Inspection Report

Not Disclosed

Property Address:
Not Disclosed
Coquitlam, BC

West Coast Home Inspections Ltd.

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Site Elements

Inspection of site elements is primarily intended to address the condition of listed, readily visible and accessible elements immediately adjacent to or surrounding the house for conditions and issues that may have an impact on the house. Elements and areas concealed from view for any reason cannot be inspected. Neither the inspection nor report includes any geological surveys, soil compaction surveys, ground testing, or evaluation of the effects of, or potential for, earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason. Information on local soil conditions and issues should be obtained from local officials and/or a qualified specialist prior to closing. In addition to the stated limitations on the inspection of site elements, a standard home inspection does not include evaluation of elements such as underground drainage systems, site lighting, irrigation systems, barbecues, sheds, detached structures, fencing, privacy walls, docks, seawalls, pools, spas and other recreational items. Additional information related to site element conditions may be found under other headings in this report, including the FOUNDATION/SUBSTRUCTURE and WATER PENETRATION sections.

Styles & Materials

Driveway:
Concrete

Walkway:
Concrete Pavers

		S	F	RR	IN	NA	NI
1.0	Driveway/Parking	X					
1.1	Sidewalks & Concrete Patios (if applicable)	X					
1.2	Ground Slope at Foundation	X					
1.3	Retaining Walls	X					
		S	**F**	**RR**	**IN**	**NA**	**NI**

S=Satisfactory, F=Fair, RR=Repair or Replace, IN=Information, NA=Not Applicable, NI=Not Inspected

Comments:

1.0 Driveway is in satisfactory condition, consistent with the age of the home. No issues noted.

1.1 The paving stone sidewalk is in Satisfactory condition, with no issues noted.

1.2 No issues noted with the ground slope as the natural slope is away from the home and foundation. Be aware that it is important to maintain a soil level of at least 6" below the bottom of the siding. Should soil come in contact with the bottom of the siding, wood rot will occur in the substrate under the siding material, as capillary action will cause moisture to be drawn out of the damp soil and wick up under the siding.

1.3 The Allen Block retaining wall at the back of the home is well built with no issues noted.

NOTE: Site conditions are subject to sudden change with exposure to rain, wind, temperature changes, and other climatic factors. Roof drainage systems and site/foundation grading and drainage must be maintained to provide adequate water control. Improper/inadequate grading or drainage and other soil/site factors can cause or contribute to foundation movement or failure, water infiltration into the house interior, and/or mold concerns. Independent evaluations by an engineer or soils specialist is required to evaluate geological or soil-related concerns. Houses built on expansive clays and uncompacted fill, on hillsides, along bodies of water, or in low-lying areas are especially prone to structural concerns. All improved surfaces such as patios, walks, and driveways must also be maintained to drain water away from the foundation. Any reported or subsequently occurring deficiencies must be investigated and corrected to prevent recurring or escalating problems. Independent evaluation of ancillary and site elements by qualified serviceperson's is recommended prior to closing. ***All repair needs or recommendations for further evaluation should be addressed prior to closing. It is the client's responsibility to perform a final inspection to determine house and element conditions at the time of closing. If any decision about the property, or its purchase, would be affected by any condition or the cost of any required or discretionary remedial work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decision.***

Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style:
Lap

Siding Material:
Composite board

Exterior Entry Doors:
Steel
Insulated glass

Appurtenance:
Deck with steps

Window Types:
Thermal/Insulated
Sliders
Vinyl Framed

Window Manufacturer:
OASIS

		S	F	RR	IN	NA	NI
2.0	WALL CLADDING, FLASHING AND TRIM			X			
2.1	DOORS (exterior)	X					
2.2	WINDOW & TRIM FLASHING	X					
2.3	DECKS, BALCONIES, STOOPS, STEPS, PORCHES, PATIO/ COVER AND RAILINGS			X			
2.4	VEGETATION	X					
2.5	EAVES, SOFFITS, RAKE BOARD AND FASCIAS	X					
2.6	PLUMBING WATER FAUCETS (hose bibs)	X					
2.7	RECEPTACLES (exterior)	X					
2.8	DOORBELL	X					
		S	F	RR	IN	NA	NI

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Comments:

2.0 The 1x4 trim on the West side of the home has come loose and is going to fall off. The builder tried to nail it at an angle, which is not going to penetrate hardy board (your siding). I recommend repairs before it falls completely.
Also... I recommend sealing around any penetration points and openings with clear silicone, and installing flashing where required. This exposed area is vulnerable and water will get in behind the rock fascia unless repairs are made.

2.1 The exterior doors are functional and in satisfactory condition, consistent with the age of the home. Recommend monitoring and regular maintenance of areas which require, paint, caulking, etc.

2.2 As viewed from the exterior, the windows are in satisfactory condition, consistent with the age of the home. As a preventative maintenance measure I recommend the homeowner apply paint to all exposed wood, and apply silicone caulking as necessary, where the window trim and siding meet, to minimize moisture and insect penetration.

2.3 As the deck is higher off the ground that standard, the stairs at the back of the home are very long. They have also been "notched" mid-way to allow for the installation of the handrail, which effectively weakens the stair at the point where it needs to be the strongest.
I recommend a qualified contractor install X-bracing in the manner depicted. This will provide support for when the stairs

are loaded with multiple occupants, and will prevent lateral (side to side) movement - which is very notable at present.

