

INSPECTION REPORT



For the Property at:
1234 MAIN ST
KELOWNA, BC

Prepared for: JOHN DOE
Inspection Date: Tuesday, March 11, 2014
Prepared by: Mike Bradshaw



Bradshaw Home Inspections
737 Cantina Crt, Suite Kelowna
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" A New Generation of Home Inspector"



September 30, 2015

Dear John Doe,

RE: Report No. 1090, v.2
1234 Main St
Kelowna, BC

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Mike Bradshaw
on behalf of
Bradshaw Home Inspections

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SUMMARY

1234 Main St, Kelowna, BC March 11, 2014

Report No. 1090, v.2

mike.bradshaw@telus.net

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Roofing

SLOPED ROOFING \ Asphalt shingles

Condition: • [Exposed fasteners](#)

Noted nail head popping up through asphalt shingle. Recommend repair and sealant added to nail head.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Front Right Side Roof

Task: Protect

Time: Immediate

Condition: • [Exposed fasteners](#)

Noted exposed screw heads in various locations on the roof, these nail heads should be tabbed with sealant to prevent rusting and leaks in the future.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Various Roof

Task: Protect

Time: Immediate

Exterior

WALLS \ Vinyl siding

Condition: • [Mechanical damage](#)

Noted minor damage to the vinyl siding from mounting of satellite dish. Recommend sealing holes in vinyl siding after dish is removed.

Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure

Location: Front Right Side Exterior Wall

Task: Repair

Time: Discretionary

LANDSCAPING \ Walkway

Condition: • [Improper slope or drainage](#)

Noted gravel walkway on the right side of the house slopes towards the foundation wall. Recommend sloping the soil against the foundation wall towards the gravel walkway. Crawl space inspection did not find any signs of moisture.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Right Side Exterior

Task: Improve

LANDSCAPING \ General

Condition: • Vines on building

Noted vine type plant growing in a few locations along the front of the house. Vines appear to be getting under vinyl siding. Recommend plants be removed or trimmed back to help avoid damage to the exterior siding.

Location: Front Right Side Exterior Wall

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Task: Monitor Remove Protect

Time: Ongoing

GARAGE \ Floor

Condition: • [Cracked](#)

Noted minor cracking on the concrete floor in the garage. This is typical in concrete slabs. Recommend monitoring for displacement.

Also recommend sealing cracks to help keep water and salt from the vehicle out of the cracks.

Implication(s): Uneven floors

Location: Front Garage

Task: Monitor Protect

Structure

FLOORS \ Concrete slabs

Condition: • [Cracked](#)

Noted minor crack in the concrete slab of the crawl space. These are typically found in concrete slabs. Recommend monitoring for displacement. Inspection was impacted due to the many stored items in the crawl space.

Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure | Trip or fall hazard

Location: Crawl Space

Task: Monitor Protect

Time: Ongoing

Electrical

DISTRIBUTION SYSTEM \ Lights

Condition: • [Inoperative](#)

Noted light not working in front entry way. Possible light bulb burnt out.

Implication(s): Inadequate lighting

Location: First Floor Foyer

Task: Repair Improve

Condition: • [Inoperative](#)

Noted a couple of lights not working in the crawl space area. One was in the staircase to crawl space and the other in the crawl space. Light bulbs possibly burnt out. Recommend changing light bulbs.

Implication(s): Inadequate lighting

Location: Crawl Space Garage

Task: Improve

Time: Immediate

Condition: • [Loose](#)

Noted light fixture in the front yard was loose in a couple of places. Recommend tightening.

Implication(s): Electric shock | Fire hazard

Location: Front Yard

Task: Repair

Time: Immediate

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DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • Noted several outlets in the crawl space that appeared to be overloaded with appliances, fans and heaters plugged into them. Recommend reducing the amount of appliances being used at the same time.

Implication(s): Fire Hazard,

Location: Crawl Space

Task: Improve

Time: Immediate

Condition: • [Ground Fault Interrupter \(GFI\) needed](#)

Noted outlet close to kitchen sink is not a GFCI type outlet. It is recommend that all outlets within 3'-0" of a sink should be GFCI type outlets. Recommend changing outlet to a GFCI type.

Implication(s): Electric shock

Location: First Floor Kitchen

Task: Replace

Time: Immediate

DISTRIBUTION SYSTEM \ Smoke detectors

Condition: • [Inoperative](#)

Noted smoke detector in crawl space has been removed. Recommend replacing existing or installing a new smoke detector (if supplying a new detector, a second detector maybe be needed as well. Hard wired smoke detectors need to communicate with each other so the need to be from the same manufacture and possibly the same model).

