



# KITCHEN

**FLOOR** Worn ☐ Crack/Stain ☐ **No Visible Damage Noted**  
 Carpet ☐ Vinyl ☐ Laminate ☒ Ceramic ☐

## DOOR

Door to hallway has been removed from frame.

**WALL** Patched ☐ Crack/Stain ☐ **No Visible Damage Noted**  
 Plaster ☒ Brk/Blk/Stone ☐ Wallpaper ☐ Ceramic ☐

## MAJOR APPLIANCES

Appliances were tested for on/off function only.  
 Not able to determine adequacy of performance or life expectancy.

**CEILING** Patched ☐ Crack/Stain ☐ **No Visible Damage Noted**  
 Drywall/Plaster ☐ Stip/Acous/W ☐ Wood ☐ Tile ☒

**WINDOW** Binds ☐ Not Tested ☐ **Operational**  
 Single/Dbl. Hung ☐ Cas./Awning ☐ Sliding/Fxd ☒ Bay/Bow ☐  
 Ther/Fix/Sng ☐ Alum./Metal ☒ Vinyl/V.Cld ☐ Wd./Vnyl/Fx ☐  
 Damaged ☐ Mildew/Mold ☐ Stain/Rot ☐ Repaint ☐

**DOOR** Binds ☐ Damaged ☐ **Not Applicable**  
 Pocket/Bi-Fold ☐ Hinged ☐ Wood ☐ Composite ☐

**PATIO DOOR** Binds ☐ Damaged ☐ **Not Applicable**  
 Sliding ☐ Hinged ☐ Wood ☐ Metal/Vinyl ☐

**LIGHTING** None ☐ Unsecured ☐ **Operational**

**CEILING FAN** None ☒ Unsecured ☐ **Not Applicable**

**RECEPTACLE** Damaged/No Cover ☐ **Operational**  
 Install GFCI ☐ Reverse Polarity ☐ No Ground ☐ Open Ground ☐

**SINK** Worn ☐ Chip/Scratch ☐ **No Visible Damage Noted**  
 Single ☐ Double ☒ Stainless ☒ Enamel/S.Sf ☐

**FAUCET** No Shut-Off Valve ☐ **Operational**  
 Sticks ☐ Unsecured ☐ Corrosion ☐ Leak ☐

**TRAP/DRAIN** Unsecured ☐ **No Visible Damage Noted**  
 Improper Trap ☐ Slow Drain ☐ Corrosion ☐ Leak ☐

**COUNTER** Unsecured ☐ **No Visible Damage Noted**  
 Ceramic ☐ Marble/Granite ☐ Laminate ☒ Solid Surf. ☐  
 RegROUT/RecAulk ☐ Mildew/Stain ☐ Scratch ☐ Worn ☐

**CABINET** Worn ☐ Unsecured ☐ **No Visible Damage Noted**  
 Laminate ☐ Plywood ☐ Wood ☒ Metal ☐  
 Miss/Loose Hdw ☐ Mildew/Stain ☐ Scratch ☐ Other ☐

**RANGE HOOD** Cooktop Exhaust ☐ **Operational**  
 Corrosion ☐ No Exhaust ☐ No Light ☐ Noisy ☐

**EXHAUST VENT** Unsecured ☐ Ductless ☒ Concealed ☐  
 With Other Exhaust ☐ To Attic ☐ Improper ☐ To Exterior ☐

**FILTER** None ☐ Unsecured ☐ Damaged ☐ Greasy ☒

## MAJOR APPLIANCES (Built In)

**DISHWASHER** MORGE **Operational**

**GARBAGE DISPOSAL** **Not Applicable**

**STOVE/OVEN/RANGE** KITCHEN AID **Operational**

**REFRIGERATOR** GE **Operational**

**MICROWAVE** **Not Applicable**

Tested On/Off ☒ Did Not Check All Functions/Full Cycle ☒

**HEAT SOURCE** None ☒ Thermost ☐ Electric ☐  
 Air Register ☐ Convector/Radiator ☐ Radiant ☐



## SUITE

## KITCHEN

**FLOOR** Worn ☐ Crack/Stain ☐ **No Visible Damage Noted**  
 Carpet ☐ Vinyl ☒ Wood/Lam. ☐ Ceramic ☐

**DOOR**

Closest door has been removed from frame.

**WALL** Patched ☐ Crack/Stain ☐ **No Visible Damage Noted**  
 Drywall ☒ Brk/Blk/Stone ☐ Wallpaper ☐ Ceramic ☐

**RANGE HOOD**

Ductless range hood should be equipped with charcoal filter and have front grill cover removed to assure system operates as intended.

**CEILING** Patched ☐ Crack/Stain ☐ **No Visible Damage Noted**  
 Drywall/Plaster ☐ Stip/Acoustic ☐ Wood ☐ Tile ☒

**MAJOR APPLIANCES**

Appliances were tested for on/off function only. Not able to determine adequacy of performance or life expectancy.

**WINDOW** Binds ☐ Not Tested ☐ **Operational**  
 Single/Dbl. Hung ☐ Cas./Awning ☐ Sliding/Fxd ☒ Bay/Bow ☐  
 Ther/Fix/Sng ☐ Alum./Metal ☒ Vinyl/V. Cld ☐ Wd./Vnyl/Fx ☐  
 Damaged ☐ Mildew/Mold ☐ Stain/Rot ☐ Repaint ☐

**DOOR** Binds ☐ Damaged ☐ **Not Applicable**  
 Pocket/Bi-Fold ☐ Hinged ☐ Wood ☐ Composite ☐

**PATIO DOOR** Binds ☐ Damaged ☐ **Not Applicable**  
 Sliding ☐ Hinged ☐ Wood ☐ Metal/Vinyl ☐

**LIGHTING** None ☐ Unsecured ☐ **Operational**

**CEILING FAN** None ☒ Unsecured ☐ **Not Applicable**

**RECEPTACLE** Damaged/No Cover ☐ **Operational**  
 Install GFCI ☐ Reverse Polarity ☐ No Ground ☐ Open Ground ☐

**SINK** Worn ☐ Chip/Scratch ☐ **No Visible Damage Noted**  
 Single ☐ Double ☒ Stainless ☒ Enamel/S.Sf ☐

**FAUCET** No Shut-Off Valve ☐ **Operational**

Sticks ☐ Unsecured ☐ Corrosion ☐ Leak ☐

**TRAP/DRAIN** Unsecured ☐ **No Visible Damage Noted**

Improper Trap ☐ Slow Drain ☐ Corrosion ☐ Leak ☐

**COUNTER** Unsecured ☐ **No Visible Damage Noted**  
 Ceramic ☐ Marble/Granite ☐ Laminate ☒ Solid Surf. ☐  
 RegROUT/RecAulk ☐ Mildew/Stain ☐ Scratch ☐ Worn ☐