2.4 No vegetation issues noted. Recommend keeping vegetation trimmed back at least 8" from the home as regular maintenance chore.

2.5 The fascia and soffits and eaves were in satisfactory condition. I recommend periodically repainting and caulking the seams as a necessary form of maintenance. I also recommend periodically checking the soffits for any small openings that would provide access for birds & rodents, to prevent them from nesting within the home/attic.

2.6 No issues noted with the exterior hose bibs, which have anti-syphon valves installed (this is ideal to prevent stagnant hose water from entering the home's distribution system).

2.7 The exterior receptacle functions as designed with no issues noted.

2.8 The doorbell works as intended... no issues.

NOTE: The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. ***All repair needs or recommendations for further evaluation should be addressed prior to closing. It is the client's responsibility to perform a final inspection to determine house and element conditions at the time of closing. If any decision about the property, or its purchase, would be affected by any condition or the cost of any required or discretionary remedial work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decision.***

Roof Elements

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of' leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Viewed roof covering from:
Ground
Ladder
Upper Floor Windows
12X Camera Zoom Lens

Roof-Type:
Combination (Gable & Hip)

Roof Covering:
Architectural
Asphalt/Fiberglass

Roof Covering Layers:
Single Layer

Chimney (exterior):
N/A

Sky Light(s):
None

Roof Ventilation:
Ridge vents
Soffit Vents
Passive

Gutters:
Metal

Downspouts:
Metal

Perimeter Drain Material:
Solid PVC

		S	F	RR	IN	NA	NI
3.0	ROOF COVERINGS	X					
3.1	ROOF FLASHING	X					
3.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	X					
3.3	ROOF VENTILATION	X					
3.4	ROOFING DRAINAGE SYSTEMS (gutters; downspouts; perimeter drainage)			X			

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Comments:

3.0 The asphalt shingled roof is in Satisfactory condition, with maximum years of life remaining.

Any obvious areas where roof caulking is required (cracks, exposed nail heads) should be attended to in order to prolong the life of the roof and minimize chances for leakage.

3.1 No roof flashing issues noted, however conclusive determination not always possible. I recommend that all flashing be periodically inspected (and any gunk build-up cleaned away, which can dam up proper drainage), and that caulking be applied where required.

3.2 No issues noted with any roof penetrations. Recommend semi-annual checking of any penetrations as a regular maintenance item to caulk any areas that may become suspect.

3.3 Passive vents noted along the back side of the roof and at the soffits. No issues suspected.

3.4 Overall the gutters and downspouts are in satisfactory condition, however the lower strap, meant to secure the downspout in place, has not been fastened. I recommend this be addressed.

NOTE: The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. ***All repair needs or recommendations for further evaluation should be addressed prior to closing. It is the client's responsibility to perform a final inspection to determine house and element conditions at the time of closing. If any decision about the property, or its purchase, would be affected by any condition or the cost of any required or***

discretionary remedial work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decision.

Garage

Inspection of the garage is limited to readily visible and accessible elements as listed herein. Elements and areas concealed from view cannot be inspected. More so than most other areas of a house,garages tend to be filled with storage and other items that restrict visibility and hide potential concerns, such as water damage or insect infestation. A standard home inspection does not include an evaluation of the adequacy of the fire separation assemblies between the house and garage, or whether such assemblies comply with any specific requirements. Inspection of garage doors with connected automatic door operator is limited to a check of operation utilizing hard-wired controls only. Additional information related to garage elements and conditions may be found under other headings in this report, including ROOFS and EXTERIOR ELEMENTS.

Styles & Materials

Garage Door Type:
One manual

Garage Door Material:
Metal

Auto-opener Manufacturer:
N/A

Built-in Vacuum Manufacturer:
NO BUILT-IN VACUUM
Pre-Plumbed for Built in Vac

		S	F	RR	IN	NA	NI
4.0	GARAGE CEILINGS	X					
4.1	GARAGE WALLS (INCLUDING FIREWALL SEPARATION)	X					
4.2	GARAGE FLOOR	X					
4.3	GARAGE DOOR (S)			X			
4.4	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)					X	
4.5	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME	X					
4.6	OUTLETS AND WALL SWITCHES	X					
		S	**F**	**RR**	**IN**	**NA**	**NI**

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Comments:

4.0 The condition of the garage ceilings is consistent with the age of the home, and in satisfactory condition with no issues noted.

4.1 The condition of the garage walls is consistent with the age of the home, and in satisfactory condition with no issues noted.

4.2 Condition of the floor consistent with the age of the home, and in satisfactory condition with no issues noted.

4.3 The garage door is dented in the lower right corner (as viewed from inside). It is not visible from the outside however, as the home is brand new (and should be in perfect condition when delivered to you), I recommend you have the contractor repair this.

4.4 The garage door opener has not yet been installed.

4.5 No issues noted with the entry door from the garage. The seal is functional and the spring hinges will self-close the door.

