

**Visual Home Inspection**

1490 Union Street  
PORT MOODY, British Columbia

**Prepared for :**

Darcy VanBuskirk  
1490 Union Street  
Port Moody, British Columbia



**Inspected by :**

Gary James  
L&G Enterprises Inc.  
10375 155A Street

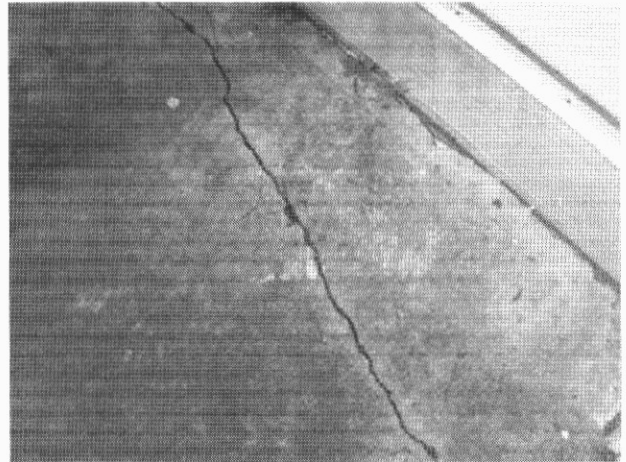
Surrey, British Columbia. V3R 4K4

Phone: (604) 949-0566 Fax: (604) 957-2719. Email: [gary.james@pillartopost.com](mailto:gary.james@pillartopost.com)

### Property And Site



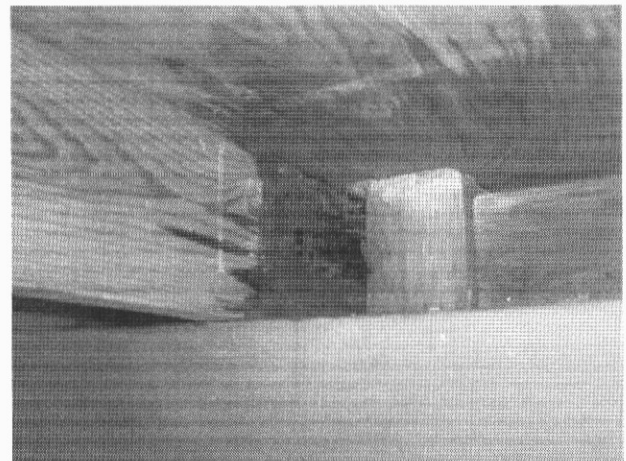
Keep vegetation away from structure.



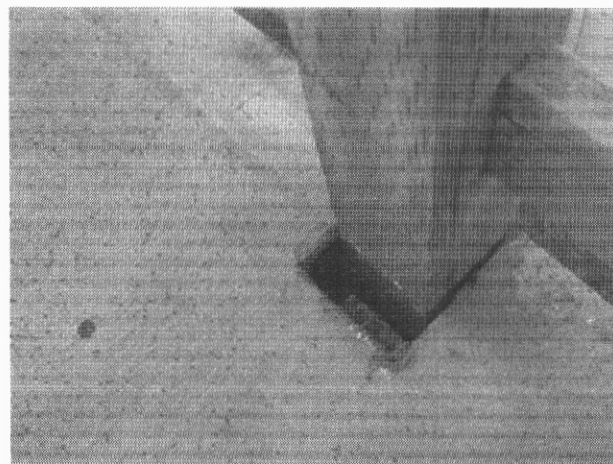
Some cracking in concrete sidewalk.



Trees are close to structure.

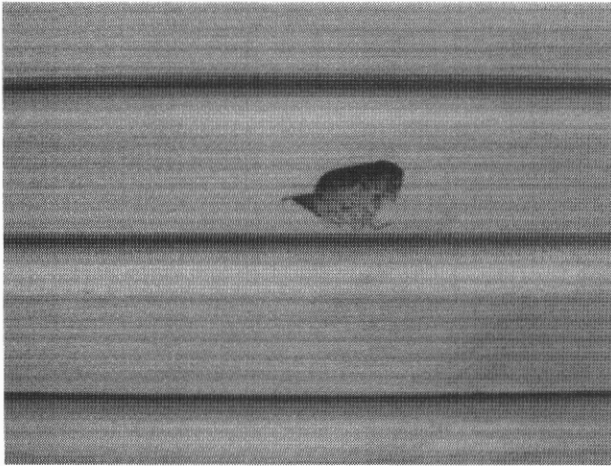


Deck joist has some rot at support post end.



Gap in decking has let water into joist and started the rotting.

Exterior



Hole in vinyl siding at south side of home.



Basement walk out has some deterioration around door frame.

