



Inspection Report

Mr. Smart Buyer

Property Address:
1234 Happy Crescent
Vancouver, BC V1N 1O1



Harrison Home Inspections Ltd

Kevin Harrison ASCT, CHI
4045 Violet St.
North Vancouver, BC, V7G 1E4
604-230-5536



Date: 23/11/2010	Time: 1:30 PM	Report ID: Sample
Property: 1234 Happy Crescent Vancouver, BC V1N 1O1	Customer: Mr. Smart Buyer	Real Estate Professional:

Thank you Mr Buyer for choosing Harrison Home Inspections. It was a pleasure to inspect this house and property for you. Please do not hesitate to contact me if you have any questions.

Scope of Inspection

The scope of inspection is a visual survey of the accessible areas of the property, building, equipment, and improvements. A professional opinion will be given on the condition of the inspected systems relative to their intended function. The inspection and report will be based upon the conditions at the time of the inspection without dismantling or damaging the property, and without moving furniture, appliances, and storage. There are limitations to the accuracy of such an inspection and there may be inferences which cannot be confirmed by direct observation within the scope of inspection. This report is in addition to a verbal report.

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.

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

Repair, Attention 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.

Limitations and Exclusions

The home inspector is not required to report on the following:

- The life expectancy of any component system or the causes of the need for repair. An opinion may be presented but it cannot be used as a guarantee or warranty of any kind.
- The methods, materials, or costs of corrections.
- The 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 to purchase the property.
- Any component or system that could not be observed.
- Cosmetic items, underground items, or items not permanently installed.
- Calculate the strength, adequacy, or efficiency of any system or component.
- Any area which cannot be observed due to the likelihood that damage to the property or its' components may result or the home inspector or other persons are at risk of being put in danger.
- The presence or absence of any suspected adverse environmental condition or hazard, including but not limited to mold, radon gas, toxins, carcinogens, noise, contaminants in the building soil, water, or air.
- The future condition, including but not limited to the failure of components.

The home inspector is not required to perform the following tasks:

- Operate any component or system which is shutdown or inoperable.
- Operate any component or system that does not respond to normal operating controls.
- Remove or disturb insulation, personal items, panels, furniture, equipment, plant life, soil, snow,

ice, or debris that obstructs access or visibility.

Warranty

The company warrants that the report is a reasonably accurate and thorough representation of the property at the time of inspection within the limitations and exclusions listed above. The company is not an insurer of the property and does not warrant or guarantee the future performance of systems or components relative to:

- Normal wear and tear
- Normal shrinkage or settlement of materials or structure
- Future land subsidence or resistance to earthquakes or flooding.
- Problems arising from inadequate maintenance, or random failure
- Acts of fraud
- Strata Corporation Common Property

Any dispute between parties arising out of this inspection shall be settled by a single arbitrator, under the regulations of the British Columbia Arbitrators Institute, except that the parties shall select an arbitrator who is familiar with residential construction.

Standards of Practice:
BCIPI

Style of Home:
Single Family

Age Of Home:
15 Years

Home Faces:
South

Client Is Present:
Yes

Weather:
Rain

Temperature:
5-10 C

Rain in last 3 days:
Yes

1. Structural Systems

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 where visible. 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.

Styles & Materials

Viewed Roof Covering From:

Walked on Roof

Method used to observe attic:

Walked

Attic Insulation:

Blown fiberglass

Columns or Piers:

Supporting walls

Types of Fireplaces:

Non-sealed Gas Logs w/glass door

Roof-Type:

Hip and Valley

Roof Structure:

Engineered wood trusses
Spaced 1x4's

Method used to observe Crawlspace:

Crawled

Floor Structure:

Sheathing
Wood joists

Roof Ventilation:

Soffit Vent

Ceiling Structure:

2x4 Part of Trusses

Foundation:

Poured concrete

Wall Structure:

Not Visible

Inspection Items

A. General

Comments: Inspected

Recommendations:

Checking into the extent of any property easements.

Requesting copies of any receipts regarding heating, plumbing, electrical, and drainage work performed.

B. Foundations

Comments: Inspected

No cracks or other inadequacies to the foundation walls as viewed from the exterior. The interior walls in the crawlspaces were covered by insulation or drywall.