4.6 No issues noted with the receptacles or wall switches.

NOTE: Any areas obstructed at the time of inspection should be cleared and checked prior to closing. The integrity of the fire-separation wall/ceiling assemblies generally required between the house and garage, including any house-to-garage doors and attic hatches, must be maintained for proper protection. Review manufacturer use and safety instructions for garage doors and automatic door operators. All doors and door operators should be tested and serviced on a regular basis to prevent personal injury or equipment damage. Any malfunctioning doors or door operators should be repaired prior to using. Any door operators without auto-reverse capabilities should be repaired or upgraded for safety. The storage of combustibles in a garage creates a potential hazard, including the possible ignition of vapors, and should be restricted. ***All repair needs or***

recommendations for further evaluation should be addressed prior to closing. It is the client's responsibility to perform a final inspection to determine house and element conditions at the time of closing. If any decision about the property, or its purchase, would be affected by any condition or the cost of any required or discretionary remedial work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decision.

Interior Elements

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:
Sheetrock

Wall Material:
Sheetrock

Floor Covering:
Laminated T&G
Carpet
Tile

Interior Doors:
Hollow core
Wood

Clothes Dryer Vent Material:
None

		S	F	RR	IN	NA	NI
5.0	FLOOR COVERINGS	X					
5.1	WALLS	X					
5.2	CEILINGS	X					
5.3	DOORS (REPRESENTATIVE NUMBER)			X			
5.4	WINDOWS (representative number - as viewed from the Interior)			X			
5.5	CLOTHES DRYER VENT	X					
5.6	STAIRS, STEPS, & HANDRAILS	X					
5.7	TRIM (base, ceiling, window, door)			X			

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Comments:

5.0 The flooring is in satisfactory condition consistent with the age of the home. No deflection noted, however condition of the substrate was not able to be determined.

5.1 The walls were in satisfactory condition, with no issues noted.

5.2 The ceilings are in satisfactory condition, consistent with the age of the home.

5.3 Numerous door repairs were noted:

1. The French Doors into the Den not secure because the strike does not line up with the hole that was drilled in the frame. I recommend repairs by a qualified contractor.

2. The closet door knobs were installed in the wrong location in the downstairs bedroom. I recommend replacing the doors as any repair attempts will be visible.
3. The strike and plate in the door into the basement suite are not correct, and damage has already occurred. I recommend the entire door frame be replaced and the correct passage set & strike be installed.
4. The Finisher used nails that were too long to secure the moulding. The nails have scraped against the side of the pocket door. I recommend repairs by a qualified contractor.

5.4 The living room window in the basement suite does not latch. This may be correctable with an adjustment, or it may be a poorly manufactured window that does not align. I recommend repairs by a qualified contractor.
While aesthetics aren't my concern, wouldn't you prefer privacy glass beside the soaker tub in the Master Ensuite?

5.5 I recommend that when you install your dryer that you utilize either solid or flexible METAL ducting (NOT the plastic

stuff as this is a fire hazard).

5.6 Stairs are consistent and the railing is solid; no issues noted.

5.7 It is possible that the contractor plans on returning to finish the trim, but just in case... finishing is required in the Master Bedroom, as well.... separation is occurring over the arch in the Main Floor Living Room.

NOTE: The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. ***All repair needs or recommendations for further evaluation should be addressed prior to closing. It is the client's responsibility to perform a final inspection to determine house and element conditions at the time of closing. If any decision about the property, or its purchase, would be affected by any condition or the cost of any required or discretionary remedial work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decision.***

Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors:
Below ground
110/240 volts

MAX Panel Amperage:
125 AMP MAX Main Breaker

Main Breaker Amperage:
125 AMP

Panel Type:
Circuit breakers

Electric Panel Manufacturer:
SIEMENS

Branch wire 15 and 20 AMP:
Copper

Wiring Methods:
Romex (modern)

Dryer Power Source:
220 Electric

Sub Panel Amperage:
60 AMP

		S	F	RR	IN	NA	NI
6.0	SERVICE ENTRANCE CONDUCTORS, CABLES & RACEWAYS	X					
6.1	SERVICE GROUNDING PROVISIONS	X					
6.2	DISTRIBUTION PANEL & INTERIOR COMPONENTS			X			
6.3	LOCATION OF MAIN AND DISTRIBUTION PANELS	X					
6.4	SWITCHES, RECEPTACLES & INTERIOR & EXTERIOR FIXTURES			X			
6.5	WIRING TYPE AND CONDUCTORS	X					
6.6	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	X					
6.7	SMOKE DETECTORS	X					

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Comments:

6.0 Underground service not visible. No issues noted.

6.1 Ground wire located; no issues noted with grounding from within the panel.

6.2 The front panel cover is either missing a couple breakers (labeled Lights & Plugs), or there needs to be "knock-out plugs" installed to prevent anyone from sticking their fingers into the panel. I recommend a qualified Electrician plug these.

6.3 The main panel is located in the garage and the sub panel is located in the basement.

6.4 There is one missing cover plate in the basement suite laundry that needs to be repaired for obvious safety reasons. There is also one non-functioning GFCI receptacle in the upstairs kitchen island, which requires replacement by a qualified contractor.

6.5 No issues noted with visible Lumex wiring.

6.6 The GFCI receptacles in the bathrooms, around the exterior of the home, and near the kitchen sinks, tripped when tested.

6.7 Installation of smoke detectors noted and tested using the built-in test button. This is a limited test. I recommend testing on a regular basis and replacing if anything at all appears faulty.

