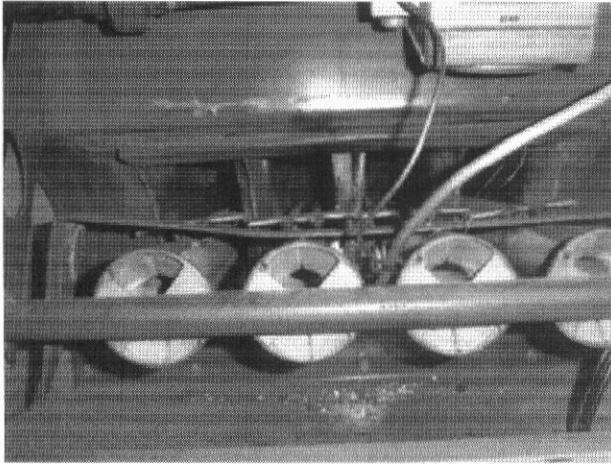
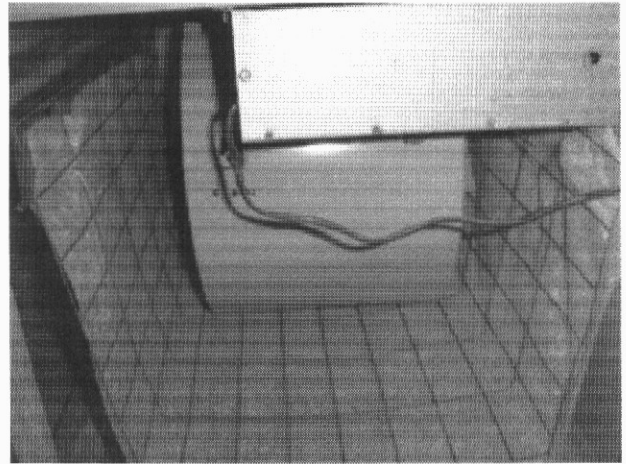


Heating/Cooling/Ventilation

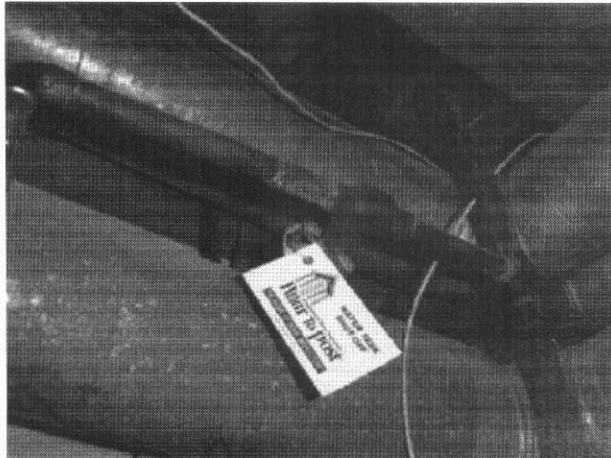


Lennox furnace is dated 1981.



Filter is in lower section of unit and is clean.

Plumbing Components



Water shut off for hot water heater is above tank.



Main water shut off is behind water heater.

LIMITATION: Restricted/No Access ☐ Debris/Obstruction ☐ Snow/Ice Cover ☐ Vegetation/Tree/Shrub ☒
CONDITIONS: Clear/Sunny ☐ Cloudy/Overcast ☒ Rain/Snow ☐ Approx. Temperature 8c
Damp Ground ☒ Approx. Hydrant Distance 300'

BUILDING Approx. Years Old O.T. Condo ☐ Rural ☐
Bungalow/Ranch ☐ Bi-Level ☐ 2 Story ☒ 3 Story ☐
Semi-Detached ☐ Plex Row/Town ☐ Other ☐

LANDSCAPING Slope to House ☐ **Good Condition**
Flower Bed ☒ Hedge/Shrub ☒ Tree/Vine ☒ Ravine ☐
Earth to Wood ☒ Site Erosion ☐ No Swale ☐ Other ☐

DRIVEWAY Slopes to House ☐ **No Visible Damage Noted**
Paving Stone ☐ Gravel ☐ Concrete ☐ Asphalt ☒

WALKWAY/PATH Slopes to House ☐ **No Visible Damage Noted**
Paving Stone ☐ Patio Block ☒ Concrete ☒ Asphalt ☐