Implication(s): Fire hazard

Location: Crawl Space

Task: Repair

Time: Immediate

Plumbing

WATER HEATER \ Life expectancy

Condition: • [Near end of life expectancy](#)

As noted previously, the water heater is 10 years old and nearing the end of its recommended life span 8 -12 years. Recommend monitoring the tank and plan to replace in 0 to 3 years.

Implication(s): No hot water

Location: Crawl Space

Task: Replace

Time: Less than 3 years

FIXTURES AND FAUCETS \ Shower stall

Condition: • [Caulking loose, missing or deteriorated](#)

Noted caulking is in need of repair along shower stall bench or seat. Recommend adding caulking to help prevent water from damaging walls and flooring.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: First Floor Ensuite Bathroom

Task: Improve

Time: Immediate

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RECOMMENDATIONS \ Overview

Condition: • Noted a strong cigarette smell in the crawl space and in the living area of the house. Recommend contacting a restoration company for ideas on how to remove the smoky smell.

Implication(s): possible health concerns,

Location: Throughout Crawl Space First Floor

Task: Improve

Time: Ongoing

FLOORS \ Carpet on floors

Condition: • [Stains](#)

Noted stains on carpet in the master bedroom, hallway and living room.

Implication(s): Cosmetic defects

Location: Various First Floor Living Room Dining Room Hallway Bathroom Master Bedroom

Condition: • [Buckled](#)

Noted carpet in the spare bedroom was buckled. Recommend repairs

Implication(s): Cosmetic defects | Trip or fall hazard

Location: First Floor Bedroom

Task: Repair

DOORS \ Interior trim

Condition: • [Doorstops missing or ineffective](#)

Noted door stop missing from behind the den door. Recommend installing a door stop to protect the walls from being damaged.

Implication(s): Chance of damage to finishes

Location: First Floor Office

Task: Provide

Time: Immediate Discretionary

EXHAUST FANS \ Exhaust duct

Condition: • [Not vented to exterior](#)

Noted exhaust duct from main bathroom was not connected to roof vent at time of inspection. Inspector reconnected duct to roof vent while inspecting the attic. Recommend monitoring.

Implication(s): Chance of condensation damage to finishes and/or structure

Location: Attic

Task: Monitor

Time: ongoing

APPLIANCES \ Central vacuum

Condition: • Noted vacuum was missing from built in vacuum system. The vacuum piping connection is located in the garage.

Implication(s): Built in vacuum system not operational

Location: Front Garage

Task: Provide

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This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

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Description

General: • Conditions at time of inspection:

Sunny / + 5 C / Light wind

Soil conditions damp / roof and walkways dry

Sloped roofing material:

- [Asphalt shingles](#)



1. Asphalt shingles



2. Asphalt shingles



3. Asphalt shingles

Probability of leakage:

- Low

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Roof is approximately 10 years old. The probability of leakage is rated at low. Typical life expectancy is approximately 25 to 30 years

Limitations

Inspection performed: • By walking on roof • From roof edge • From the ground

Recommendations

SLOPED ROOFING \ Asphalt shingles

1. **Condition:** • [Exposed fasteners](#)

Noted nail head popping up through asphalt shingle. Recommend repair and sealant added to nail head.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Front Right Side Roof

Task: Protect

Time: Immediate



4. *Exposed fasteners*

2. **Condition:** • [Exposed fasteners](#)

Noted exposed screw heads in various locations on the roof, these nail heads should be tabbed with sealant to prevent rusting and leaks in the future.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Various Roof

Task: Protect

Time: Immediate

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5. Exposed fasteners



6. Exposed fasteners



7. Exposed fasteners

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Description

Gutter & downspout material:

- [Aluminum](#)

Noted gutters were clean at time of inspection.



8. Aluminum



9. Aluminum

Gutter & downspout type: • [Eave mounted](#)

Gutter & downspout discharge:

- [Below grade](#)



10. Below grade



11. Below grade

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12. Below grade



13. Below grade

Lot slope:

- [Away from building](#)

Noted the front yard slopes away from the home.



14. Away from building

- [Flat](#)

Noted the back yard was fairly flat.

Wall surfaces - masonry:

- [Artificial stone](#)

Noted a few sections of artificial stone on the exterior of the house.

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15. Artificial stone

Wall surfaces:

- [Vinyl siding](#)

Noted vinyl siding with vinyl trim on th exterior of the house.