C. Crawlspace

Comments: Not Functioning or in need of attention or repair

The heated crawlspace is dry and shows no past or present water ingress. The walls of the large crawlspace have loosely fastened insulation on the foundation walls. The bare light bulbs have no safety covers (Picture 1). Minor.

Recommendations: *fastening/adhering the insulation to the foundation walls for better thermal efficiency. Add safety cages to bare light bulbs for safety.*



C. Picture 1

D. Grading, Gutters, Downspouts, and Drainage

Comments: Not Functioning or in need of attention or repair

The drainage is today's standard of PVC (Picture 1). There is significant ponding at the back patio area indicating poor

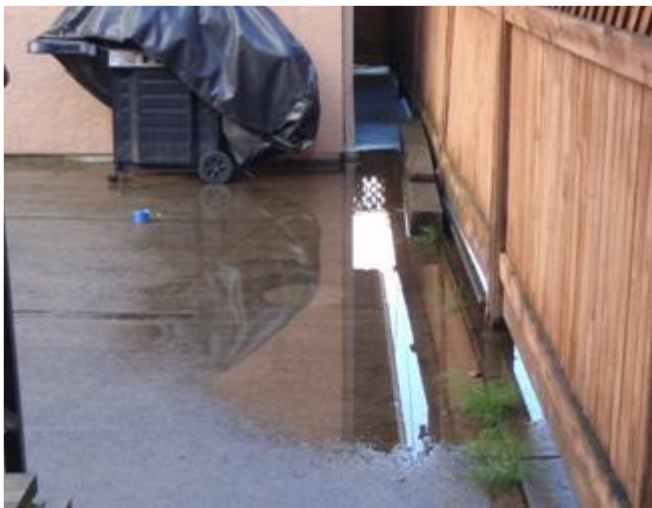
surface area drainage (Picture 2). The drainage between properties has an unfamiliar trough for drainage and standing water was observed (Picture 3). The slope of the east sidewalk is towards the house (Picture 4). There are no signs of issues with the below ground drainage system at this time, and there are no indications of water ingress into the lower basement level or crawlspaces where observable. There is a sump at the front of the property (Picture 5).

Recommendation: *Have a qualified drainage company come and inspect drainage areas at back patio and between properties.*

The gutters are fairly clean and are functioning. The gutters and downspouts are intact and secured.



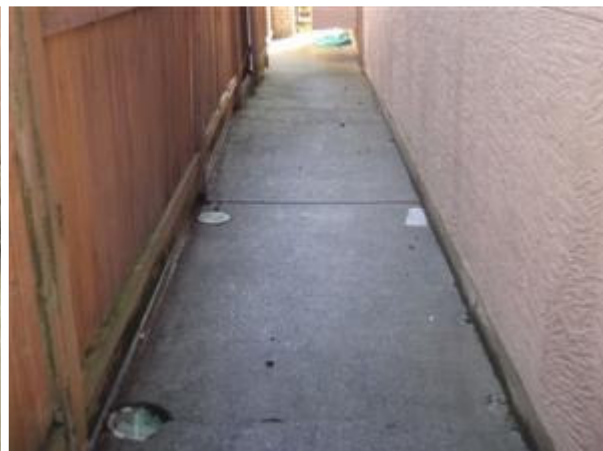
D. Picture 1



D. Picture 2



D. Picture 3



D. Picture 4



D. Picture 5

E. Roof Covering, Flashing, and Ventilation

Comments: Not Functioning or in need of attention or repair

The concrete tile roof covering is in good condition with no missing or dislodged tiles. There are two ridge cap tiles which are broken and exposing the wood beneath (Picture 1,2,3). There is a negative slope on the top peak ridge cap which may be vulnerable to water flowing beneath (Picture 4). The ridge peaks on the garage have gaps and exposed nails at the junctions (Picture 5,6,7). Some edge moss observed. Periodic inspection is necessary to maintain proper function.

Recommendation: *Further inspection and repairs by a qualified roofing company.*

The 3 plumbing vents on the roof are without caps (Picture 8,9,10). The roof penetrations are detailed for water shedding.

Recommendation: *Have roofer install appropriate caps.*

No indications of ventilation issues in the attic. There is air flow and the attic air is dry.



