National Home Reviews - Excel

2325-8888 Odlin Crescent Richmond BC V6X 3Z8
Tel: 604-688-1613 Mobile: 604-377-9199
www.bcbuildinginspector.com buildinginspector@hotmail.com

CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Richard William Lee

INSPECTION ADDRESS

1234 University Street, Vancouver, BC

INSPECTION DATE

2/21/2017 2:00 pm to 5:00 pm

This report is the exclusive property of the Inspection Company and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.

GENERAL INFORMATION

Inspection Address: 1234 University Street, Vancouver, BC
Inspection Date: 2/21/2017 Time: 2:00 pm to 5:00 pm
Weather: Recent Rainfall - Temperature at time of inspection: 0-10 Degrees

Inspected by: Arie Lee, MEng AHI

Client Information: Richard William Lee
1234 University Street, Vancouver, BC

Structure Type: Wood Frame
Furnished: Yes
Number of Stories: Three

Structure Style: Single House

Structure Orientation: North

Estimated Year Built: 1931
Unofficial Sq.Ft.: 2327

People on Site At Time of Inspection: Buyer(s)
Seller(s)
Buyer's Agent

General Property Conditions

PLEASE NOTE:

This report is the exclusive property of National Home Reviews- Excel Building inspection Services Ltd and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

The observations and opinions expressed within this report are those of National Home Reviews - Excel Building Inspection Services Ltd. and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of Canadian Association of Home and Property Inspectors British Columbia (CAHPI(BC)), and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

In accordance with the terms of the contract, the service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Report File: YMB21D1011 - Amended

SCOPE OF WORK

You have contracted with National Home Review - Excel Building Inspection Services Ltd to perform a generalist inspection in accordance with the standards of practice established by HIABC - The Home Inspectors Association British Columbia, a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies.

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect you home from a booklet published by The environmental Protection Agency, which you can read online at www.epa.gov/iaq/pubs/insidest.htm.

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air, land, and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: http://www.epa.gov/iaq/molds/moldguide.html/, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been

widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and be dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the EPA or a similar state agency, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it does not constitute a viable health threat, but as a component of potable water pipes it would certainly be a health-hazard. Although rarely found in use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent before the close of escrow.

Narrative Color Legend: ? Normal Text v Red Text
m Green Text q Blue Text

Exterior

With the exception of townhomes, condominiums, and residences that are part of a planned urban development, or PUD, we evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and remotely controlled components, such as automatic driveway gates, and normally, we do not water test or evaluate subterranean drainage systems - except some comments noted in report, or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

Hidden water damage in houses:
Over the past several years we have encountered an increasing number of houses constructed with design features, materials and details which make them vulnerable to damage from unintended exterior water infiltration. This is the single family version of the "Leaky Condo Syndrome". The causes are similar. They include building designs which subject "face-sealed" exterior finishes, often with inadequate or improperly installed flashing details, to excessive wetting from rain. This can result in leaking into wall cavities with limited drying potential causing rot damage to wooden components and sometimes the production of harmful molds. This type of damage is usually hidden and cannot be identified during a typical home inspection which is visual and non-invasive. In cases where houses have characteristics which would increase the possibility of hidden water damage it is recommended that further investigation be carried out by a specialist (often referred to as a "Building Envelope Specialist") who will perform invasive tests to look for elevated moisture levels and damaged components. Repairs to houses suffering this kind of damage can be expensive.

Site & Other Observations

Renovations & Additions

Informational Condition

m Additions have been made to this property. Therefore, you should request documentation that should include permits and any warranties or guarantees that might be applicable, because we do not approve of, or tacitly endorse, any work that was completed without permits, and latent defects could exist.

Older Home Not Conform New Home Building Code

Functional Components and Conditions

? There are examples of construction which do not conform to present building code requirements (such as the fact that there are fewer electrical outlets than required by present standards.) This is not uncommon in older buildings that have been renovated. The intent of this report is not to flag code violations (as any older buildings, even in fine condition, would not conform in many ways.) Therefore, it will not meet the latest codes and safety regulations, and you should anticipate making repairs and improvements

Oil Tank Disclaimer

Further Evaluation Required

m There may have old, un-used heating oil storage tank (may be more than one) buried under the ground area. Abandoned old storage (oil/water) waste, which may be released/leak to the environment as the tank continues to age and deteriorate. Property owners are responsible for all underground storage tanks and hazardous waste which is released/leaks on their properties. Significant costs have been incurred by property owners to clean up hazardous waste spills. For more information regarding the presence of this tank and the possible liabilities of leaving it unattended, please ask seller or call oil tank company for further information and investigation.

Exterior Components

General Comments

Informational Condition

? It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that may not have been apparent otherwise. Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent, which is why we disclaim an evaluation of hermetic seals. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows, and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

Downspout

Informational Condition

? The downspouts are made by aluminum.

? The downspouts are discharged below ground level.

? The downspouts are discharged above ground level.

Exterior Doors

Informational Condition

? The exterior doors are in acceptable condition.

Windows

Informational Condition

? The windows are in acceptable condition. However, in accordance with industry standards, we do not test every window in the house, and particularly if the house is furnished. We do test every unobstructed window in every bedroom to ensure that at least one facilitates an emergency exit.

? The windows are not the same age, and the older ones may not be as efficient as the newer ones.

Minor Repair and Maintenance Notes

m The windows in this building has no proper flashing. It is suggested appropriate caulking be applied around window frames to prevent water intrusion.

Lights

Informational Condition

? The lights outside the doors of the residence are functional. However, we do not inspect or evaluate decorative lights.

Components and Conditions Needing Service

m We were not able to activate all of the sensor lights, which should be serviced and demonstrated.

Outlets

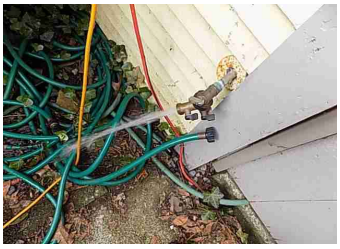
Components and Conditions Needing Service

m All of the exterior outlets should be upgraded to have ground fault protection.

Exterior Hose Bibs

Functional Components and Conditions

? The hose bibs are functional, but we may not have located and tested every one on the property.



Landscaping

Components and Conditions Needing Service

m Vegetation is encroaching on the structure, and should be kept a minimum of twelve inches away for the general welfare of the walls and foundation.

Fences & Gates

Minor Repair and Maintenance Notes

m The fences and gates are serviceable, but have damage commensurate with their age.

Fences and gates - serviceable - but have damage with their age - *Continued*

Wood & Masonry Decks

Informational Condition

? There is a lot of store items, which restricted access to inspect under deck post and siding during inspecton. Consequently, our comments is based on the areas where we can seen under deck.

Components and Conditions Needing Service

m There are cracks or bubbles or deterioration in the deck surface, which should be serviced before moisture further deteriorates the surface.

Steps & Handrails

Components and Conditions Needing Service

m As a safety precaution, we recommend installing handrails on steps & landing that have three or more risers, and particularly if children or the elderly visit or occupy the property.