16. Vinyl siding



17. Vinyl siding

Soffit and fascia:

- [Aluminum](#)

Noted aluminum soffit material was used for the soffit areas and the fascia boards were covered with a metal covering.

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18. Aluminum



19. Aluminum

Driveway:

- Concrete



20. Concrete

Walkway:

- Concrete

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21. Concrete

• Gravel

Noted gravel pathways on the sides of the house.



22. Gravel



23. Gravel

Patio:

• Concrete

Noted concrete patios at the front and rear of the house.

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24. Concrete



25. Concrete

Limitations

Inspection limited/prevented by: • Car/storage in garage

Recommendations

WALLS \ Vinyl siding

3. Condition: • [Mechanical damage](#)

Noted minor damage to the vinyl siding from mounting of satellite dish. Recommend sealing holes in vinyl siding after dish is removed.

Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure

Location: Front Right Side Exterior Wall

Task: Repair

Time: Discretionary

EXTERIOR

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26. Mechanical damage



27. Mechanical damage

LANDSCAPING \ Walkway

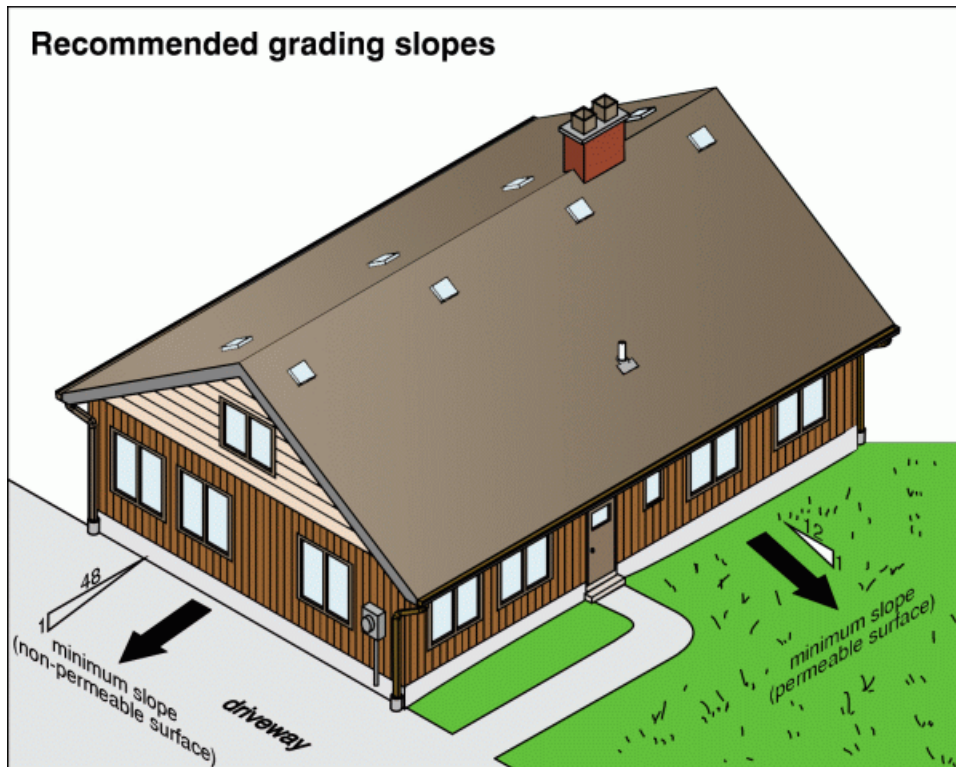
4. Condition: • [Improper slope or drainage](#)

