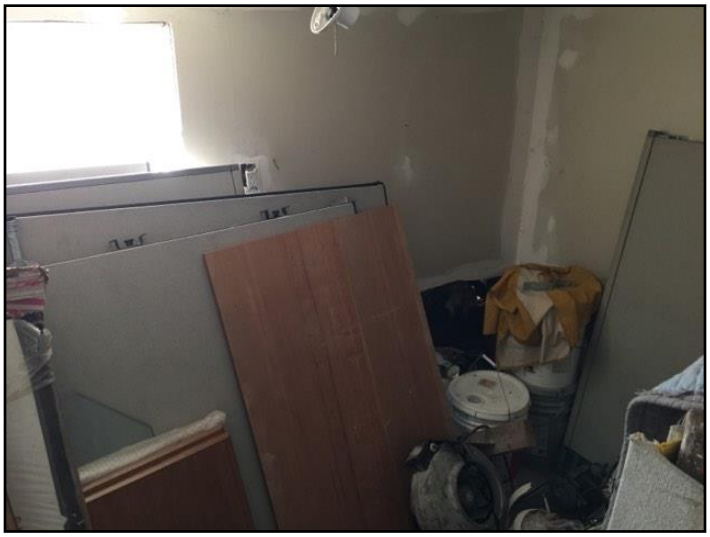
49. *GFCI - kitchen*

Limitations

General: • The testing of lights was limited because some of the light fixtures were missing or not working. There was no power to the south-east corner bedroom on the main floor so testing was limited.

Inspection limited/prevented by:

• Storage



50. *Storage*

Recommendations

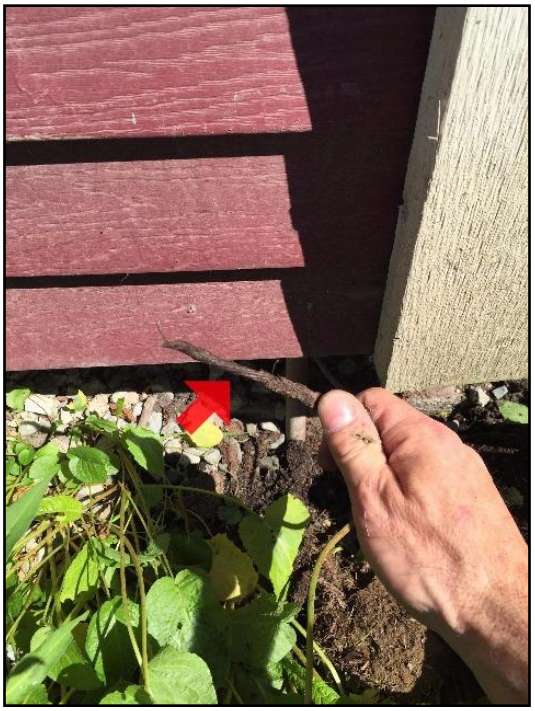
General

30. • The electrical system has been upgraded to a 200Amp service. This is more than adequate power for this size of dwelling. The circuits are poorly labeled. There are many abandoned wires throughout the house which could pose a shock or fire hazard. The main ground wire has corroded through and is no longer functioning as is should which could pose a shock hazard. The GFCI circuits may not protect as they should until ground continuity is corrected and verified. The old knob and tube wiring has been removed and poses no hazard. The installation of the new service would have required a permit and possible inspection. There should by records available from the BC Safety Authority. A certified electrician should be brought in to perform an all aspect review of all the wiring, bring it up to code and make it safe.

