



3518 Webber Rd., West Kelowna, BC, V4T 1H9

Inspection Report

John Doe

Property Address:
2170 Harvey Ave.
Kelowna BC



C4U Inspections

Lloyd Kenzle



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Date: 2/23/2010	Time: 07:12 AM	Report ID:
Property: 2170 Harvey Ave. Kelowna BC	Customer: John Doe	Real Estate Professional: Ken Unger Prudential

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

It is the client's responsibility to understand all aspects of the report and obtain any clarification from inspector prior to closing.

It is important that the client recognizes and accepts that the inspector does not inspect for code compliance and the inspector expects the home meets all municipal/provincial occupancy standards for its age. It is incumbent on the client to satisfy themselves that the building meets all regulatory and code requirements of the area.

BCIPI excludes items from inspection, such as: occupant wear and tear, underground irrigation systems, code compliance, security and sound/intercom systems, termite investigation, out buildings (except where specifically noted in report), septic system, swimming pools, hot tubs, ect. Refer to BCIPI standards for further details.

BCIPI excludes inventorying (providing an extensive list of) work involving damage, deficient, incomplete items. Client should ensure they understand the extent of the work prior to closing.

Examining for the presence of mould, mildew, chemicals, or volatile compounds or the like, visible or hidden, is beyond the scope of the inspection. Client is advised to consult a specialist in these areas if any is noted now or after taking possession of the building.

The inspector does not inspect for termites.

Real Estate industry statistics indicate that home purchasers should generally budget 1-2 per cent of the their home purchase price to maintenance, repair and unforeseen items in the first year of ownership.

Limitations:

The build is occupied by the vendor/tenant and their personal belongings conceal/limit the viewing and assessment of several areas.

A significant portion of plumbing pipes and electrical wires/receptacles are concealed in walls, floors, attics, etc. and can't be viewed, assessed and tested

All closets and vanities full of storage - can't view most surfaces.

The finishing of the exterior walls conceal the foundation walls, floor, structure components, and some mechanical elements and precludes their visual inspection. Normal instrument moisture readings were determined during the inspection. Notwithstanding these test readings, a dry basement/crawl space is not guaranteed presently or in the future.

The interior of chimneys and their flue liners are concealed from the inspector's view. The client is advised to have a qualified chimney sweeper or technician undertake an inspection/evaluation, and tune up of the fireplace/stoves and chimneys, prior to using these items.

Mid-Efficient and Standard Furnace - Only a small portion of the heat exchanger is visible for assessment by the inspector. Dismantling the furnace to thoroughly inspect the heat exchanger is beyond the scope of the inspection. The client should have a qualified furnace technician perform a complete inspection of the furnace before the next heating season.

Circuit Sizing - the inspector is required to assess the compatibility of conductor wire with overcurrent devices. In some instances, general trade practices include over-sizing overcurrent devices to avoid nuisances (eg. air conditioners, dryers). The inspector is not required to evaluate such general trade practices, but to inform the client of incompatibility.

Concealed electrical receptacles not tested.

Standards of Practice:

British Columbia Institute of Property
Inspectors

In Attendance:

Customer and their agent

Type of building:

Single Family (1 story)

Style of Home:

Bungalow

Approximate age of building:

35 Years

Home Faces:

Front

Temperature:

0 deg. C

Weather:

Cloudy

Rain in last 3 days:

No

Water Test:

No

Limitations:

Occupied building, Chimney, Finished
basement, Mid-efficient and standard furnace,
Circuit sizing

1. 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

Landscape:

Wood to earth
Trees/shurbs

Driveway/walks/steps:

Concrete
Asphalt
Block

Decks/porches/patios:

Deck
wood
Concrete
Metal rails
Wood rails

Retaining walls:

Wood
Concrete
Stone

Foundation & walls:

Vinyl
Composite board
Stucco
Birck

Siding Style:

Vinyl
Stucco
Brick

Window wells:

None

Windows:

Wood
Vinyl
Metal
Thermal
Single Hung
Double Hung
Single Glazed

Exterior Entry Doors:

Wood
Storm door
Metal

Inspection Items

1.0 LANDSCPAE

Comments: Inspected, Repair or Replace

- (1) Sloped land at rear of home has vegetation, erosion protection & mature trees.
- (2) Wood in contact with earth subject to rot/insects. Recommend removal.

