KITCHEN

Ruar to post 4/1/2008 3:35:32 PM 1490 Union Street, PORT MOODY, British Columbia **FLOOR** Worn 🗌 Crack/Stain No Visible Damage Noted **DOOR** Carpet Vinyl Laminate 🗸 Ceramic Door to hallway has been removed from frame. WALL Patched ____ Crack/Stain No Visible Damage Noted **MAJOR APPLIANCES** Ceramic Plaster 🗸 Brk/Blk/Stone Wallpaper 🔲 Appliances were tested for on/off function only. Not able to determine adequacy of performance CEILING Patched -Crack/Stain No Visible Damage Noted or life expectancy. Drywall/Plaster Stip/Acous/W Wood | Tile 🗸 WINDOW Binds Not Tested Operational Sliding/Fxd 🗸 Bay/Bow [Single/Dbl. Hung Cas./Awning Ther/Fix/Sng VinyI/V.Cld Wd./Vnyl/Fx Alum./Metal 🔽 Stain/Rot Damaged | Mildew/Mold Repaint | DOOR Binds -Damaged | Not Applicable Pocket/Bi-Fold Composite Hinged [Wood PATIO DOOR Binds Damaged [Not Applicable Sliding Hinged Wood 🗌 Metal/Vinyl LIGHTING Operational None Unsecured [**CEILING FAN** Unsecured -Not Applicable None 🗸 RECEPTACLE Damaged/No Cover [Operational Install GFCI Reverse Polarity No Ground Open Ground SINK No Visible Damage Noted Worn Chip/Scratch Stainless 🗾 Enamel/S.Sf 🦳 Single Double 🗸 **FAUCET** No Shut-Off Valve Operational Sticks Corrosion Leak Unsecured TRAP/DRAIN Unsecured No Visible Damage Noted Improper Trap Slow Drain Corrosion Leak 🗍 COUNTER No Visible Damage Noted Unsecured -Ceramic Marble/Granite Laminate 🗸 Solid Surf. Regrout/Recaulk Mildew/Stain Scratch Worn CABINET Worn Unsecured [No Visible Damage Noted Wood 🗸 Plywood Laminate Metal 🗍 Mildew/Stain Scratch -Other 🗌 Miss/Loose Hdwr **RANGE HOOD** Operational Cooktop Exhaust Corrosion Noisy [No Exhaust No Light [**EXHAUST VENT** Unsecured [Ductless 🗸 Concealed [To Exterior To Attic With Other Exhaust Improper [**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 Radiant Air Register Convector/Radiator

SUITE KITCHEN

Pilar To post 4/1/2008 4:0	06:45 PM 149	0 Union Street,	PORT MOODY,	British Columbia
FLOOR Worn	Crack/Stain	No Visible	Damage Noted	DOOR
Carpet	Vinyl 🗸	Wood/Lam.	Ceramic	Closest door has been removed from frame.
WALL Patched	Crack/Stain	No Visible	Damage Noted	RANGE HOOD
Drywall 🔽	Brk/Blk/Stone	Wallpaper 🔲	Ceramic 🗌	Ductless range hood should be equipped with
CEILING Patched	Crack/Stain	No Visible	Damage Noted	charcoal filter and have front grill cover removed
Drywall/Plaster	Stip/Acous/W	Wood 🔲	Tile 🗸	to assure system operates as intended.
WINDOW Binds	Not Tested		Operational	MAJOR APPLIANCES
Single/Dbl. Hung	Cas./Awning	Sliding/Fxd 🗸	Bay/Bow	Appliances were tested for on/off function only. Not able to determine adequacy of performance
Ther/Fix/Sng	Alum./Metal 🗾	Vinyl/V.Cld	Wd./Vnyl/Fx	or life expectancy.
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	
	aged/No Cover		Operational	
Install GFCI Re	everse Polarity	No Ground	Open Ground	
SINK Worn	Chip/Scratch		Damage Noted	
Single	Double 🗸	Stainless 🗸	Enamel/S.Sf	
_	Shut-Off Valve		Operational	
Sticks	Unsecured	Corrosion	Leak 🔲	
TRAP/DRAIN	Unsecured		Damage Noted	
Improper Trap	Slow Drain	Corrosion	Leak	
COUNTER	Unsecured 🔲	No Visible	Damage Noted	
Ceramic 🔲 1	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 Co	ooktop Exhaust 🔲		Operational	
Corrosion	No Exhaust 🔲	No Light		
EXHAUST VENT	Unsecured [Ductless 🗸	_	
With Other Exhaust	To Attic	Improper	To Exterior	
FILTER None	Unsecured	Damaged	Greasy 🗸	
MAJOR APPLIANCES (Bu	uilt ln)			
DISHWASHER			Not Applicable	
GARBAGE DISPOSAL	1107	DOINT	Not Applicable	
STOVE/OVEN/RANGE		POINT	Operational	
REFRIGERATOR MICROWAVE	AD	MIRAL	Operational Not Applicable	
Tested On/Off	Did Not 0	Check All Functi	ons/Full Cycle 🗸	
HEAT SOURCE	None 🗍	Thermost] Electric	
Air Register 🔽	_	ctor/Radiator	Radiant	