E. Picture 1



E. Picture 2



E. Picture 3



E. Picture 4



E. Picture 5



E. Picture 6



E. Picture 7



E. Picture 8



E. Picture 9



E. Picture 10

F. Roof Structure and Insulation

Comments: Inspected

No inadequacies to the roof structure.

The loose fill insulation measured a depth of approximately 14 inches which is today's standards (Picture 1).



F. Picture 1

G. Walls (Interior and Exterior)

Comments: Not Functioning or in need of attention or repair

The stucco walls have a few hairline cracks located mainly around the window areas. These typically occur from moisture penetration around the window frames. The windows of the lower and upper levels and wall penetrations are not sealed where the stucco meets the junction (Picture 1,2). The stucco at the retaining wall to the back basement door has a

gap at the top (Picture 3).

Recommendation: *Sealing these junctions to prevent moisture penetration.*

The interior walls show no defects or structural deficiencies where observable.



G. Picture 1



G. Picture 2



G. Picture 3

H. Ceilings and Floors

Comments: Inspected

No structural inadequacies to the ceilings and floors.

I. Doors (Interior and Exterior)

Comments: Not Functioning or in need of attention or repair

The exterior doors are functioning and secure.

One of the bedroom closet doors is not sliding closed (Picture 1). The door serving the upper southeast bedroom does not latch (Picture 2). **Minor repairs.** The other interior doors and hardware are functioning.



I. Picture 1



I. Picture 2

J. Windows

Comments: Inspected

The sampled windows are functioning and show no cracks or broken latches. The main level southwest den has a failed seal in the middle picture window (Picture 1). Replace as necessary.

Recommendation: *Remove non-opening bars from bedroom windows (i.e basement bedroom)(Picture 2). This is for fire safety.*



J. Picture 1



J. Picture 2

K. Chimney/Flue

Comments: Inspected

Both chimney chases are in solid condition with minimal cracking observed.

The flue pipes on the roof show some light surface corrosion and are sealed at the skirt (Picture 1).



K. Picture 1

L. Porch and Walkways

Comments: Not Functioning or in need of attention or repair

No concerns with the front porch. The front right walkway has settled creating a small trip hazard and misalignment of the gate. The left walkway has settled at the gate and has pulled the gas meter out from the wall (Picture 1,2).

Recommendation: *Repairs to walkway at gas meter to prevent further issues.*



L. Picture 1



L. Picture 2

M. Decks/Balcony

Comments: Inspected

No concerns with the back deck area. The deck structure and awning is solidly built and fastened.

N. Retaining Walls

Comments: Inspected

The back retaining walls show no cracks.

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.

2. Bathrooms and Kitchens

Inspection Items

A. Shower Tiles

Comments: Inspected

The grout serving the shower tiles shows no deficiencies.

B. Shower

Comments: Inspected

The showers are functioning with no deficiencies. The doors are sealed with sealant.

C. Bathtub

Comments: Inspected

The bathtub faucets are functioning with no leaks. There is no damage to the bathtubs.

The jacuzzi tub is functioning with no leaks and is protected by a functioning GFCI (ground fault circuit interrupter) at the panel (Picture 1).



C. Picture 1

D. Vanity Units

Comments: Inspected

No inadequacies to the vanity units.

E. Toilets

Comments: Not Functioning or in need of attention or repair

The basement toilet is loose on its mount (Picture 1). No cracks or leaks to the tanks or toilets. The toilets are functioning and the others fastened securely.

Recommendation: *Replace wax seal of basement toilet and fasten securely.*



E. Picture 1

F. Fan

Comments: Inspected

The bathroom fans are functioning with a medium loudness and vented to the exterior. Note: the upstairs bathroom fans are vented to the soffits which is not the better practice however there were no indications of moisture issues in the attic (Picture 1). The better practice would be to vent through the roof but an alternative in this situation would be to close off the soffit in that area and add a directional hood in place of flat grille (Picture 2).



F. Picture 1



F. Picture 2

G. Kitchen Counter and Cabinets

Comments: Inspected

The kitchen counters and cabinets are functional with no deficiencies.