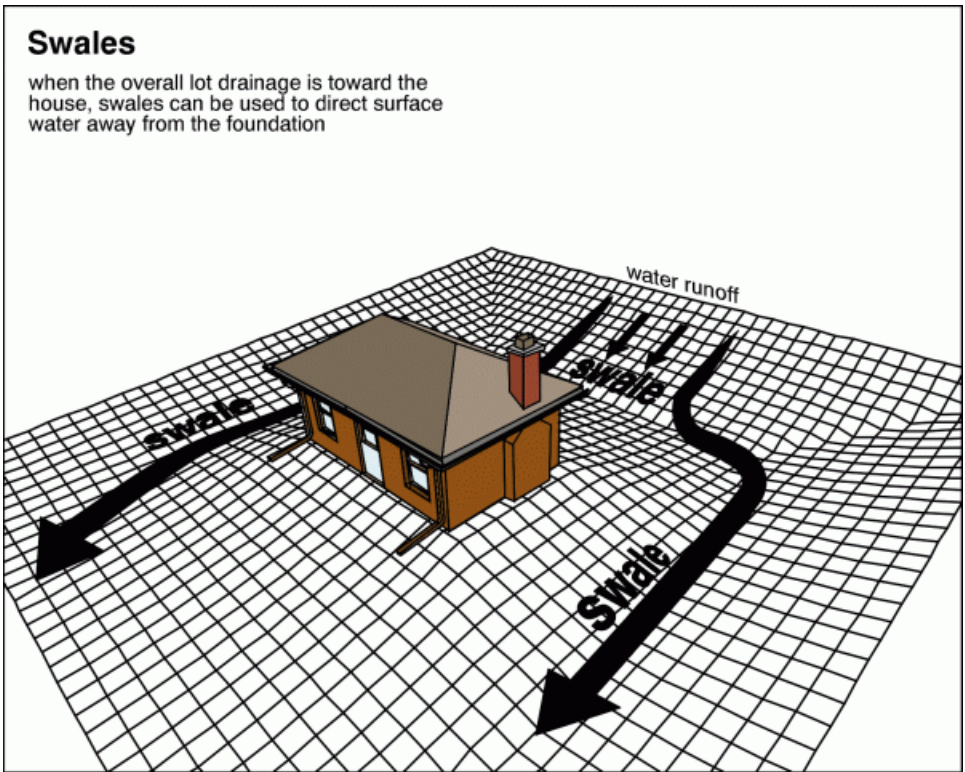
Noted gravel walkway on the right side of the house slopes towards the foundation wall. Recommend sloping the soil against the foundation wall towards the gravel walkway. Crawl space inspection did not find any signs of moisture.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Right Side Exterior

Task: Improve





28. Improper slope or drainage

LANDSCAPING \ General

5. Condition: • Vines on building

Noted vine type plant growing in a few locations along the front of the house. Vines appear to be getting under vinyl siding. Recommend plants be removed or trimmed back to help avoid damage to the exterior siding.

Location: Front Right Side Exterior Wall

Task: Monitor Remove Protect

EXTERIOR

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Time: Ongoing



29. Vines on building



30. Vines on building

GARAGE \ Floor

6. Condition: • [Cracked](#)

Noted minor cracking on the concrete floor in the garage. This is typical in concrete slabs. Recommend monitoring for displacement.

Also recommend sealing cracks to help keep water and salt from the vehicle out of the cracks.

Implication(s): Uneven floors

Location: Front Garage

Task: Monitor Protect



31. Cracked



32. Cracked

Description

Configuration:

- [Crawl space](#)

Noted large crawl space under the house. Crawl space was full of stored items and it appeared someone was living in the crawl space (bed, couch, TV, fridge)



33. Crawl space



34. Crawl space

Foundation material:

- [Poured concrete](#)



35. Poured concrete

Floor construction:

- [Wood I-joists](#)



36. Wood I-joists

- Subfloor - plywood

Exterior wall construction: • Not Inspected

Exterior wall construction: • [Wood frame](#) • Not visible

Roof and ceiling framing:

- [Trusses](#)



37. Trusses



38. Trusses

Limitations

Inspection limited/prevented by: • Wall, floor and ceiling coverings • Carpet/furnishings • Storage • New finishes/paint • Insulation

Attic/roof space: • Attic inspection done from inside attic.

Attic/roof space: • Entered but access was limited

Crawl space: • Inspection done by entering crawl space

Percent of foundation not visible: • 50 %

Recommendations

FLOORS \ Concrete slabs

7. Condition: • [Cracked](#)

Noted minor crack in the concrete slab of the crawl space. These are typically found in concrete slabs. Recommend monitoring for displacement. Inspection was impacted due to the many stored items in the crawl space.

Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure | Trip or fall hazard

Location: Crawl Space

Task: Monitor Protect

Time: Ongoing



39. Cracked

Description

Service entrance cable and location:

- [Underground - not visible](#)

Noted electrical meter on the right side of the house.



40. *Underground - not visible*

Service size: • [100 Amps \(240 Volts\)](#)

Main disconnect/service box type and location:

- [Breakers - garage](#)



41. *Breakers - garage*

System grounding material and type: • [Not visible](#)

Distribution panel rating: • [125 Amps](#)

Distribution panel type and location: • [Breakers - garage](#)

Distribution wire material and type:

• [Copper - non-metallic sheathed](#)

Not inspected . Not visible. Only partially visible at the breaker box and in the crawl space.