**CABINET** Worn ☐ Unsecured ☐ **No Visible Damage Noted**  
 Laminate ☒ Plywood ☐ Wood ☐ Metal ☐  
 Miss/Loose Hdwr ☐ Mildew/Stain ☐ Scratch ☐ Other ☐

**RANGE HOOD** Cooktop Exhaust ☐ **Operational**  
 Corrosion ☐ No Exhaust ☐ No Light ☐ Noisy ☐

**EXHAUST VENT** Unsecured ☐ Ductless ☒ Concealed ☐

With Other Exhaust ☐ To Attic ☐ Improper ☐ To Exterior ☐

**FILTER** None ☐ Unsecured ☐ Damaged ☐ Greasy ☒

**MAJOR APPLIANCES (Built In)**

**DISHWASHER** **Not Applicable**

**GARBAGE DISPOSAL** **Not Applicable**

**STOVE/OVEN/RANGE** HOT POINT **Operational**

**REFRIGERATOR** ADMIRAL **Operational**

**MICROWAVE** **Not Applicable**

Tested On/Off ☒ Did Not Check All Functions/Full Cycle ☒

**HEAT SOURCE** None ☐ Thermost ☐ Electric ☐

Air Register ☒ Convector/Radiator ☐ Radiant ☐



Professional Service Inspectors

4/1/2008 4:01:50 PM

1490 Union Street, PORT MOODY, British Columbia

## FOYER / HALLWAY / STAIRWAY

<b>FLOOR</b>	Worn <input type="checkbox"/>	Crack/Stain <input type="checkbox"/>	<b>No Visible Damage Noted</b>	
	Carpet <input type="checkbox"/>	Vinyl <input type="checkbox"/>	Laminate <input checked="" type="checkbox"/>	Ceramic <input type="checkbox"/>
<b>WALL</b>	Patched <input type="checkbox"/>	Crack/Stain <input type="checkbox"/>	<b>No Visible Damage Noted</b>	
	Plaster <input checked="" type="checkbox"/>	Brk/Blk/Stone <input type="checkbox"/>	Wood <input type="checkbox"/>	Wallpaper <input type="checkbox"/>
<b>CEILING</b>	Patched <input type="checkbox"/>	Crack/Stain <input type="checkbox"/>	<b>No Visible Damage Noted</b>	
	Drywall <input checked="" type="checkbox"/>	Stip/Acoust/W <input type="checkbox"/>	Wood <input type="checkbox"/>	Tile <input type="checkbox"/>
<b>WINDOW</b>	Bind <input type="checkbox"/>	Not Tested <input type="checkbox"/>	<b>Operational</b>	
	Single/Dbl. Hung <input type="checkbox"/>	Cas./Awning <input type="checkbox"/>	Fixed <input checked="" type="checkbox"/>	Bay/Bow <input type="checkbox"/>
	Ther/Fix/Sng <input type="checkbox"/>	Alum./Metal <input checked="" type="checkbox"/>	Vinyl/V. Cld <input type="checkbox"/>	Wd./Vnyl/Fxd <input type="checkbox"/>
	Damaged <input type="checkbox"/>	Mildew/Mold <input type="checkbox"/>	Stain/Rot <input type="checkbox"/>	Repaint <input type="checkbox"/>
<b>LIGHTING</b>	None <input type="checkbox"/>	Unsecured <input type="checkbox"/>	<b>Operational</b>	
<b>CEILING FAN</b>	None <input checked="" type="checkbox"/>	Unsecured <input type="checkbox"/>	<b>Not Applicable</b>	
<b>RECEPTACLE</b>	Damaged/No Cover <input type="checkbox"/>		<b>Not Applicable</b>	
	Switched <input type="checkbox"/>	Reverse Polarity <input type="checkbox"/>	No Ground <input type="checkbox"/>	Open Ground <input type="checkbox"/>
<b>CLOSET/DOOR</b>	Bind <input type="checkbox"/>	Damaged <input type="checkbox"/>	<b>Not Applicable</b>	
	Light <input type="checkbox"/>	Pocket/Bi-Fold <input type="checkbox"/>	Hinged <input type="checkbox"/>	Sliding <input type="checkbox"/>
<b>STAIRWAY</b>		Unsecured <input type="checkbox"/>	<b>No Visible Damage Noted</b>	
	Carpet <input checked="" type="checkbox"/>	Vinyl <input type="checkbox"/>	Wood <input type="checkbox"/>	Worn <input type="checkbox"/>
				Trip Hazard <input type="checkbox"/>
<b>RAILING</b>		Unsecured <input type="checkbox"/>	<b>Not Applicable</b>	
	Metal <input type="checkbox"/>	Wood <input type="checkbox"/>	Incomplete <input type="checkbox"/>	None <input checked="" type="checkbox"/>
<b>FRONT DOOR</b>		Damaged <input type="checkbox"/>	<b>Operational</b>	
	Bind <input type="checkbox"/>	Metal Clad <input checked="" type="checkbox"/>	Wood <input type="checkbox"/>	Dead Bolt <input checked="" type="checkbox"/>
	Replace Sill/Trim <input type="checkbox"/>	Weather Seal <input type="checkbox"/>	Split/Dent <input type="checkbox"/>	Worn <input type="checkbox"/>
<b>SIDE LIGHT</b>	Loose <input type="checkbox"/>	Crack/Stain <input type="checkbox"/>	<b>Not Applicable</b>	

**FLOOR**

Missing transition strip at top of stairs to basement.

**STAIRWAY RAILING**

Recommend installing hand rails for personal safety.