(3) Raise landscaping/earth where low including at left side (facing front) & slope away from building 6 feet using impervious/clay fill to direct water away from building to low areas to reduce seepage & foundation damage.



1.0 Picture 1

1.1 DRIVEWAY/WALKS/STAPS

Comments: Inspected, Repair or Replace

- (1) Slopes to building.
- (2) Spalled
- (3) Micro cracking typical for slabs this age. Patch if cracks open.
- (4) Add hand rails at rear of home step, to avoid a hazard.



1.1 Picture 1

- (5) Some hand rails loose- re-fasten.

1.2 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Comments: Inspected

1.3 RETAINING WALLS

Comments: Inspected, Repair or Replace

- (1) Wall leans: is displaced.
- (2) Vertical cracking in concrete. No significant movement/displacement.

(3) Add weep holes to reduce hydrostatic pressure behind walls.



1.3 Picture 1

1.4 FOUNDATION & WALLS

Comments: Inspected

(1) Foundation & lower walls concealed by steps, storage, patio, vegetation - cannot view all.

(2) Paint failing on siding. Needs prep and paint at exterior.



1.4 Picture 1

(3) Bare wood needs primer and paint at exterior.

(4) Basement walkout concrete.

(5) Caulk/seal chips/cracks in stucco.

(6) Micro cracking in stucco surfaces is typical of the Okanagan. patch/seal cracks that open to prevent spalling over time.

(7) Caulk/seal all gaps, joints, splits at siding.

(8) Walkout drain not assessed for termination. Recommend testing regularly for operation.

1.5 WINDOW WELLS

Comments: Inspected, Repair or Replace

No window well can add curb to prevent moisture from entering



1.5 Picture 1

1.6 WINDOWS

Comments: Inspected

- (1) Some screens missing.
- (2) Some window screens damaged not all assessed.
- (3) Metal slider windows may be drafty - re-caulk and periodically replace worn seal to improve.
- (4) Some windows bind. Cannot open some. Adjust and lubricate. Ensure full operation in bedrooms for proper and safe egress.

1.7 DOORS (Exterior)

Comments: Inspected

- (1) Repair/replace damaged weather stripping.
- (2) Rough rollers/track on sliding door, repair/replace at patio
- (3) Missing screen at Patio

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. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Roofing

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

Roof Covering:

Asphalt/Fiberglass
Roll/Selvage

Viewed roof covering from:

Walked roof

Sky Light(s):

None

Chimney (exterior):

Metal

Flashings:

Metal
Plastic
Vents
Wall to Roof
Accessories

Accessories:

Air vent
Vent stack
Electrical mast
Roof vents
Turbine

Soffits/facias:

Aluminum

Gutters/downspouts:

Aluminum

Inspection Items

2.0 ROOF COVERINGS

Comments: Inspected

- (1) Moss - add zinc strips to remove
- (2) Excessive granules coming off of shingles. This is usually from inadequate attic ventilation or possibly a manufacturer defect. The cause of moisture needs to be found and corrected.
- (3) Roof is near/past end of useful life. Replace in near future to avoid leaks. Replace badly damaged areas & repair/monitor other sections to avoid leaks & extend life a few years.



2.0 Picture 1

- (4) Be advised: roofing contractors tend to recommend replacement over maintenance when solicited.
- (5) The roof covering has hairline cracks in various areas. This is possibly from a manufacturer defect. The roof could leak. I recommend repair or replace.

(6) Patched



2.0 Picture 2

2.1 FLASHINGS

Comments: Inspected

(1) Some corrosion and loose flashings repair/replace



2.1 Picture 1

(2) Roof to wall flashings installed improperly. Repair flashings or caulk to avoid leaks.