Type and number of outlets (receptacles): • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):

• [GFCI - bathroom](#)

Noted GFCI type outlets in all bathrooms



42. GFCI - bathroom

• [GFCI - outside](#)

Noted 2 GFCI type outlets. One at the front of the house and one at the back of the house.



43. GFCI - outside



44. GFCI - outside

Smoke detectors:

- [Present](#)

Present on all levels of the home but not tested by inspector. Crawl space smoke detector had been disconnected and missing at time of inspection.



45. Present

Limitations

Inspection limited/prevented by: • Restricted access • Storage • Insulation

System ground: • Not found • Continuity not verified

Recommendations

DISTRIBUTION SYSTEM \ Lights

8. Condition: • [Inoperative](#)

Noted light not working in front entry way. Possible light bulb burnt out.

Implication(s): Inadequate lighting

Location: First Floor Foyer

Task: Repair Improve



46. Inoperative

9. Condition: • [Inoperative](#)

Noted a couple of lights not working in the crawl space area. One was in the staircase to crawl space and the other in the crawl space. Light bulbs possibly burnt out. Recommend changing light bulbs.

Implication(s): Inadequate lighting

Location: Crawl Space Garage

Task: Improve

Time: Immediate



47. Inoperative



48. Inoperative

10. Condition: • [Loose](#)

Noted light fixture in the front yard was loose in a couple of places. Recommend tightening.

Implication(s): Electric shock | Fire hazard

Location: Front Yard

Task: Repair

Time: Immediate



49. Loose

DISTRIBUTION SYSTEM \ Outlets (receptacles)

11. Condition: • Noted several outlets in the crawl space that appeared to be overloaded with appliances, fans and heaters plugged into them. Recommend reducing the amount of appliances being used at the same time.

ELECTRICAL

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Implication(s): Fire Hazard,

Location: Crawl Space

Task: Improve

Time: Immediate



50.



51.



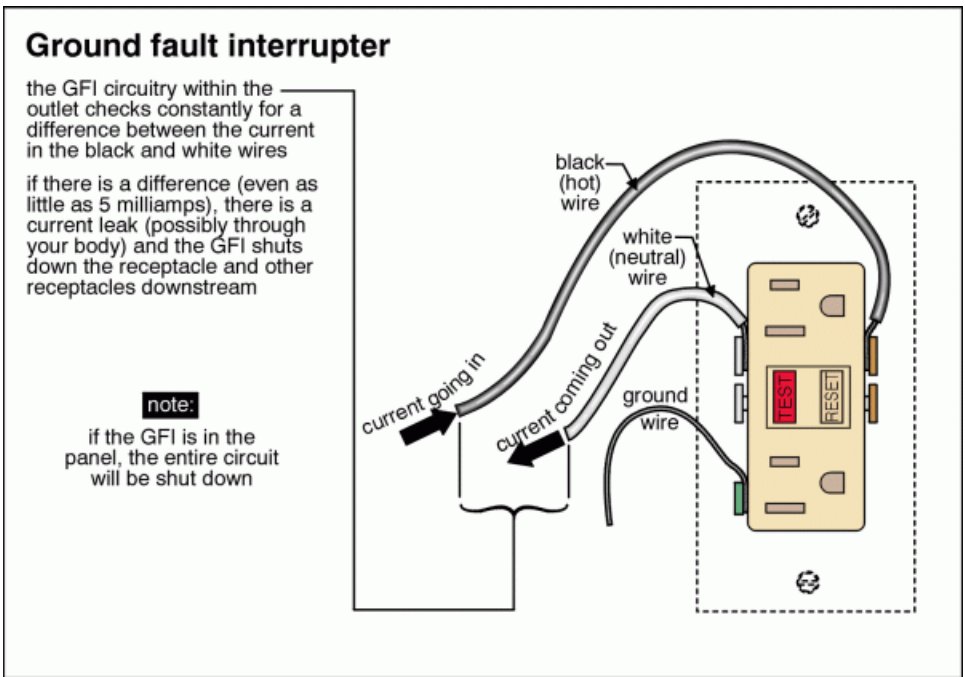
52.

12. Condition: • [Ground Fault Interrupter \(GFI\) needed](#)

Noted outlet close to kitchen sink is not a GFCI type outlet. It is recommend that all outlets within 3'-0" of a sink should be GFCI type outlets. Recommend changing outlet to a GFCI type.