NOTE: The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. ***All repair needs or recommendations for further evaluation should be addressed prior to closing. It is the client's responsibility to perform a final inspection to determine house and element conditions at the time of closing. If any decision about the property, or its purchase, would be affected by any condition or the cost of any required or discretionary remedial work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decision.***

Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source:
Public

Plumbing Water Supply (into building):
New PEX

Plumbing Water Distribution (inside building):
New PEX

Washer Drain Size:
1 1/2" Diameter

Plumbing Waste Line:
ABS

		S	F	RR	IN	NA	NI
7.0	MAIN WATER SHUT-OFF DEVICE (Describe location)	X					
7.1	WATER FLOW AT FIXTURES	X					
7.2	INTERIOR DRAIN, WASTE AND VENT SYSTEMS MATERIALS	X					
7.3	WATER DISTRIBUTION SYSTEMS (Interior piping, supports, leaks)	X					

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Comments:

7.0 The water main shut-off is located between the hot water tank and furnace in the utility room.

7.1 Water pressure and flow at fixtures was adequate.

7.2 No issues noted with the visible drain, waste and vent system materials. Drainage was satisfactory throughout the home.

7.3 No issues noted with the visible water distribution lines.

NOTE: The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. ***All repair needs or recommendations for further evaluation should be addressed prior to closing. It is the client's responsibility to perform a final inspection to determine house and element conditions at the time of closing. If any decision about the property, or its purchase, would be affected by any condition or the cost of any required or discretionary remedial work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decision.***

Water Heater

The inspection of hot water supply systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view for any reason cannot be inspected. All standard water heaters require temperature-pressure relief valves (TPRV); these units are not operated during a standard home inspection but should be checked regularly for proper operation. A standard home inspection does not include evaluation of the adequacy/capacity of hot water supply systems, or inspection of saunas, steam baths, or solar systems. An increase in the hot water supply system capacity may be needed for large jetted baths or other fixtures requiring a large volume of hot water, or when bathroom or plumbing facilities are added or upgraded. Additional information related to the hot water supply system may be found under other headings in this report, including the BATHROOMS and PLUMBING SYSTEM sections.

Styles & Materials

Location:
Basement

Power Source:
Gas (quick recovery)

Manufacturer:
BRADFORD-WHITE

Capacity:
60 US / 50 IMP Gallons

Age:
New

		S	F	RR	IN	NA	NI
8.0	WATER HEATER CONDITION	X					
8.1	WATER HEATER ISOLATION VALVES	X					
8.2	EXHAUST VENTING	X					
8.3	GAS/FUEL LINES AT UNIT & SHUT-OFF LOCATION(S)	X					
8.4	TPRV (Temperature Pressure Relief Valve)	X					
8.5	SEISMIC RESTRAINTS	X					
8.6	FLOOR DRAIN	X					
		S	F	RR	IN	NA	NI

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Comments:

8.0 While it is not possible to determine the remaining life of a tank, there were no outward indications of any life-expectancy issues at the time of the inspection.

8.1 HW Tank shut-off located directly above the tank.

8.2 No issues noted with the vent connector.

8.3 No issues noted with the professionally manifolded gas lines and shut-offs.

8.4 No issues noted. TPRV installed and pipe directed to the floor pan/drain.

8.5 Seismic restraint in place; no issues noted.

8.6 There is a floor drain present. I recommend that every 4 months a gallon of water be poured into the drain. This practice will help ensure that potentially harmful gases do not back up and enter the home.

NOTE: Maintain hot-water supply temperatures at no more that about 120 degrees F (49 degrees Celsius) for personal safety; hot water represents a potential scalding hazard. Anti-scald devices are available as an added safety measure. The combustion chamber or ignition sources of water heaters and other mechanical equipment in garage areas should be positioned/maintained at least 18 inches above the floor for safety reasons. Adequate clearance to combustibles must also be maintained around the unit and any vents. Restraining straps are generally required on heaters in active seismic zones. Safety valve (TPRV) discharge should be through a drain line to a readily visible area that can be monitored. Newer tanks should be drained periodically, but many old tanks are best left alone. Tankless or boiler coils systems have little or no storage capacity; a supplemental storage tank can often be added if needed. A qualified plumber or specialist should perform all water heating system repairs. ***All repair needs or recommendations for further evaluation should be addressed prior to closing. It is the client's responsibility to perform a final inspection to determine house and element conditions at the time of closing. If any decision about the property, or its purchase, would***

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Heating System

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type:	**Heating Equipment Energy Source:**	**Number of Heat Systems (excluding wood):**
Forced Air Electric Base Fireplace	Natural gas Electric	Three
Heat System Brand:	**Ductwork:**	**Filter Type:**
AIRE-FLO	Non-insulated	MISSING!
Types of Fireplaces:	**Operable Fireplaces:**	**Furnace/Boiler Age (approx):**
Vented gas logs	One	New (within last 5 years)

		S	F	RR	IN	NA	NI
9.0	HEATING UNIT - PRIMARY	X					
9.1	HEATING UNIT - SECONDARY	X					
9.2	ELECTRIC BASEBOARD HEATERS	X					
9.3	BURNERS	X					
9.4	GAS / FUEL LINES AT UNIT	X					
9.5	COMBUSTION AIR PROVISIONS	X					
9.6	VENT CONNECTOR	X					
9.7	HEAT DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, registers, radiators, fan coil units and convectors)			X			
9.8	FURNACE FILTER			X			
9.9	THERMOSTAT	X					
9.10	AUTOMATIC SAFETY CONTROLS	X					
9.11	MAIN GAS SHUT-OFF	X					
		S	**F**	**RR**	**IN**	**NA**	**NI**

S=Satisfactory, F=Fair, RR=Repair or Replace, IN=Information, NA=Not Applicable, NI=Not Inspected

Comments:

9.0 The gas furnace is in proper working order. To maintain it in good condition I recommend service checks by a licenced HVAC Tech, approximately every two years.