2.1 Picture 2

2.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected, Repair or Replace

(1) Rust/corrosion at metal chimney/flashing paint with rust proof paint to extend life.

(2) Caulk cracks & joints at cap to avoid leaks.



2.2 Picture 1

2.3 ROOF DRAINAGE SYSTEMS & FACIAS, SOFFITS

Comments: Inspected

(1) Dented

(2) The gutters appear intact but due to the lack of recent rain, I am unable to determine if gutters leak at seams or spills water.

(3) Termination/operation of below ground drainage can't be verified monitor for signs of back up & flush as required.

2.4 ACCESSORIES

Comments: Inspected

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. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Insulation:

Batt
Fiberglass

Ventilation:

Gable vents
Soffit Vents

Exhaust Fans:

Fan only

Dryer Power Source:

220 Electric

Dryer Vent:

Flexible Metal

Floor System Insulation:

NONE

Vent Pipes:

Metal

Inspection Items

3.0 INSULATION IN ATTIC

Comments: Inspected, Repair or Replace

- (1) Vapor barrier.
- (2) Insulation thickness is about seven inches thick or 25.6 R-Value and type Fiberglass (Batts) insulation
- (3) Recommend adding insulation by 6-7 inches to match today's standards

3.1 INSULATION UNDER FLOOR SYSTEM

Comments: Inspected

None

3.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Comments: Inspected

Concealed by finished concrete floor

3.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Inspected

3.4 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Inspected, Repair or Replace

Wrap insulation around exhaust piping to prevent condensation/staining.

The insulation and ventilation 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. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. 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

Method used to observe Crawlspace:

No crawlspace

Floor Structure:

2 X 10

Wood joists

Wall Structure:

Concealed by finishings

Ceiling Structure:

Not visible

Roof Structure:

Engineered wood trusses

Plywood

Roof-Type:

Hip

Valley

Method used to observe attic:

From entry

Attic info:

Attic access

Attic hatch

Beams and posts:

Concealed

Inspection Items

4.0 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.)

Comments: Inspected

- (1) All basement finished except Mechanical room Comments cover unfinished areas only. Can't determine if damage exists behind finished surfaces.
- (2) Can't view many walls and floors - storage, mats, shelves all areas.
- (3) Stress/shrinkage cracks at concrete, floors. Basement concrete floor slabs typically have little or no reinforcing steel. Cracking is to be expected.
- (4) Raised wood floors some areas. Can't view/assess wood under finishes.

4.1 WALLS (Structural)

Comments: Inspected

Bearing walls concealed by finish.

4.2 POSTS & BEAMS

Comments: Inspected

Concealed, finished basement.

4.3 FLOORS (Structural)

Comments: Inspected

- (1) Can't view many walls & floors - storage, mats, shelves all areas.
- (2) Joists, Bridging, Sill plates concealed.
- (3) Raised wood floor some areas. Can't view/access wood under finishes.

4.4 CEILINGS (structural)

Comments: Inspected

Most of the walls and ceilings in the finished basement are covered and structural members are not visible. No obvious problems discovered. I could not see behind these coverings.

4.5 ROOF STRUCTURE AND ATTIC

Comments: Inspected

Attic hatch should be weather stripped, insulated and fitting tightly.

4.6 ATTIC

Comments: Inspected

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. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Kitchen

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

Walls:

Drywall

Flooring:

Ceramic Tile

Ceiling:

Drywall

Stipple

Doors:

Wood

Hollow Core

Hinged

Windows:

None

Cabinetry & Counters:

Wood

Ceramic Tile

Laminate

Dishwasher Brand:

JENN AIR

Range/Oven:

DYNAMIC

Exhaust/Range hood:

BROAN

Built in Microwave:

NONE

Refrigerator:

FRIGIDAIRE

Disposer Brand:

NONE

Washer:

Maytag

Dryer:

Maytag

Inspection Items

5.0 WALLS

Comments: Inspected

(1) Some drywall nail pops - repair when redecorating.

(2) Scrapes, chips, scratches, stains on walls, ceilings, doors, windows trims, woodwork, baseboards, etc.