Implication(s): Electric shock

Location: First Floor Kitchen
Task: Replace
Time: Immediate



53. Ground Fault Interrupter (GFI) needed

DISTRIBUTION SYSTEM \ Smoke detectors

13. Condition: • Inoperative

Noted smoke detector in crawl space has been removed. Recommend replacing existing or installing a new smoke detector (if supplying a new detector, a second detector maybe be needed as well. Hard wired smoke detectors need to communicate with each other so the need to be from the same manufacture and possibly the same model).

Implication(s): Fire hazard

Location: Crawl Space

Task: Repair

Time: Immediate



54. *Inoperative*

HEATING

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Description

Fuel/energy source: • [Gas](#)

System type: • [Furnace](#)

Furnace manufacturer: • Tempstar Model - operational at time of inspection

Model number: T8MP07B12A1 Serial number: A033502914



55.



56.



57.

Heat distribution:

• [Ducts and registers](#)

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58. Ducts and registers

Approximate capacity: • [75,000 BTU/hr](#)

Efficiency: • [Mid-efficiency](#)

Approximate age: • [11 years](#)

Typical life expectancy: • Furnace (conventional or mid-efficiency) 18 to 25 years

Main fuel shut off at:

• Meter

Noted gas meter on the left side of the house.



59. Meter

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- Crawlspace

Failure probability: • [Low](#)

Fireplace:

- [Gas fireplace](#)

Noted gas fireplace in living room. Responded to switch on the wall.



60. Gas fireplace



61. Gas fireplace

Chimney/vent:

- [Metal](#)



62. Metal



63. Metal

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Humidifiers:

- [Duct mounted bypass humidifer](#)

Note humidifier system installed in crawl space. Controller on wall in hallway.



64. Duct mounted bypass humidifer



65. Duct mounted bypass humidifer

Limitations

Safety devices: • Not tested as part of a building inspection

Heat loss calculations: • Not done as part of a building inspection

Heat exchanger: • Not visible

Recommendations

General

14. • Inspector recommends to have the ducts cleaned when moving into a new home. Ducts should be cleaned every 3 to 5 years. More often if pets are in the home.

Description

Air conditioning type:

- [Air cooled](#)

AC unit located at the rear of the house.



66. Air cooled

Manufacturer: • Tempstar

Note: Tempstar model - not tested, cold temperatures

Model number: NAC030AKC3 *Serial number:* E042214662

Compressor approximate age: • 10 years

Typical life expectancy: • 12 to 15 years

Failure probability:

- [Medium](#)

Due to the age of the AC unit the risk of failure is low to medium. Recommend regular maintenance.

Limitations

Inspection limited/prevented by:

- Low outdoor temperature

Due to the low outdoor temperatures the AC portion of this system was not tested. Fan portion was tested. Recommend unit be tested when outdoor temperatures are above 18 C.

Heat gain calculations: • Not done as part of a building inspection

Description

Attic/roof insulation material:

- [Glass fiber](#)



67. Glass fiber

Attic/roof insulation amount/value: • 16" to 20" Insulation Depth

Attic/roof ventilation:

- [Roof and soffit vents](#)



68. Roof and soffit vents



69. Roof and soffit vents

INSULATION AND VENTILATION

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Attic/roof air/vapor barrier: • [Not visible](#) • [Plastic](#)

Wall insulation material: • Not determined • Not visible

Wall insulation amount/value: • Not determined

Wall air/vapor barrier: • None found • Not determined

Foundation wall insulation material:

• [Glass fiber](#)



70. *Glass fiber*

• [Plastic/foam board](#)



71. *Plastic/foam board*

Foundation wall insulation amount/value: • Not determined

Foundation wall air/vapor barrier: • Plastic

Crawlspace ventilation:

- [Into basement](#)

Noted crawlspace is heated



72. Into basement

Limitations

Attic inspection performed: • By entering attic

Roof space inspection performed: • By entering space, but access was limited

Crawl space inspection performed: • By entering space, but access was limited

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

Mechanical ventilation effectiveness: • Not verified

Description

Water supply source: • Public

Service piping into building:

- [Plastic](#)

Noted incoming plastic (pex piping) water supply is in the crawl space.

Supply piping in building: • Pex Piping

Note: Not fully inspected, only partially visible in crawl space and under sinks.



73. Pex Piping

Main water shut off valve at the:

- Crawlspace

Noted main shut off valve is in the crawl space.



74. Crawlspace

Water flow and pressure: • [Functional](#)

Water heater fuel/energy source: • [Gas](#)

Water heater type: • [Conventional](#)

Water heater manufacturer: • John Wood

Note: John Wood model - operational at time of inspection.