9.1 No issues noted with the direct vent gas fireplace, which operated normally from the wall-mounted switch.

9.2 The electric baseboards are thermostatically controlled and functioned normally. I did not test the calibration accuracy of the thermostats.

9.3 The burners are not visible in this type of induced-draft furnace, however they fired when tested with the wall-mounted thermostat.

9.4 No issues noted with the gas lines. Professional installation. Cleanly manifolded with individual shut-offs to each appliance.

9.5 Make-up air provided by a dedicated duct. No issues noted.

9.6 The vent connections are in good repair... no issues noted.

9.7 There is dangling support strapping at the main heating trunk. It looks like two straps were INTENDED for installation, but they were two short so the contractor just left them. This is a heavy duct and requires support. I recommend longer straps be installed as originally planned.

9.8 The filter is missing. It is likely one has never been installed. I recommend installing a filter ASAP and having the contractor bring in an HVAC Tech to professionally clean the furnace, which has accumulated an excessive amount of dust during the construction phase.

9.9 The thermostat was tested and found to be operational. Calibration accuracy not verified.

9.10 The automatic safety controls on the furnace functioned as designed; no issues noted.

9.11 The Main Gas shutoff is located at the exterior of the building. This is something that, as a homeowner, you would generally not touch.

NOTE: The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. ***All repair needs or recommendations for further evaluation should be addressed prior to closing. It is the client's responsibility to perform a final inspection to determine house and element conditions at the time of closing. If any decision about the property, or its purchase, would be affected by any condition or the cost of any required or discretionary remedial work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decision.***

Bathroom(s)

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other elements associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. Water flow and drainage evaluations are limited to a visual assessment of functional flow. The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components can be found under other headings, including the PLUMBING SYSTEM.

Styles & Materials

Exhaust Fans:
Fan

		S	F	RR	IN	NA	NI
10.0	SINK(S)	X					
10.1	TOILET(S)	X					
10.2	BATHTUB and ENCLOSURE / SURROUND	X					
10.3	TUB FAUCET(S)	X					
10.4	SHOWER STALL	X					
10.5	BATHROOM WATER SUPPLY	X					
10.6	CABINETRY & COUNTER TOPS	X					
10.7	FLOOR COVERING	X					
10.8	WALLS	X					
10.9	CEILINGS	X					
10.10	DOOR(S)	X					
10.11	VENTILATION			X			

S=Satisfactory, F=Fair, RR=Repair or Replace, IN=Information, NA=Not Applicable, NI=Not Inspected

Comments:

10.0 When I test bathroom sinks I fill them to check that the overflow is working. I also check the stopper and draining capabilities then report on my findings. No issues noted with the sinks, which are in satisfactory condition relative to the age of the home. I tested the stopper and draining capability, and performance was adequate.

10.1 The toilets were secure and no evidence of moisture was detected or observed.

10.2 The tub has a tiled backsplash. While currently in satisfactory condition, as tiles will leak over time **if left unattended**, I recommend that the entire enclosure be periodically checked, cleaned and sealed as necessary, as part of a regular maintenance item.

10.3 As you want to eliminate the possibility of water being able to get in behind the wall, I recommend periodically checking the clear silicone caulking around the fixtures.

10.4 No issues noted with the one-piece shower stall. I ran the shower for 4 - 5 minutes and drainage was satisfactory.

10.5 Water pressure was adequate with the tub, sink and toilet operating simultaneously.

10.6 The cabinetry & counter tops were in satisfactory condition, consistent with the age of the home.

10.7 Flooring was tile and in satisfactory condition. I recommend periodically checking the silicone caulk along floor and tub/shower as a regular maintenance item, as well as cleaning and sealing the grout between the tiles. No deflection noted, however absolute determination of the substrate not possible.

10.8 The condition of the walls was satisfactory, consistent with a home of this age.

10.9 The ceilings are in satisfactory condition with no issues noted.

10.10 The bathroom door and privacy function are satisfactory with no issues noted.

10.11 Ventilation was provided by a single fan and a window. I recommend periodically cleaning the fan grill to ensure maximum efficiency and to help extend the design life of the fan motor.

As showers generate an excessive amount of humidity, which can damage ceilings and create mould & mildew growth, I recommended allowing 60 minutes of run-on after showering.

The exhaust venting in the attic is not secured. I recommend having your contractor go up into the attic and use flexible metal straps to secure & support the longer sections of insulated exhaust venting to the trusses. At present they are held on with tape, which will come loose under the stress of the weight of the vent itself. When this happens the vent will fall all the humidity from your bathroom will go directly into your attic, which can lead to mould issues.