SERVICE BOX, GROUNDING AND PANEL \ System grounding

31. Condition: • Corroded ground wire

Implication(s): Electric shock

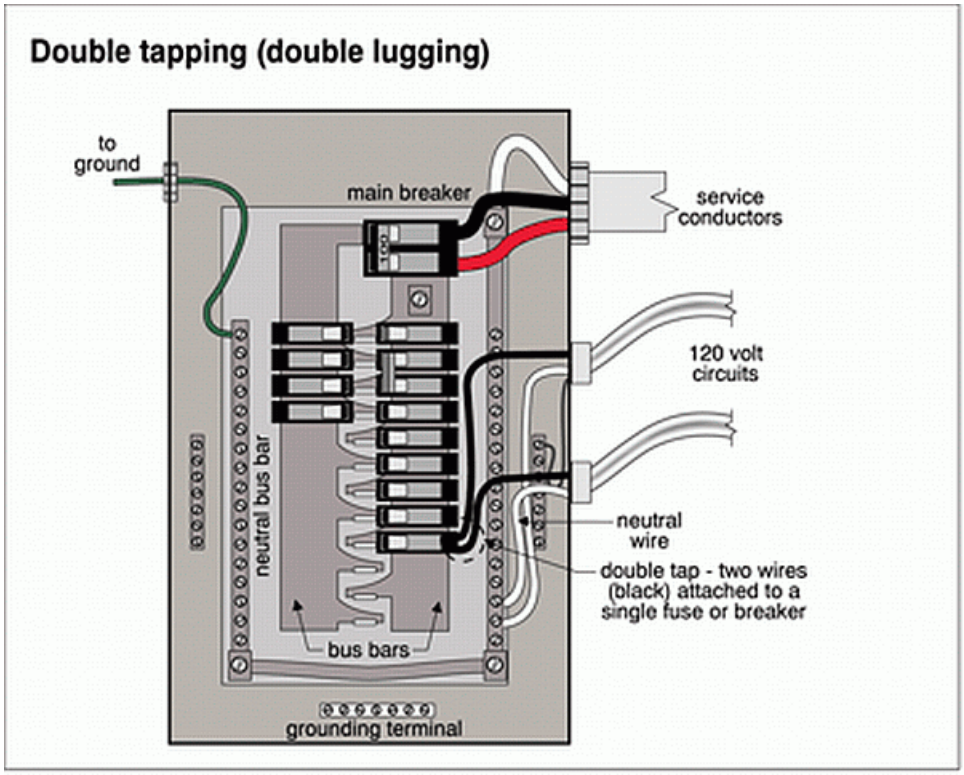


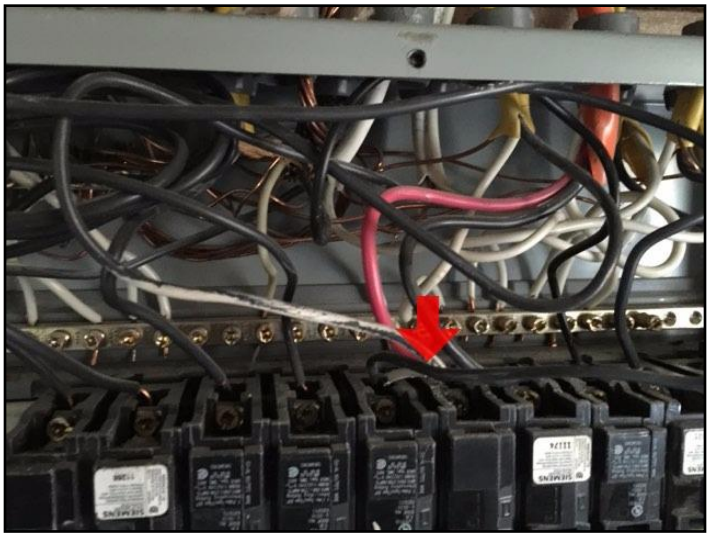
51. *Ground wire corroded*

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

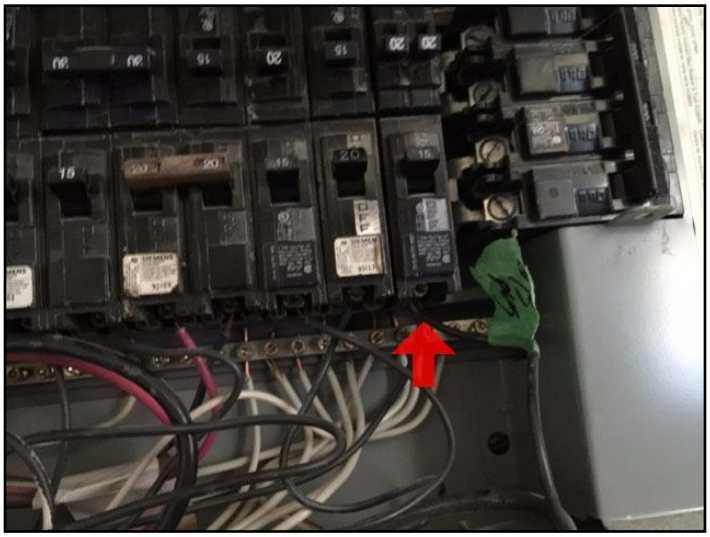
32. Condition: • Double taps

Implication(s): Fire hazard





52. *Double taps*



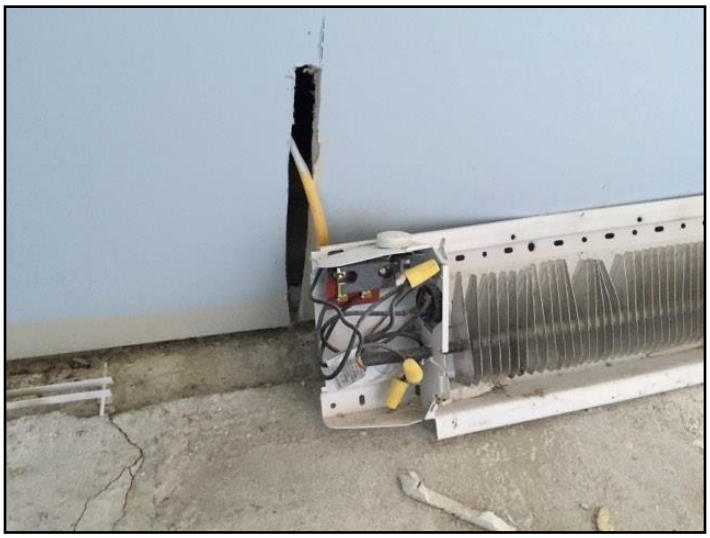
53. *Double taps*

DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

33. Condition: • Exposed on walls or ceilings

Implication(s): Electric shock

54. *Exposed wiring*



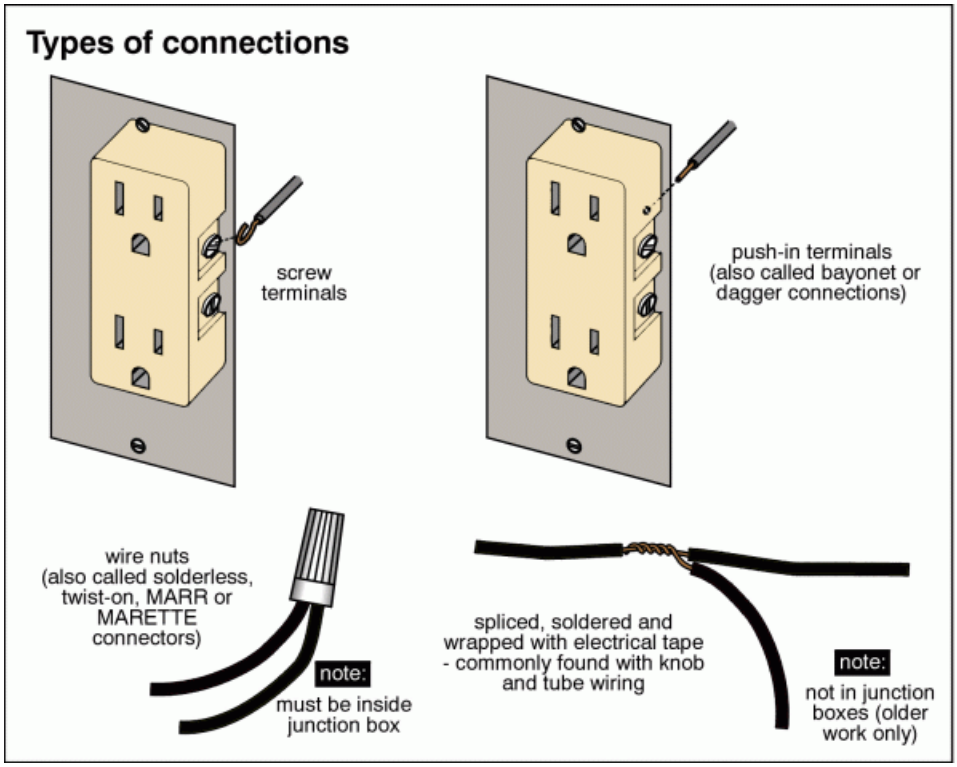
55. *Exposed wiring*

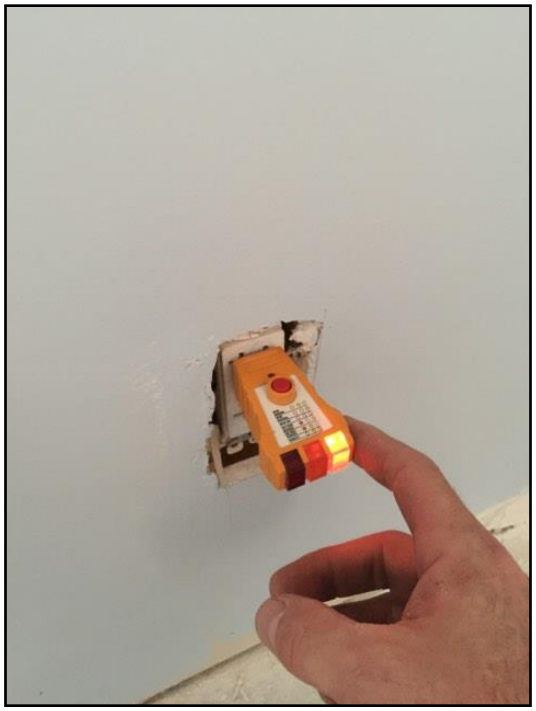
56. *Exposed wiring*

DISTRIBUTION SYSTEM \ Wiring - installation

34. Condition: • Loose connections

Implication(s): Electric shock | Fire hazard | Interruption of electrical service