FOYER / HALLWAY / STAIRWAY Pilar to post 4/1/2008 4:01:50 PM 1490 Union Street, PORT MOODY, British Columbia **FLOOR** Worn Crack/Stain No Visible Damage Noted **FLOOR** Carpet -Vinyl -Laminate 🗸 Ceramic Missing transition strip at top of stairs to basement No Visible Damage Noted WALL Patched Crack/Stain STAIRWAY RAILING Plaster R Brk/Blk/Stone Wood | Wallpaper -Recommend installing hand rails for personal CEILING Patched Crack/Stain No Visible Damage Noted Drywall Stip/Acous/W Tile Wood 🗌 WINDOW Binds [Not Tested Operational Single/Dbl. Hung Cas./Awning Fixed 🗸 Bay/Bow Ther/Fix/Sng Alum./Metal 🗸 VinyI/V.Cld Wd./Vnyl/Fxd Damaged Mildew/Mold Stain/Rot Repaint None [LIGHTING Unsecured Operational **CEILING FAN** None 🗸 Unsecured Not Applicable Damaged/No Cover RECEPTACLE Not Applicable Switched Reverse Polarity No Ground Open Ground CLOSET/DOOR Binds Damaged -Not Applicable Light Pocket/Bi-Fold Hinged | Sliding STAIRWAY Unsecured No Visible Damage Noted Carpet Vinyl Wood Worn Trip Hazard RAILING Not Applicable Unsecured \ None 🗸 Metal Wood Incomplete FRONT DOOR Damaged Operational Binds 🗌 Metal Clad 🗸 Wood Dead Bolt 🗸 Replace Sill/Trim Weather Seal Split/Dent Worn SIDELIGHT Crack/Stain Loosc Not Applicable **FAMILY / RECREATION ROOM** Pillar to post **FLOOR** Worn 🗌 Crack/Stain Not Applicable Vinyl Wood/Lam Carpet Ceramic WALL Patched Crack/Stain Not Applicable Drywall/Plaster Brk/Blk/Stone Wood | Wallpaper ___ **CEILING** Patched L Crack/Stain [Not Applicable Drywall/Plaster Stip/Acous/ Wood 🗌 Tile WINDOW Binds Not Tested Not Applicable Cas./Awning Sliding/Fxd Single/Dbl. Hung Bay/Bow Ther/Fix/Sng Alum./Metal VinyI/V.Cld Wd./Vnyl/Fxd Stain/Rot Damaged Mildew/Mold Repaint DOOR Binds Damaged -Not Applicable Wood 🔲 Pocket/Bi-Fold Hinged French **PATIO DOOR** Binds | Damaged Not Applicable Metal/Vinyl Sliding | Hinged Wood | LIGHTING Unsecured -None -Not Applicable **CEILING FAN** None 🗌 Unsecured Not Applicable RECEPTACLE Damaged/No Cover Not Applicable