Guardrails

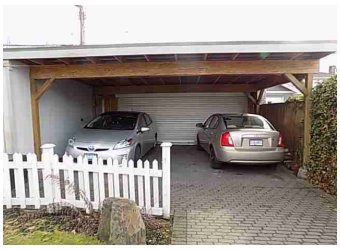
Components and Conditions Needing Service

m The guardrails in front porch and rear deck do not conform to current standards. They should be a minimum of forty-two inches high with pickets spaced no more than four inches for child safety, and you may wish to have them brought into compliance.

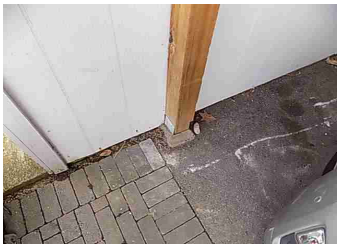
Carport

Informational Condition

? The carport is in acceptable condition, but it may have been added after the initial construction. You should verify this with the sellers or obtain documentation or the installation permit, which will confirm that the work was done by a specialist, because we do not endorse or approve of any work that was done without permit, and latent defects could exist.



? The carport has either atypical footings, spans, or connections, and could have been built without the benefit of a permit. We can elaborate on this issue, but you should request the permit or documentation from the sellers, or have a specialist evaluate it.



Carport - built without a permit - *Continued*

Front Porch

Components and Conditions Needing Service

m There is some rot at the front porch wood post near bottom and floor areas. They should be serviced.

Grading & Drainage

General Comments

Informational Condition

? Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possible hope to have during our limited visit, however we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that can have an adverse affect on health.

? Negative slope towards building is not conducive to drainage.

? Cleaning of drains now and periodically is advised

? Determining the condition of underground drains is beyond the scope of this inspection. Consult drainage specialist for complete evaluation.

Interior-Exterior Elevations

Informational Condition

m There are areas of living space below grade, which will be susceptible to moisture intrusion. There is no evidence of intrusion at this time, but one could not guarantee that it would not occur. The exterior walls may have been coated with waterproofing compounds that can lose their resilience and eventually permit intrusion. Therefore, it will be important to monitor these areas and particularly during the rainy season, and you may also wish to have a second opinion.

Area Drains

Informational Condition

? The property is served by area drains that appear to be in acceptable condition (such as rear door drain inlets). However, because it is impossible to see inside them, the seller should guarantee that the drains are functional, or they should be flushed through to the street before the close of escrow. Surface water carries minerals and silt that is deposited inside the pipes and hardens in the summer months to the consistency of wet concrete, which can impede drainage and require the pipes to be cleared by a rooter service.

Draintile System

General Comments

Informational Condition

? We attempt to evaluate drain pipes by visual inspection only. Sometime, a garden hose bib water may be drained into one of the drain tile inlet for testing, but this is not a conclusive test and only a video-scan of the drain line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor blockages by leases at some section lines, to major blockages or damage in the most of the system line. The minor ones are easily cleared, either by removing and cleaning the leaves and debris. However, if tree roots grow into the underground drain tile or there is some damage on the sections of drain tile system, repairs could become expensive and might include replacing the entire system. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the drain tile system line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the system. However, most policies do not cover the replacement cost, only cover water damage within the house, or the cost of rooter service, most of which are relatively inexpensive.

Type of Material

Informational Condition

m The visible portions of the drainpipes are plastic type and older concrete or clay tile type. It means that some of the draintile system were upgraded before. Please ask the vendor for more information or warranty. Also, old clay and concrete tile system has high possibility of water intrusion into building.

Observation

Further Evaluation Required

m We cannot confirm if there is functional drain tile system in this home. Please ask seller or retain a drain tile company to have necessary inspection.

We cannot confirm if there is functional drain tile system in this home - *Continued*

Probability of Water Intrusion

Further Evaluation Required

m The probability of water intrusion is high since it may not have complete or fully functional drain tile system in this home

House Wall Finish

House Wall Finish Type

Informational Condition

? The house walls are finished with wood siding.

House Wall Finish Observations

Informational Condition

? The house exterior wall finish is in acceptable condition.

? Contact between the exterior wall surface and grade was noted at some points along the perimeter of the residence. This state promotes a condition that is conducive to infestation by wood deteriorating organisms or wood rot. It is important that materials such as leaves, vegetation, soil, silt or other debris are not

permitted to accumulate at any part of the lower exterior wall. Recommendation: Adjust grade to provide for a 4-inch separation between the bottom of the wall and grade.

Components and Conditions Needing Service

m Some wood sidings at rear shed are touched on ground and have sign of damage. It is suggested to repair all rotted siding and maintain 6 to 8 inches of clearance between siding and ground.

Structural

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Structural Elements

Identification of Roof Structure

Informational Condition

? The roof structure is conventionally framed with rafters, purlins, collar-ties, et cetera.

Identification of Wall Structure

Informational Condition

? The exterior walls are framed with wood.

Identification of Floor Structure

Informational Condition

? The floor construction is joists.

? The floor construction is concrete.

Identification of Ceiling Structure

Informational Condition

? The ceiling structure consists of standard joists.

Basement

General Comments

Informational Condition

? This residence has a basement foundation. Such foundations permit access, and provide a convenient area for the distribution of water pipes, drain pipes, vent pipes, electrical conduits, and ducts. However, although basement foundations are far from uniform, most include concrete footings and walls that extend above the ground with anchor bolts that hold the house onto the foundation, but the size and spacing of the bolts vary. In the absence of major defects, most structural engineers agree that the one critical issue with basement foundations is that they should be bolted. Our inspection of these foundations conforms to industry standards, which is that of a generalist and not a specialist, and we do not use any specialized instruments to establish that the structure is level. We typically enter all accessible areas, to confirm that foundations are bolted and to look for any evidence of structural deformation or damage, but we may not comment on minor deficiencies, such as on commonplace settling cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing, which would have little structural significance. Interestingly, there is no absolute standard for evaluating cracks, but those that are less than ? and which do not exhibit any vertical or horizontal displacement are generally not regarded as being structurally relevant. Nevertheless, all others should be evaluated by a specialist. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Poured Concrete Walls

Minor Repair and Maintenance Notes

m There are typical settling cracks in the foundation walls that would not need a specialist evaluation. However, it is suggested that all cracks be sealed to prevent water intrusion.

Roof

There are many different roof types, but all have limited guarantees, and most eventually leak. Every roof will wear differently relative to its age, the quality of its material and design-life, the method of its application, its exposure to the elements, and the quality of its maintenance. Regardless, every roof is only as good as its waterproof membrane, which is concealed and cannot be examined without removing the roofing material, and this is equally true of almost all roofs. In fact, the vast majority of all pitched roofs are not designed to be waterproof only water-resistant. What remains true of all roofs is that regardless of their appearance they can leak, but it's virtually impossible for anyone to detect a leak except as it is occurring or

by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or within attics could be old and would not necessarily confirm a leak without corroborative evidence, and such evidence can be deliberately concealed. Consequently, only installers can credibly guarantee that roofs will not leak and they do, usually for three to five years. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy or guarantee that it will not leak. The sellers or occupants will often know the age and history of a roof, and we recommend that you ask them about it. However, you should also include comprehensive roof coverage in your home insurance policy, or obtain a roof certification from a local roofing contractor. You should also be aware that if the termite report requires a residence to be tented it requires personnel to walk on the roof, which can damage the roofing material. Therefore, it is essential that you review the termite report, and if the residence is scheduled to be tented that you have a local roofing company inspect the roof after the tenting has been removed.