3. Electrical Systems

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
220 volts

Panel Types:

Circuit breakers

Main Panel Capacity:

125 AMP

Branch Wire 15 and 20 AMP:

Copper

Main Breaker Size:

100 Amp

Wiring Methods:

Armoured with Ground
Mostly Not Visible
NM/Romex (non metallic sheathing)

Inspection Items

A. Service Entrance and Panels

Comments: Not Functioning or in need of attention or repair

The service conductors are contacting the metal awning (Picture 1). It appears it could be a potential safety concern. The meter is missing its security tab (Picture 2). **Recommendation: Have a licensed electrician or BC Hydro inspect for safety.**

The main panel is located in the northwest corner of the basement. It is accessible (Picture 3), shows no burnt, damaged, or corroded wires (Picture 4), and is labeled. Appropriate circuit breakers and sized wires were used for specific circuits (i.e. 40 amp for the range, 30 amp for the dryer, 15 amp for general circuitry). There are two breaker positions available.



A. Picture 1



A. Picture 2



A. Picture 3



A. Picture 4

B. Branch Circuits - Connected Devices and Fixtures (Report as in need of repair the lack of ground fault circuit protection (GFCI) where required.)

Comments: Not Functioning or in need of attention or repair

There are a few electrical concerns as follows:

- The outlet on the east wall of the basement kitchen has an open neutral (Picture 1).
- There is an abandoned wire under the back deck (Picture 2)
- No GFCI protected outlets in the main level and ensuite bathrooms
- The main kitchen counter has a split receptacle outlet where the lower has no power and the upper has an open ground (Picture 3,4)
- Another counter outlet in the main kitchen has an open ground (Picture 5).
- West outlet in the front den has no power and is not on a switch (Picture 6).

Recommendation: Further inspection and repairs by a licensed electrician.

All other accessible outlets were tested with no errors. The lights and switches are functioning.

The other bathroom outlets are protected by a functioning GFCI.

The exterior outlets are protected by a functioning GFCI.



B. Picture 1



B. Picture 2



B. Picture 3



B. Picture 4



B. Picture 5



B. Picture 6

C. Grounding

Comments: Not Inspected

Grounding was not observable at the time of inspection.

D. Smoke Alarms

Comments: Not Functioning or in need of attention or repair

The basement smoke alarm was not functioning at the time of inspection. The others were functioning. **Recommendation:** *Due to the alarms being over 10 years, install new smoke alarms on each level (these are hardwired) and a carbon monoxide detector for basement as per manufacturers 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.

4. Heating Systems

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 Types:

Circulating boiler
Hydronic Radiant floor

Energy Source:

Natural gas

Heat System Brand:

TELEDYNE LAARS

Number of Heat Systems (excluding wood):

One

Inspection Items

A. Heating Equipment

Comments: Inspected

The Teledyne Laars Mini Therm II boiler has a Copper finned heat exchanger and cast iron components. All zone valves and thermostats are functioning and it is fairly clean showing no leaks or indications of immediate concerns at this time (Picture 2). This type of boiler along with stainless steel are the two most recommended boilers to have with Polybutylene piping as the distribution of the water, which is the case in the house (Picture 3). Overall the installation shows no significant concerns however adding a "Spirovent" in the system would reduce ongoing problems with corroding of steel components and air in the lines causing circulation problems. Regular servicing is necessary with this type of system.

Recommendation: *Have a servicing by a licensed heating company upon possession and inquire about having a Spirovent installed.*



A. Picture 1



A. Picture 2



A. Picture 3

B. Vents

Comments: Inspected

The flue vent serving the boiler is safe from combustibile materials. Combustion make up air was observed.

C. Fireplaces

Comments: Not Inspected

Both gas fireplaces shows no visible concerns however the pilots were not lit and therefore were not tested (Picture 1).

Recommendation: *Have written in the contract that both fireplaces will be tested and functioning upon possession or something to that nature.*



C. Picture 1

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.

5. 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

<p>Water Source: Public</p> <p>Plumbing Waste: ABS</p> <p>Manufacturer: JASS by TAM</p>	<p>Plumbing Water Supply (into home): Large Plastic</p> <p>Water Heater Power Source: Gas - heat exchanged with Boiler</p>	<p>Plumbing Water Distribution (inside home): Polybutylene with metal fittings Some Copper</p> <p>Water Heater Capacity: 1 Storage tank heat exchanged with Boiler - virtually endless</p>
--	--	--

Inspection Items

A. Water Supply System AND Fixtures

Comments: Inspected

Main water shutoff is located in the boiler crawlspace. No leaks or concerns.