PORCH Unsecured ☐ **No Visible Damage Noted**
Metal ☐ Wood ☒ Concrete ☐ Brick/Block ☐
Crack/Spalling ☐ Corrosion ☐ Rot ☒ Repaint ☐

LIGHTING None ☐ Unsecured ☐ **Operational**
RECEPTACLE Damaged/No Cover ☐ **Operational**

RAILING Unsecured ☐ **No Visible Damage Noted**
Metal ☐ Wood ☒ Incomplete ☐ None ☐

DECK/ PATIO Unsecured ☐ **No Visible Damage Noted**
Wood ☒ Brick/Block ☐ Concrete ☐ Metal ☐
Slope to House ☐ Paving Stone ☐ Patio Block ☐ Stone ☐
Crack/Spalling ☐ Deterioration ☐ Mold/Mildew ☐ Rot ☐

RAILING Unsecured ☐ **No Visible Damage Noted**
Metal ☐ Wood ☒ Incomplete ☐ None ☐

RETAINING WALL Not Stable ☐ **Not Applicable**
No Weep Holes ☐ Wood ☐ Concrete ☐ Stone ☐
Crack/Spalling ☐ Deterioration ☐ Rot ☐ Leans ☐

BUILDING

Home inspectors are generalists not specialists. I am here to evaluate the current physical condition of the home. It should be understood that we can reduce the number of unforeseen repairs; however we cannot eliminate them. The report will point out areas requiring improvement. It will not provide specifications or methods for performing the work. In some cases, a more detailed study is needed to decide what action, if any, is appropriate.

LANDSCAPING

Recommend trimming vegetation back from structure reducing chance of moisture and insect damage.

WALKWAY/PATH

Concrete cracks are typical from settlement and shrinkage.

FRONT PORCH

Deck has rotted components. Joist under support post is deteriorating due to hole in plywood above. Recommend replacing affected section and filling in hole reducing chance of further deterioration.

For the purpose of this report your house faces:



4/1/2008 1:59:32 PM

1490 Union Street, PORT MOODY, British Columbia

EXTERIOR

LIMITATION	Clearance <input type="checkbox"/>	Seasonal Storm Window <input type="checkbox"/>	Debris/Obstruction <input type="checkbox"/>	Shrub/Tree/Hedge/Vines/Ivy <input checked="" type="checkbox"/>
	Snow/Ice Cover <input type="checkbox"/>	Restricted/No Access <input type="checkbox"/>	Parged <input type="checkbox"/>	Other <input type="checkbox"/>
<hr/>				
FOUNDATION WALL	Not Exposed <input checked="" type="checkbox"/>	No Visible Damage Noted		FOUNDATION WALL
Poured Concrete <input checked="" type="checkbox"/>	Block <input type="checkbox"/>	Brick <input type="checkbox"/>	Stone <input type="checkbox"/>	Parts of foundation walls are not exposed.
Exterior Rigid Insulation <input type="checkbox"/>	PWF/Wood <input type="checkbox"/>	Piling/Pier <input type="checkbox"/>		
Crack/Spalling <input type="checkbox"/>	Mildew/Mold <input type="checkbox"/>	Stain/Rot <input type="checkbox"/>	Frost Heave <input type="checkbox"/>	WALL SURFACE
				Hole in vinyl siding at south side should be repaired to reduce risk of pest and water intrusion. Vinyl siding has been applied over stucco.
WALL SURFACE	No Ground Clearance <input type="checkbox"/>	No Visible Damage		Wood siding requires annual maintenance to assure components maintain performance.
Aluminum <input type="checkbox"/>	Composite <input type="checkbox"/>	Brick/Block <input type="checkbox"/>	Stone <input type="checkbox"/>	DOORS
Stucco <input type="checkbox"/>	Vinyl Siding <input checked="" type="checkbox"/>	Wood Siding <input checked="" type="checkbox"/>	Steel/Shgl <input type="checkbox"/>	North basement door has rotted components. Replacement is to be expected.
Split/Loose <input type="checkbox"/>	Repoint <input type="checkbox"/>	Repaint <input type="checkbox"/>	Recaulk <input type="checkbox"/>	
Crack/Spalling <input type="checkbox"/>	Mildew/Mold <input type="checkbox"/>	Stain/Rot <input type="checkbox"/>	Blister/Peel <input type="checkbox"/>	
WINDOWS	Inspected with Binoculars <input type="checkbox"/>	No Visible Damage Noted		
Storm <input type="checkbox"/>	Unsecured <input type="checkbox"/>	Repaint <input type="checkbox"/>	Recaulk <input type="checkbox"/>	
Weather-strip <input type="checkbox"/>	Mildew/Mold <input type="checkbox"/>	Stain/Rot <input type="checkbox"/>	Poor Trim <input type="checkbox"/>	
WINDOW WELL	Improper Drainage <input type="checkbox"/>	Not Applicable		
DOORS	Bounds <input type="checkbox"/>	Damaged <input type="checkbox"/>	Operational	
Storm <input type="checkbox"/>	Unsecured <input type="checkbox"/>	Repaint <input type="checkbox"/>	Recaulk <input type="checkbox"/>	
Weather-strip <input type="checkbox"/>	Mildew/Mold <input type="checkbox"/>	Stain/Rot <input type="checkbox"/>	Split/Dent <input type="checkbox"/>	
LIGHTING	None <input type="checkbox"/>	Unsecured <input type="checkbox"/>	Operational	
RECEPTACLE	Damaged/No Cover <input type="checkbox"/>		Operational	
Install GFCI <input type="checkbox"/>	Reverse Polarity <input type="checkbox"/>	No Ground <input type="checkbox"/>	Open Ground <input type="checkbox"/>	
BASEMENT WALKOUT	Covered <input type="checkbox"/>	Not Applicable		
Poor Condition <input type="checkbox"/>	No Railing <input type="checkbox"/>	No Drain <input type="checkbox"/>	Leak <input type="checkbox"/>	
Crack/Spalling <input type="checkbox"/>	Mildew/Mold <input type="checkbox"/>	Frost Heave <input type="checkbox"/>	Reparge <input type="checkbox"/>	