Professional Service Inspectors

## FAMILY / RECREATION ROOM

<b>FLOOR</b>	Worn <input type="checkbox"/>	Crack/Stain <input type="checkbox"/>	<b>Not Applicable</b>	
	Carpet <input type="checkbox"/>	Vinyl <input type="checkbox"/>	Wood/Lam <input type="checkbox"/>	Ceramic <input type="checkbox"/>
<b>WALL</b>	Patched <input type="checkbox"/>	Crack/Stain <input type="checkbox"/>	<b>Not Applicable</b>	
	Drywall/Plaster <input type="checkbox"/>	Brk/Blk/Stone <input type="checkbox"/>	Wood <input type="checkbox"/>	Wallpaper <input type="checkbox"/>
<b>CEILING</b>	Patched <input type="checkbox"/>	Crack/Stain <input type="checkbox"/>	<b>Not Applicable</b>	
	Drywall/Plaster <input type="checkbox"/>	Stip/Acoust/ <input type="checkbox"/>	Wood <input type="checkbox"/>	Tile <input type="checkbox"/>
<b>WINDOW</b>	Bind <input type="checkbox"/>	Not Tested <input type="checkbox"/>	<b>Not Applicable</b>	
	Single/Dbl. Hung <input type="checkbox"/>	Cas./Awning <input type="checkbox"/>	Sliding/Fxd <input type="checkbox"/>	Bay/Bow <input type="checkbox"/>
	Ther/Fix/Sng <input type="checkbox"/>	Alum./Metal <input type="checkbox"/>	Vinyl/V. Cld <input type="checkbox"/>	Wd./Vnyl/Fxd <input type="checkbox"/>
	Damaged <input type="checkbox"/>	Mildew/Mold <input type="checkbox"/>	Stain/Rot <input type="checkbox"/>	Repaint <input type="checkbox"/>
<b>DOOR</b>	Bind <input type="checkbox"/>	Damaged <input type="checkbox"/>	<b>Not Applicable</b>	
	Pocket/Bi-Fold <input type="checkbox"/>	Hinged <input type="checkbox"/>	Wood <input type="checkbox"/>	French <input type="checkbox"/>
<b>PATIO DOOR</b>	Bind <input type="checkbox"/>	Damaged <input type="checkbox"/>	<b>Not Applicable</b>	
	Sliding <input type="checkbox"/>	Hinged <input type="checkbox"/>	Wood <input type="checkbox"/>	Metal/Vinyl <input type="checkbox"/>
<b>LIGHTING</b>	None <input type="checkbox"/>	Unsecured <input type="checkbox"/>	<b>Not Applicable</b>	
<b>CEILING FAN</b>	None <input type="checkbox"/>	Unsecured <input type="checkbox"/>	<b>Not Applicable</b>	
<b>RECEPTACLE</b>	Damaged/No Cover <input type="checkbox"/>		<b>Not Applicable</b>	
	Switched <input type="checkbox"/>	Reverse Polarity <input type="checkbox"/>	No Ground <input type="checkbox"/>	Open Ground <input type="checkbox"/>
<b>HEAT SOURCE</b>		None <input type="checkbox"/>	Thermostat <input type="checkbox"/>	Electric <input type="checkbox"/>
	Air Register <input type="checkbox"/>	Convactor/Radiator <input type="checkbox"/>		Radiant <input type="checkbox"/>



## LIVING ROOM

<b>FLOOR</b>	Worn <input type="checkbox"/>	Crack/Stain <input type="checkbox"/>	<b>No Visible Damage Noted</b>	
	Carpet <input checked="" type="checkbox"/>	Vinyl <input type="checkbox"/>	Wood/Lam. <input type="checkbox"/>	Ceramic <input type="checkbox"/>
<b>WALL</b>	Patched <input type="checkbox"/>	Crack/Stain <input type="checkbox"/>	<b>No Visible Damage Noted</b>	
	Plaster <input checked="" type="checkbox"/>	Brk/Blk/Stone <input type="checkbox"/>	Wood <input type="checkbox"/>	Wallpaper <input type="checkbox"/>
<b>CEILING</b>	Patched <input type="checkbox"/>	Crack/Stain <input type="checkbox"/>	<b>No Visible Damage Noted</b>	
	Plaster <input checked="" type="checkbox"/>	Stipple <input checked="" type="checkbox"/>	Wood <input type="checkbox"/>	Tile <input type="checkbox"/>
<b>WINDOW</b>	Bind <input type="checkbox"/>	Not Tested <input type="checkbox"/>	<b>Operational</b>	
	Single/Dbl. Hung <input type="checkbox"/>	Cas./Awning <input type="checkbox"/>	Sliding/Fxd <input checked="" type="checkbox"/>	Bay/Bow <input type="checkbox"/>
	Ther/Fix/Sng <input type="checkbox"/>	Alum./Metal <input checked="" type="checkbox"/>	Vinyl/V. Cld <input type="checkbox"/>	Wd./Vnyl/Fxd <input type="checkbox"/>
	Damaged <input type="checkbox"/>	Mildew/Mold <input type="checkbox"/>	Stain/Rot <input type="checkbox"/>	Repaint <input type="checkbox"/>
<b>DOOR</b>	Bind <input type="checkbox"/>	Damaged <input type="checkbox"/>	<b>Not Applicable</b>	
	Pocket/Bi-Fold <input type="checkbox"/>	Hinged <input type="checkbox"/>	Wood <input type="checkbox"/>	French <input type="checkbox"/>
<b>PATIO DOOR</b>	Bind <input type="checkbox"/>	Damaged <input type="checkbox"/>	<b>Operational</b>	
	Sliding <input type="checkbox"/>	Hinged <input checked="" type="checkbox"/>	Wood <input checked="" type="checkbox"/>	Metal/Vinyl <input type="checkbox"/>
<b>LIGHTING</b>	None <input type="checkbox"/>	Unsecured <input type="checkbox"/>	<b>Operational</b>	
<b>CEILING FAN</b>	None <input type="checkbox"/>	Unsecured <input type="checkbox"/>	<b>Operational</b>	
<b>RECEPTACLE</b>	Damaged/No Cover <input type="checkbox"/>		<b>Operational</b>	
	Switched <input type="checkbox"/>	Reverse Polarity <input type="checkbox"/>	No Ground <input type="checkbox"/>	Open Ground <input checked="" type="checkbox"/>
<b>HEAT SOURCE</b>	None <input type="checkbox"/>		Thermostat <input type="checkbox"/>	Electric <input type="checkbox"/>
	Air Register <input checked="" type="checkbox"/>	Convactor/Radiator <input type="checkbox"/>		Radiant <input type="checkbox"/>

**WINDOW**

Windows are all screwed shut and cannot open on day of inspection.