All fixtures were functioning with no leaks. Some hot and cold lines to fixtures are plastic (Picture 2). **Recommendation:** *Upgrading any plastic lines to fixtures with burst proof braided stainless steel.*

There were no indications of leaking from any of the distribution pipes.



A. Picture 1



A. Picture 2

B. Drains, Wastes, Vents

Comments: Inspected

No leaks or other deficiencies were seen to the drains serving the house fixtures.

C. Water Heater Equipment

Comments: Inspected

The hot water storage tank date is unknown. It is installed correctly, has no leaks, and is functioning (Picture 1). It is functioning in conjunction with the boiler using heat exchange (Picture 2).



C. Picture 1



C. Picture 2

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.

6. Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Dishwasher Brand:
BRAND NOT NOTED

Refrigerator:
BRAND NOT NOTED

Dryer Vent:
Flexible Aluminum
Rigid Metal

Exhaust/Range hood:
SAKURA

Exhaust Fan Types:
Fan with light

Range/Oven:
FRIGIDAIRE

Dryer Power Source:
220 Electric

Inspection Items

A. Dishwasher

Comments: Not Inspected

Neglected to be inspected and tested at the time of inspection.

Recommendation: *Have written in the contract that the dishwasher will be functioning with no leaks upon possession.*

B. Food Waste Disposer

Comments: Not Present

There is no garburator present.

C. Range Hood

Comments: Inspected

Both functioning and vented to the exterior.

D. Ranges/Ovens/Cooktops

Comments: Inspected

All elements in the ovens and range tops were functioning at the time of inspection.

E. Refrigerator

Comments: Inspected

Both functioning with no damage at the time of inspection.

F. Whole House Vacuum Systems

Comments: Inspected

Tested ok (Picture 1).



F. Picture 1

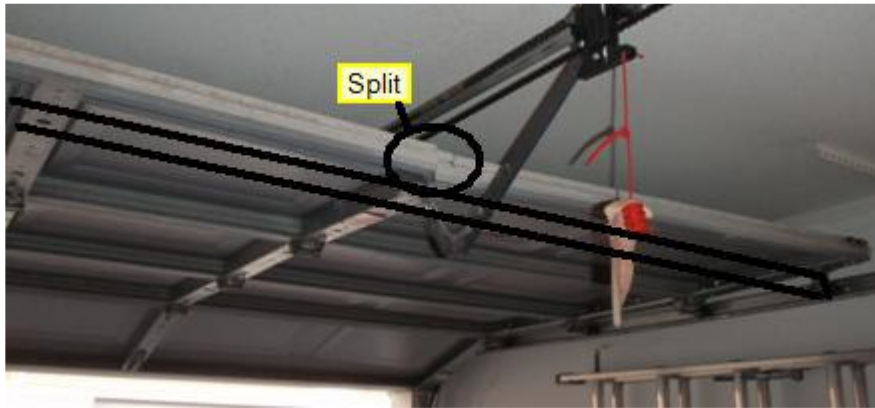
G. Garage Door Operators

Comments: Not Functioning or in need of attention or repair

The single garage door is missing a reinforcing bar at the top of the door (Picture 1). The door is not functioning as designed. The motor was functioning when tested.

Recommendation: *Repairs.*

The double garage door was functioning and mechanically smooth. The door reversed with simulated contact.



G. Picture 1

H. Dryer Vents

Comments: Not Functioning or in need of attention or repair

There is a hole in the flexible aluminum duct behind the dryer (Picture 1). No other concerns.

Recommendation: *Minor repairs.*



H. Picture 1

I. Washer/Dryer

Comments: Inspected

The washer and dryer were both functioning at the time of inspection (Picture 1). The pressure hoses show no cracks or bulges.



I. Picture 1

The built-in appliances of the home were 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.

7. Additional Systems

Inspection Items

A. Garage

Comments: Inspected

No inadequacies with any other components of the garage.

B. Gas Lines

Comments: Inspected

Gas lines were tested for leaks. There were none found.