N/A

GARAGE / CARPORT

TYPE	Attached <input type="checkbox"/>	Built-In <input type="checkbox"/>	Detached <input type="checkbox"/>	Single <input type="checkbox"/>	Double <input type="checkbox"/>	Insulated/Heated <input type="checkbox"/>	Attic Access <input type="checkbox"/>
<hr/>							
DOOR	Bounds <input type="checkbox"/>	Damaged <input type="checkbox"/>	Not Applicable				
Automatic <input type="checkbox"/>	Sectional <input type="checkbox"/>	Wood <input type="checkbox"/>	Metal <input type="checkbox"/>				
Adjust Auto Stop <input type="checkbox"/>	No Safety Stop <input type="checkbox"/>	Stain/Rot <input type="checkbox"/>	Corrosion <input type="checkbox"/>				
FLOOR	Crack <input type="checkbox"/>	Settlement <input type="checkbox"/>	Not Applicable				
Asphalt <input type="checkbox"/>	Concrete <input type="checkbox"/>	Gravel <input type="checkbox"/>	Stain/Rot <input type="checkbox"/>				
WALL	No Fire Barrier <input type="checkbox"/>	Not Applicable					
Drywall/Plaster <input type="checkbox"/>	Brk/Blk/Stone <input type="checkbox"/>	Wood <input type="checkbox"/>	Stain/Rot <input type="checkbox"/>				
WINDOW	Bounds <input type="checkbox"/>	Damaged <input type="checkbox"/>	Not Applicable				
CEILING	No Fire Barrier <input type="checkbox"/>	Not Applicable					
Drywall/Plaster <input type="checkbox"/>	Crack <input type="checkbox"/>	Wood <input type="checkbox"/>	Stain/Rot <input type="checkbox"/>				
LIGHTING	None <input type="checkbox"/>	Unsecured <input type="checkbox"/>	Not Applicable				
RECEPTACLE	Damaged/No Cover <input type="checkbox"/>	Not Applicable					
Install GFCI <input type="checkbox"/>	Reverse Polarity <input type="checkbox"/>	No Ground <input type="checkbox"/>	Open Ground <input type="checkbox"/>				
CIRCUIT WIRE	Concealed <input type="checkbox"/>	Unsecured <input type="checkbox"/>	Improper <input type="checkbox"/>				
ACCESS DOOR	To <input type="checkbox"/>	Not Applicable					
Auto Door Close <input type="checkbox"/>	Metal Clad <input type="checkbox"/>	Wood <input type="checkbox"/>	Composite <input type="checkbox"/>				
Gas Proof <input type="checkbox"/>	Damaged <input type="checkbox"/>	Stain/Rot <input type="checkbox"/>	Corrosion <input type="checkbox"/>				