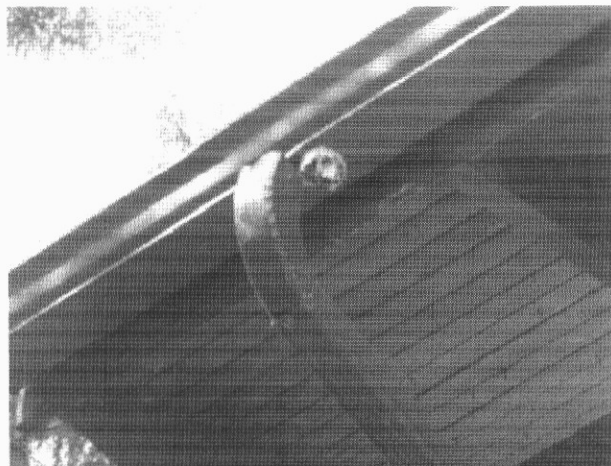


Some wood trim needs to be repainted.

Roof Structure



Facial board has had some repair work. Also noted some minor rotting in boards. *Now painted*



Down spout has become disconnected.

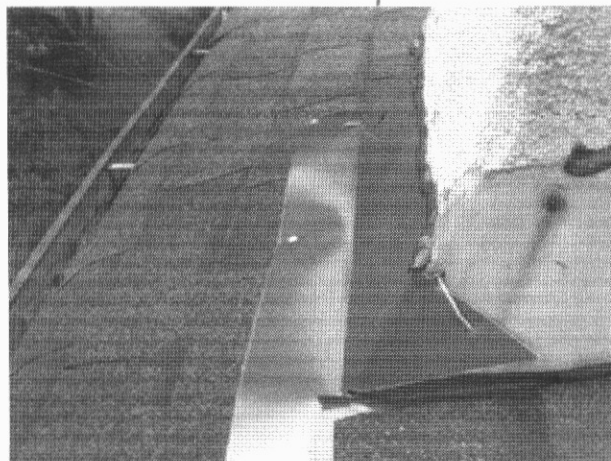
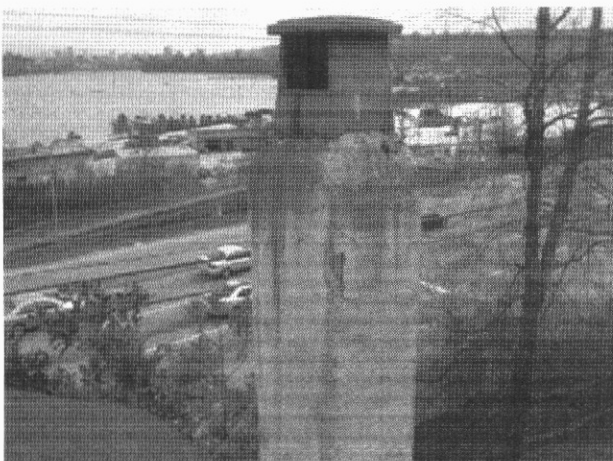


Exposed nail heads should be covered with a sealant.



Chimney parging is coming off exterior.

*Needs re-surfacing*



### Roof Structure

East side chimney also has finish coming off.

Flashing has nail heads exposed. Recommend covering with a sealant.

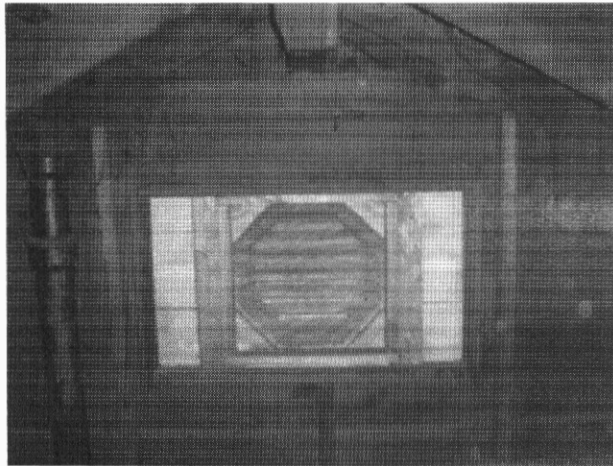


New roof shingles have been applied.

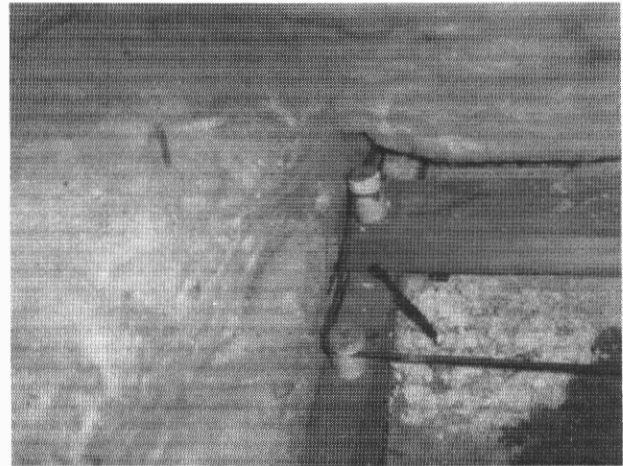
*Mar 2008*



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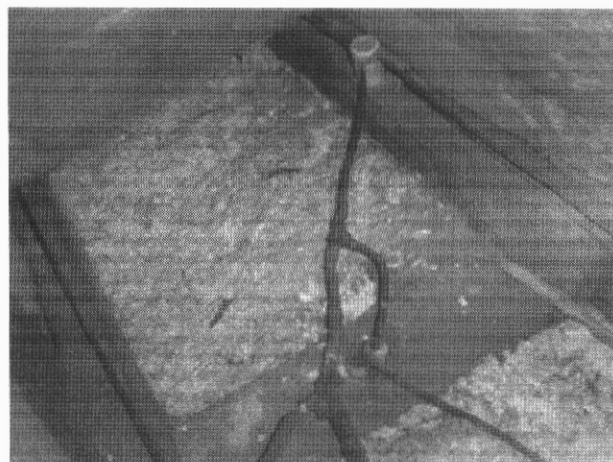


Gable end vent in attic space.