Composition Shingle Roof

General Comments

Informational Condition

? There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The commonest of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. However, the first indication of significant wear is apparent when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof needs to be replaced, but that it should be monitored more regularly and serviced when necessary. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage.

Method of Evaluation

Informational Condition

? We were unable to safely access the roof, and evaluated it either from within the attic or from several vantage points using binoculars and a ladder. However, not all the slopes can be seen during inspection. It is assumed that the portions seen were representative of the rest of the roof, but this could not be said with complete certainly.

Estimated Age

Informational Condition

? The roof appears to be fourteen to sixteen years old. However, this is only an estimate, and you should request the installation permit, which will reveal its exact age and any warranty and guarantee that might be applicable.

Roofing Material

Informational Condition

? The roof is in acceptable condition, but this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.

Acceptable condition - not a guarantee against leaks - *Continued*

? There is moss growing on the slopes. This tends to accelerate the normal deterioration of the asphalt shingles as well as sometimes lifting the shingles and breaking the seals. Besides simply physically removing the moss there are several safe herbicidal applications available which will kill it. One option to prevent future growth is to apply a zinc strip along the ridge of the roof. Rain water landing on the strip will dissolve small amounts of zinc. As the water runs down the roof, the zinc creates a hostile environment for moss growth.

Probability of Leakage
Informational Condition
? The probability of leakage is medium.

Layered Material
Informational Condition
? The roof has been layered over an original wood roof which is never sensibly recommended because it adds weight to the roof framing, and reduces the design life of the new roof by several years and requires a regular maintenance of its flashings. Also, the fasteners have a tendency to split the wood of the original roof, instead of gripping it, which can leave the roof susceptible to wind damage.

Flashings
Informational Condition
? The roof flashings are in acceptable condition.

Gutters & Drainage
Informational Condition
? The gutters appear to be in acceptable condition. However, without water in them it is difficult to judge whether they are correctly pitched to direct water into the downspouts, but they should function as they were intended.

Components and Conditions Needing Service

m Some of gutters are in poor condition , and should be repaired or replaced.

Chimney

Our inspection of chimneys is limited by industry standards and have been defined by the National Fire Protection Association as a phase-one inspection, which is purely visual and distinct from the phase-two and phase-three inspections of specialists. Regardless, significant portions of chimneys cannot be seen, and in accordance with NFPA guidelines we categorically recommend that every chimney be evaluated by a specialist with the transfer of a property. This is important, because experience has taught us that specialists commonly identify deficiencies related to age and/or installation methods, or recommend upgrades that could be expensive. Regardless, if you decide not to have a specialist evaluation it would be contrary to our recommendation.

Limitation

Inspection Limitation

Informational Condition

? The inspection of chimneys and their flashings was limited by deep slope of roof, another building or height etc.

? Moisture problems may result in visible or conceal mold growth. Environmental Consultants can assist if this is a concern.

Chimney Construction

Masonry

Informational Condition

? The chimney was built by masonry.

Masonry Chimney - *Continued*

Living Room Chimney

General Unlined Masonry

Informational Condition

m Unlined chimneys, or those without flue liners, are suspect. Although such flues include a plaster coat of mortar, the corrosive effect of flue gases and the elements can deteriorate the mortar. In fact, the Chimney Safety Institute of America reported in 1992 that "all unlined chimneys, irrespective of fuel used, are very liable to become defective through disintegration of the mortar joints." However, we recommend a level-two inspection by a qualified specialist within the contingency period or before the close of escrow, as recommended by NAPA standards "upon the sale or transfer of a property."

Fireplace

Informational Condition

? The fireplace is in acceptable condition. However, it appears that it has not be used for long time. It is suggested that the fireplace and chimney be inspected and swept before using professionally.

Plumbing

Plumbing systems have common components, but they are not uniform. In addition to a variety of different fixtures, these components include potable water pipes, drain and vent pipes, gas pipes, shut-off valves, which we do not test if they are not in daily use, pressure regulators, pressure relief valves, and water-heating devices. Although plastic water pipes are increasing in popularity, the best and most dependable pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes and gradually restrict their inner diameter and reduce the water volume. Water softeners

can remove most of these minerals, but not once they are bonded within galvanized pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between 45 and 65 pounds per square inch. However, regardless of the pressure, leaks can occur in any system, and particularly in older ones with galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern ABS (Acrylonitrile-Butadiene-Styrene) to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar, called Orangeburg, which can compress into an oval shape under the weight of soil and separate like an onion. The type and condition of most pipes is directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, we do not test the overflow of sink and tub drains, and blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main sewer pipes can cause sewage to back-up into a residence and can be expensive to repair and replace, and particularly older cast-iron drains beneath a slab, which is why we recommend that all sewer pipes be video-scanned, including the three-inch ones under a residence and not just the four-inch main sewer pipes. Of course, a video-scan would also confirm that a house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

Potable Water Supply Pipes

Service Piping into House

Informational Condition

? The service piping into house is galvanized steel.

Water Main Shut-off Location

Components and Conditions Needing Service

m The main water shut-off valve is located at the front corner of the basement front northwest bedroom . However, the handle of main shut off valve is missing and there is some leaking at the joints of pipe. These should be serviced immediately by plumber

Garden Shut-off Loaction

Informational Condition

? The rear garden hose bib shut off valve is located beside basement laundry room washer area

Water Flow (Pressure)
Informational Condition
? The water flow and pressure is functional.

Copper & Galvanized Pipes
Informational Condition
? The potable water pipes within this residence are galvanized and copper and the galvanized pipes are assumed to be original. They will produce rusty looking water from time to time and, because the water volume in such pipes will gradually be reduced by a build-up of minerals within them, we do not fully endorse them. However, some of these pipes have been replaced with copper ones, and you should expect to continue replacing the remaining ones.

Gas Water Heaters

General Comments
Informational Condition
? There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior.

Age Capacity & Location
Informational Condition
? Hot water is provided by a 7 year old, 50 gallon, water heater that is located in the basement closet.

Failure Probability
Informational Condition
? The probability of failure is medium.

Common Observations
Minor Repair and Maintenance Notes
m The water heater is functional but beyond its warranty period. The failure probability is high.

Water Shut-Off Valve & Connectors
Informational Condition
? The shut-off valve and water connectors are functional.

Gas Shut-Off Valve & Connector
Informational Condition
? The gas control valve and its connector at the water heater are functional.

Vent Pipe & Cap
Informational Condition
? The vent pipe is functional.