ROOF STRUCTURE

INSPECTED BY:
LIMITATION

 Deck/Patio ☐
 Solar Panel ☐

 Binocular ☐
 Gravel/Flat ☐
 Fragile ☐

 Roof Edge ☐
 Height ☐
 Other ☐

 Walk On ☒
 Steep Slope ☐

 No Access ☐
 Rain/Snow/Ice Cover ☐
MAIN ROOF

 Flat ☐ Gable ☒ Valley ☐ Hip ☐ Shed ☐ Other ☐ Est. Age 3 WEEKS Pitch 6/12

GUTTER/DOWNSPOUT

 TYPE Aluminum ☐
 Incomplete ☒
 DRAINAGE Above Ground ☐
 Extend Leader ☐

 Unsecured ☐
 Galvanized ☒
 Dent/Split ☐
 Below Ground ☒
 Redirect Leader ☐
No Visible Damage Noted
 Copper ☐
 Corrosion ☐
 Leak ☐
 Spill/Roof ☐
 Clean ☐
GUTTER/DOWNSPOUT

Roof water drains below ground. Condition of concealed underground drainage system is beyond the scope of a visual inspection.

FASCIA/SOFFIT

 Aluminum ☒
 Loose ☐

 Not Vented ☐
 Wood ☒
 Mildew/Mold ☐
No Visible Damage Noted
 Vinyl ☐
 Stain/Rot ☐
 Corrosion ☐

Recommend regular gutter cleaning to reduce chance of water backup into roof and wall components and subsequent damage.

COVERING # of Layers 1

 Asphalt Shingle ☐
 Fibreglass Shingle ☒
 Nail Pop/Exposed ☐
 Patched ☐
 Curl/Claw ☐

 Conc/Clay Tile ☐
 Tar/Gravel ☐
 Loose/Missing ☐
 Mildew/Mold ☐
 Fungus/Moss ☐
No Visible Damage Noted
 Wd. Shingle ☐
 Metal ☐
 Broken ☐
 Stain/Rot ☐
 Improper Installation ☐

South east downspout is disconnected. Recommend repairs to reduce water spillage onto wall components resulting in water damage/rot.

LIFE EXPECTANCY

 Typical ☒

 Middle/End ☐ Exceeded ☐
FASCIA/SOFFIT

Rot is noted in the fascia board. Recommend replacement of affected section to reduce chance of further deterioration.

ACCESSORY

 Air/Exhaust Vent ☒
 Solar Panel ☐

 Unsecured ☐
 Vent Stack ☒
 Skylight ☐
No Visible Damage Noted
 Turbine ☐
 Antenna ☐

Recommend painting fascia boards reducing chance of moisture damage to unprotected wood.

FLASHING

 Not Checked/Concealed ☐
 Chimney ☒
 Skylight ☐
 Roll Roofing ☐
 Gap/Loose/Crack ☐
 Reseal/Recaulk ☐

 Drip Edge ☐
 Roof to Wall ☐
 Alum./Galv. ☒
 Deterioration ☐
 Improper ☐
No Visible Damage Noted
 Stack ☒
 Copper/Lead ☐
 Corrosion ☐
 Replace When Re-Roofing ☐
COVERING

Roof replacement is recent. Check with vendor to see if a warranty exists and if it is transferrable. Owner said the roof was applied about 3 weeks ago.

CHIMNEY / VENT

 Leaning ☐
 Fireplace ☒
 Brick ☒
 Spalling ☒
 Abandoned ☐

 Furnace ☐
 Metal ☐
 Deterioration ☒
 No Wind Cap ☐
No Visible Damage Noted
 Gas Insert ☐
 Wood ☐
 Corrosion ☐
 Metal Liner Required ☐

Typical life expectancy for fiberglass laminate shingles is approximately 25 years. Monitor seasonally for loose shingles, wind damage and deterioration.

CHIMNEY CAP

 None ☐
 Concrete ☒
 Spalling ☒

 Masonry ☐
 Deterioration ☐
No Visible Damage Noted
 Metal ☐
 Corrosion ☐
 Loose ☐

New roof shingles have been applied over old shingles. This will reduce life expectancy somewhat and increase future replacement costs.