**RECEPTACLE**

Receptacles are not grounded.

**HEAT SOURCE**

Room is also heated with wood fireplace.

*Windows have security film east side of windows by back door.*



## DINING ROOM

<b>FLOOR</b>	Worn <input type="checkbox"/>	Crack/Stain <input type="checkbox"/>	<b>No Visible Damage Noted</b>	
	Carpet <input type="checkbox"/>	Vinyl <input type="checkbox"/>	Laminate <input checked="" type="checkbox"/>	Ceramic <input type="checkbox"/>
<b>WALL</b>	Patched <input type="checkbox"/>	Crack/Stain <input type="checkbox"/>	<b>No Visible Damage Noted</b>	
	Plaster <input checked="" type="checkbox"/>	Brk/Blk/Stone <input type="checkbox"/>	Wood <input type="checkbox"/>	Wallpaper <input type="checkbox"/>
<b>CEILING</b>	Patched <input type="checkbox"/>	Crack/Stain <input type="checkbox"/>	<b>No Visible Damage Noted</b>	
	Plaster <input checked="" type="checkbox"/>	Stipple <input checked="" type="checkbox"/>	Wood <input type="checkbox"/>	Tile <input type="checkbox"/>
<b>WINDOW</b>	Bind <input type="checkbox"/>	Not Tested <input type="checkbox"/>	<b>Operational</b>	
	Single/Dbl. Hung <input type="checkbox"/>	Cas./Awning <input type="checkbox"/>	Sliding/Fxd <input checked="" type="checkbox"/>	Bay/Bow <input type="checkbox"/>
	Ther/Fix/Sng <input type="checkbox"/>	Alum./Metal <input checked="" type="checkbox"/>	Vinyl/V. Cld <input type="checkbox"/>	
	Damaged <input type="checkbox"/>	Mildew/Mold <input type="checkbox"/>	Stain/Rot <input type="checkbox"/>	Repaint <input type="checkbox"/>
<b>DOOR</b>	Bind <input type="checkbox"/>	Damaged <input type="checkbox"/>	<b>Operational</b>	
	Pocket/Bi-Fold <input type="checkbox"/>	Hinged <input type="checkbox"/>	Wood <input type="checkbox"/>	French <input checked="" type="checkbox"/>
<b>PATIO DOOR</b>	Bind <input type="checkbox"/>	Damaged <input type="checkbox"/>	<b>Not Applicable</b>	
	Sliding <input type="checkbox"/>	Hinged <input type="checkbox"/>	Wood <input type="checkbox"/>	Metal/Vinyl <input type="checkbox"/>
<b>LIGHTING</b>	None <input type="checkbox"/>	Unsecured <input type="checkbox"/>	<b>Operational</b>	
<b>CEILING FAN</b>	None <input type="checkbox"/>	Unsecured <input type="checkbox"/>	<b>Operational</b>	
<b>RECEPTACLE</b>	Damaged/No Cover <input type="checkbox"/>		<b>Operational</b>	
	Switched <input type="checkbox"/>	Reverse Polarity <input type="checkbox"/>	No Ground <input type="checkbox"/>	Open Ground <input type="checkbox"/>
<b>HEAT SOURCE</b>	None <input type="checkbox"/>		Thermostat <input type="checkbox"/>	Electric <input type="checkbox"/>
	Air Register <input checked="" type="checkbox"/>	Convactor/Radiator <input type="checkbox"/>		Radiant <input type="checkbox"/>



4/1/2008 4:34:17 PM

1490 Union Street, PORT MOODY, British Columbia

## SUITE

## LIVING ROOM

<b>FLOOR</b>	Worn <input type="checkbox"/>	Crack/Stain <input type="checkbox"/>	<b>No Visible Damage Noted</b>	
	Carpet <input checked="" type="checkbox"/>	Vinyl <input type="checkbox"/>	Wood/Lam. <input type="checkbox"/>	Ceramic <input type="checkbox"/>
<b>WALL</b>	Patched <input type="checkbox"/>	Crack/Stain <input type="checkbox"/>	<b>No Visible Damage Noted</b>	
	Drywall <input checked="" type="checkbox"/>	Brk/Blk/Stone <input type="checkbox"/>	Wood <input type="checkbox"/>	Wallpaper <input type="checkbox"/>
<b>CEILING</b>	Patched <input type="checkbox"/>	Crack/Stain <input type="checkbox"/>	<b>No Visible Damage Noted</b>	
	Drywall/Plaster <input type="checkbox"/>	Stip/Acous/W <input type="checkbox"/>	Wood <input type="checkbox"/>	Tile <input checked="" type="checkbox"/>
<b>WINDOW</b>	Bind <input type="checkbox"/>	Not Tested <input type="checkbox"/>	<b>Operational</b>	
	Single/Dbl. Hung <input type="checkbox"/>	Cas./Awning <input type="checkbox"/>	Sliding/Fxd <input checked="" type="checkbox"/>	Bay/Bow <input type="checkbox"/>
	Ther/Fix/Sng <input type="checkbox"/>	Alum./Metal <input checked="" type="checkbox"/>	Vinyl/V. Cld <input type="checkbox"/>	Wd./Vnyl/Fxd <input type="checkbox"/>
	Damaged <input type="checkbox"/>	Mildew/Mold <input type="checkbox"/>	Stain/Rot <input type="checkbox"/>	Repaint <input type="checkbox"/>
<b>DOOR</b>	Bind <input type="checkbox"/>	Damaged <input type="checkbox"/>	<b>Operational</b>	
	Pocket/Bi-Fold <input type="checkbox"/>	Hinged <input checked="" type="checkbox"/>	Wood <input type="checkbox"/>	French <input type="checkbox"/>
<b>PATIO DOOR</b>	Bind <input type="checkbox"/>	Damaged <input type="checkbox"/>	<b>Not Applicable</b>	
	Sliding <input type="checkbox"/>	Hinged <input type="checkbox"/>	Wood <input type="checkbox"/>	Metal/Vinyl <input type="checkbox"/>
<b>LIGHTING</b>	None <input type="checkbox"/>	Unsecured <input type="checkbox"/>	<b>Operational</b>	
<b>CEILING FAN</b>	None <input checked="" type="checkbox"/>	Unsecured <input type="checkbox"/>	<b>Not Applicable</b>	
<b>RECEPTACLE</b>	Damaged/No Cover <input type="checkbox"/>	<b>Operational</b>		
	Switched <input type="checkbox"/>	Reverse Polarity <input type="checkbox"/>	No Ground <input type="checkbox"/>	Open Ground <input type="checkbox"/>
<b>HEAT SOURCE</b>				
	Air Register <input type="checkbox"/>	None <input type="checkbox"/>	Thermostat <input type="checkbox"/>	Electric <input type="checkbox"/>
		Convactor/Radiator <input type="checkbox"/>		Radiant <input type="checkbox"/>

**CEILING**

Missing trim board above entrance to living room.