Model number: JW502NA *Serial number:* U0406505074



75. John Wood

Tank capacity: • [40 gallons](#)

Water heater approximate age: • 10 years

Typical life expectancy: • 8 to 12 years

Water heater failure probability:

- [Medium](#)

Due to the age of the water heater (10 years) the risk of failure is medium to high. Life expectancy is 8 to 12 years. This tank is nearing the end of its estimated life span. Recommend monitoring and plan on replacing 0 to 3 years.

Waste and vent piping in building:

- [ABS plastic](#)

Noted ABS drainage piping was not inspected, only partially visible in crawl space and under sinks.



76. ABS plastic

Pumps: • Main bathroom jetted tub pump was tested and responded to controls at time of inspection.

Floor drain location:

- Near water heater



77. Near water heater

Gas piping:

- Steel
- Copper

Noted gas connection for barbecue on rear patio.



78. Copper

Limitations

Items excluded from a building inspection: • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains

Recommendations

WATER HEATER \ Life expectancy

15. Condition: • [Near end of life expectancy](#)

As noted previously, the water heater is 10 years old and nearing the end of its recommended life span 8 -12 years. Recommend monitoring the tank and plan to replace in 0 to 3 years.

Implication(s): No hot water

Location: Crawl Space

Task: Replace

Time: Less than 3 years

FIXTURES AND FAUCETS \ Shower stall

16. Condition: • [Caulking loose, missing or deteriorated](#)

Noted caulking is in need of repair along shower stall bench or seat. Recommend adding caulking to help prevent water from damaging walls and flooring.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: First Floor Ensuite Bathroom

Task: Improve

Time: Immediate



79. Caulking loose, missing or deteriorated



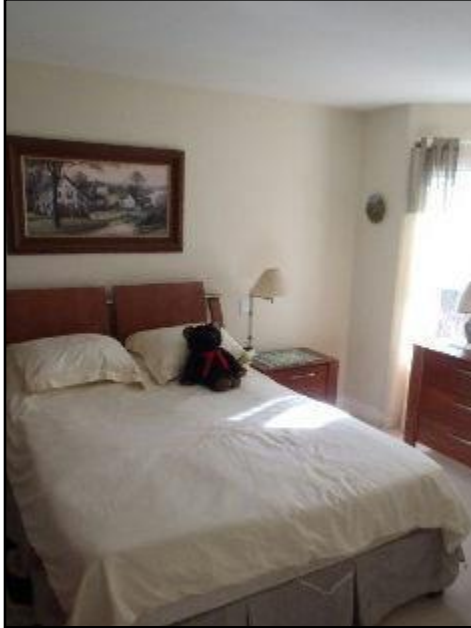
80. Caulking loose, missing or deteriorated

Description

Major floor finishes:

- [Carpet](#)

Noted carpet in many rooms of the house (bedrooms, hallway, dining room, den and living room)



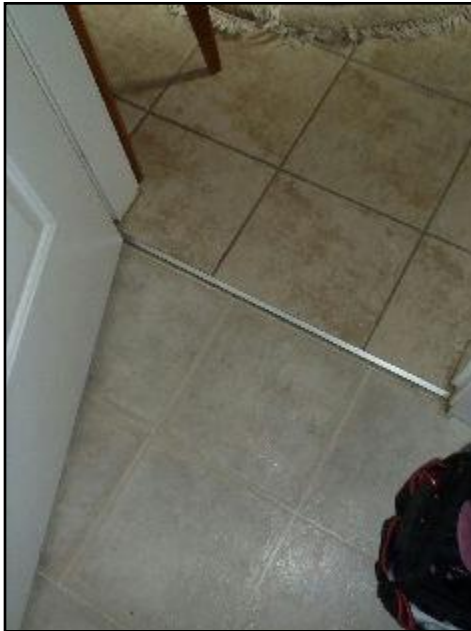
81. Carpet



82. Carpet

- Vinyl

Noted vinyl flooring in the laundry room, bathrooms and kitchen.



83. Vinyl



84. Vinyl

- Tile

Noted tile flooring in the front foyer.