Open Ground

Electric

Radiant |

Reverse Polarity No Ground

None Thermostat

Convector/Radiator

Switched |

Air Register

HEAT SOURCE

LIVING ROOM

					LIVING ROOM
Puar to po	ist 4/1/2008 3:	26:06 PM 14	90 Union Street	, PORT MOODY,	British Columbia
FLOOR	Worn	Crack/Stain	No Visible	Damage Noted	WINDOW
	Carpet 🗸	∨inyl ☐	Wood/Lam.	Ceramic	Windows are all screwed shut and cannot open
WALL	Patched	Crack/Stain	No Visible	Damage Noted	on day of inspection.
	Plaster 🗸	Brk/Blk/Stone	Wood _	Wallpaper	RECEPTACLE Receptacles are not grounded.
CEILING	Patched	Crack/Stain		Damage Noted	
	Plaster 🗸	Stipple 🗸	Wood _	Tile [Room is also heated with wood fireplace.
WINDOW	Binds 🔲	Not Tested	0111111111111	Operational	· · · · · · · · · · · · · · · · · · ·
0	/Dbl. Hung I	Cas./Awning Alum./Metal	Sliding/Fxd ✓ Vinyl/V.Cld ☐	Bay/Bow Wd./Vnyl/Fxd	Windows have security file
	Damaged	Mildew/Mold	Stain/Rot	Repaint	Vindows have security file back side & windows by back dow.
DOOR	Binds 🗍	Damaged		Not Applicable	Last to de a
	ket/Bi-Fold	Hinged	Wood	French	boch dow.
PATIO DO	OR Binds	Damaged		Operational	
	Sliding	Hinged 🗾	Wood 🗸	Metal/Vinyl	
LIGHTING	None 🗌	Unsecured		Operational	
CEILING F	AN None	Unsecured 🗌		Operational	
RECEPTA	CLE Dama	aged/No Cover		Operational	
Switched	d Re	everse Polarity 🔲	No Ground	Open Ground 🗾	
HEAT SOL		None	Thermostat	Electric	
	Air Register 🗸	Convec	ctor/Radiator	Radiant [
Pliar to pe	ost Worn □	Crack/Stain	No Visible	Damage Noted	DINING ROOM
	Carpet	Vinyl	Laminate 🗸	Ceramic	
WALL	Patched	Crack/Stain		Damage Noted	
0511 1110	Plaster 🗾	Brk/Blk/Stone	Wood _	Wallpaper	
CEILING	Patched ☐ Plaster ✓	Crack/Stain ☐ Stipple ✓	Wood	Damage Noted Tile	
WINDOW	Binds 🗍	Not Tested	,,,,,,	Operational	
	e/Dbl. Hung	Cas./Awning	Sliding/Fxd 🗸	Bay/Bow	
	her/Fix/Sng	Alum./Metal 🗸	Vinyl/V.Cld		
	Damaged 🔲	Mildew/Mold	Stain/Rot	Repaint	
DOOR	Binds 🔲	Damaged		Operational	
Pod	cket/Bi-Fold	Hinged	Wood _	French 🗸	
PATIO DO	OR Binds Sliding	Damaged Hinged	Wood 🗌	Not Applicable Metal/Vinyl	
LIGHTING	None 🗌	Unsecured 🔲		Operational	
CEILING F		Unsecured 🔲		Operational	
RECEPTA		aged/No Cover		Operational	
Switche		Reverse Polarity 🔲	No Ground	Open Ground	
HEAT SO	URCE Air Register ∠	None Conve	Thermostat ctor/Radiator	Electric Radiant	