**WINDOW**

See bedroom comments.



## N/A

## DINING ROOM

<b>FLOOR</b>	Worn <input type="checkbox"/>	Crack/Stain <input type="checkbox"/>	<b>Not Applicable</b>	
	Carpet <input type="checkbox"/>	Vinyl <input type="checkbox"/>	Wood/Lam. <input type="checkbox"/>	Ceramic <input type="checkbox"/>
<b>WALL</b>	Patched <input type="checkbox"/>	Crack/Stain <input type="checkbox"/>	<b>Not Applicable</b>	
	Drywall/Plaster <input type="checkbox"/>	Brk/Blk/Stone <input type="checkbox"/>	Wood <input type="checkbox"/>	Wallpaper <input type="checkbox"/>
<b>CEILING</b>	Patched <input type="checkbox"/>	Crack/Stain <input type="checkbox"/>	<b>Not Applicable</b>	
	Drywall/Plaster <input type="checkbox"/>	Stip/Acous/W <input type="checkbox"/>	Wood <input type="checkbox"/>	Tile <input type="checkbox"/>
<b>WINDOW</b>	Bind <input type="checkbox"/>	Not Tested <input type="checkbox"/>	<b>Not Applicable</b>	
	Single/Dbl. Hung <input type="checkbox"/>	Cas./Awning <input type="checkbox"/>	Sliding/Fxd <input type="checkbox"/>	Bay/Bow <input type="checkbox"/>
	Ther/Fix/Sng <input type="checkbox"/>	Alum./Metal <input type="checkbox"/>	Vinyl/V. Cld <input type="checkbox"/>	<input type="checkbox"/>
	Damaged <input type="checkbox"/>	Mildew/Mold <input type="checkbox"/>	Stain/Rot <input type="checkbox"/>	Repaint <input type="checkbox"/>
<b>DOOR</b>	Bind <input type="checkbox"/>	Damaged <input type="checkbox"/>	<b>Not Applicable</b>	
	Pocket/Bi-Fold <input type="checkbox"/>	Hinged <input type="checkbox"/>	Wood <input type="checkbox"/>	French <input type="checkbox"/>
<b>PATIO DOOR</b>	Bind <input type="checkbox"/>	Damaged <input type="checkbox"/>	<b>Not Applicable</b>	
	Sliding <input type="checkbox"/>	Hinged <input type="checkbox"/>	Wood <input type="checkbox"/>	Metal/Vinyl <input type="checkbox"/>
<b>LIGHTING</b>	None <input type="checkbox"/>	Unsecured <input type="checkbox"/>	<b>Not Applicable</b>	
<b>CEILING FAN</b>	None <input type="checkbox"/>	Unsecured <input type="checkbox"/>	<b>Not Applicable</b>	
<b>RECEPTACLE</b>	Damaged/No Cover <input type="checkbox"/>	<b>Not Applicable</b>		
	Switched <input type="checkbox"/>	Reverse Polarity <input type="checkbox"/>	No Ground <input type="checkbox"/>	Open Ground <input type="checkbox"/>
<b>HEAT SOURCE</b>				
	Air Register <input type="checkbox"/>	None <input type="checkbox"/>	Thermostat <input type="checkbox"/>	Electric <input type="checkbox"/>
		Convactor/Radiator <input type="checkbox"/>		Radiant <input type="checkbox"/>

**NORTH EAST****BEDROOM**

4/1/2008 3:52:37 PM

1490 Union Street, PORT MOODY, British Columbia

<b>FLOOR</b>	Worn <input type="checkbox"/>	Crack/Stain <input type="checkbox"/>	<b>No Visible Damage Noted</b>	
	Carpet <input checked="" type="checkbox"/>	Vinyl <input type="checkbox"/>	Wood/Lam <input type="checkbox"/>	Ceramic <input type="checkbox"/>
<b>WALL</b>	Uneven <input type="checkbox"/>	Crack/Stain <input type="checkbox"/>	<b>No Visible Damage Noted</b>	
	Plaster <input checked="" type="checkbox"/>	Brk/Blk/Stn/ <input type="checkbox"/>	Wood/WP. <input type="checkbox"/>	Composite <input type="checkbox"/>
<b>CEILING</b>	Patched <input type="checkbox"/>	Crack/Stain <input type="checkbox"/>	<b>No Visible Damage Noted</b>	
	Plaster <input checked="" type="checkbox"/>	Stipple <input checked="" type="checkbox"/>	Wood <input type="checkbox"/>	Tile <input type="checkbox"/>
<b>WINDOW</b>	Bind <input type="checkbox"/>	Not Tested <input type="checkbox"/>	<b>Operational</b>	
	Single/Dbl. Hung <input type="checkbox"/>	Cas./Awning <input type="checkbox"/>	Sliding/Fxd <input checked="" type="checkbox"/>	Bay/Bow <input type="checkbox"/>
	Ther/Fix/Sng <input type="checkbox"/>	Alum./Metal <input checked="" type="checkbox"/>	Vinyl/V.Cl <input type="checkbox"/>	Wd./Vnyl/Fxd <input type="checkbox"/>
	Damaged <input type="checkbox"/>	Mildew/Mold <input type="checkbox"/>	Stain/Rot <input type="checkbox"/>	Repaint <input type="checkbox"/>
<b>DOOR</b>	Bind <input type="checkbox"/>	Damaged <input type="checkbox"/>	<b>Operational</b>	
	Pocket/Bi-Fold <input type="checkbox"/>	Hinged <input checked="" type="checkbox"/>	Wood <input checked="" type="checkbox"/>	Composite <input type="checkbox"/>
<b>PATIO/DOOR</b>	Bind <input type="checkbox"/>	Damaged <input type="checkbox"/>	<b>Not Applicable</b>	
	Sliding <input type="checkbox"/>	Hinged <input type="checkbox"/>	Wood <input type="checkbox"/>	Metal/Vinyl <input type="checkbox"/>
<b>CLOSET/DOOR</b>	Bind <input type="checkbox"/>	Damaged <input type="checkbox"/>	<b>Operational</b>	
	Light <input type="checkbox"/>	Hinged <input type="checkbox"/>	Bi-Fold <input type="checkbox"/>	Sliding <input type="checkbox"/>
<b>LIGHTING</b>	None <input type="checkbox"/>	Unsecured <input type="checkbox"/>	<b>Operational</b>	
<b>CEILING FAN</b>	None <input checked="" type="checkbox"/>	Unsecured <input type="checkbox"/>	<b>Not Applicable</b>	
<b>RECEPTACLE</b>	Damaged/No Cover <input type="checkbox"/>		<b>Operational</b>	
	Switched <input type="checkbox"/>	Reverse Polarity <input type="checkbox"/>	No Ground <input checked="" type="checkbox"/>	Open Ground <input type="checkbox"/>
<b>HEAT SOURCE</b>	None <input type="checkbox"/>	Thermostat <input type="checkbox"/>	Electric <input type="checkbox"/>	
	Air Register <input checked="" type="checkbox"/>	Convactor/Radiator <input type="checkbox"/>	Radiant <input type="checkbox"/>	