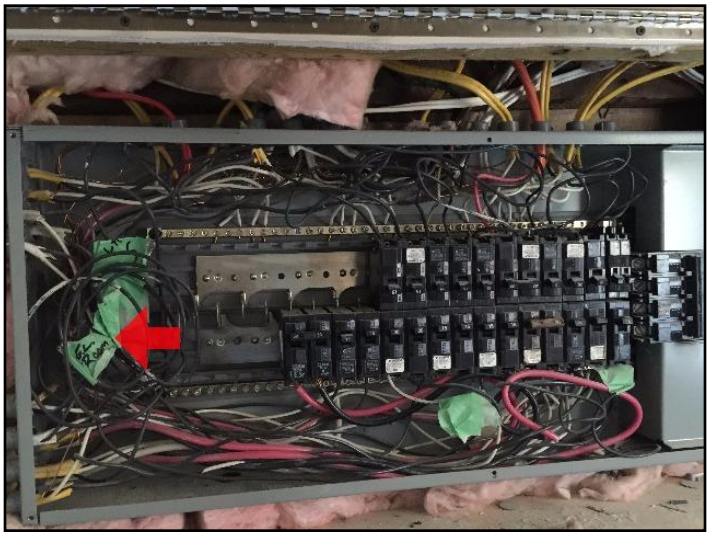




57. *Loose connections*

35. Condition: • Abandoned wire
Implication(s): Electric shock

58. *Abandoned wire*



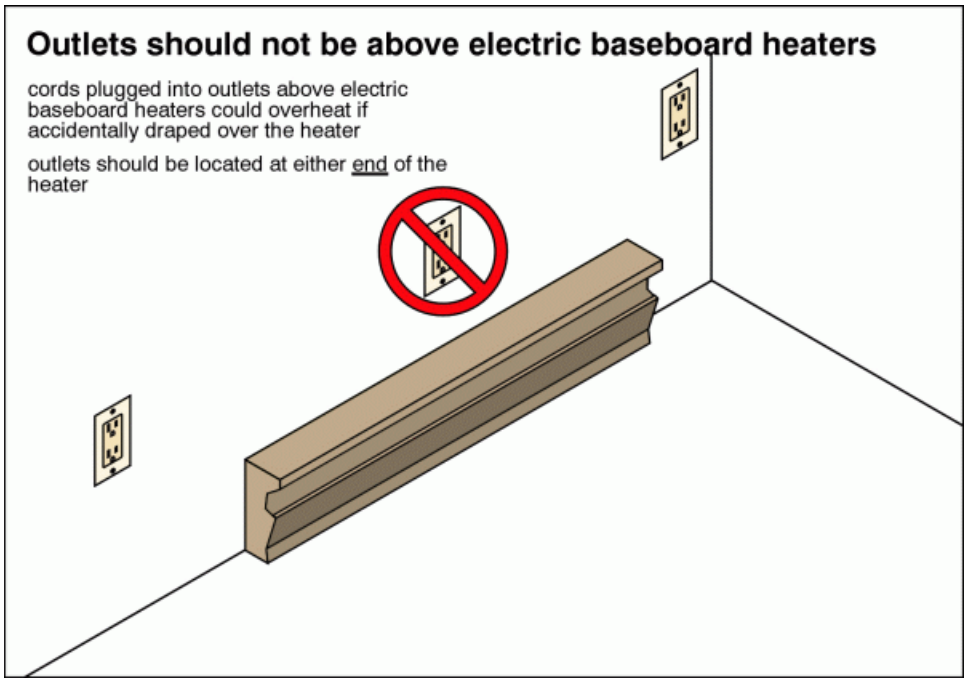
59. *Abandoned wire*

DISTRIBUTION SYSTEM \ Lights

36. Condition: • Inoperative
Implication(s): Inadequate lighting

DISTRIBUTION SYSTEM \ Outlets (receptacles) - number or location

37. Condition: • Above electric baseboard heaters
Implication(s): Increased fire hazard



60. *Above electric baseboard heaters*

DISTRIBUTION SYSTEM \ Smoke detectors

38. Condition: • Missing

Implication(s): Fire hazard

61. *Removed smoke detector*

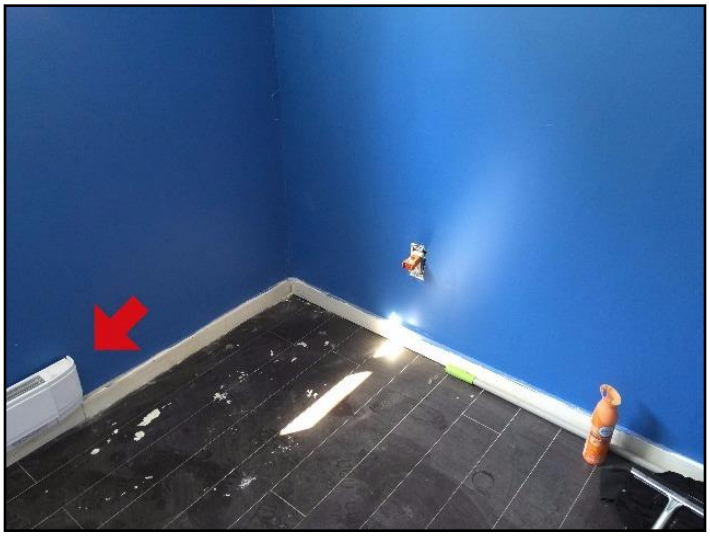
62. *Removed smoke detector*

Description

Fuel/energy source: • Electricity

System type:

• Electric baseboard heaters



63. *Electric baseboard heaters*

Recommendations

General

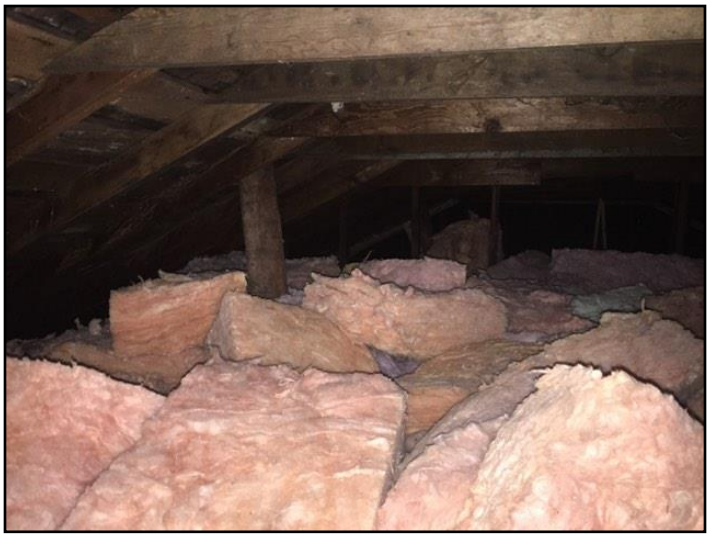
39. • The heating systems of this house have used different fuel/energy sources over the decades. There is evidence that there used to be a fireplace way back before the addition. There may have been a period of oil heating after that but there is no visible evidence. If there was an oil tank it should have been removed. This is done under strict guidelines, for environmental reasons, and there would be records of it. If no records are found, an expert should be brought in to determine if there is still a tank that needs to be removed. This may be an insurance restriction. There is an abandoned gas service indicating that natural gas was utilized for a while then discontinued. The current system is solely electric baseboard heaters.