INTERIOR

1234 Main St, Kelowna, BC March 11, 2014

Report No. 1090, v.2

mike.bradshaw@telus.net

SUMMARY

ROOFING

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STRUCTURE

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HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



85. *Tile*

Major wall finishes: • Drywall



86. *Drywall*

Major ceiling finishes: • Drywall

Windows:

- [Fixed](#)



87. Fixed

- [Sliders](#)



88. Sliders

Exterior doors - type/material:

- Hinged
- [Sliding glass](#)

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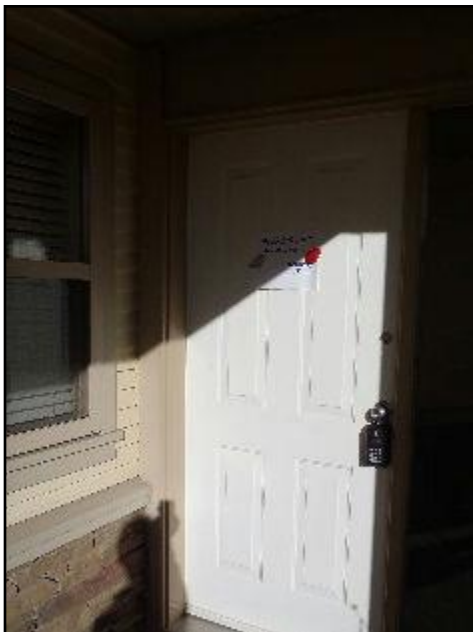
PLUMBING

INTERIOR



89. Sliding glass

- Metal-clad



90. Metal-clad



91. Metal-clad

- Garage door - metal

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92. Garage door - metal

Doors: • Inspected

Oven type:

• Conventional

GE model - Responds to controls.



93. Conventional

Oven fuel: • Electricity

Appliances:

• Refrigerator

GE model - operational at time of inspection



94. Refrigerator

• Range hood

Range hood / Microwave model - Samsung model - responded to controls



95. Range hood

• Dishwasher

GE model - not tested, dishes inside



96. Dishwasher



97. Dishwasher

Laundry facilities: • [Main Bathroom](#)



98. Main Bathroom

Laundry facilities: • [Ensuite Sink](#)

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99. *Tile*

Laundry facilities: • [Kitchen Sink](#)



100. *Kitchen Sink*

Laundry facilities:

• Washer

Maytag Model - Responded to controls, short cycle completed.



101. Washer

- Laundry tub



102. Laundry tub

- Hot/cold water supply



103. Hot/cold water supply

- Dryer
Maytag Model - Responded to controls, short cycle test
- Vented to outside

Bathroom ventilation:

- Exhaust fan
Responded to controls.

Stairs and railings:

- Inspected
Stairs to crawl space were inspected.



104. Inspected

Inventory Garage Door Opener: • Chamberlain - Lift Master

Note: Garage door responded to switch and sensors.



105. Chamberlain - Lift Master



106. Garage door - metal

Recommendations

RECOMMENDATIONS \ Overview

17. Condition: • Noted a strong cigarette smell in the crawl space and in the living area of the house. Recommend contacting a restoration company for ideas on how to remove the smoky smell.

Implication(s): possible health concerns,

Location: Throughout Crawl Space First Floor

Task: Improve

Time: Ongoing

FLOORS \ Carpet on floors

18. Condition: • [Stains](#)

Noted stains on carpet in the master bedroom, hallway and living room.

Implication(s): Cosmetic defects

Location: Various First Floor Living Room Dining Room Hallway Bathroom Master Bedroom

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107. Stains

108. Stains

19. Condition: • [Buckled](#)

Noted carpet in the spare bedroom was buckled. Recommend repairs

Implication(s): Cosmetic defects | Trip or fall hazard

Location: First Floor Bedroom

Task: Repair



109. Buckled

DOORS \ Interior trim

20. Condition: • [Doorstops missing or ineffective](#)

Noted door stop missing from behind the den door. Recommend installing a door stop to protect the walls from being damaged.

Implication(s): Chance of damage to finishes

Location: First Floor Office

Task: Provide

Time: Immediate Discretionary

EXHAUST FANS \ Exhaust duct

21. Condition: • [Not vented to exterior](#)

Noted exhaust duct from main bathroom was not connected to roof vent at time of inspection. Inspector reconnected duct to roof vent while inspecting the attic. Recommend monitoring.

Implication(s): Chance of condensation damage to finishes and/or structure

Location: Attic

Task: Monitor

Time: ongoing



110. Not vented to exterior



111. Not vented to exterior



112. Not vented to exterior

APPLIANCES \ Central vacuum

22. Condition: • Noted vacuum was missing from built in vacuum system. The vacuum piping connection is located in the garage.

Implication(s): Built in vacuum system not operational

Location: Front Garage

Task: Provide



113.

END OF REPORT