

13261 14A AVENUE SURREY, BC





RECEIPT

Date 5-Sep-2008 Report 1233

INSPECTION DETAILS

Inspection Address 13281 14A Avenue Surrey BC
Buildings approximate Age Start 10am Finish 1pm
Inspection Time Recent cloudy/shower Current part sun
Weather conditions Temp 14

Listing Sales agents na
Selling Sales agents na

Clients name.....

Address

Unit is

Attended by

PAYABLE DETAILS

PAYABLE TO:

Red Flag Home Inspections Inc.
4843 216 A Street Langley BC
Langley BC V3A 2N6

INSPECTION FEE \$333.33
EXTRA FEE \$0.00
GST 854860830 \$16.67
TOTAL \$350.00

PAID IN FULL: CHECK \$350.00 NO. 300 CASH \$

Details

Thanks

Paid



STRUCTURE		EXTERIOR	
Style	Single family basement house circa 1981	Wall surfaces	Vinyl with partial rock face
Visible alterations	None visible	Trim, fascia	Wood, vinyl
Lowest level	Basement	Chimneys	Masonry with two metal liners
Foundation	Concrete	Garage doors	Two overhead metal doors with mechanical openers
Floor construction	Concrete and wood joists	Windows	Metal frame, double glazed
Wall construction	Wood frame	Man doors	Metal skin
YARD		ROOF	
Driveway	Concrete	Viewed by	Walked
Sidewalk	Concrete	Surface	Asphalt
Drainage	Rear basement entry	Slope	Mild
Stairs	Entry stone cover, rear is wood	Drainage	External gutters
Retaining wall	NA	5 year replacement probability	Mid
Lot slope	Top is rear down to the front road	Estimated replacement cost \$	NA

MY OPINION OF THE CONDITION OF THESE COMPONENTS

These components are consistent with the age of the house. The about 9 year old roof surface is in good condition with vulnerable area being the valleys. Note aged sheds at rear and side yard. Sprinkler system was not operational/ not tested.

REPAIR

- 1) Some window seals are gone, repair as needed with new sealed units or upgrade to vinyl windows.
- 2) Caulk and seal around exterior openings and maintain.
- 3) Remove soil from against or within 6 inches of the base of the siding as current condition can contribute to hidden wood rot and insect infestation.
- 4) Drain tiles, area drains and system should be cleaned and checked. This system should be checked at least every two years.
- 5) Repair needed to the loose rock facing at the front elevation, repair may include refastening the loose stones or complete removal.
- 6) Electrical wiring to the side yard shed to be underground type and in conduit.
- 7) Note some concrete damage at driveway.



RECOMMENDATIONS

Lack of flashing at windows, exterior openings can contribute to the entry of rain water into the structure. As with all hidden components a visual inspection cannot determine accurately the condition of hidden devices. Sealing around the frame both interior and exterior will help as will the installation of flashing over the top openings and extending 1 inch past the side. Ensure that the weep hole or small vents at the bottom of the frame are clean of debris. **Garage doors** should be checked for proper function on a regular basis this includes testing the auto reverse function, greasing the moving parts etc. **Windows, doors** are maintained in a similar manner, include weather-stripping as a yearly job.

Siding, poor maintenance will cause deterioration of the surface and possibly water related problems. Caulking around the openings, cracks and painting will help preserve the surface. Soil against or within 6 inches of the siding should be removed as this condition can cause hidden wood rot and insect infestation. The soil should be removed and any damage repaired.

Check roof yearly and maintain, include inspecting the attic. **Spill ROOF WATER** well away from the house



INTERIOR		ATTIC	
Access	Restricted view due to storage and furniture	Access	Restricted
Wall surface	Drywall	Ventilation	Roof and soffit in part
Ceiling surface	Drywall	Insulation	Fibreglass batts
Flooring finish	Carpet, resilient	R-Value	32+/-
Door type	Wood with some metal by folds		

LOWEST LEVEL			
Access	Restricted view due to storage and furniture		
Floor	concrete		
Finishing's	partial		
Ventilation	Mechanical via furnace		
Insulation	NA		
Heat	Thermostat control on top floor and supplementary gas space heater.		
Drainage	Floor near water heater		

As note in the information page this inspection is visual no moving of furniture and like was done, the condition of hidden components is unknown but may be guessed.