64. *Abandoned Gas Service*

Description

Attic/roof insulation material:

• Glass fiber



65. *Glass fiber*

Attic/roof insulation amount/value: • Not determined

Attic/roof ventilation: • None found

Attic/roof air/vapor barrier:

• None found

66. *None found*

Limitations

Attic inspection performed: • By entering attic, but access was limited

Recommendations

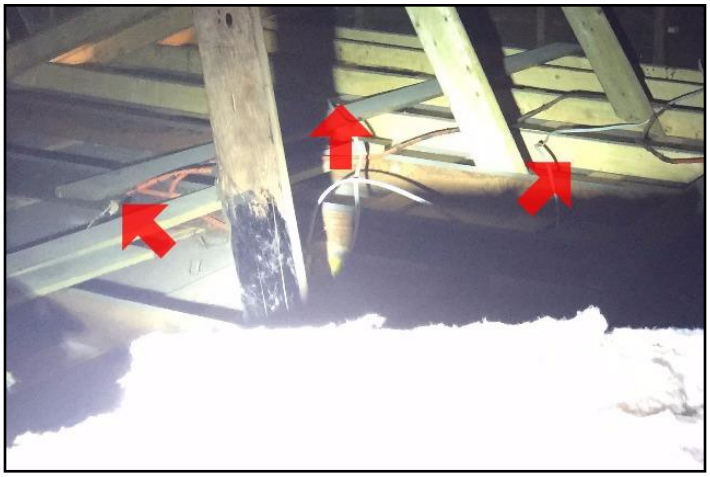
General

40. • The attic space is not sufficiently vented. There needs to be soffit and roof vents installed. They work in conjunction to keep the attic space vented. There is a big heap of fiberglass batts in the attic that needs to be spread out and installed correctly. There has been other types of insulation used over the years. There appears to be small granules that may be left over from a vermiculite or similar granule product. A specialized removal may be required if there is any asbestos in the leftover dust. A specialist should be consulted. This could pose an air quality/safety issue.

ATTIC/ROOF \ Insulation

41. Condition: • Gaps or voids

Implication(s): Increased heating and cooling costs | Reduced comfort



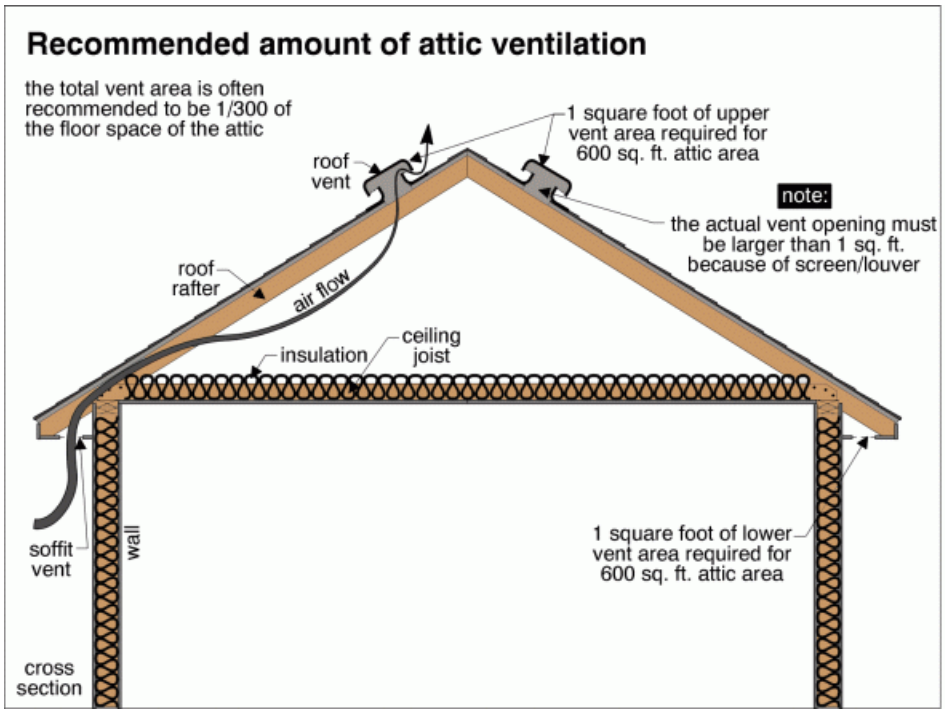
67. *Gaps or voids*

68. *Gaps or voids*

ATTIC/ROOF \ Roof vents

42. Condition: • Missing

Implication(s): Chance of condensation damage to finishes and/or structure

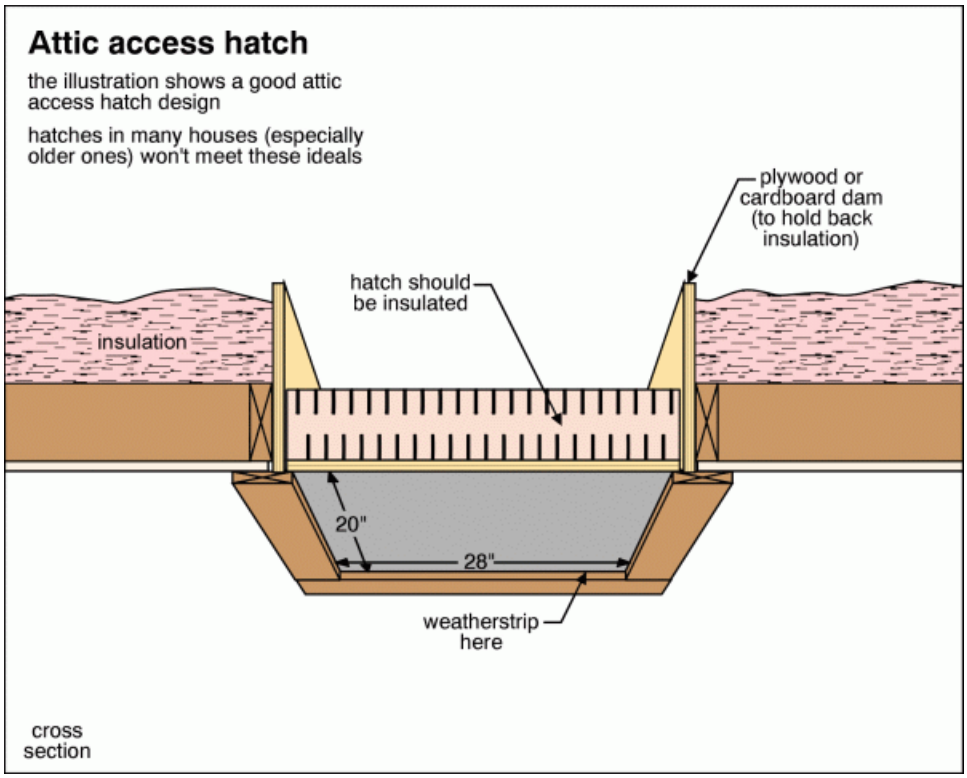


69. *Missing Roof Vents*

ATTIC/ROOF \ Hatch

43. Condition: • Not insulated and not weatherstripped

Implication(s): Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs | Reduced comfort