5.1 CEILING

Comments: Inspected

5.2 FLOOR COVERING

Comments: Inspected

Cannot view all floors - storage, rugs all areas.

5.3 DOORS

Comments: Inspected

5.4 CABINETS & COUNTERS

Comments: Inspected

(1) Chips/scrapes.

(2) Objects/storage limit viewing - cannot fully assess.

(3) Worn/scratches.

5.5 DISHWASHER

Comments: Inspected

(1) Dishwashers fail most commonly at the seals, motor and pump. Inspector dose not disassemble these components to inspect.

(2) Dishwasher not tested - is full of clean dishes.

(3) Tested on and off only-all functions/full cycles not tested.

5.6 RANGES/OVENS/COOKTOPS

Comments: Inspected

Tested on and off only-all functions/full cycles not tested.

5.7 RANGE HOOD

Comments: Inspected

Ductless

5.8 Fridge

Comments: Inspected

5.9 Washer

Comments: Inspected

Tested on and off only-all functions/full cycles not tested.

5.10 Dryer

Comments: Inspected

Tested on and off only-all functions/full cycles not tested.

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. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Rooms, Living, Dining, Bedrooms, Family, Laundry, Storage, Hallways, Den

Styles & Materials

Wall Material:

Drywall

Ceiling Material:

Drywall

Stipple

Floor Covering:

Carpet

Vinyl

Ceramic Tile

Laminate

Interior Doors:

Hinged

BiFold

Pocket

Hollow Core

Windows:

Wood

Vinyl

Metal

Sliding

Cased

Awning

Single Hung

Double Hung

Thermal

Stairways & Railings:

Metal

Inspection Items

6.0 WALLS

Comments: Inspected

(1) Some drywall nail pops - repair when redecorating.

(2) Scrapes, chips, scratches, stains on walls, ceilings, doors, windows trims, woodwork, baseboards, etc.

(3) Drywall uneven/wavy/uneven joint at some areas.

6.1 CEILINGS

Comments: Inspected

(1) Paint stains at some ceilings.

(2) Scrapes at some ceilings.

6.2 FLOORS & COVERINGS

Comments: Inspected

(1) Some grout lines cracked/loose - re-grout/re-cement/seal to protect structure behind.

(2) Significant stains traffic areas

(3) Cannot view all floors - storage, rugs all areas.

(4) Buckled carpets in some areas - can re-stretch.

6.3 STAIRWAYS & RAILINGS

Comments: Inspected

6.4 INTERIOR DOORS

Comments: Inspected

Some door stops missing

6.5 WINDOWS

Comments: Inspected

7. Bathrooms

Styles & Materials

Walls:

Drywall

Ceiling:

Drywall
Stipple

Floor Covering:

Ceramic Tile

Doors:

Hollow Core
Composite
Hinged

Windows:

None

Tub/Shower:

Enamel
Ceramic

Vanity/Counter/Sink:

Wood
Laminate

Inspection Items

7.0 WALLS

Comments: Inspected

7.1 CEILING

Comments: Inspected

7.2 FLOORS & COVERINGS

Comments: Inspected, Repair or Replace

(1) I recommend silicone caulk along floor and tub at hall bath.



7.2 Picture 1

(2) Some cracked tiles.



7.2 Picture 2

(3) Some grout lines cracked/loose - re-grout/re-cement/seal to protect structure behind.

7.3 DOORS

Comments: Inspected

7.4 TUB/SHOWER/TIOLETS

Comments: Inspected

7.5 VANITY/COUNTER/SINKS

Comments: Inspected

8. 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 home): Copper	Plumbing Water Distribution (inside home): Copper
Washer Drain Size: 2" Diameter	Plumbing Waste: ABS	Water Heater Power Source: Gas (quick recovery)
Water Heater Capacity: 175 Liters	Manufacturer: KENMORE Extra Info : 1004J..., 4 years old	Pump & Storage Tank: None

Inspection Items

8.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected, Repair or Replace

The plumbing waste line is a S trap and needs upgrade to a P trap with an auto-vent under the kitchen sink. This is not considered up to today's standard. A qualified licensed plumber should repair or correct as needed.