CALLED AND AND AND AND AND AND AND AND AND AN		SI	JITE		LIVING ROOM
Ruar to post 4/1/2008 4	:34:17 PM 14	90 Union Street,	, PORT MOODY,	British Columbia	
FLOOR Worn ☐ Carpet ✓	Crack/Stain Vinyl	No Visible Wood/Lam.	Damage Noted Ceramic	<u>CEILING</u> Missing trim board above ent	rance to living
WALL Patched ☐ Drywall ✓	Crack/Stain Brk/Blk/Stone	No Visible	Damage Noted Wallpaper	room. WINDOW	
CEILING Patched Drywall/Plaster	Crack/Stain Stip/Acous/W	No Visible	Damage Noted Tile	See bedroom comments.	
WINDOW Binds Single/Dbl. Hung Ther/Fix/Sng Damaged	Not Tested Cas./Awning Alum./Metal Mildew/Mold	Sliding/Fxd ✓ Vinyl/V.Cld ☐ Stain/Rot ☐	Operational Bay/Bow Wd./Vnyl/Fxd Repaint		
DOOR Binds Pocket/Bi-Fold	Damaged ☐ Hinged ✓	Wood	Operational French		
PATIO DOOR Binds Sliding	Damaged Hinged	Wood	Not Applicable Metal/Vinyl		
	Unsecured Unsecu	No Ground 🔲	Operational Not Applicable Operational Open Ground		
HEAT SOURCE	None 🗍	Thermostat	Electric		
Air Register		tor/Radiator	Radiant 🗌		
Buar to post			N/A		DINING ROOM
FLOOR Worn Carpet	Crack/Stain Vinyl	Wood/Lam.	Not Applicable Ceramic		
WALL Patched Drywall/Plaster	Crack/Stain Brk/Blk/Stone	Wood	Not Applicable Wallpaper		
CEILING Patched Drywall/Plaster	Stip/Acous/W	Wood	Not Applicable Tile		
Single/Dbl. Hung Ther/Fix/Sng Damaged	Not Tested Cas./Awning Alum./Metal Mildew/Mold	Sliding/Fxd Vinyl/V.Cld Stain/Rot	Not Applicable Bay/Bow Repaint		
DOOR Binds Pocket/Bi-Fold	Damaged Hinged	Wood 🔲	Not Applicable French		
PATIO DOOR Binds Sliding	Damaged Hinged	Wood 🔲	Not Applicable Metal/Vinyl		
	Unsecured Unsecured aged/No Cover Reverse Polarity	No Ground	Not Applicable Not Applicable Not Applicable Open Ground		

