



# Inspection Report

**Property Address:**



**West Coast Home Inspections**

**Arne Larsen**

**[www.westcoasthomeinspections.net](http://www.westcoasthomeinspections.net)**

**[westcoastinspections@shaw.ca](mailto:westcoastinspections@shaw.ca)**

**604.897.2763**

**BPCPA License #48042**



## General Summary



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**Customer**

**Property Address**

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.

### Site Elements

#### 1.1 Sidewalks & Concrete Patios (if applicable)

##### Repair or Replace

The concrete sidewalk is chipped at the back of the home. As the home is brand new I would request that it be repaired.



1.1 Picture 1



1.1 Picture 2

### Exterior

#### 2.1 DOORS (exterior)

##### Repair or Replace

The front door has taken a beating during construction. The frame itself is scarred and split...



2.1 Picture 1



2.1 Picture 2

... the door handle is difficult to open unless you tug the door towards you at the same time as you depress the thumb lever...



2.1 Picture 3

... and as a result of being forced, the door has split & chipped.

Again, as this is brand new construction, I recommend the door and frame be replaced by the builder.



## 2.1 Picture 4

**Garage****4.5 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME****Repair or Replace**

While the occupant door from the garage will self-close and seal, acting as a fire-stop and preventing carbon monoxide fumes from entering the home, there are other issues.

The width of the concrete footing is too narrow for the sill/threshold. There is excessive flex when you step on it and in time it will break down. I recommend the Builder widen the concrete footing at the door opening.



4.5 Picture 1

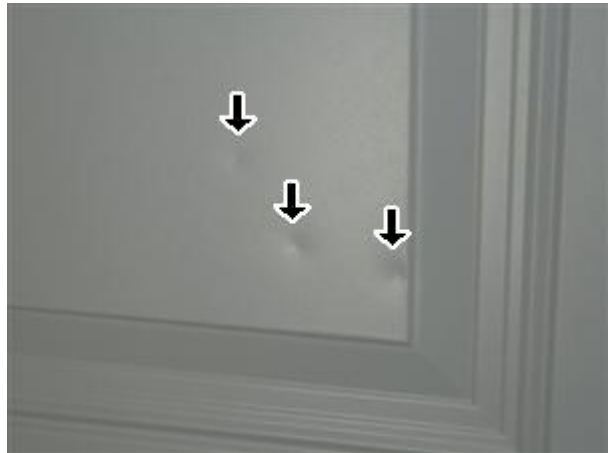


4.5 Picture 2

The other issue is cosmetic, in that there are three small dents in the door. As a brand new home, there should be NO dents in a new door. I recommend replacing the door.



4.5 Picture 3

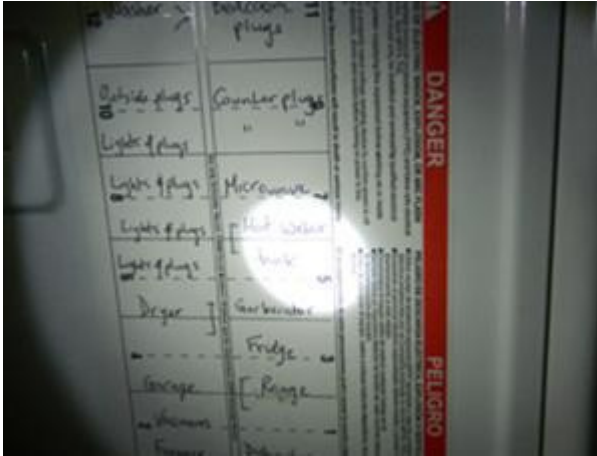


4.5 Picture 4

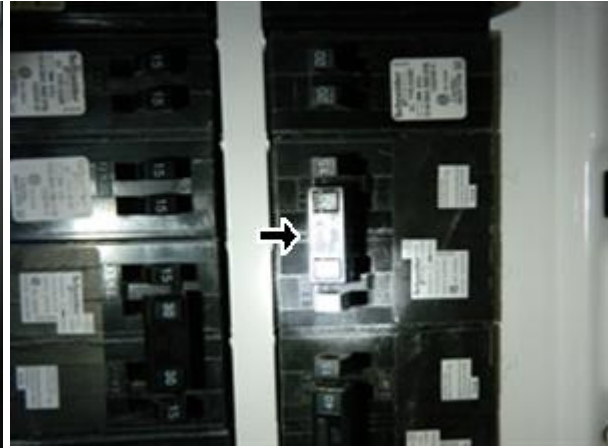
**Electrical System****6.2 DISTRIBUTION PANEL & INTERIOR COMPONENTS****Repair or Replace**

It would appear that the Electrician didn't pull the Hot Water Heater wire into the panel. It is

labeled on the panel (Picture 1), and the 30 AMP Breaker has been installed (Picture 2)...



6.2 Picture 1



6.2 Picture 2

... but there is no power at the "business end", as the wires are missing in the panel.

Ironically, this escaped the Electrician's notice, the Builder's notice, the Hot Water Tank installer's notice, and the City Building Inspector's notice.

The Builder will need to call the Electrician back to correct this.



6.2 Picture 3



6.2 Picture 4

## Water Heater

### 8.0 WATER HEATER CONDITION

#### Satisfactory

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.

*\* Note that while the tank is fine, at present there is no hot water due to an electrical issue.*

## Heating System

### 9.0 HEATING UNIT - PRIMARY

**Satisfactory**

The new high-efficiency 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.

*\* There is a lot of "construction dust" in the furnace. I recommend having it professionally cleaned prior to occupancy.*



9.0 Picture 1



9.0 Picture 2

**9.7 FURNACE FILTER****Repair or Replace**

This type of filter is FAIR (at best), and is currently packed with dust. It is little more than a screen which filters out only the larger particulates. A disposable paper filter would be much more efficient.



9.7 Picture 1



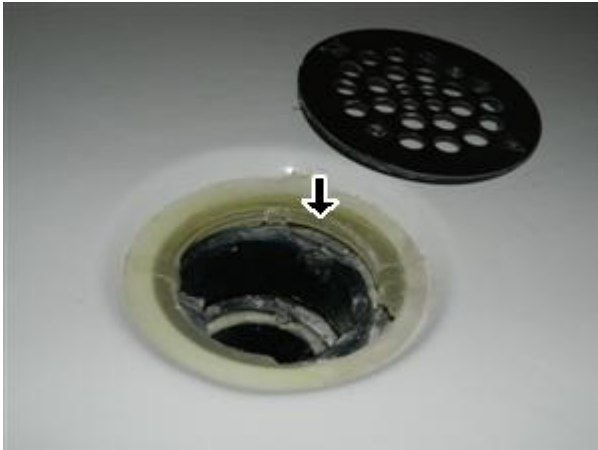
9.7 Picture 2

**Bathroom(s)****10.4 SHOWER STALL****Repair or Replace**

The shower drain has been damaged and the installer attempted to use silicone to hold the grate in place. You can not due this as the shower will very likely leak into the floor unless properly repaired.

For the life of me I can not see how this could have occurred AFTER the shower pan was installed - meaning that it was most likely damaged prior to the installation of the shower and the installer put it in anyway.

Do not use this shower until the Builder has a Plumber repair this.



10.4 Picture 1



10.4 Picture 2

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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.

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