8.0 Picture 1

8.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Inspected

8.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Comments: Inspected

8.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Inspected

The main shut off is located Under Stairs, Laundry room.

8.4 MAIN FUEL SHUT OFF (Describe Location)

Comments: Inspected

The main shut off is adjacent.

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. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. 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:

Overhead service
Copper

Main Disconnect Rating:

100 amps

Panel capacity:

125 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

FEDERAL PIONEER

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

Auxiliary Panel:

None

Inspection Items

9.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected

The main shut off is at main entry

9.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Inspected

- (1) The distribution panel box is located at the main entry.
- (2) Ground/bond wires are connected at panel.
- (3) Ground/bonding terminals concealed.

9.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Comments: Inspected, Repair or Replace

- (1) Problem(s) discovered with Branch Circuits such as over sized breakers at main/auxiliary panel are a hazard. At positions reduce from 40 amps breakers to 30 amp wire of match wire size, or increase wire size. and any other problems that an electrical contractor may discover while performing repairs need correcting. I recommend a licensed electrical contractor inspect further and correct as needed.
- (2) Fasten loose receptacles and switches.
- (3) Add missing covers/clips on panel at gaps at breaker openings.

9.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: Inspected, Repair or Replace

- (1) I could not identify or inspect the outlet for refrigerator. I do not move refrigerators in order to access the outlet.
- (2) Fixtures dose not function from switch. Check bulb and still a problem, further investigation required.

(3) Receptacle/switch/junction box covers missing broken. Replacement recommended to reduce shock hazard.



9.3 Picture 1

(4) Bulbs/covers missing.

9.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Comments: Inspected

9.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

The GFCI outlet at the exterior is a non-grounded outlet which is currently acceptable, however, it should be labeled a non-grounded GFCI and it is not as safe as a grounded GFCI (for your information).



9.5 Picture 1

9.6 SMOKE DETECTORS

Comments: Inspected

The smoke detector should be tested at common hallway to bedrooms upon moving in to home.

9.7 CARBON MONOXIDE DETECTORS

Comments: Not Inspected

There is no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions.

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. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Heating / Central Air Conditioning

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: Forced Air	Energy Source: Gas	Number of Heat Systems (excluding wood): One
Heat System Brand: INT. COMFORT Serial # : 5005H..., 100,000 BTU, 5 years old	Ductwork: Non-insulated Metal	Filter Type: Disposable
Central Air Manufacturer: UNKNOWN	Types of Fireplaces: None	Operable Fireplaces: None
Cooling Equipment Type: None	Number of Woodstoves: One	Cooling Equipment Energy Source: Electricity
Number of AC Only Units: None	Humidifier: None	Hot water (hydronic) (w0 Steam (s) Heating: N/A

Inspection Items

10.0 HEATING EQUIPMENT

Comments: Inspected

- (1) Recommend that heating unit be checked, cleaned, serviced before next heating season.
- (2) Main shut off at adjacent
- (3) Gas fired furnaces have an average lifespan of 17-20 years. An extended life is possible when properly maintained.
- (4) Couldn't view most of the heat exchanger.
- (5) Carbon monoxide tests are negative.
- (6) Fresh air intake at deck

10.1 NORMAL OPERATING CONTROLS

Comments: Inspected

10.2 AUTOMATIC SAFETY CONTROLS

Comments: Inspected

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

Comments: Inspected

10.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Inspected

10.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Comments: Inspected

10.6 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Comments: Inspected, Repair or Replace

The damper for fireplace at the same location is rusted tight or "seized" (non-operational). Repairs should be made so unit works properly. I recommend a qualified contractor inspect and repair as needed.

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. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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General Summary



C4U Inspections

Customer

John Doe

Address

2170 Harvey Ave.

Kelowna 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 **warrants 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 or efficiency 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.