NOTE: Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showering's or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-fault Circuit-interrupters (GFCI's) are recommended for all bathroom receptacle outlets. ***All repair needs or recommendations for further evaluation should be addressed prior to closing. It is the client's responsibility to perform a final inspection to determine house and element conditions at the time of closing. If any decision about the property, or its purchase, would be affected by any condition or the cost of any required or discretionary remedial work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decision.***

Kitchen and Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Refrigerator:
NONE

Range/Oven:
NONE

Dishwasher Brand:
FRIGIDAIRE

Exhaust/Range hood:
FRIGIDAIRE (built in Micro)

Cabinetry:
Melamine Cabinets

Countertop:
Granite

Disposer Brand:
VALLEY ACRYLIC

Built in Microwave:
FRIGIDAIRE

		S	F	RR	IN	NA	NI
11.0	PLUMBING / SINK	X					
11.1	CABINETRY			X			
11.2	COUNTER TOP	X					
11.3	COOKING UNIT (oven)				X		
11.4	MICROWAVE COOKING EQUIPMENT	X					
11.5	EXHAUST / VENT SYSTEM	X					
11.6	REFRIGERATOR				X		
11.7	DISHWASHER	X					
11.8	FOOD WASTE DISPOSER				X		
		S	**F**	**RR**	**IN**	**NA**	**NI**

S=Satisfactory, F=Fair, RR=Repair or Replace, IN=Information, NA=Not Applicable, NI=Not Inspected

Comments:

11.0 When I test kitchen sinks I fill and drain them to check for leaks I also check the operation of the faucet. No issues noted with the sink or faucet, which are in satisfactory condition.

11.1 The drawer in the island in the basement suite has been modified in an attempt to accommodate the plumbing for the Dish Washer. The modifications have compromised the drawer (which will fall apart if you attempt to use it). I recommend having the cabinet company repair as necessary.

11.2 The kitchen counter tops were in satisfactory condition, consistent with a kitchen of this age.

11.3 The oven has not been installed.

11.4 The built-in microwave functioned as designed when tested. No issues noted.

11.5 The exhaust vent fan operated as designed when tested.

11.6 While the refrigerator has not yet been installed, I would like to point out that THERE IS NO ELECTRICAL OUTLET in the wall behind the refrigerator.

For whatever reason, the electrician placed the receptacle far too high on the wall, and nobody picked up on this before the cabinets were installed. Short of removing the cabinet and having the Electrician relocate the receptacle, then having a drywaller come back to repair the wall damage, and then have the cabinet installers return to re-hang the cabinet (which would be the ideal way to correct this)... you will have to have a 2" hole bored into the bottom of the cabinet.

11.7

The dishwashers were operational at time of inspection and cycled satisfactorily. Assessment was limited to a single cycle operation of the motor and visual check of other readily accessible components. Dishwashing/cleaning adequacy and soap dispenser function were not evaluated.

The drain hose is correctly installed providing a high loop/air gap to prevent back flow to the dishwasher.

11.8 A garburator has been installed upstairs and downstairs. There are no issues with the upstairs, but downstairs there are two issues... (1) there is no electrical power to the unit, and (2) because the Dish Washer is installed in the island (and not beside the sink), the discharge line hook-up in the side of the garburator is not being used. The contractor attempted to plug it with duct tape(!?). This will never work.

Do NOT use the right side sink until this has been addressed as it will leak all over the inside of the cabinet.

I recommend the contractor address the leaking issue and an electrician install a source of power and a switch.

NOTE: The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. ***All repair needs or recommendations for further evaluation should be addressed prior to closing. It is the client's responsibility to perform a final inspection to determine house and element conditions at the time of closing. If any decision about the property, or its purchase, would be affected by any condition or the cost of any required or discretionary remedial work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decision.***

Attic

The inspection of attic areas and the roof structure is limited to readily visible and accessible elements as listed herein. Due to typical design and accessibility constraints such as insulation, storage, finished attic surfaces, roofing products, etc., many elements and areas, including major structural components, are often at least partially concealed from view and cannot be inspected. *A standard home inspection does not include an evaluation of the adequacy of the roof structure to support any loads, the thermal value or energy efficiency of any insulation, the integrity of vapor retarders, or the operation of thermostatically controlled fans.* Older homes generally do not meet insulation levels and energy conservation standards required for new homes. Additional information related to attic elements and conditions may be found under other headings in this report, including ROOFS and INTERIOR ELEMENTS.