**CLOSET DOOR**

Door has been removed from frame.

**RECEPTACLE**

Receptacles are not grounded. Missing cover plates should be installed for personal safety.

**HEAT SOURCE**

Cover plate is loose. Recommend repairing as required.

**SOUTH EAST****BEDROOM**

<b>FLOOR</b>	Worn <input type="checkbox"/>	Crack/Stain <input type="checkbox"/>	<b>No Visible Damage Noted</b>	
	Carpet <input checked="" type="checkbox"/>	Vinyl <input type="checkbox"/>	Wood/Lam <input type="checkbox"/>	Ceramic <input type="checkbox"/>
<b>WALL</b>	Uneven <input type="checkbox"/>	Crack/Stain <input type="checkbox"/>	<b>No Visible Damage Noted</b>	
	Plaster <input checked="" type="checkbox"/>	Brk/Blk/Stn/ <input type="checkbox"/>	Wood/WP. <input type="checkbox"/>	Composite <input type="checkbox"/>
<b>CEILING</b>	Patched <input type="checkbox"/>	Crack/Stain <input type="checkbox"/>	<b>No Visible Damage Noted</b>	
	Plaster <input checked="" type="checkbox"/>	Stipple <input checked="" type="checkbox"/>	Wood <input type="checkbox"/>	Tile <input type="checkbox"/>
<b>WINDOW</b>	Bind <input type="checkbox"/>	Not Tested <input type="checkbox"/>	<b>Operational</b>	
	Single/Dbl. Hung <input type="checkbox"/>	Cas./Awning <input type="checkbox"/>	Sliding/Fxd <input checked="" type="checkbox"/>	Bay/Bow <input type="checkbox"/>
	Ther/Fix/Sng <input type="checkbox"/>	Alum./Metal <input checked="" type="checkbox"/>	Vinyl/V.Cl <input type="checkbox"/>	Wd./Vnyl/Fxd <input type="checkbox"/>
	Damaged <input type="checkbox"/>	Mildew/Mold <input type="checkbox"/>	Stain/Rot <input type="checkbox"/>	Repaint <input type="checkbox"/>
<b>DOOR</b>	Bind <input type="checkbox"/>	Damaged <input type="checkbox"/>	<b>Operational</b>	
	Pocket/Bi-Fold <input type="checkbox"/>	Hinged <input checked="" type="checkbox"/>	Wood <input checked="" type="checkbox"/>	Composite <input type="checkbox"/>
<b>PATIO/DOOR</b>	Bind <input type="checkbox"/>	Damaged <input type="checkbox"/>	<b>Not Applicable</b>	
	Sliding <input type="checkbox"/>	Hinged <input type="checkbox"/>	Wood <input type="checkbox"/>	Metal/Vinyl <input type="checkbox"/>
<b>CLOSET/DOOR</b>	Bind <input type="checkbox"/>	Damaged <input type="checkbox"/>	<b>Not Applicable</b>	
	Light <input type="checkbox"/>	Hinged <input type="checkbox"/>	Bi-Fold <input type="checkbox"/>	Sliding <input type="checkbox"/>
<b>LIGHTING</b>	None <input type="checkbox"/>	Unsecured <input type="checkbox"/>	<b>Operational</b>	
<b>CEILING FAN</b>	None <input checked="" type="checkbox"/>	Unsecured <input type="checkbox"/>	<b>Not Applicable</b>	
<b>RECEPTACLE</b>	Damaged/No Cover <input type="checkbox"/>		<b>Operational</b>	
	Switched <input type="checkbox"/>	Reverse Polarity <input type="checkbox"/>	No Ground <input checked="" type="checkbox"/>	Open Ground <input type="checkbox"/>
<b>HEAT SOURCE</b>	None <input type="checkbox"/>	Thermostat <input type="checkbox"/>	Electric <input type="checkbox"/>	
	Air Register <input checked="" type="checkbox"/>	Convactor/Radiator <input type="checkbox"/>	Radiant <input type="checkbox"/>	

**CLOSET DOOR**

Door has been removed from frame.

**RECEPTACLE**

No ground on receptacle.

Also receptacle at south side has no power and is missing its cover plate.

**HEAT SOURCE**

Cover plate is loose. Recommend repairing as required.