Some knob and tube wiring was noted in attic space.

*- See Electrician quote attached*

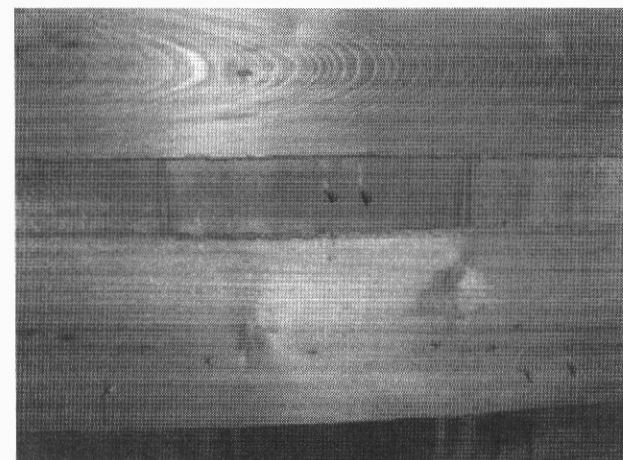


Some more knob and tube wiring.

*- See Electrician quote attached*



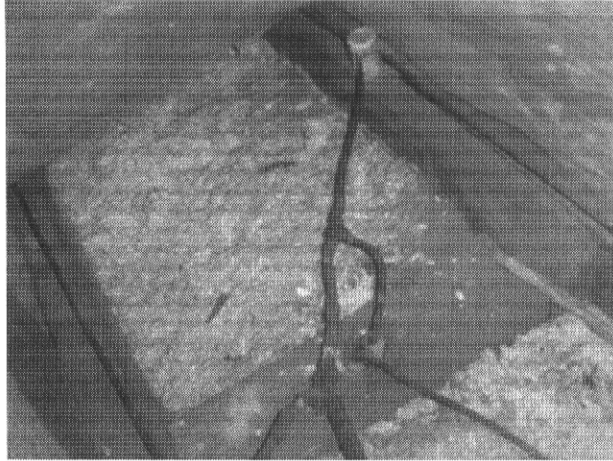
Rafters have been used for roof structure.



### Attic

Rafter structure.

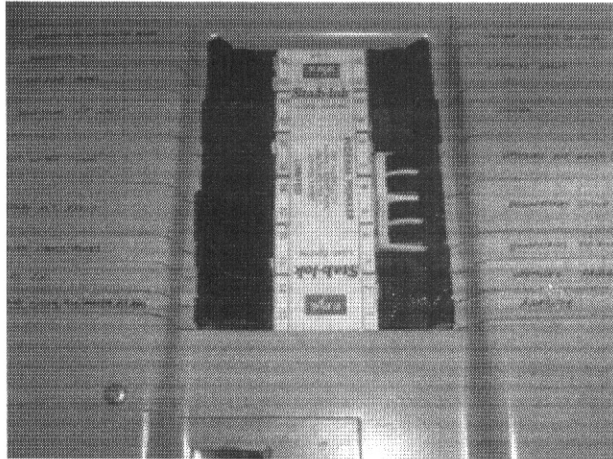
Laminate shingles have been installed over old wood shingles.



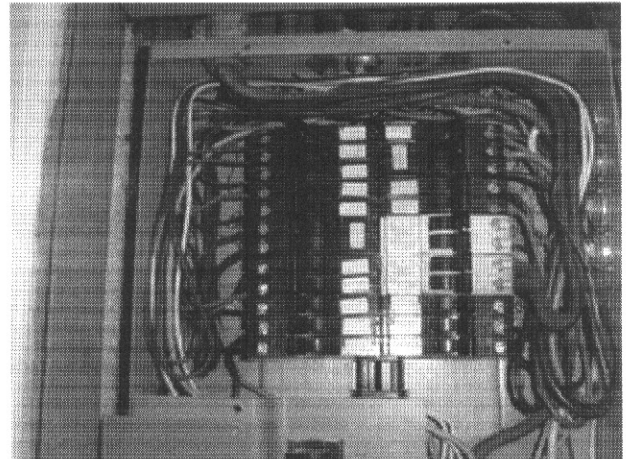
Asbestos insulation is about 1" deep and only in about 50% of attic space.

*Covered with fibre glass batts*

### Electrical Service/Panel



Panel is well labeled.



2 aluminum circuits are still in panel and the rest of wiring is copper.

*- See Electrician quote attached*