Attic access hatch
the illustration shows a good attic access hatch design
hatches in many houses (especially older ones) won't meet these ideals
plywood or cardboard dam (to hold back insulation)
hatch should be insulated
insulation
20"
28"
weatherstrip here
cross section

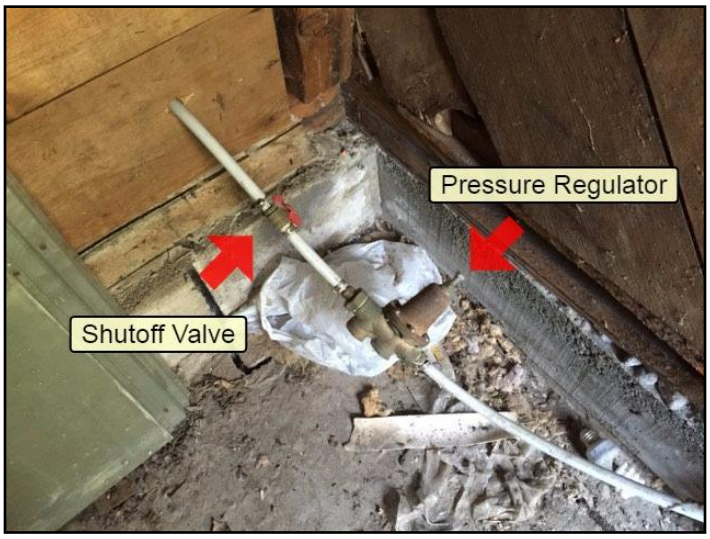
Description

Water supply source: • Public

Service piping into building: • Plastic

Supply piping in building: • Plastic

Main water shut off valve at the:
• Front of the basement



70. *Main Water Shutoff*

Water flow and pressure:
• Typical for neighborhood
This is quite a discrepancy in pressure.

71. *Water Pressure 80psi*

72. *Water Pressure 50psi*

Tank capacity: • 189 liters

Water heater approximate age:
• 17 years
Model number: JW50SDE1 *Serial number:* U0502 536252

73. *Water Heater Specs*

Water heater failure probability: • High

Waste and vent piping in building: • ABS plastic

Floor drain location: • None found

Limitations

Items excluded from a building inspection: • Well • Water quality • Septic system • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains

Recommendations

General

44. • The plumbing in this building has not been done by qualified people. The garden hoses used for connecting the hot water tank must be replaced as soon as possible to prevent flooding. The abandoned hoses in other locations should be investigated further by a plumber. The pressure measured at two locations were 50 and 80 psi. This is a huge variance. There may be issues with the pressure regulator. There are no apparent vents coming up through the roof. Sewer gasses may be able to enter the house if proper P-traps and vents aren't installed. The sink drainage for the basement kitchen sink is not functional. The waste water from this house likely goes to a septic tank then a field out back, to the east. These are underground and not a part of a home inspection. A septic specialist should be brought in to find the tank and the field. Depending on usage the tank will need to be drained every few years. The original system was designed for a tiny house a long time ago. Now that this house is being used as a six bedroom dwelling the septic system may not be able to keep up and may need upgrading or frequent emptying. The septic field may lie under the gravel which is used as a parking lot. Heavy machinery might do damage to the field.

SUPPLY PLUMBING \ Supply piping in building

45. Condition: • Non-standard material

Implication(s): Chance of water damage to contents, finishes and/or structure | Reduced system life expectancy | No water

74. *Non-standard material*

WATER HEATER \ Hot/cold piping

46. Condition: • Garden hose used for hot water tank.

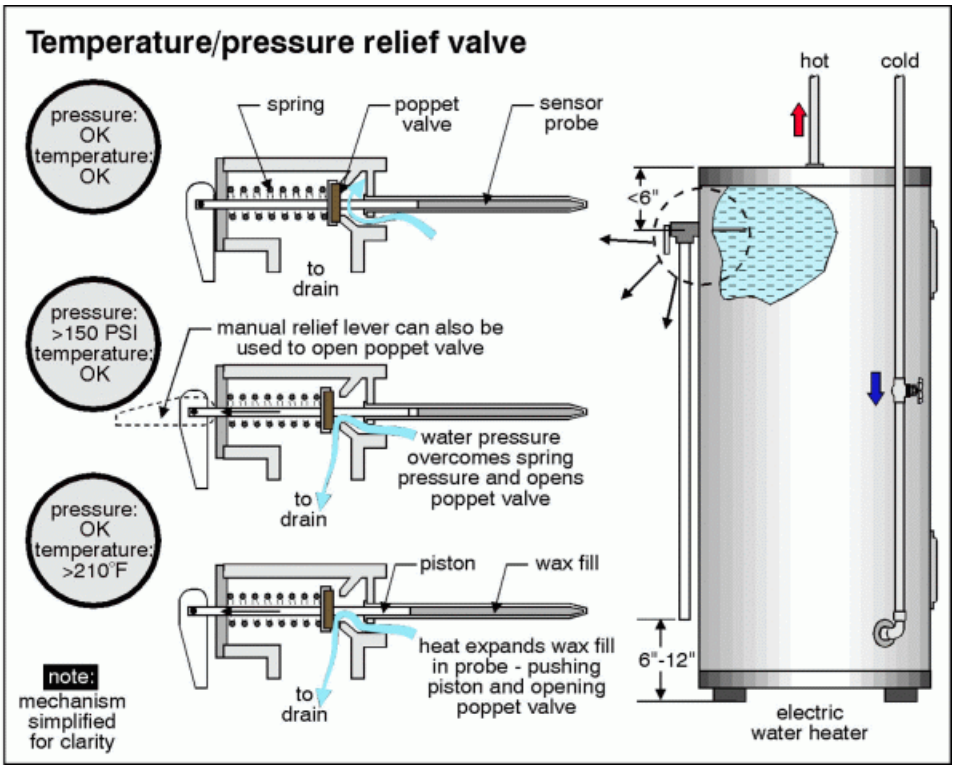
Implication(s): These hoses are not designed for continuous pressure and high heat applications. There is risk of bursting and flooding. The hoses themselves may leach harmful heavy metals into the drinking water. They should be replaced with rated potable water lines.