Electric
Radiant

None Thermostat Convector/Radiator

HEAT SOURCE

Air Register

NORTH EAST

BEDROOM

Puar to post	4/1/2008 3:52	2:37 PM 1490	Union Street,	PORT MOODY, B	British Columbia
FLOOR	Worn	Crack/Stain	No Visible	Damage Noted	CLOSET DOOR
	Carpet 🔽	Vinyl 🔲 ۱	Wood/Lam 🔲	Ceramic	Door has been removed from frame.
WALL	Uneven 🔲	Crack/Stain	No Visible	Damage Noted	RECEPTACLE
	Plaster 🗸		Wood/WP.	Composite	Receptacles are not grounded. Missing cover
CEILING	Patched	Crack/Stain	No Visible	Damage Noted	plates should be installed for personal safety.
OLILINO	Plaster 🗸	Stipple 🗸	Wood	Tile	HEAT SOURCE
VA/INIDOVA/					Cover plate is loose. Reccommend repairing as
WINDOW	Binds [Not Tested Cas./Awning S	Sliding/Fxd 🔽	Operational Bay/Bow	required.
_	er/Fix/Sng		Vinyl/V.CI	_	
	Damaged	Mildew/Mold	Stain/Rot	Repaint	
DOOD					
DOOR	Binds Ket/Bi-Fold	Damaged	Wood 🔽	Operational Composite	
	Kenpi-Loid 🔲	Hinged 🗸	VV0000 🛂	Composite	
PATIO/DOOR		Damaged		Not Applicable	
	Sliding	Hinged	Wood 🗌	Metal/Vinyl	
CLOSET/DOC		Damaged	D: E-13 C	Operational	
	Light	Hinged	Bi-Fold	Sliding	
LIGHTING	None 🗌	Unsecured		Operational	
CEILING FAN	ت	Unsecured		Not Applicable	
RECEPTACL Switche		ged/No Cover verse Polarity	No Ground	Operational	
HEAT SOURC	CE None Air Register		Thermostat or/Radiator	Electric Radiant	
	(ii registei 🗾	Convect	Ol/Radiatol	Radiant	
Pliar to post	r		SOUT	TH EAST	BEDROOM
Ruar to post	Worn 🔲	Crack/Stain		TH EAST Damage Noted	BEDROOM CLOSET DOOR
				Damage Noted	
	Worn		No Visible	Damage Noted	CLOSET DOOR Door has been removed from frame.
FLOOR	Worn ☐ Carpet 🗸	Vinyl Crack/Stain	No Visible	Damage Noted Ceramic	CLOSET DOOR
FLOOR	Worn Carpet Uneven Plaster Patched	Vinyl Crack/Stain Brk/Blk/Stn/ Crack/Stain	No Visible Wood/Lam No Visible Wood/WP.	Damage Noted Ceramic Damage Noted	CLOSET DOOR Door has been removed from frame. RECEPTACLE No ground on receptacle.
FLOOR	Worn Carpet ✓ Uneven Plaster ✓	Vinyl Crack/Stain Brk/Blk/Stn/ Crack/Stain	No Visible Wood/Lam No Visible Wood/WP.	Damage Noted Ceramic Damage Noted Composite Damage Noted	CLOSET DOOR Door has been removed from frame. RECEPTACLE No ground on receptacle. Also receptacle at south side has no power and
FLOOR	Worn Carpet Uneven Plaster Patched	Vinyl Crack/Stain Brk/Blk/Stn/ Crack/Stain	No Visible Wood/Lam No Visible Wood/WP.	Damage Noted Ceramic Damage Noted Composite Damage Noted	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.
FLOOR WALL CEILING WINDOW Single	Worn Carpet V Uneven Plaster Patched Plaster V Binds Binds Chol. Hung	Vinyl Crack/Stain Brk/Blk/Stn/ Crack/Stain Stipple V	No Visible Wood/Lam No Visible Wood/WP. No Visible Wood Wood Sliding/Fxd	Damage Noted Ceramic Damage Noted Composite Damage Noted Tile Operational Bay/Bow	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
FLOOR WALL CEILING WINDOW Single	Worn Carpet V Uneven Plaster V Patched Plaster V Binds Binds her/Fix/Sng	Vinyl Crack/Stain Brk/Blk/Stn/ Crack/Stain Stipple Volume Not Tested Cas./Awning Alum./Metal Volume	No Visible Wood/Lam No Visible Wood/WP. No Visible Wood Sliding/Fxd	Damage Noted Ceramic Damage Noted Composite Damage Noted Tile Operational Bay/Bow Wd./Vnyl/Fxd	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. Reccommend repairing as
FLOOR WALL CEILING WINDOW Single	Worn Carpet V Uneven Plaster Patched Plaster V Binds Binds Chol. Hung	Vinyl Crack/Stain Brk/Blk/Stn/ Crack/Stain Stipple V	No Visible Wood/Lam No Visible Wood/WP. No Visible Wood Wood Sliding/Fxd	Damage Noted Ceramic Damage Noted Composite Damage Noted Tile Operational Bay/Bow	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
FLOOR WALL CEILING WINDOW Single	Worn Carpet V Uneven Plaster V Patched Plaster V Binds Binds her/Fix/Sng	Vinyl Crack/Stain Brk/Blk/Stn/ Crack/Stain Stipple Volume Not Tested Cas./Awning Alum./Metal Volume	No Visible Wood/Lam No Visible Wood/WP. No Visible Wood Sliding/Fxd	Damage Noted Ceramic Damage Noted Composite Damage Noted Tile Operational Bay/Bow Wd./Vnyl/Fxd	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. Reccommend repairing as
FLOOR WALL CEILING WINDOW Single TI	Worn Carpet V Uneven Plaster V Patched Plaster V Binds Se/Dbl. Hung her/Fix/Sng Damaged	Vinyl Crack/Stain Brk/Blk/Stn/ Crack/Stain Stipple Value Not Tested Cas./Awning Alum./Metal Value Mildew/Mold	No Visible Wood/Lam No Visible Wood/WP. No Visible Wood Sliding/Fxd Vinyl/V.Cld Stain/Rot	Damage Noted Ceramic Damage Noted Composite Damage Noted Repaint Operational	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. Reccommend repairing as
FLOOR WALL CEILING WINDOW Single TI	Worn Carpet V Uneven Plaster V Patched Plaster V Binds De/Dbl. Hung Damaged Damaged Sket/Bi-Fold	Vinyl Crack/Stain Brk/Blk/Stn/ Crack/Stain Stipple Very Not Tested Cas./Awning Alum./Metal Very Mildew/Mold Damaged	No Visible Wood/Lam No Visible Wood/WP. No Visible Wood Sliding/Fxd Vinyl/V.Cld Stain/Rot	Damage Noted Ceramic Damage Noted Composite Damage Noted Repaint Operational	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. Reccommend repairing as
FLOOR WALL CEILING WINDOW Single TI DOOR	Worn Carpet V Uneven Plaster V Patched Plaster V Binds De/Dbl. Hung Damaged Damaged Sket/Bi-Fold	Vinyl Crack/Stain Brk/Blk/Stn/ Crack/Stain Stipple V Not Tested Cas./Awning Alum./Metal Vildew/Mold Damaged Hinged V	No Visible Wood/Lam No Visible Wood/WP. No Visible Wood Sliding/Fxd Vinyl/V.Cld Stain/Rot	Damage Noted Ceramic Damage Noted Composite Damage Noted Tile Operational Bay/Bow Wd./\text{Nyl/Fxd} Repaint Operational Composite Not Applicable	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. Reccommend repairing as