Relief Valve & Discharge Pipe

Functional Components and Conditions

? The water heater is equipped with a mandated pressure-temperature relief valve.

Drain Valve

Informational Condition

? The drain valve is in place and presumed to be functional.

Drain Pan & Discharge Plpe

Informational Condition

? The water heater is not equipped with a drain pan and overflow pipe, which is mandated in locations where water could cause structural damage, and should be installed as soon as conveniently possible.

Combustion Air Vents

Components and Conditions Needing Service

m There are no combustion-air vents in the water heater closet. These are essential to support complete combustion, and without them carbon monoxide could be produced and pose a threat to the occupants.

Seismic Straps

Informational Condition

m The water heater tank that is not adequately secured, and should be strapped in accordance with local standards.

The tank is not adequately secured and should be in accordance with local standards - *Continued*

General Gas Components

Gas Main Shut-Off Location

Informational Condition

? The gas main shut-off is located at the front of the residence . You should be aware that gas leaks are not uncommon, particularly underground ones, and that they can be difficult to detect without the use of sophisticated instruments, which is why natural gas is odorized in the manufacturing process. Therefore, we recommend that you request a recent gas bill from the sellers, so that you can establish a norm and thereby be alerted to any potential leak.

Waste & Drainage Systems

General Comments

Informational Condition

? We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of rooter service, most of which are relatively inexpensive.

Type of Material

Informational Condition

? The visible portions of the drainpipes are an modern ABS type and older cast-iron type.

The visible portions of the drainpipes are modern ABS type and older cast-iron type - *Continued*

Drain Waste & Vent Pipes

Informational Condition

? Based on industry recommended water tests, the drainpipes are functional at this time. However, only a video-scan of the main drainpipe could confirm its actual condition.

Components and Conditions Needing Service

m There is evidence of leaking in a cast iron drainpipe in the basement floor behind the basement bathroom area. It is suggested that a plumber be retained to have necessary service to stop the leaking

Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

Main Panel

General Comments

Informational Condition

? National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

Service Entrance

Informational Condition

? The service entrance, mast weather head, and cleat are in acceptable condition.

Panel Size & Location

Informational Condition

? The residence is served by a 100 amp, 110/220 volt panel, located in the basement front northwest bedroom area.

Main Panel Observations

Informational Condition

? The visible portions of the wiring has no visible deficiencies.

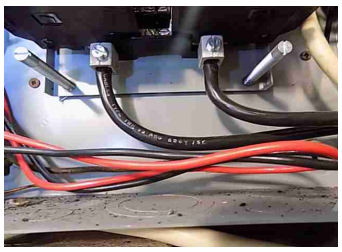
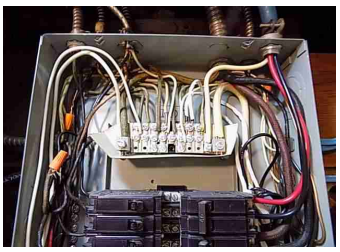
Panel Cover Observations

Informational Condition

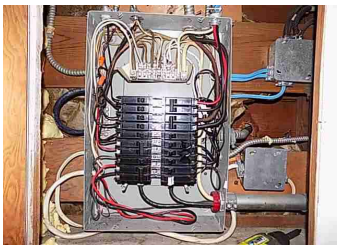
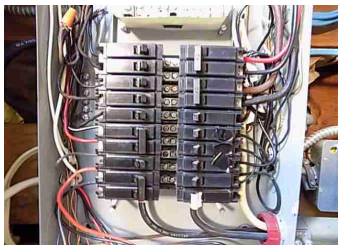
? The interior panel cover is in acceptable condition.

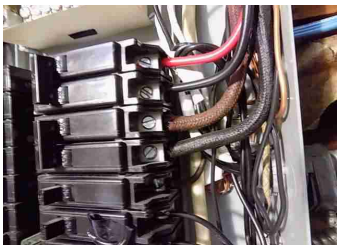
Wiring Observations
Informational Condition
? The visible portions of the wiring has no visible deficiencies.

? The service entrance cable is copper.

? The distribution wires, which can be visible, are copper.



Circuit Breakers
Informational Condition
? There are no visible deficiencies with the circuit breakers.

Outlets

Grounded
Informational Condition
? The representative sample of receptacles which were tested were all grounded.

Ungrounded
Informational Condition
m As is common in homes of this age, Some of the original two slot "parallel blade" receptacles (electrical outlets) on ungrounded circuits have been replaced with the newer three hole grounded type. It is important to be aware that, where this has been done, there is nothing connected to the third ground hole and the receptacle is not grounded. Ungrounded receptacle can be corrected by using a GFI receptacle.

Number of Outlets
Informational Condition
? The number of electrical outlets is minimal. There are fewer electrical outlets and circuits in this home than are required by present standards. This is generally not a safety issue (unless light gauge extension cords

are used to compensate for this) as much as an issue of convenience. However, addition and more outlets and wirings are recommended to install.

Wiring Observations

Exposed Wiring on Surfaces

Components and Conditions Needing Service

m Where wiring is run on the surface of exterior walls, baseboards or other interior finishes, it should be protected from mechanical damage with a rigid covering. Alternatively, flexible metal or rigid metal cables can be used.

Extension Cords

Informational Condition

? There are fewer electrical outlets and circuits in this home than are required by present standards. This is generally not a safety issue (unless light gauge extension cords is used to compensate for this) as much as an issue of convenience. This lack of outlets is frequently compensated for by the use of light-gauge extension cords. It is suggested that consideration be given to having additional outlets and circuits installed where required.

Extension Cords Location: kitchen and bedrooms

Variety of Systems

Informational Condition

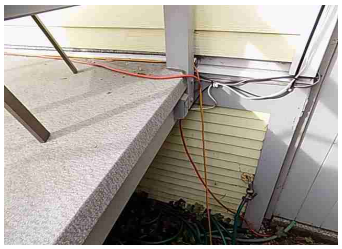
m A variety of wiring systems are in use in this home including some of the original knob and tube wiring.

m According to the age of the house, there may still have some old wiring system, such as knob and tube and ungrounded wiring system. Further evaluation is required if there is any concern.

Cable to Garage

Components and Conditions Needing Service

m The method for providing power to the rear shed and carport opener (a suspended, extension cord) is not recommended. It is suggested that approved wiring methods be used.



Heat

The components of most heating systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we attempt to apprise you of their age. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle any of the following concealed components: the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers .However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. We perform a conscientious evaluation of all such systems, but we are not specialists. Therefore, in accordance with the terms of our contract, it is essential that any recommendation that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Fuel

Gas

Informational Condition

? The heating fuel for this home is gas.

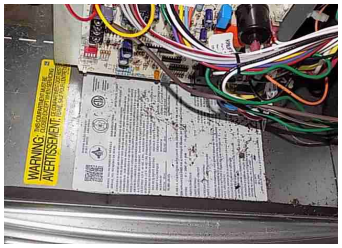
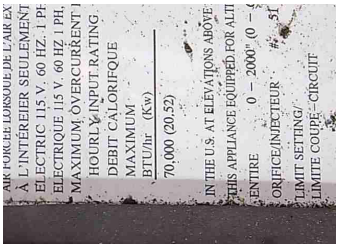
Forced-Air Furnaces

Age & Location

Informational Condition

? Heat is provided by a single 7 year-old furnace with an input capacity of 70,000 BTU per hour that is located in basement closet.