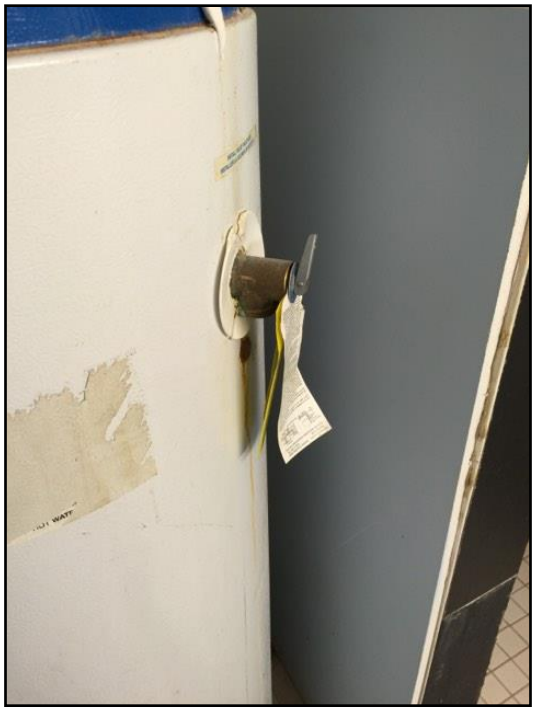
75.

WATER HEATER \ Temperature/pressure relief valve

47. Condition: • Discharge tube missing

Implication(s): Scalding



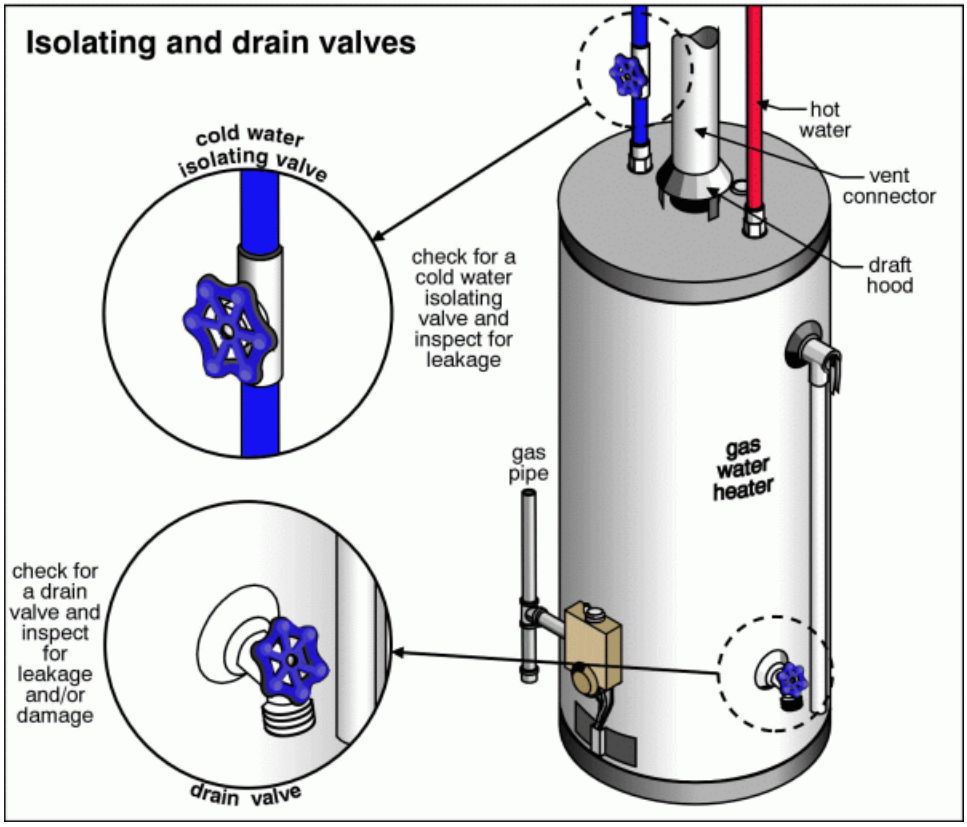


76. *Discharge tube missing*

WATER HEATER \ Isolating valve/Cold water shut-off valve

48. Condition: • Missing

Implication(s): Increased maintenance costs

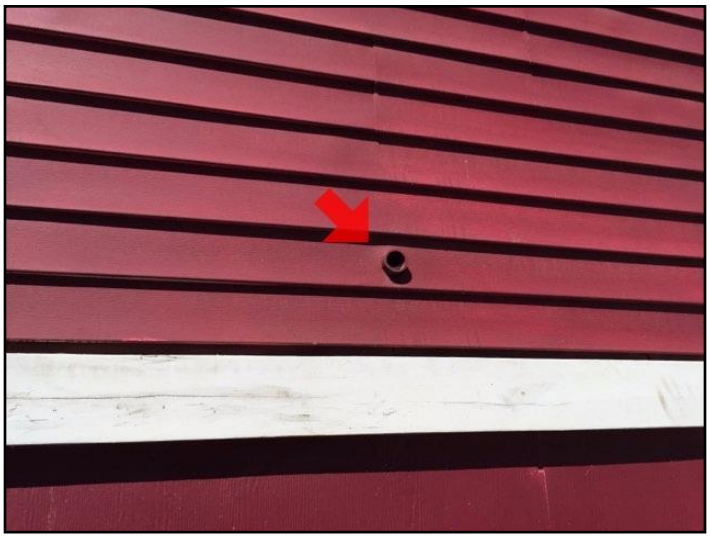


WASTE PLUMBING \ Drain piping - installation

49. Condition: • These plastic pipes appear to be abandoned. They were likely the old drainage lines before the house was lifted.

Implication(s): They pose an insect or rodent entry risk and make it hard to weatherproof the siding in these locations. They should be removed or capped inside the wall and sealed up.