VISIBLE FLUE LINER

 None ☐
 Brick/Block ☐
 Rain Cap ☐
 Crack/Spalling ☐

 Clay/Concrete ☐
 Deterioration ☐
 Improper ☐
Not Applicable
 Metal ☐
 Corrosion ☐
 Advise Cleaning/Sweeping ☐

Extra Comments Continued Next Page...

SECONDARY ROOF

 Flat ☐ Gable ☐ Hip/Valley ☐ Shed ☐ Other ☐ Est. Age Pitch

COVERING # of Layers 1

 Asphalt Shingle ☐
 Fibreglass Shingle ☐
 Nail Pop/Exposed ☐
 Patched ☐
 Curl/Claw ☐

 Conc/Clay Tile ☐
 Tar/Gravel ☐
 Loose/Missing ☐
 Mildew/Mold ☐
 Fungus/Moss ☐
Not Applicable
 Wd. Shingle ☐
 Metal ☐
 Broken ☐
 Stain/Rot ☐
 Improper Installation ☐
LIFE EXPECTANCY

 Typical ☐

 Middle/End ☐ Exceeded ☐

FLASHING

Parts of flashings are concealed by exterior finishes and roof covering.

Flashing shows nail heads exposed. These heads should be sealed to reduce the possibility of moisture intrusion.

CHIMNEY/VENT

Chimney is deteriorating and will need future repairs. Recommend evaluation by a chimney specialist.

Concrete finish is spalling.



LIMITATION: No Access <input type="checkbox"/> Sealed <input type="checkbox"/> Stored Items <input type="checkbox"/> Looked In <input type="checkbox"/> Entered <input checked="" type="checkbox"/> Hatch <input checked="" type="checkbox"/> Pull Down <input type="checkbox"/> Insulated <input checked="" type="checkbox"/>			
STRUCTURE		No Visible Damage Noted	
Truss <input type="checkbox"/> Rafter <input checked="" type="checkbox"/>	Warped <input type="checkbox"/> Stain/Rot <input type="checkbox"/>	Sag/Loose <input type="checkbox"/> Split <input type="checkbox"/>	
SHEATHING		No Visible Damage Noted	
Composite <input type="checkbox"/> Thermal Board <input type="checkbox"/>	Condensation <input type="checkbox"/>	Plywood <input type="checkbox"/> Board <input checked="" type="checkbox"/>	
R Felt/R Paper <input type="checkbox"/> Mildew/Mold <input type="checkbox"/>		Sag/Loose <input type="checkbox"/> Stain/Rot <input type="checkbox"/>	
INSULATION		No Visible Damage Noted	
Estimated Depth 10"	Radiant Barrier <input type="checkbox"/> Concealed <input type="checkbox"/>	Finished <input type="checkbox"/> None <input type="checkbox"/>	
	Vapor Barrier <input type="checkbox"/> Fibreglass <input checked="" type="checkbox"/>	Mineral <input type="checkbox"/> Cellulose <input checked="" type="checkbox"/>	
	Wood Shavings <input type="checkbox"/> Rigid Plastic <input type="checkbox"/>	Foam <input type="checkbox"/> Other <input checked="" type="checkbox"/>	
	Batt <input checked="" type="checkbox"/> Blown/Loose <input type="checkbox"/>	Sprayed <input type="checkbox"/> Required <input type="checkbox"/>	
VENTILATION		No Visible Damage Noted	
None <input type="checkbox"/>	Soffit <input type="checkbox"/> Gable End <input checked="" type="checkbox"/>	Turbine <input type="checkbox"/> Mechanical <input type="checkbox"/>	
	Baffles <input type="checkbox"/> Roof <input checked="" type="checkbox"/>	Blocked <input type="checkbox"/> Required <input type="checkbox"/>	
EXHAUST DUCT		Not Applicable	
Concealed <input type="checkbox"/> Into Attic <input type="checkbox"/>	Not Insulated <input type="checkbox"/>	Plastic/Flex <input type="checkbox"/> Metal <input type="checkbox"/>	
ELECTRICAL		No Visible Damage Noted	
Concealed <input type="checkbox"/>	Abandoned <input type="checkbox"/> Knob & Tube <input checked="" type="checkbox"/>	Open Splice <input type="checkbox"/> Frayed <input type="checkbox"/>	

INSULATION
The type of insulation used may contain asbestos. See information sheet provided. This type of insulation is only about 1/2 way thru the attic space and also noted some cellulose insulation.