The residence is served by a single floor furnace with the location indicated within the report - *Continued*

Furnace

Informational Condition

? The furnace is functional.

? The furnace is not original and you should obtain documentation for your records, which would reveal its exact age and confirm that the installation was made by licensed specialists, and could include a transferable warranty.

Maintenance and Services

Components and Conditions Needing Service

m Furnace service records is required before the close of escrow since there is some leaking at the condensation pump beside the furnace during inspection

Minor Repair and Maintenance Notes

? It is suggested that the furnace be serviced every year. Furnace units generally approximately have a 20 to 30 year life span. It is important to keep it serviced on a regular basis.

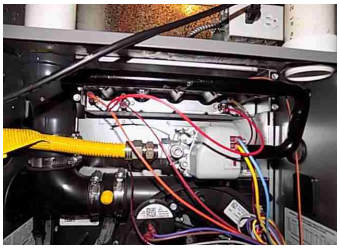
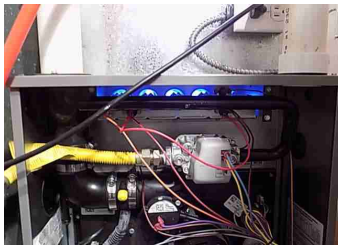
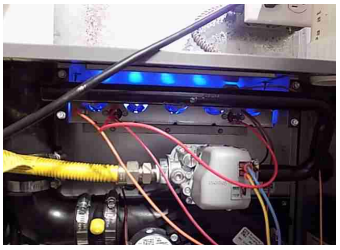
Registers

Informational Condition

? The registers are reasonably clean and functional.

Heat Exchanger
Informational Condition

? The acess to heat exchanger is limited. Consequently, the condition of heat exchanger is based on what we can be seen inside.

Failure Probability
Informational Condition

? The probability of failure is medium.

Thermostats
Informational Condition

? The thermostat is functional.

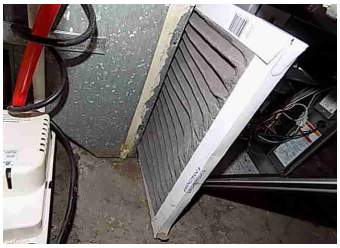
Metal Ducting
Informational Condition

m Asbestos tape can be seen on basement heating duct connection. It is not uncommon to see the asbestos tape on this age of buildings. Please ask Vancouver City Hall for more information. Specialist can assist if this is a concern.

Filter

Informational Condition

? It is recommended that the furnace air filter be cleaned or replaced at least every two months during the heating season. A dirty or clogged filter can decrease furnace efficiency.



Vent Pipe

Informational Condition

? The vent pipe is functional.

Circulating Fan

Informational Condition

? The circulating fan is functional.

Gas Valve & Connector

Informational Condition

? The gas valve and connector are in acceptable condition.

Combustion-Air Vents

Components and Conditions Needing Service

m There may be insufficient ventilation in the area of the furnace to support complete combustion, which is not only necessary but without which the circulating air within the residence could become contaminated. This condition should be evaluated and corrected by an HVAC contractor.

Chimney Liner

Not Applicable

Informational Condition

? The chimney liner is not applicable in this heating system.

Efficiency

High

Informational Condition

? The efficiency of heating system is "High".

Heat-A/C

We evaluate systems in accordance with industry standards, which means that we do not dismantle and inspect the concealed portions of coils, combustion chambers, electronic air-cleaners, humidifiers, ducts, and in-line duct-motors or dampers. However, we are commonly asked if a system is large enough to serve a residence, but many factors can influence performance, such as the orientation of a residence to the sun, the amount of its insulation, the thermal value of its glazing, and the location of a blower-fan. Therefore, questions regarding the appropriate size of a system are best answered by a specialist. Depending on the climate zone, the components of most heating and air-conditioning systems have a design-life of twenty to twenty-five years, but can fail prematurely with poor maintenance. Therefore, systems that are older than twenty years are not as reliable or efficient as newer ones, and it's essential that any recommendation we may make for service or a second opinion be scheduled before the close of escrow, because our service does not include any form of warranty or guarantee. Regardless, the maintenance of heating and air-conditioning systems is essential for clean air, and filters should be changed every two to three months to optimize performance. In addition, furnaces and air-conditioning coils should be serviced seasonally, or prior to the season in which they are likely to be used, which is not only a sensible investment in energy conservation but an investment in health and safety.

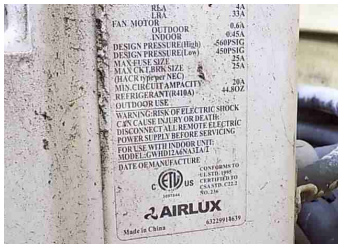
HVAC Split Systems

Age & Location

Informational Condition

? Heat and air-conditioning are provided to upper floor top floor bedroom by a single split-system, consisting of unit with an evaporator coil that is located in upper floor bedroom, and a condensing coil that is located in front of building. The system is estimated around 20 year old.

The residence is served by a single split system with the location indicated within the report - *Continued*



Common Observations

Informational Condition

? The split-system heating is functional. Such systems are designed to last approximately twenty years, but they should be serviced bi-annually and have their filters changed every two to three months.

? The system is not original and you should obtain documentation for your records, which would reveal its exact age and confirm that the installation was made by licensed specialists, and could include a transferable warranty.

Further Evaluation Required

m We did not test the air-conditioning system because the ambient temperature is too low, and testing it could damage the coil.

Kitchen

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

Kitchen

Doors

Informational Condition

? The exterior door is functional.

Flooring

Informational Condition

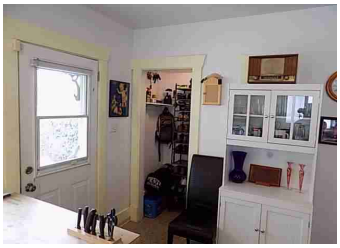
? The floor has no significant defects.

Walls & Ceiling

Functional Components and Conditions

? The walls and ceiling are in acceptable condition.

The walls and ceiling are in acceptable condition - *Continued*



Dual-Glazed Windows

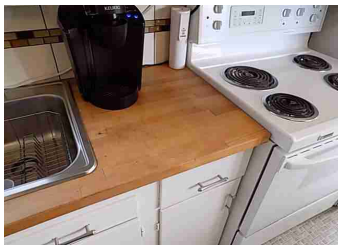
Functional Components and Conditions

? The window is functional.

Sink & Countertop

Informational Condition

? The sink and countertop are functional.



Cabinets

Functional Components and Conditions

? The cabinets are functional, and do not have any significant damage.

Faucet

Functional Components and Conditions

? The sink faucet is functional.

The sink faucet is functional - *Continued*

Trap and Drain

Functional Components and Conditions

? The trap and drain are functional.