77. *Abandoned Drain Pipes*



78. *Abandoned Drain Pipes*

WASTE PLUMBING \ Traps - performance

50. Condition: • S-Trap
Implication(s): May allow sewer gasses to enter the building.

79. *S-Trap*

51. Condition: • Missing
Implication(s): Sewer gases entering the building

80. *No Visable P-Trap*

WASTE PLUMBING \ Venting system

52. Condition: • Missing
Implication(s): Sewer gases entering the building

81. *Missing*

82. *Missing*

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

53. Condition: • Sink drain inoperative. This unusual installation seems to defies gravity.

83. *Flow of Drain*

84. *Flow of Drain*

FIXTURES AND FAUCETS \ Hose bib or bibb

54. Condition: • Inoperative

Implication(s): Equipment inoperative

85. *Hose Bib Inoperative*

INTERIOR

11554 136 Street, Surrey, BC July 21, 2016

Description

Major floor finishes:

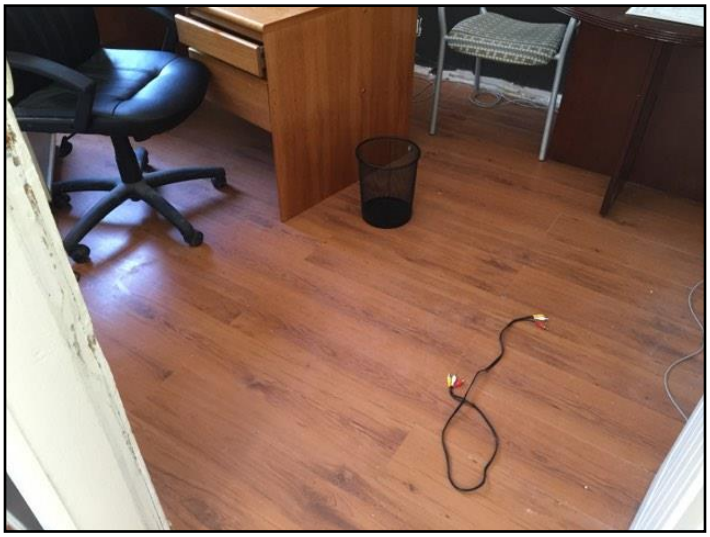
• Carpet

86. *Carpet*

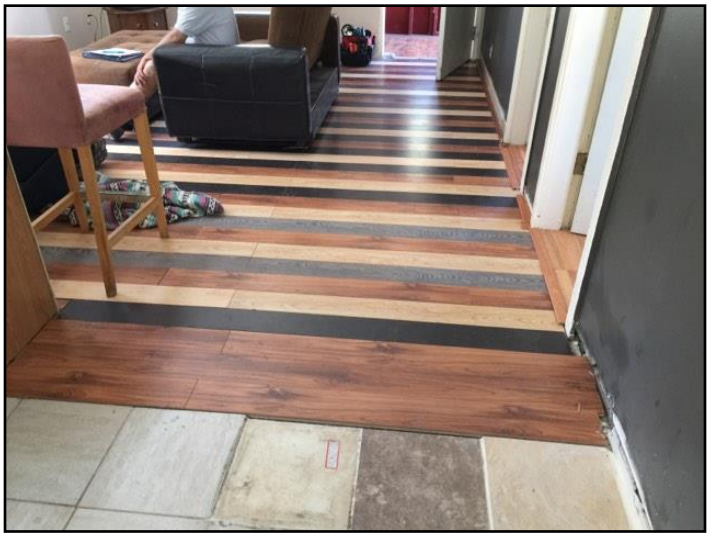
• Laminate

87. *Laminate*

88. *Laminate*



89. *Laminate*



90. *Laminate*

• Concrete

91. *Concrete*

92. *Concrete*

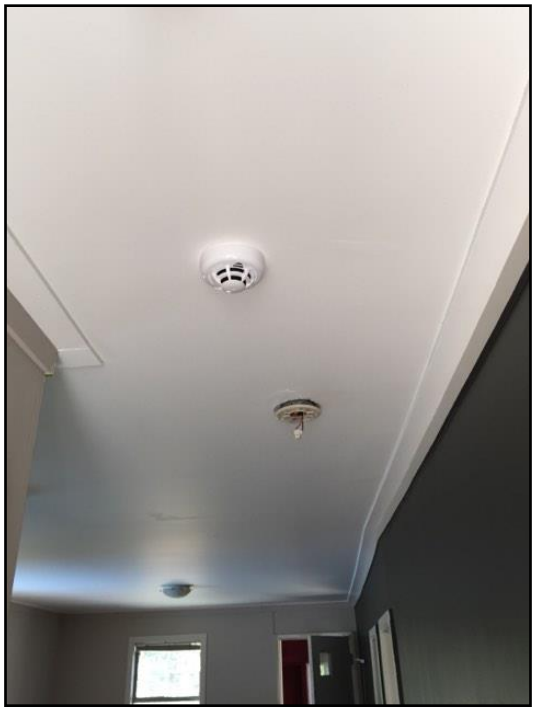
• Tile

93. *Tile*

94. *Tile*

Major wall and ceiling finishes:

• Plaster/drywall

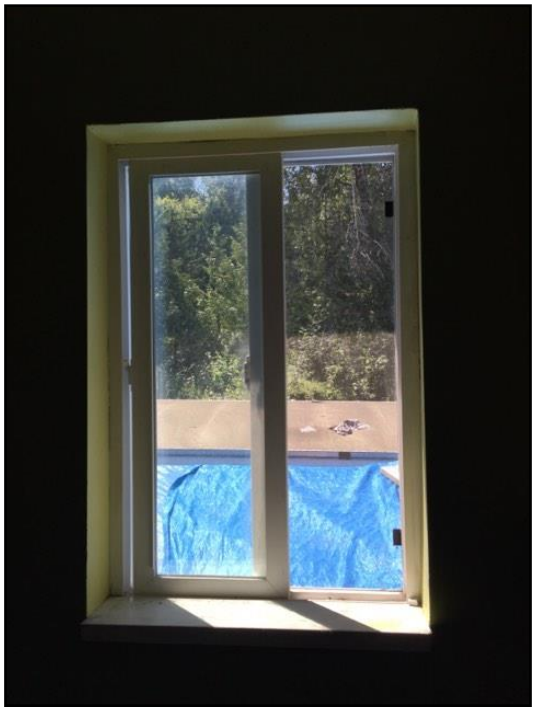


95. *Gypsum Ceilings*

• Gypsum board

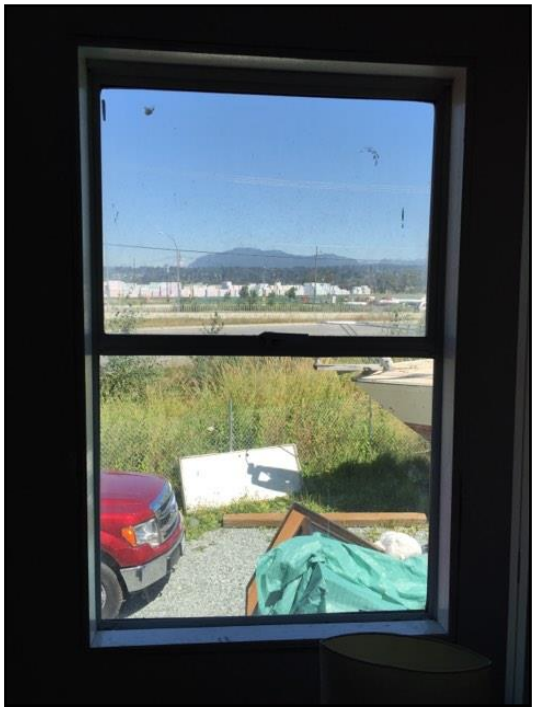
Windows:

• Sliders



96. *Sliders*

• Awning



97. *Awning*

• Vinyl
• Aluminum

Glazing: • Single • Double

Bathroom ventilation: • Exhaust fan

Limitations

Not included as part of a building inspection: • Carbon monoxide detectors • Security systems and intercoms • Central vacuum systems • Cosmetic issues • Appliances • Perimeter drainage tile around foundation, if any

Appliances: • Appliances are not inspected as part of a building inspection

Basement leakage: • Cannot predict how often or how badly basement will leak • Storage in basement limited inspection

Recommendations

General

55. • The interior finishes don't necessarily reflect the condition of the house. There has been a lot of amateurish work to the house which may have covered up potential issues. The holes through the walls in the basement needs to be addressed. The visable organic matter needs to be cleaned and prevented from re-occurrence. The flooring needs to be made safe from trip hazards. The wallboard needs to be completed for air quality purposes.