Fiberglas batts have been installed over all the attic space and are about 8 - 10" deep.

EXHAUST DUCT
Duct work and electrical is concealed by insulation.

Extra Comments Continued Next Page...

ELECTRICAL SERVICE / PANEL

SERVICE ENTRANCE		DISTRIBUTION PANEL	
Underground <input checked="" type="checkbox"/> Overhead <input type="checkbox"/> No Conduit <input type="checkbox"/>	120-Volt <input type="checkbox"/> 120/240 Volt <input checked="" type="checkbox"/> Unsecured <input type="checkbox"/> Frayed <input type="checkbox"/>	Panel is full and has no room for further expansion. Future electrical expansion will require panel upgrade or addition of auxiliary panel.	
ENTRANCE CABLE	Concealed <input checked="" type="checkbox"/> Aluminum <input type="checkbox"/> Copper <input type="checkbox"/>		
MAIN DISCONNECT	Switch/Cartridge Fuse <input type="checkbox"/> Breaker <input checked="" type="checkbox"/>		
DISCONNECT RATING	100 Amps Have Electrician Evaluate <input type="checkbox"/>		
DISTRIBUTION PANEL		No Visible Damage Noted	
Not Opened <input type="checkbox"/> Location	N.E. BASEMENT	Non Standard Installation <input type="checkbox"/> Panel is well labeled.	
Obstructed <input type="checkbox"/> Unsecured <input type="checkbox"/>	Corrosion <input type="checkbox"/> Obsolete <input type="checkbox"/>	WIRE	
PANEL RATING	125 Amps	Aluminum circuit wires have been used for one stove and 2 lighting circuits and balance of branch wiring is copper.	
FUSE	Breaker <input checked="" type="checkbox"/> Glass/Screw <input type="checkbox"/> Cartridge <input type="checkbox"/> Time Delay <input type="checkbox"/>		
GFCI Breaker <input type="checkbox"/> AFCI Breaker <input type="checkbox"/>	Blown/Broken <input type="checkbox"/> Over-Fused <input type="checkbox"/>		
CIRCUIT WIRE		No Visible Damage Noted	
Improper <input type="checkbox"/> Aluminum <input checked="" type="checkbox"/> Copper <input checked="" type="checkbox"/>	Copper Clad <input type="checkbox"/> Other <input type="checkbox"/>		
Non - Metallic Sheathed <input checked="" type="checkbox"/> Armoured Cable <input type="checkbox"/>	Knob & Tube <input type="checkbox"/>		
Double Tapping <input type="checkbox"/> Spliced <input type="checkbox"/>	Corrosion <input type="checkbox"/> Scorched <input type="checkbox"/>		
GROUNDING	Concealed <input type="checkbox"/> Ground Rod <input type="checkbox"/> Water Main <input checked="" type="checkbox"/>		
Improper Connection/Installation <input type="checkbox"/>	Meter By-Pass/Jumper <input type="checkbox"/>		
BONDING	Concealed <input checked="" type="checkbox"/> Water Pipe <input type="checkbox"/> Gas Pipe <input type="checkbox"/>		
Improper Connection/Installation <input type="checkbox"/>	Corrosion <input type="checkbox"/> Unsecured <input type="checkbox"/>		
AUXILIARY PANEL		Not Applicable	
Concealed <input type="checkbox"/> Location	Non Standard Installation <input type="checkbox"/>		
Not Opened <input type="checkbox"/> Unsecured <input type="checkbox"/>	Corrosion <input type="checkbox"/> Obsolete <input type="checkbox"/>		
DISCONNECT RATING	0 Amps Have Electrician Evaluate <input type="checkbox"/>		
PANEL RATING	0 Amps Room for Expansion <input type="checkbox"/>		
FUSE	Breaker <input type="checkbox"/> Glass/Screw <input type="checkbox"/> Cartridge <input type="checkbox"/> Time Delay <input type="checkbox"/>		
GFCI Breaker <input type="checkbox"/> Blown/Broken <input type="checkbox"/>	Over-Fused <input type="checkbox"/> Scorched <input type="checkbox"/>		



ELECTRICAL

Knob and Tube wiring still present. Unable to determine if wiring is still in use. Have evaluated by a qualified electrician.