C. Fencing

Comments: Not Functioning or in need of attention or repair

The side and front gates need realigning for proper function.

D. Security Systems

Comments: Not Inspected

Noted but not inspected or tested (Picture 1).



D. Picture 1

E. Fire Safety

Comments: Inspected

There is a fire prevention sprinkler system located throughout the house except a head was not observed in the large crawlspace (Picture 1).

Recommendation: *Have a sprinkler head installed for safely storing belongings and fire safety in the crawlspace.*



E. Picture 1

F. Rodents and Damaging Insects

Comments: Inspected

No indications of rodents or damaging insects were observed during the inspection.

Prepared Using HomeGauge <http://www.homegauge.com> SHGI (c) 2000-2004 : Licensed To Harrison Home Inspections Ltd

General Summary



Harrison Home Inspections Ltd

**4045 Violet St.
North Vancouver, BC, V7G 1E4
604-230-5536**

Customer

Mr. Smart Buyer

Property Address

1234 Happy Crescent
Vancouver, BC V1N 1O1

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 appear to warrant 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, efficiency, or safety 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. Structural Systems

C. Crawlspace

Not Functioning or in need of attention or repair

The heated crawlspace is dry and shows no past or present water ingress. The walls of the large crawlspace have loosely fastened insulation on the foundation walls. The bare light bulbs have no safety covers (Picture 1).
Minor.

Recommendations: *fastening/adhering the insulation to the foundation walls for better thermal efficiency. Add safety cages to bare light bulbs for safety.*

D. Grading, Gutters, Downspouts, and Drainage

Not Functioning or in need of attention or repair

The drainage is today's standard of PVC (Picture 1). There is significant ponding at the back patio area indicating poor surface area drainage (Picture 2). The drainage between properties has an unfamiliar trough for drainage and standing water was observed (Picture 3). The slope of the east sidewalk is towards the house (Picture 4). There are no signs of issues with the below ground drainage system at this time, and there are no indications of water ingress into the lower basement level or crawlspaces where observable. There is a sump at the front of the property (Picture 5).

Recommendation: *Have a qualified drainage company come and inspect drainage areas at back patio and between properties.*

The gutters are fairly clean and are functioning. The gutters and downspouts are intact and secured.

E. Roof Covering, Flashing, and Ventilation

Not Functioning or in need of attention or repair

The concrete tile roof covering is in good condition with no missing or dislodged tiles. There are two ridge cap tiles which are broken and exposing the wood beneath (Picture 1,2,3). There is a negative slope on the top peak ridge cap which may be vulnerable to water flowing beneath (Picture 4). The ridge peaks on the garage have gaps and exposed nails at the junctions (Picture 5,6,7). Some edge moss observed. Periodic inspection is necessary to maintain proper function.

Recommendation: *Further inspection and repairs by a qualified roofing company.*

The 3 plumbing vents on the roof are without caps (Picture 8,9,10). The roof penetrations are detailed for water

shedding.

Recommendation: *Have roofer install appropriate caps.*

No indications of ventilation issues in the attic. There is air flow and the attic air is dry.

G. Walls (Interior and Exterior)

Not Functioning or in need of attention or repair

The stucco walls have a few hairline cracks located mainly around the window areas. These typically occur from moisture penetration around the window frames. The windows of the lower and upper levels and wall penetrations are not sealed where the stucco meets the junction (Picture 1,2). The stucco at the retaining wall to the back basement door has a gap at the top (Picture 3).

Recommendation: *Sealing these junctions to prevent moisture penetration.*

The interior walls show no defects or structural deficiencies where observable.

I. Doors (Interior and Exterior)

Not Functioning or in need of attention or repair

The exterior doors are functioning and secure.

One of the bedroom closet doors is not sliding closed (Picture 1). The door serving the upper southeast bedroom does not latch (Picture 2). **Minor repairs.** The other interior doors and hardware are functioning.

L. Porch and Walkways

Not Functioning or in need of attention or repair

No concerns with the front porch. The front right walkway has settled creating a small trip hazard and misalignment of the gate. The left walkway has settled at the gate and has pulled the gas meter out from the wall (Picture 1,2).