FLOORS \ General

56. Condition: • Loose or missing pieces

Implication(s): Cosmetic defects | Trip or fall hazard

98. *Tile*

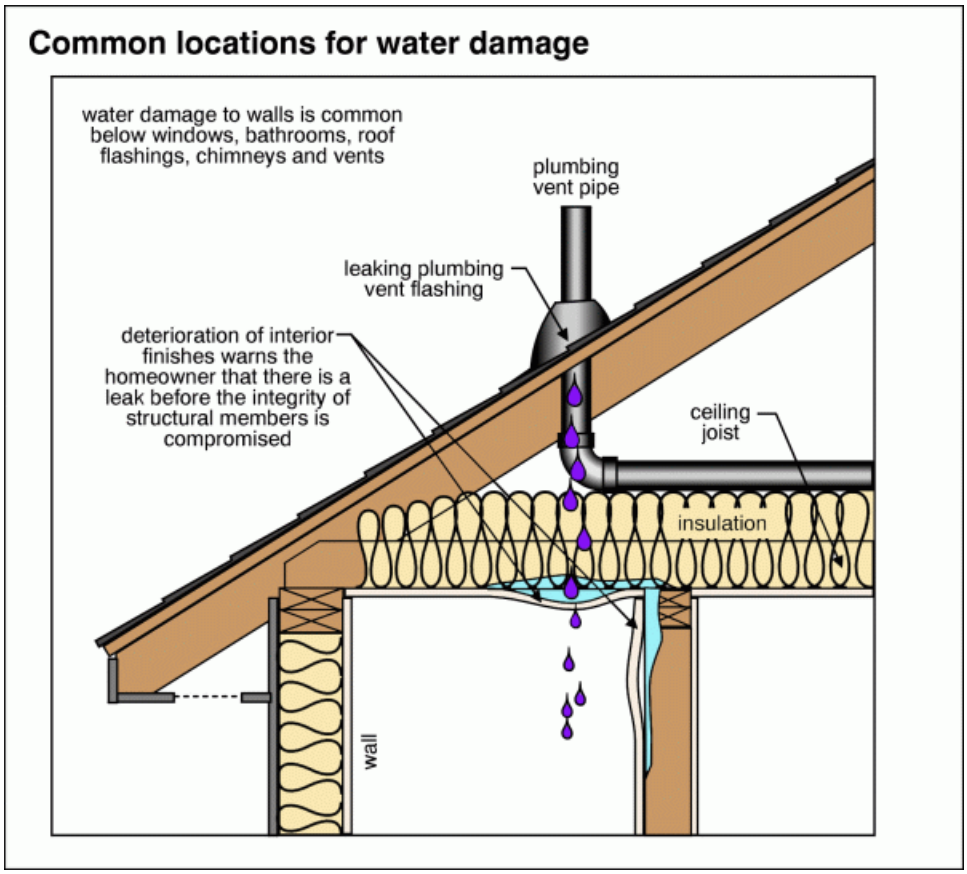
57. Condition: • Trip hazard

Implication(s): Physical injury

WALLS \ General

58. Condition: • Damaged

Implication(s): Cosmetic defects



99. *Damaged*

WINDOWS \ Glass (glazing)

59. Condition: • Cracked

Implication(s): Cosmetic defects | Physical injury

100. *Cracked*

DOORS \ Doors and frames

60. Condition: • Damage

Implication(s): Cosmetic defects

101. *Damage*

61. Condition: • Loose or poor fit

Implication(s): Chance of damage to finishes and structure

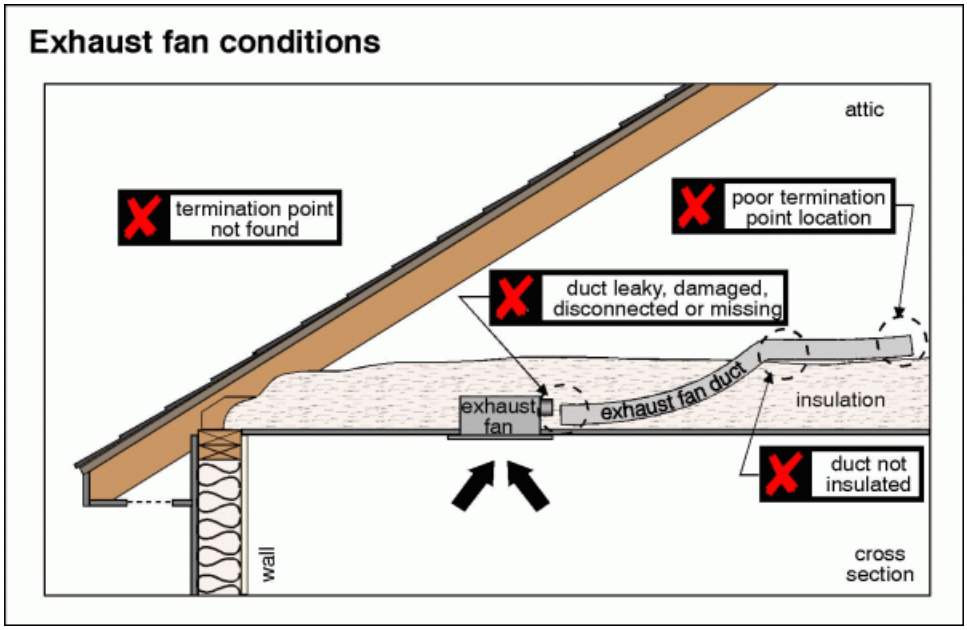
EXHAUST FANS \ Exhaust duct

62. Condition: • Not insulated in unconditioned space

Implication(s): Chance of condensation damage to finishes and/or structure

63. Condition: • Poor termination location

Implication(s): Chance of condensation damage to finishes and/or structure



64. Condition: • Not vented to exterior

Implication(s): Chance of condensation damage to finishes and/or structure

102. *Bathroom Fan Exhausting into attic space*

END OF REPORT

REFERENCE LIBRARY

11554 136 Street, Surrey, BC July 21, 2016

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.