FLOOR WALL CEILING WINDOW Single TI DOOR	Worn Carpet V Uneven Plaster V Plaster V Plaster Plaster Plaster Plaster Se/Dbl. Hung Damaged Binds Seket/Bi-Fold Skiding Sliding	Vinyl Crack/Stain Brk/Blk/Stn/ Crack/Stain Stipple Value Not Tested Cas./Awning Alum./Metal Value Mildew/Mold Damaged Hinged Value Damaged Damaged	No Visible Wood/Lam No Visible Wood/WP. No Visible Wood Sliding/Fxd Vinyl/V.Cld Stain/Rot Wood	Damage Noted Ceramic Damage Noted Composite Damage Noted Tile Operational Bay/Bow Wd./\text{Nyl/Fxd} Repaint Operational Composite Not Applicable	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. Reccommend repairing as
FLOOR WALL CEILING WINDOW Single TI DOOR PATIO/DOOI	Worn Carpet V Uneven Plaster V Patched Plaster V Binds Damaged Binds Sinds Siding Siding	Vinyl Crack/Stain Brk/Blk/Stn/ Crack/Stain Stipple Version Stipple Version Stipple Version Stipple Version Stipple Damaged Hinged Version Damaged Hinged Hinged Hinged Stipple	No Visible Wood/Lam No Visible Wood/WP. No Visible Wood Sliding/Fxd Vinyl/V.Cld Stain/Rot Wood	Damage Noted Ceramic Damage Noted Composite Damage Noted Tile Operational Bay/Bow Wd./Vnyl/Fxd Repaint Operational Composite Not Applicable Metal/Vinyl Not Applicable	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. Reccommend repairing as
FLOOR WALL CEILING WINDOW Single TI DOOR PATIO/DOOI CLOSET/DO	Worn Carpet V Uneven Plaster V Patched Plaster V Binds Damaged Binds Siding Siding Core Binds Light Light	Vinyl Crack/Stain Brk/Blk/Stn/ Crack/Stain Stipple Very Not Tested Cas./Awning Alum./Metal Very Mildew/Mold Damaged Hinged Damaged Hinged Hinged Hinged Hinged Hinged Cas./Awning Damaged Hinged Hinged Hinged Damaged Hinged	No Visible Wood/Lam No Visible Wood/WP. No Visible Wood Sliding/Fxd Vinyl/V.Cld Stain/Rot Wood Wood Wood	Damage Noted Ceramic Damage Noted Composite Damage Noted Composite Damage Noted Dam	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. Reccommend repairing as
FLOOR WALL CEILING WINDOW Single TI DOOR PATIO/DOOI	Worn Carpet V Uneven Plaster V Patched Plaster V Binds Damaged Binds Siding Siding More Sinds Dama None	Vinyl Crack/Stain Brk/Blk/Stn/ Crack/Stain Stipple Value Not Tested Cas./Awning Alum./Metal Value Mildew/Mold Damaged Hinged Damaged Hinged Unsecured Unsecured	No Visible Wood/Lam No Visible Wood/WP. No Visible Wood Sliding/Fxd Vinyl/V.Cld Stain/Rot Wood Wood Wood	Damage Noted Ceramic Damage Noted Composite Damage Noted Tile Operational Bay/Bow Wd./Vnyl/Fxd Repaint Operational Composite Not Applicable Metal/Vinyl Not Applicable	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. Reccommend repairing as
FLOOR WALL CEILING WINDOW Single TI DOOR PATIO/DOOI CLOSET/DO	Worn Carpet V Uneven Plaster V Patched Plaster V Binds Damaged Binds Siding Siding None V None N	Vinyl Crack/Stain Brk/Blk/Stn/ Crack/Stain Stipple Value Not Tested Cas./Awning Alum./Metal Value Mildew/Mold Damaged Hinged Damaged Hinged Unsecured Unsecured	No Visible Wood/Lam No Visible Wood/WP. No Visible Wood Sliding/Fxd Vinyl/V.Cld Stain/Rot Wood Wood Wood	Damage Noted Ceramic Damage Noted Composite Damage Noted Composite Damage Noted Departional Departional Composite Not Applicable Metal/Vinyl Not Applicable Sliding Operational	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. Reccommend repairing as
FLOOR WALL CEILING WINDOW Single TI DOOR PATIO/DOOI CLOSET/DO LIGHTING CEILING FAI	Worn Carpet V Uneven Plaster V Patched Plaster V Binds Damaged Damaged Sliding Sliding None N None Damaged	Vinyl Crack/Stain Brk/Blk/Stn/ Crack/Stain Stipple Value Val	No Visible Wood/Lam No Visible Wood/WP. No Visible Wood Wood Vinyl/V.Cld Stain/Rot Wood Wood Bi-Fold	Damage Noted Ceramic Damage Noted Composite Damage Noted Composite Damage Noted Tile Operational Bay/Bow Wd./Vnyl/Fxd Repaint Operational Composite Not Applicable Metal/Vinyl Sliding Operational Not Applicable Operational	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. Reccommend repairing as
FLOOR WALL CEILING WINDOW Single TI DOOR PATIO/DOOR CLOSET/DO LIGHTING CEILING FAI RECEPTACE	Worn Carpet V Uneven Plaster V Plaster V Plaster V Binds Damaged Damaged Sliding Sliding None Mone V None Damaged Red Carpet Sliding Car	Crack/Stain Brk/Blk/Stn/ Crack/Stain Stipple Not Tested Cas./Awning Alum./Metal Mildew/Mold Damaged Hinged Damaged Hinged Unsecured Gaged/No Cover	No Visible Wood/Lam No Visible Wood/WP. No Visible Wood Wood Vinyl/V.Cld Stain/Rot Wood Wood Bi-Fold	Damage Noted Ceramic Damage Noted Composite Damage Noted Composite Damage Noted Tile Operational Bay/Bow Wd./Vnyl/Fxd Repaint Operational Composite Not Applicable Metal/Vinyl Sliding Operational Not Applicable Operational	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. Reccommend repairing as
FLOOR WALL CEILING WINDOW Single TI DOOR PATIO/DOOI CLOSET/DO LIGHTING CEILING FAI RECEPTACL Switch HEAT SOUR	Worn Carpet V Uneven Plaster V Plaster V Plaster V Binds Damaged Damaged Sliding Sliding None Mone V None Damaged Red Carpet Sliding Car	Vinyl Crack/Stain Brk/Blk/Stn/ Crack/Stain Stipple Value Cas./Awning Alum./Metal Value Mildew/Mold Damaged Hinged Damaged Hinged Unsecured Unsecured Geged/No Cover Severse Polarity	No Visible Wood/Lam No Visible Wood/WP. No Visible Wood Sliding/Fxd VinyI/V.Cld Stain/Rot Wood Wood Bi-Fold No Ground	Damage Noted Ceramic Damage Noted Composite Damage Noted Composite Damage Noted Doperational Composite Not Applicable Metal/Vinyl Not Applicable Sliding Operational Not Applicable Operational Not Applicable Operational Open Ground	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. Reccommend repairing as