## SOUTH EAST SUITE

## BEDROOM

4/1/2008 4:24:32 PM

1490 Union Street, PORT MOODY, British Columbia

<b>FLOOR</b>	Worn <input type="checkbox"/>	Crack/Stain <input type="checkbox"/>	<b>No Visible Damage Noted</b>	
	Carpet <input checked="" type="checkbox"/>	Vinyl <input type="checkbox"/>	Wood/Lam <input type="checkbox"/>	Ceramic <input type="checkbox"/>
<b>WALL</b>	Uneven <input type="checkbox"/>	Crack/Stain <input type="checkbox"/>	<b>No Visible Damage Noted</b>	
	Drywall <input checked="" type="checkbox"/>	Brk/Blk/Stn/ <input type="checkbox"/>	Wood/WP. <input type="checkbox"/>	Composite <input type="checkbox"/>
<b>CEILING</b>	Patched <input type="checkbox"/>	Crack/Stain <input type="checkbox"/>	<b>No Visible Damage Noted</b>	
	Drywall/Plaster <input type="checkbox"/>	Stip/Acous/W <input type="checkbox"/>	Wood <input type="checkbox"/>	Tile <input checked="" type="checkbox"/>
<b>WINDOW</b>	Bind <input type="checkbox"/>	Not Tested <input type="checkbox"/>	<b>Operational</b>	
	Single/Dbl. Hung <input type="checkbox"/>	Cas./Awning <input type="checkbox"/>	Sliding/Fxd <input checked="" type="checkbox"/>	Bay/Bow <input type="checkbox"/>
	Ther/Fix/Sng <input type="checkbox"/>	Alum./Metal <input checked="" type="checkbox"/>	Vinyl/V.Cl <input type="checkbox"/>	Wd./Vnyl/Fxd <input type="checkbox"/>
	Damaged <input type="checkbox"/>	Mildew/Mold <input type="checkbox"/>	Stain/Rot <input type="checkbox"/>	Repaint <input type="checkbox"/>
<b>DOOR</b>	Bind <input type="checkbox"/>	Damaged <input type="checkbox"/>	<b>Operational</b>	
	Pocket/Bi-Fold <input type="checkbox"/>	Hinged <input checked="" type="checkbox"/>	Wood <input checked="" type="checkbox"/>	Composite <input type="checkbox"/>
<b>PATIO/DOOR</b>	Bind <input type="checkbox"/>	Damaged <input type="checkbox"/>	<b>Not Applicable</b>	
	Sliding <input type="checkbox"/>	Hinged <input type="checkbox"/>	Wood <input type="checkbox"/>	Metal/Vinyl <input type="checkbox"/>
<b>CLOSET/DOOR</b>	Bind <input type="checkbox"/>	Damaged <input type="checkbox"/>	<b>Not Applicable</b>	
	Light <input type="checkbox"/>	Hinged <input type="checkbox"/>	Bi-Fold <input type="checkbox"/>	Sliding <input type="checkbox"/>
<b>LIGHTING</b>	None <input type="checkbox"/>	Unsecured <input type="checkbox"/>	<b>Operational</b>	
<b>CEILING FAN</b>	None <input checked="" type="checkbox"/>	Unsecured <input type="checkbox"/>	<b>Not Applicable</b>	
<b>RECEPTACLE</b>	Damaged/No Cover <input type="checkbox"/>		<b>Operational</b>	
	Switched <input type="checkbox"/>	Reverse Polarity <input type="checkbox"/>	No Ground <input type="checkbox"/>	Open Ground <input type="checkbox"/>
<b>HEAT SOURCE</b>	None <input type="checkbox"/>	Thermostat <input type="checkbox"/>	Electric <input type="checkbox"/>	
	Air Register <input checked="" type="checkbox"/>	Convactor/Radiator <input type="checkbox"/>	Radiant <input type="checkbox"/>	

**WINDOW**

Basement windows have security bars. This is a potential safety hazard in case of fire escape requirements. Recommend removal or installation of approved break away safety bar system or keeping the key near the window.



## NORTH WESTSUITE

## BEDROOM

<b>FLOOR</b>	Worn <input checked="" type="checkbox"/>	Crack/Stain <input type="checkbox"/>	<b>No Visible Damage Noted</b>	
	Carpet <input checked="" type="checkbox"/>	Vinyl <input type="checkbox"/>	Wood/Lam <input type="checkbox"/>	Ceramic <input type="checkbox"/>
<b>WALL</b>	Uneven <input type="checkbox"/>	Crack/Stain <input type="checkbox"/>	<b>No Visible Damage Noted</b>	
	Drywall/Plaster <input type="checkbox"/>	Brk/Blk/Stn/ <input type="checkbox"/>	Wood <input checked="" type="checkbox"/>	Composite <input type="checkbox"/>
<b>CEILING</b>	Patched <input type="checkbox"/>	Crack/Stain <input type="checkbox"/>	<b>No Visible Damage Noted</b>	
	Drywall/Plaster <input type="checkbox"/>	Stip/Acous/W <input type="checkbox"/>	Wood <input type="checkbox"/>	Tile <input checked="" type="checkbox"/>
<b>WINDOW</b>	Bind <input type="checkbox"/>	Not Tested <input type="checkbox"/>	<b>Operational</b>	
	Single/Dbl. Hung <input type="checkbox"/>	Cas./Awning <input type="checkbox"/>	Sliding/Fxd <input checked="" type="checkbox"/>	Bay/Bow <input type="checkbox"/>
	Ther/Fix/Sng <input type="checkbox"/>	Alum./Metal <input checked="" type="checkbox"/>	Vinyl/V.Cl <input type="checkbox"/>	Wd./Vnyl/Fxd <input type="checkbox"/>
	Damaged <input type="checkbox"/>	Mildew/Mold <input type="checkbox"/>	Stain/Rot <input type="checkbox"/>	Repaint <input type="checkbox"/>
<b>DOOR</b>	Bind <input type="checkbox"/>	Damaged <input type="checkbox"/>	<b>Operational</b>	
	Pocket/Bi-Fold <input type="checkbox"/>	Hinged <input checked="" type="checkbox"/>	Wood <input checked="" type="checkbox"/>	Composite <input type="checkbox"/>
<b>PATIO/DOOR</b>	Bind <input type="checkbox"/>	Damaged <input type="checkbox"/>	<b>Not Applicable</b>	
	Sliding <input type="checkbox"/>	Hinged <input type="checkbox"/>	Wood <input type="checkbox"/>	Metal/Vinyl <input type="checkbox"/>
<b>CLOSET/DOOR</b>	Bind <input type="checkbox"/>	Damaged <input type="checkbox"/>	<b>Not Applicable</b>	
	Light <input type="checkbox"/>	Hinged <input type="checkbox"/>	Bi-Fold <input type="checkbox"/>	Sliding <input type="checkbox"/>
<b>LIGHTING</b>	None <input type="checkbox"/>	Unsecured <input type="checkbox"/>	<b>Operational</b>	
<b>CEILING FAN</b>	None <input checked="" type="checkbox"/>	Unsecured <input type="checkbox"/>	<b>Not Applicable</b>	
<b>RECEPTACLE</b>	Damaged/No Cover <input type="checkbox"/>		<b>Operational</b>	
	Switched <input type="checkbox"/>	Reverse Polarity <input type="checkbox"/>	No Ground <input type="checkbox"/>	Open Ground <input type="checkbox"/>
<b>HEAT SOURCE</b>	None <input type="checkbox"/>	Thermostat <input type="checkbox"/>	Electric <input type="checkbox"/>	
	Air Register <input checked="" type="checkbox"/>	Convactor/Radiator <input type="checkbox"/>	Radiant <input type="checkbox"/>	