Recommendation: *Repairs to walkway at gas meter to prevent further issues.*

2. Bathrooms and Kitchens

E. Toilets

Not Functioning or in need of attention or repair

The basement toilet is loose on its mount (Picture 1). No cracks or leaks to the tanks or toilets. The toilets are functioning and the others fastened securely.

Recommendation: *Replace wax seal of basement toilet and fasten securely.*

3. Electrical Systems

A. Service Entrance and Panels

Not Functioning or in need of attention or repair

The service conductors are contacting the metal awning (Picture 1). It appears it could be a potential safety concern. The meter is missing its security tab (Picture 2). **Recommendation:** *Have a licensed electrician or BC Hydro inspect for safety.*

The main panel is located in the northwest corner of the basement. It is accessible (Picture 3), shows no burnt, damaged, or corroded wires (Picture 4), and is labeled. Appropriate circuit breakers and sized wires were used for specific circuits (i.e. 40 amp for the range, 30 amp for the dryer, 15 amp for general circuitry). There are two breaker positions available.

B. Branch Circuits - Connected Devices and Fixtures (Report as in need of repair the lack of ground fault circuit protection (GFCI) where required.)

Not Functioning or in need of attention or repair

There a few electrical concerns as follows:

- The outlet on the east wall of the basement kitchen has an open neutral (Picture 1).
- There is an abandoned wire under the back deck (Picture 2)
- No GFCI protected outlets in the main level and ensuite bathrooms
- The main kitchen counter has a split receptacle outlet where the lower has no power and the upper has an open

- ground (Picture 3,4)
- Another counter outlet in the main kitchen has an open ground (Picture 5).
- West outlet in the front den has no power and is not on a switch (Picture 6).

Recommendation: Further inspection and repairs by a licensed electrician.

All other accessible outlets were tested with no errors. The lights and switches are functioning.

The other bathroom outlets are protected by a functioning GFCI.

The exterior outlets are protected by a functioning GFCI.

D. Smoke Alarms

Not Functioning or in need of attention or repair

The basement smoke alarm was not functioning at the time of inspection. The others were functioning.

Recommendation: Due to the alarms being over 10 years, install new smoke alarms on each level (these are hardwired) and a carbon monoxide detector for basement as per manufacturers instructions.

4. Heating Systems

C. Fireplaces

Not Inspected

Both gas fireplaces shows no visible concerns however the pilots were not lit and therefore were not tested (Picture 1).

Recommendation: Have written in the contract that both fireplaces will be tested and functioning upon possession or something to that nature.

6. Appliances

G. Garage Door Operators

Not Functioning or in need of attention or repair

The single garage door is missing a reinforcing bar at the top of the door (Picture 1). The door is not functioning as designed. The motor was functioning when tested.

Recommendation: Repairs.

The double garage door was functioning and mechanically smooth. The door reversed with simulated contact.

H. Dryer Vents

Not Functioning or in need of attention or repair

There is a hole in the flexible aluminum duct behind the dryer (Picture 1). No other concerns.

Recommendation: Minor repairs.

7. Additional Systems

C. Fencing

Not Functioning or in need of attention or repair

The side and front gates need realigning for proper function.

This report is intended for use of the individual or entity named above. It is privileged and confidential information and any dissemination, distribution, or copying of this report without written permission is prohibited. This report is not intended for third parties.

Any system that has been altered without the required permits cannot be pronounced safe or in proper working condition or be warranted.

Prepared Using HomeGauge <http://www.homegauge.com> SHGI (c) 2000-2004 : Licensed To Harrison Home Inspections Ltd



INVOICE

Harrison Home Inspections Ltd
4045 Violet St.
North Vancouver, BC, V7G 1E4
604-230-5536
Inspected By: Kevin Harrison ASCT, CHI

Inspection Date: 23/11/2010

Report ID: Sample

Customer Info:	Inspection Property:
Mr. Smart Buyer	1234 Happy Crescent Vancouver, BC V1N 1O1
Customer's Real Estate Professional:	

Inspection Fee:

	Service	Price	Amount	Sub-Total
	House SqFt 2,501-3,500	491.07	0	0.00

Tax \$0.00

Total Price \$Sample

Payment Method: Visa

Payment Status: Paid At Time Of Inspection

Note: Thank You