			SOUTH E	AST SUITE	BEDROOM
Pliar to post	4/1/2008 4:24	4:32 PM 149 0	Union Street,	PORT MOODY, E	British Columbia
FLOOR	Worn ☐ Carpet 🗸	Crack/Stain Vinyl	No Visible Wood/Lam	Damage Noted Ceramic	WINDOW Basement windows have security bars. This is a
WALL	Uneven ☐ Drywall 🗹	Crack/Stain Brk/Blk/Stn/	No Visible	Damage Noted Composite	potential safety hazard in case of fire escape requirements. Recommend removal or installation of approved break away safety bar
CEILING Dryw	Patched	Crack/Stain Stip/Acous/W	No Visible Wood	Damage Noted Tile	system or keeping the key near the window.
	Binds Dollar Binds Bi	Not Tested Cas./Awning Alum./Metal Mildew/Mold	Sliding/Fxd 🗾 Vinyl/V.Cl 🔲 Stain/Rot 🔲	Operational Bay/Bow Wd./Vnyl/Fxd Repaint	
DOOR Pock	Binds C	Damaged ☐ Hinged ☑	Wood 🗸	Operational Composite	
PATIO/DOOR	Binds Sliding	Damaged Hinged	Wood 🔲	Not Applicable Metal/Vinyl	
CLOSET/DOC	DR Binds Light	Damaged Hinged	Bi-Fold	Not Applicable Sliding	
CEILING FAN RECEPTACL Switche	E Damag	Unsecured Unsecu	No Ground 🔲	Operational Not Applicable Operational Open Ground	
HEAT SOURCE	CE None [Thermostat or/Radiator	Electric Radiant	
Pular to post			NORTH V	WESTSUITE	BEDROOM
FLOOR	Worn 🗹 Carpet 🗸	Crack/Stain Vinyl	No Visible Wood/Lam	Damage Noted Ceramic	FLOOR Carpet is old and has ripples thruout.
WALL	Uneven wall/Plaster	Crack/Stain Brk/Blk/Stn/	No Visible Wood 🗸	Damage Noted Composite	WALL Wood paneling is damaged. Repair/replace as
CEILING Dryv	Patched wall/Plaster	Crack/Stain Stip/Acous/W	No Visible Wood	Damage Noted	required. CEILING One colling the principle of the prin
WINDOW Single	Binds Dbl. Hung	Not Tested Cas./Awning	Sliding/Fxd 🗸	Operational Bay/Bow	One ceiling tile is missing. Replace/repair as required.