Electric Range

Functional Components and Conditions

? The electric range is functional, but was neither calibrated nor tested for its performance.

Informational Condition

? The brand name of electric range is "White Westinghouse".

Components and Conditions Needing Service

m One of the elements in the electric range does not respond, and should be replaced.

One of the elements in the electric range does not respond and should be replaced - *Continued*

Exhaust Fan or Downdraft

Functional Components and Conditions

? The exhaust fan or downdraft is functional.

Informational Condition

? The brand name of exhaust fan or downdraft is "Maytag".

Dishwasher

Further Evaluation Required

m The dishwasher is a portable type, which we do not evaluate. Therefore, you may wish to have the sellers demonstrate it so that you can evaluate its performance.

Refrigerator

Informational Condition

? The refrigerator is functional.

The refrigerator is functional - *Continued*

? The brand name of refrigerator is "GE".

Built-in Microwave

Informational Condition

? We do not evaluate microwaves, because the power of their magnetron tubes diminishes over time, and the specific measurement of the microwaves, and their containment within the unit, requires specialized instruments, which is beyond the limit of our service.
.

Lights

Informational Condition

? The light is functional.

Outlets

Informational Condition

? The outlets that were tested are functional.

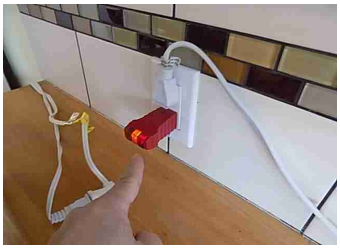
? All of the countertop outlets should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature.

? There are not as many outlets as would be required by current standards, and you may wish to consult an electrician with a view to adding more.

There are not as many outlets as would be required by current standards - *Continued*

Components and Conditions Needing Service

m An outlet has reversed polarity, and should be serviced.



m An outlet has an open ground, and should be serviced.

m One outlet is loose and should be secured

Nook

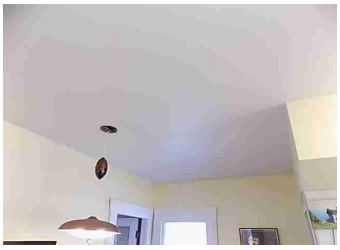
Nook Furnished

Informational Condition

? The nook is furnished and in accordance with industry standards we only inspect exposed surfaces

The nook is furnished and in accordance with industry standards we only inspect exposed surfaces - *Continued*

No Recommended Service
Informational Condition
? We have evaluated the room, and found it to be in acceptable condition.



Flooring
Informational Condition
? The floor has no significant defects.
Walls & Ceiling
Informational Condition
? The walls and ceiling are in acceptable condition.
Dual-Glazed Windows
Functional Components and Conditions
? The window is functional.
Lights
Functional Components and Conditions
? The lights are functional.
Outlets
Functional Components and Conditions
? The outlets that were tested are functional.

Basement Suite Kitchen

A Renovation or Addition

Informational Condition

? The kitchen appears to be an addition, and we recommend that you obtain documentation for your records, which will confirm that the work was done by professionals. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects may exist.

Flooring

Informational Condition

? The floor has no significant defects.

Walls & Ceiling

Functional Components and Conditions

? The walls and ceiling are in acceptable condition.

Single-Glazed Windows

Components and Conditions Needing Service

m A window is stuck or painted shut, and should be serviced.

Sink & Countertop

Informational Condition

? The sink and countertop are functional.

The sink and countertop are functional - *Continued*

Cabinets

Functional Components and Conditions

? The cabinets are functional, and do not have any significant damage.

Faucet

Functional Components and Conditions

? The sink faucet is functional.

Trap and Drain

Functional Components and Conditions

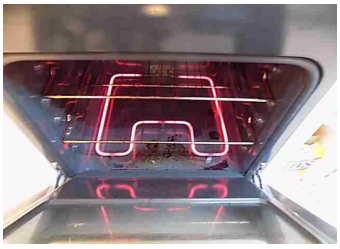
? The trap and drain are functional.

Electric Range

Functional Components and Conditions

? The electric range is functional, but was neither calibrated nor tested for its performance.

The electric range is functional - *Continued*



Informational Condition

? The brand name of electric range is "Frigidaire".

Exhaust Fan or Downdraft

Functional Components and Conditions

? The exhaust fan or downdraft is functional.

Informational Condition

? The brand name of exhaust fan or downdraft is "Nutone"

Refrigerator

Informational Condition

? The refrigerator is functional.

The refrigerator is functional - *Continued*

? The brand name of refrigerator is "Frigidaire".

Built-in Microwave

Informational Condition

? We do not evaluate microwaves, because the power of their magnetron tubes diminishes over time, and the specific measurement of the microwaves, and their containment within the unit, requires specialized instruments, which is beyond the limit of our service.

.

Lights

Informational Condition

? The light is functional.

Outlets

Informational Condition

? The outlets that were tested are functional.

Hallway

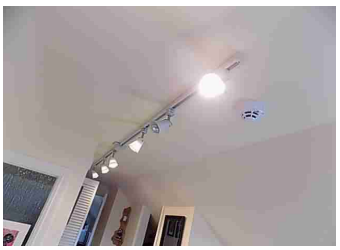
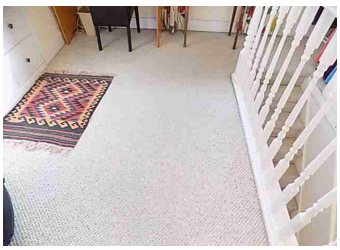
Our evaluation of hallways is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

Upper Floor Hallway

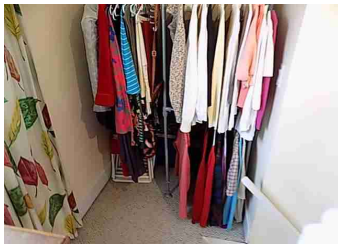
No Recommended Service

Informational Condition

? We have evaluated the hallway, and found it to be in acceptable condition.

There is no recommended service - *Continued*



Smoke Detector
Informational Condition
? The smoke detector should be checked periodically.

Flooring
Informational Condition
? The floor has no significant defects.

Walls & Ceiling
Informational Condition
? The walls and ceiling are in acceptable condition.

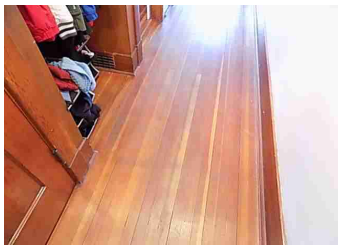
Closets & Cabinets
Informational Condition
? The closet, or closets, is in acceptable condition.

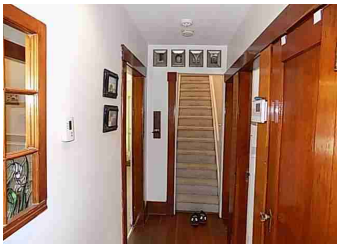
Lights
Functional Components and Conditions
? The lights are functional.

Outlets
Functional Components and Conditions
? The outlets that were tested are functional.