Styles & Materials

Method used to observe attic:
From entry

Roof Structure:
Engineered wood trusses

Ceiling Structure:
2X4

Insulation:
Fiberglass (12 - 14")

		S	F	RR	IN	NA	NI
12.0	ROOF FRAMING (Structural)	X					
12.1	ROOF / DECK SHEATHING	X					
12.2	ATTIC ACCESS	X					
12.3	ATTIC INSULATION	X					
12.4	VENTILATION PROVISIONS (soffit baffles and vents)	X					
12.5	VAPOUR BARRIER	X					
		S	**F**	**RR**	**IN**	**NA**	**NI**

S=Satisfactory, F=Fair, RR=Repair or Replace, IN=Information, NA=Not Applicable, NI=Not Inspected

Comments:

12.0 No issues or modifications noted with the engineered trusses.

12.1 The plywood sheathing is in satisfactory condition with no issues noted.

12.2 Attic access was in the ceiling, located in the closet of the Master Bedroom.

12.3 Insulation was 12" - 14" of blown fiberglass. No issues noted.

12.4 Ventilation looks and feels satisfactory with no concerns or issues noted.

12.5 Vapour barrier noted. No issues.

NOTE: Attic heat, moisture levels, and ventilation conditions are subject to change. *All attics should be monitored for any leakage, moisture buildup or other concerns. Detrimental conditions should be corrected and ventilation provisions should be improved where needed.* Any comments on insulation levels and/or materials are for general informational purposes only and were not verified. Some insulation products may contain or release potentially hazardous or irritating materials - avoid disturbing. A complete check of the attic should be made prior to closing after non-permanent limitations/obstructions are removed. Any stains/leaks may be due to numerous factors; verification of the cause or status of all condition is not possible. *If concerns exist, recommend evaluation by a qualified roofer or the appropriate specialist.* Leakage can lead to mold concerns and structural damage. ***All repair needs or recommendations for further evaluation should be addressed prior to closing. It is the client's responsibility to perform a final inspection to determine house and element conditions at the time of closing. If any decision about the property, or its purchase, would be affected by any condition or the cost of any required or discretionary remedial work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decision.***

Foundation / Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation:
Poured concrete

Floor Structure:
2 X 10
Wood joists
16" on Center

Wall Structure:
2 X 4 Wood
2 X 6 Wood

Columns or Piers:
Wood Columns

Floor System Insulation:
UNKNOWN

		IN	NI	NP	RR
13.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	X			
13.1	WALLS (Structural)	X			
13.2	COLUMNS OR PIERS	X			
13.3	FLOORS (Structural)	X			
13.4	CEILINGS (Structural)	X			
13.5	INSULATION UNDER FLOOR SYSTEM	X			
13.6	VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)	X			
13.7	VENTILATION OF FOUNDATION AREA (crawlspace or basement)	X			

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

13.0 From what was visible, the foundation looked to be in satisfactory condition, with no evidence of structural cracking or water infiltration.

13.1 No structural wall issues noted however interior and exterior wall coverings prevent a conclusive determination of the walls.

13.2 No issues noted with any support columns.

13.3 No deflection or structural issues noted with the floor. An absolute determination of the floors is not possible as most of them are covered from above and below.

13.4 All of the ceilings are covered and structural members are not visible. No obvious problems discovered. I could not see behind these coverings.

13.5 All of the walls and ceilings are covered and any insulation that may or may not exist is not visible. No obvious problems discovered. I could not see behind these coverings.

13.6 No issues noted with any of the visible vapour barrier.

13.7 No basement ventilation issues noted.

NOTE: The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. ***All repair needs or recommendations for further evaluation should be addressed prior to closing. It is the client's responsibility to perform a final inspection to determine house and element***

conditions at the time of closing. If any decision about the property, or its purchase, would be affected by any condition or the cost of any required or discretionary remedial work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decision.

General Summary

West Coast Home Inspections Ltd.

www.westcoasthomeinspections.net
westcoastinspections@shaw.ca
604.897.2763
BPCPA License #48042

Customer
Not Disclosed

Property Address
Not Disclosed
Coquitlam, BC

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

Exterior

2.0 WALL CLADDING, FLASHING AND TRIM

Repair or Replace

The 1x4 trim on the West side of the home has come loose and is going to fall off. The builder tried to nail it at an angle, which is not going to penetrate hardy board (your siding). I recommend repairs before it falls completely.


2.0 Picture 1


2.0 Picture 2

Also... I recommend sealing around any penetration points and openings with clear silicone, and

installing flashing where required. This exposed area is vulnerable and water will get in behind the rock fascia unless repairs are made.

2.0 Picture 3

2.3 DECKS, BALCONIES, STOOPS, STEPS, PORCHES, PATIO/ COVER AND RAILINGS

Repair or Replace

As the deck is higher off the ground that standard, the stairs at the back of the home are very long. They have also been "notched" mid-way to allow for the installation of the handrail, which effectively weakens the stair at the point where it needs to be the strongest.

2.3 Picture 1

2.3 Picture 2

I recommend a qualified contractor install X-bracing in the manner depicted. This will provide support for when the stairs are loaded with multiple occupants, and will prevent lateral (side to side) movement - which is very notable at present.

2.3 Picture 3

Roof Elements

3.4 ROOFING DRAINAGE SYSTEMS (gutters; downspouts; perimeter drainage)

Repair or Replace

Overall the gutters and downspouts are in satisfactory condition, however the lower strap, meant to secure the downspout in place, has not been fastened. I recommend this be addressed.

3.4 Picture 1

Garage

4.3 GARAGE DOOR (S)

Repair or Replace

The garage door is dented in the lower right corner (as viewed from inside). It is not visible from the outside however, as the home is brand new (and should be in perfect condition when delivered to you), I recommend you have the contractor repair this.

4.3 Picture 1

4.3 Picture 2

Interior Elements

5.3 DOORS (REPRESENTATIVE NUMBER)

Repair or Replace

Numerous door repairs were noted:

1. The French Doors into the Den not secure because the strike does not line up with the hole that was drilled in the frame. I recommend repairs by a qualified contractor.