GENERAL CONDITION OF THESE COMPONENTS mostly original, carpets, doors etc. typical wall, ceiling damage from wear.



RECOMMENDATIONS

Most houses over 10 years old have had at least one issue with water leakage. Some are roof leaks or possibly high humidity condensing caused by poor ventilation from cooking or possibly showers. Restricted, no access or view due to, storage material, furniture, enclosed spaces and flooring. Note that furniture and storage material cannot be moved unless permission is granted from the owners. During this inspection for major concerns minor issues like drywall cracks, sticky doors etc may or may not be reported on. Air quality, ventilation calculations and moisture testing is not part of this inspection. An opinion may be given based on what was visible at the time of the inspection.

Install smoke/co2 detectors according to manufacturer's recommendations and check the operation monthly.

Check, clean and maintain the perimeter drain tiles.

Check, repair and maintain weather stripping. The attic should also be checked on a regular basis for water leaks etc.

Monitor basements, crawlspaces and attics on a regular basis for moisture or high humidity



BATHROOMS

LOCATION	CONDITION	FIXTURES	FLOORING	VENTILATION
Basement	Original	Toilet, sink, shower stall	Resilient	Passive
Top main	Original	Toilet, sink, tub	Resilient	Exhaust fan
En-suite	Original	Toilet, sink, shower stall	Resilient	Exhaust fan

GENERAL CONDITION OF THESE COMPONENTS bathrooms are mainly original components.

REPAIR

- Loose toilets main and en-suite.



RECOMMENDATIONS

Bathrooms require regular maintenance, seal grout lines, caulk around fixtures, tub, tighten toilets and check for water leaks. Check, install and maintain any GFCI electrical circuits/ outlets. REF F4

Monitor on a regular basis for moisture or high humidity install exhaust fans if required.

PLUMBING

WATER HEATER

MISCELLANEOUS EQUIPMENT

HEATING

GENERAL CONDITION OF THESE COMPONENTS

RECOMMENDATIONS

LIMITATIONS

Water quality, pressure and flow are not tested but an opinion may be given,



SUMMARY

LIMITATIONS

Note that this visual standard inspection is limited in scope and is not a warranty or guarantee. For more information check with a code official, specialist or inquire about an inspection plus. Check minutes of meeting, manufacturer's warranties, building reports etc. and for strata properties i.e., read and obtain all minutes, reports etc. Outbuildings, storage sheds any buildings or components not related to the house are not part of this inspection. Consultation with the appropriate specialist i.e., structural engineer, mechanical contractor etc. will provide a more detailed assessment. This inspection is not to determine code compliance, but in some cases may recommend exceeding this minimum requirement.

COMPARISON TO BUILDINGS OF SIMILAR AGE AND STYLE

SYSTEM	ABOVE	AVERAGE	BELOW
PLUMBING	✓		
HEATING	✓		
ELECTRICAL	✓		
STRUCTURE	✓		
EXTERIOR	✓		
INTERIOR		✓	
LOWEST LEVEL		✓	
KITCHEN		✓	
BATHROOMS		✓	
RECOMMENDATIONS Follow through with all recommendations made in this report. Concerns you may have or ones that the inspector has pointed out should be dealt with prior to the purchase of the house/unit. A pre-settlement walkthrough should be done before final possession to insure the house/unit is in the condition you expected i.e., damaged walls from movers, carpet stain under now removed furniture etc.			

MAIN CONCERNS & OPINIONS

- 1) HEATING: component is in very good condition, newer mid efficiency furnace and added gas fireplace heater.
- 2) PLUMBING: component is in good condition, supply piping in the garage to be insulated, repair loose exterior hose tap.
- 3) ELECTRICAL: component is in good condition repair or upgrades to include GFCI outlets to exterior to be working properly, wiring to side yard shed to be underground type and in a conduit. Repair or remove unused cable wiring from the exterior.
- 4) BATHROOMS: repair loose toilets.
- 5) EXTERIOR: repair needed to the loose rock facing at the front elevation, repair may include refastening the loose stones or complete removal.
- 6) Remove soil from against or within 6 inches of the base of the siding as current condition can contribute to hidden wood rot and insect infestation.

In general I believe this house to be in **consistent condition to above** comparable houses of similar age and style. No major issues were found with the mechanical systems.

The interior components although basically original no major issues were found.

Exterior front wall facing will require substantial repair or upgrade to newer product.