WINDOW Alum./Metal Vinyl/V.Cld Wd./Vnyl/Fxd Ther/Fix/Sng See above. Mildew/Mold Stain/Rot Damaged 🔲 Repaint **CLOSET DOOR** DOOR Damaged 🗌 Operational Binds 🔲 Door has been removed from frame. Pocket/Bi-Fold Hinged 🗾 Composite ___ Wood 🗸 PATIO/DOOR Binds 🔲 Damaged 🗌 Not Applicable Sliding Hinged 🗌 Wood 🗍 Metal/Vinyl ___ CLOSET/DOOR Binds Not Applicable Damaged 🗌 Light [Hinged [Bi-Fold Sliding LIGHTING Unsecured None 🗌 Operational **CEILING FAN** Unsecured None 🗸 Not Applicable RECEPTACLE Damaged/No Cover Operational Switched ___ Reverse Polarity No Ground Open Ground HEAT SOURCE None Thermostat ___ Electric Air Register 🗸 Convector/Radiator Radiant

High To post 4/1/2008 4:39:08 PM

The fold	owing 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.
Ø	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.
Ø	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 chimneysweeper 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.

Electrician: Mike Jones

(778) 996-3231

Adresss 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:

- 1st Payment- before job \$2200 2nd Payment –Half way point \$2200
- 3rd Payment After Completion \$2200

Total: \$6600 (materials included)