5.3 Picture 1

2. The closet door knobs were installed in the wrong location in the downstairs bedroom. I recommend replacing the doors as any repair attempts will be visible.


5.3 Picture 2

3. The strike and plate in the door into the basement suite are not correct, and damage has already occurred. I recommend the entire door frame be replaced and the correct passage set & strike be installed.


5.3 Picture 3

4. The Finisher used nails that were too long to secure the moulding. The nails have scraped against the side of the pocket door. I recommend repairs by a qualified contractor.


5.3 Picture 4


5.3 Picture 5

5.4 WINDOWS (representative number - as viewed from the Interior)

Repair or Replace

The living room window in the basement suite does not latch. This may be correctable with an adjustment, or it may be a poorly manufactured window that does not align. I recommend repairs by a qualified contractor.


5.4 Picture 1


5.4 Picture 2

While aesthetics aren't my concern, wouldn't you prefer privacy glass beside the soaker tub in the Master Ensuite?

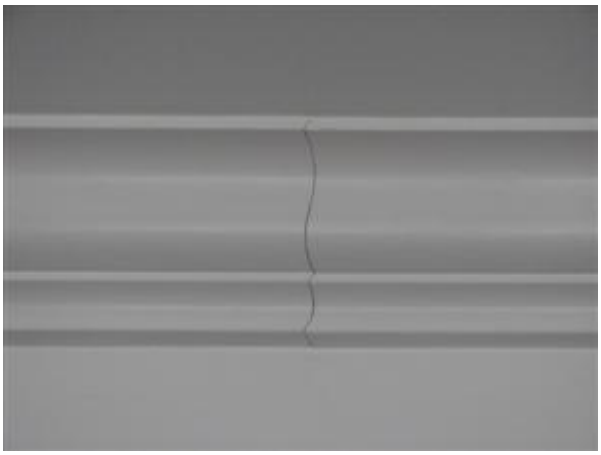

5.4 Picture 3

5.7 TRIM (base, ceiling, window, door)

Repair or Replace

It is possible that the contractor plans on returning to finish the trim, but just in case... finishing is required in the Master Bedroom, as well.... separation is occurring over the arch in the Main Floor Living Room.

5.7 Picture 1



5.7 Picture 2

Electrical System

6.2 DISTRIBUTION PANEL & INTERIOR COMPONENTS

Repair or Replace

The front panel cover is either missing a couple breakers (labeled Lights & Plugs), or there needs to be "knock-out plugs" installed to prevent anyone from sticking their fingers into the panel. I recommend a qualified Electrician plug these.

6.2 Picture 1

6.4 SWITCHES, RECEPTACLES & INTERIOR & EXTERIOR FIXTURES

Repair or Replace

There is one missing cover plate in the basement suite laundry that needs to be repaired for obvious safety reasons. There is also one non-functioning GFCI receptacle in the upstairs kitchen island, which requires replacement by a qualified contractor.


6.4 Picture 1


6.4 Picture 2

6.6 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Satisfactory

The GFCI receptacles in the bathrooms, around the exterior of the home, and near the kitchen sinks, tripped when tested.

Heating System

9.7 HEAT DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, registers, radiators, fan coil units and convectors)

Repair or Replace

There is dangling support strapping at the main heating trunk. It looks like two straps were INTENDED for installation, but they were two short so the contractor just left them. This is a heavy duct and requires support. I recommend longer straps be installed as originally planned.


9.7 Picture 1

9.8 FURNACE FILTER

Repair or Replace

The filter is missing. It is likely one has never been installed. I recommend installing a filter ASAP and having the contractor bring in an HVAC Tech to professionally clean the furnace, which has accumulated an excessive amount of dust during the construction phase.

9.8 Picture 1

Bathroom(s)

10.11 VENTILATION

Repair or Replace

The exhaust venting in the attic is not secured. I recommend having your contractor go up into the attic and use flexible metal straps to secure & support the longer sections of insulated exhaust venting to the trusses. At present they are held on with tape, which will come loose under the stress of the weight of the vent itself. When this happens the vent will fall all the humidity from your bathroom will go directly into your attic, which can lead to mould issues.

10.11 Picture 1

10.11 Picture 2

Kitchen and Appliances

11.1 CABINETRY

Repair or Replace

The drawer in the island in the basement suite has been modified in an attempt to accommodate the plumbing for the Dish Washer. The modifications have compromised the drawer (which will fall apart if you attempt to use it). I recommend having the cabinet company repair as necessary.


11.1 Picture 1


11.1 Picture 2

11.6 REFRIGERATOR

Information

While the refrigerator has not yet been installed, I would like to point out that THERE IS NO ELECTRICAL OUTLET in the wall behind the refrigerator.

For whatever reason, the electrician placed the receptacle far too high on the wall, and nobody picked up on this before the cabinets were installed. Short of removing the cabinet and having the Electrician relocate the receptacle, then having a drywaller come back to repair the wall damage, and then have the cabinet installers return to re-hang the cabinet (which would be the ideal way to correct this)... you will have to have a 2" hole bored into the bottom of the cabinet.


11.6 Picture 1


11.6 Picture 2

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its

components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.