**FLOOR**

Carpet is old and has ripples thruout.

**WALL**

Wood paneling is damaged. Repair/replace as required.

**CEILING**

One ceiling tile is missing. Replace/repair as required.

**WINDOW**

See above.

**CLOSET DOOR**

Door has been removed from frame.





The following limitations pertain to your report as marked.

- ☐ **Snow Cover/Obstruction** – Areas in report noted as “not visible” have not been inspected because of snow cover or other obstruction impeding a visual inspection.
- ☒ **Occupied Home** – The home is occupied by seller/tenant with their personal belongings and furniture which may limit some areas to inspect.
- ☐ **Skylight** – Skylights are an excellent source of light to dwellings, but frequently have condensation problems and are always a risk for potential future water leaks because flashings require regular ongoing maintenance by an experienced roofer.
- ☐ **Solarium** – Solariums in most cases are installed as an addition to the main structure to necessitate additional living space. They are high maintenance and most often have condensation problems which can be controlled but never eliminated. Expect a need for frequent re-glazing of panes and/or replacement of thermal units as this structure ages and deteriorates. Also, with dramatic seasonal changes in temperature, it is difficult to control the interior climate of this part of the dwelling.
- ☐ **Built Up Roofs** – This roof is constructed of a built-up membrane that is essentially hidden from view. As such, it is difficult to inspect fully without destructive testing which is beyond the scope of the inspection. This inspection is limited to reviewing and describing the roof system and does not guarantee or warranty now or in the future that the roof will not leak.
- ☒ **Finished Basements** – The finishing of the basement prevents visual inspection of foundation walls, floors, mechanical and structural components. ☒ Normal ☐ High moisture readings were found at time of inspection. Despite these tests results, a dry basement at this time or at any time in the future is not guaranteed.
- ☐ **Circuit Sizing** – The Inspector is required to address the compatibility of conductors and overcurrent devices. In some instances, general trade procedures include over-sizing overcurrent devices to guard against nuisance (e.g. air conditioning units, dryers). The Inspector is not required to evaluate such general trade procedures, but to inform you of incompatibility.
- ☒ **Standard and Mid - Efficiency Furnace** – Only a limited section of the heat exchanger could be viewed with a light and mirror. Dismantling the furnace to thoroughly inspect the heat exchanger is beyond the scope of this inspection. You are advised to obtain the services of a qualified gas fitter/technician to perform a complete inspection of your furnace prior to the start of the heating season.
- ☐ **High-Efficiency Furnace** – No part of the exchanger or the burner area could be viewed. Dismantling the furnace to thoroughly inspect the heat exchanger is beyond the scope of this inspection. You are advised to obtain the services of a qualified gas fitter/technician to perform a complete inspection of your furnace prior to the start of the heating season.
- ☒ **Chimney** – The interior of chimneys and their flue liners are not visible on our visual inspection. You are advised to obtain the services of a qualified chimney sweeper or other qualified personnel to perform a complete inspection and tune up of your fireplace/stove prior to using the appliance.
- ☐ **Heat Pumps** – Heat pumps are complex systems that require frequent maintenance and repair costs once they reach the age of five to ten years or more. Only qualified technicians can properly inspect all the cycles of these units because it is technically exhaustive and beyond the scope of this visual inspection. At this time the ☐ heating ☐ cooling cycle could not be checked due to seasonal temperature limitations. Heat pumps are not a practical source of heating when temperatures fall below 32° F
- ☐ **Septic System and/or Well** – Have not been inspected. Both the septic system and the quality/quantity of the well water supply are beyond the scope of this inspection. Obtain the services of a qualified technician to perform a complete evaluation of your septic tank and leaching field and/or well water quality and recharge rate.
- ☐ **Common Areas** – In general, the Inspector is not required to review or assess common areas in multi-unit developments. Attached common areas may include roads, paths, landscaping, integral roofs and wall systems. As a matter of courtesy, the Inspector will provide a general overview of what you should consider with respect to these areas. This may include evaluation of roof and external building attachments that may affect you via future additional service fees.
- ☐ **Vintage Homes** – (homes built prior to 1950) – Character homes have inherent defects because they were built without the benefit of the standardized Building Codes. You must keep in mind that the defects noted throughout this report are typical of such dwellings because of normal wear and tear throughout the years. Often, maintenance repairs are ongoing and done based on your budget. If you tried to repair or improve all at once, costs could become high to the point where it is not practical or affordable to you at this time. Repairs or improvements which you would like to repair in the immediate future or have been advised to do, should be quoted prior to purchase by qualified contractors for costs and methods of repair.



2008-04-10

Electrician: Mike Jones  
(778) 996-3231

Address of proposed electrical to be done:

1490 Union Street  
Port Moody, BC

Scope of work:

- Replacement of all ungrounded 'knob and tube' and aluminum wiring with NMSC.
- Boxes installed for all lighting fixtures, receptacles, and switches where enclosures do not exist.

-

Note:

- Holes will need to cut in walls where securing new wiring and enclosures is required.
- Not responsible for repair of walls

**All work is gaurenteed to be done according to electrical code**

Expected timeframe of the job is 3-4 days

Proposed payment schedule:

1<sup>st</sup> Payment- before job - \$2200

2<sup>nd</sup> Payment –Half way point - \$2200

3<sup>rd</sup> Payment – After Completion - \$2200

Total: \$6600 (materials included)