1. Exterior**1.0 LANDSCPAE****Inspected, Repair or Replace**

- (1) Sloped land at rear of home has vegetation, erosion protection & mature trees.
- (2) Wood in contact with earth subject to rot/insects. Recommend removal.
- (3) Raise landscaping/earth where low including at left side (facing front) & slope away from building 6 feet using impervious/clay fill to direct water away from building to low areas to reduce seepage & foundation damage.



1.0 Picture 1

1.1 DRIVEWAY/WALKS/STAPS**Inspected, Repair or Replace**

- (1) Slopes to building.
- (2) Spalled
- (3) Micro cracking typical for slabs this age. Patch if cracks open.
- (4) Add hand rails at rear of home step, to avoid a hazard.



1.1 Picture 1

- (5) Some hand rails loose- re-fasten.

1. Exterior**1.3 RETAINING WALLS****Inspected, Repair or Replace**

- (1) Wall leans: is displaced.
- (2) Vertical cracking in concrete. No significant movement/displacement.
- (3) Add weep holes to reduce hydrostatic pressure behind walls.



1.3 Picture 1

1.5 WINDOW WELLS**Inspected, Repair or Replace**

No window well can add curb to prevent moisture from entering



1.5 Picture 1

2. Roofing

2.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Inspected, Repair or Replace

- (1) Rust/corrosion at metal chimney/flashing paint with rust proof paint to extend life.
- (2) Caulk cracks & joints at cap to avoid leaks.



2.2 Picture 1

3. Insulation and Ventilation

3.0 INSULATION IN ATTIC

Inspected, Repair or Replace

- (1) Vapor barrier.
- (2) Insulation thickness is about seven inches thick or 25.6 R-Value and type Fiberglass (Batts) insulation
- (3) Recommend adding insulation by 6-7 inches to match today's standards

3.4 VENTING SYSTEMS (Kitchens, baths and laundry)

Inspected, Repair or Replace

Wrap insulation around exhaust piping to prevent condensation/staining.

7. Bathrooms**7.2 FLOORS & COVERINGS****Inspected, Repair or Replace**

(1) I recommend silicone caulk along floor and tub at hall bath.



7.2 Picture 1

(2) Some cracked tiles.



7.2 Picture 2

(3) Some grout lines cracked/loose - re-grout/re-cement/seal to protect structure behind.

8. Plumbing System

8.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Inspected, Repair or Replace

The plumbing waste line is a S trap and needs upgrade to a P trap with an auto-vent under the kitchen sink. This is not considered up to today's standard. A qualified licensed plumber should repair or correct as needed.



8.0 Picture 1

9. Electrical System

9.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Inspected, Repair or Replace

(1) Problem(s) discovered with Branch Circuits such as over sized breakers at main/auxiliary panel are a hazard. At positions reduce from 40 amps breakers to 30 amp wire or match wire size, or increase wire size. and any other problems that an electrical contractor may discover while performing repairs need correcting. I recommend a licensed electrical contractor inspect further and correct as needed.

(2) Fasten loose receptacles and switches.

(3) Add missing covers/clips on panel at gaps at breaker openings.

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Inspected, Repair or Replace

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10. Heating / Central Air Conditioning

10.6 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Inspected, Repair or Replace

The damper for fireplace at the same location is rusted tight or "seized" (non-operational). Repairs should be made so unit works properly. I recommend a qualified contractor inspect and repair as needed.

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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3518 Webber Rd., West Kelowna, BC, V4T 1H9

INVOICE

C4U Inspections

Inspection Date: 2/23/2010

Inspected By: Lloyd Kenzle

Report ID:

Customer Info:	Inspection Property:
John Doe	2170 Harvey Ave. Kelowna BC
Customer's Real Estate Professional: Ken Unger Prudential	

Inspection Fee:

Service	Price	Amount	Sub-Total
			Tax \$0.00
			Total Price \$0.00

Payment Method:

Payment Status:

Note:



C4U Inspections

Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments

[BCIPI Standards](#)

Inspection Agreement

This inspection was performed in accordance with and under the terms of a Pre-Inspection Agreement. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. An unsigned copy of the agreement may be attached to this report for your information or it may also be available on the home inspection company web site.