Main Floor Hallway

No Recommended Service
Informational Condition
? We have evaluated the hallway, and found it to be in acceptable condition.





Smoke Detector
Informational Condition
? The smoke detector should be checked periodically.

Flooring
Informational Condition
? The floor has no significant defects.

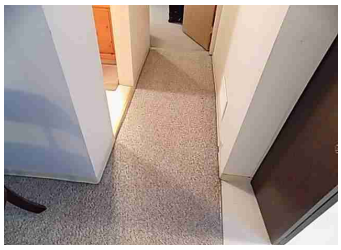
Walls & Ceiling
Informational Condition
? The walls and ceiling are in acceptable condition.

Closets & Cabinets
Informational Condition
? The closet, or closets, is in acceptable condition.

Lights
Functional Components and Conditions
? The lights are functional.

Basement Hallway

No Recommended Service
Informational Condition
? We have evaluated the hallway, and found it to be in acceptable condition.



Smoke Detector
Components and Conditions Needing Service
m There is no smoke detector, which is mandated in this jurisdiction and should be installed.

Flooring
Informational Condition
? The floor has no significant defects.

Walls & Ceiling
Informational Condition
? The walls and ceiling are in acceptable condition.

Outlets
Informational Condition
m An outlet has an open ground, and should be serviced.

Bedrooms

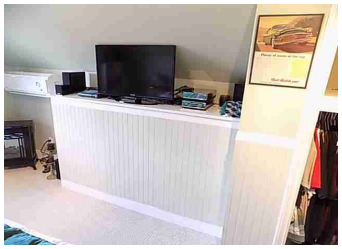
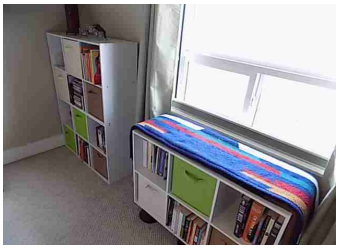
In accordance with the standards of practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

Main Bedroom

Location

Informational Condition

? The bedroom is furnished, and in accordance with industry standards we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets, nor remove or rearrange items within closets and cabinets.

Doors

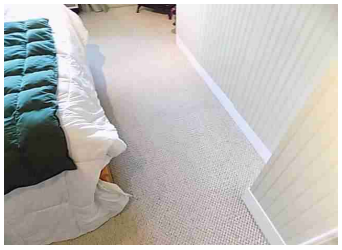
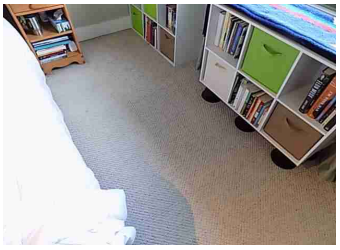
Functional Components and Conditions

? The door is functional.

Flooring

Informational Condition

? The floor has no significant defects.

Walls & Ceiling

Informational Condition

? The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Informational Condition

? The windows that were unobstructed were checked, and found to be functional.

Closets

Functional Components and Conditions

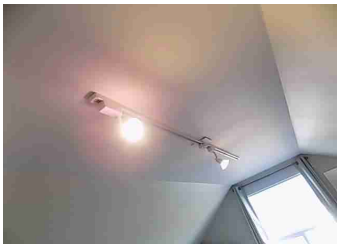
? The closet and its components are functional.

Lights

Functional Components and Conditions

? The lights are functional.

The lights are functional - *Continued*



Outlets

Functional Components and Conditions

? The outlets that were unobstructed and able to be tested are functional.

Informational Condition

? There are not as many outlets as would be required by current standards.

Main Floor Front Bedroom

Location

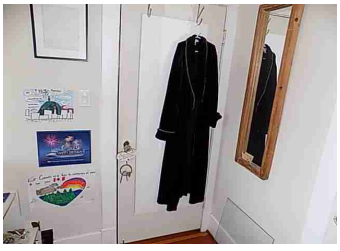
Informational Condition

? The bedroom is furnished, and in accordance with industry standards we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets, nor remove or rearrange items within closets and cabinets.

Doors

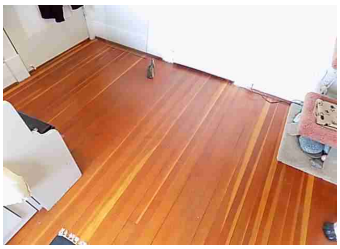
Functional Components and Conditions

? The door is functional.



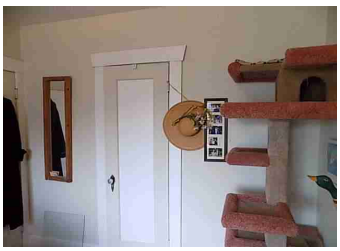
Flooring
Informational Condition

? The floor has no significant defects.



Walls & Ceiling
Informational Condition

? The walls and ceiling are in acceptable condition.



? The walls have stress fractures, which have resulted from movement. We can elaborate on this issue, but you should have a specialist comment, and be aware that such cracks can continue to reappear, and particularly if they are not repaired correctly.

Dual-Glazed Windows
Informational Condition

? The windows that were unobstructed were checked, and found to be functional.

The windows that were unobstructed were checked and found to be functional - *Continued*

Closets

Functional Components and Conditions

? The closet and its components are functional.

Lights

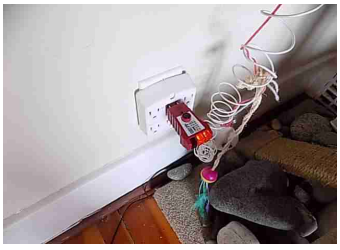
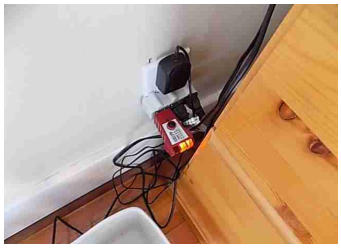
Functional Components and Conditions

? The lights are functional.

Outlets

Functional Components and Conditions

? The outlets that were unobstructed and able to be tested are functional.

Informational Condition

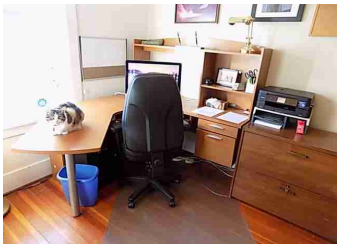
? There are not as many outlets as would be required by current standards.

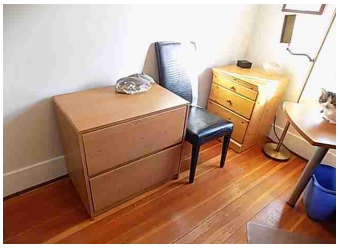
Main Floor Rear Bedroom

Location

Informational Condition

? The bedroom is furnished, and in accordance with industry standards we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets, nor remove or rearrange items within closets and cabinets.





Doors

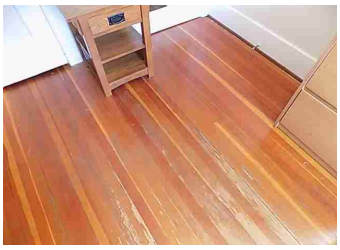
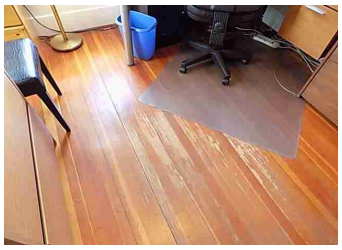
Functional Components and Conditions

? The door is functional.

Flooring

Informational Condition

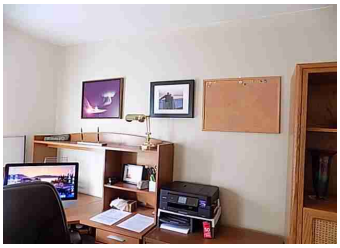
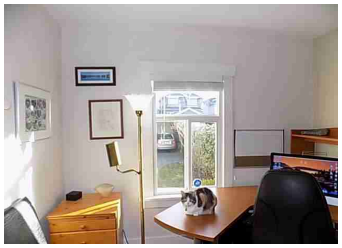
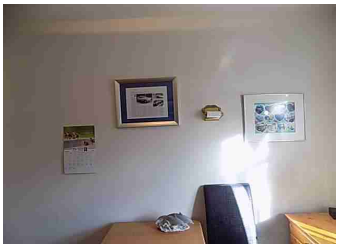
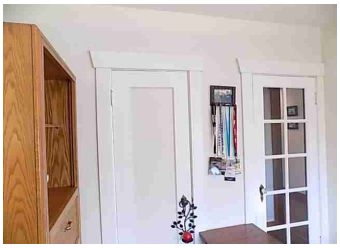
? The floor has no significant defects.

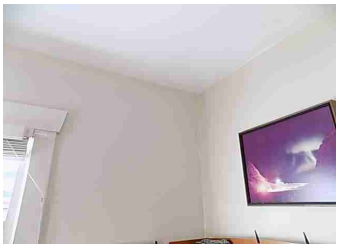
Walls & Ceiling

Informational Condition

? The walls and ceiling are in acceptable condition.

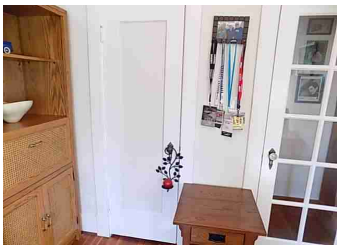





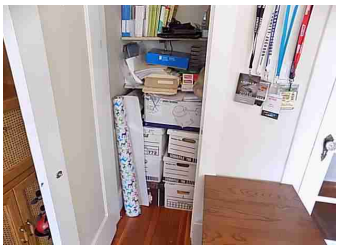
The walls and ceiling are in acceptable condition - *Continued*



Dual-Glazed Windows
Informational Condition
? The windows that were unobstructed were checked, and found to be functional.

Closets
Functional Components and Conditions
? The closet and its components are functional.





Lights
Functional Components and Conditions
? The lights are functional.

Outlets
Functional Components and Conditions
? The outlets that were unobstructed and able to be tested are functional.

The outlets that were unobstructed and able to be tested are functional - *Continued*

Informational Condition

? There are not as many outlets as would be required by current standards.

Basement Suite Front Northwest Bedroom

Location

Informational Condition

? The bedroom is furnished, and in accordance with industry standards we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets, nor remove or rearrange items within closets and cabinets.

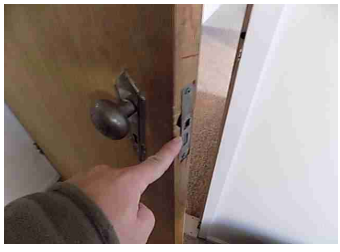
Doors

Functional Components and Conditions

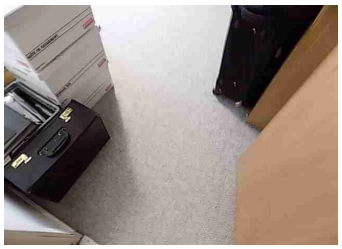
? The door is functional.

Components and Conditions Needing Service

m The door lock did not work and should be serviced or replaced



Flooring
Informational Condition
? The floor has no significant defects.



Walls & Ceiling
Informational Condition
? The walls and ceiling are in acceptable condition.

Single-Glazed Windows
Informational Condition
? The windows that were unobstructed were checked, and found to be functional.

Dual-Glazed Windows
Informational Condition
? The windows that were unobstructed were checked, and found to be functional.

The windows that were unobstructed were checked and found to be functional - *Continued*

Closets

Functional Components and Conditions

? The closet and its components are functional.

Lights

Functional Components and Conditions

? The lights are functional.

Outlets

Functional Components and Conditions

? The outlets that were unobstructed and able to be tested are functional.

Basement Suite Front Northeast Bedroom

Location

Informational Condition

? The bedroom is furnished, and in accordance with industry standards we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets, nor remove or rearrange items within closets and cabinets.

Doors

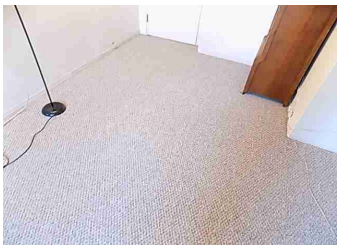
Functional Components and Conditions

? The door is functional.

Flooring

Informational Condition

? The floor has no significant defects.

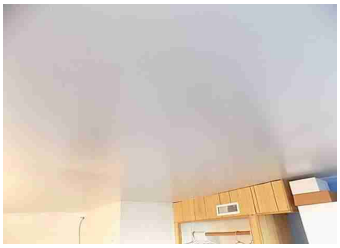
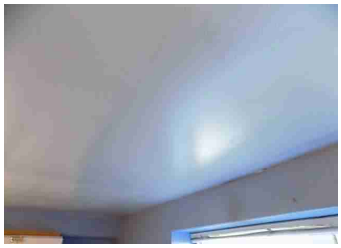


Walls & Ceiling

Informational Condition

? The walls and ceiling are in acceptable condition.

The walls and ceiling are in acceptable condition - *Continued*

Dual-Glazed Windows
Informational Condition
? The windows that were unobstructed were checked, and found to be functional.

Closets
Functional Components and Conditions
? The closet and its components are functional.

Outlets
Functional Components and Conditions
? The outlets that were unobstructed and able to be tested are functional.

Bathrooms

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Top Floor Bathroom

Size and Location

Informational Condition

? The top floor bathroom is a three-quarter, located in upper floor beside top bedroom

A Probable Addition

Informational Condition

? The hallway bathroom appears to be either an addition or part of one, and we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

Doors

Functional Components and Conditions

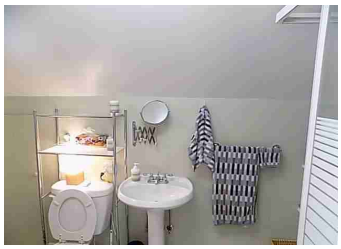
? The door is functional.

Flooring

Informational Condition

? The floor has no significant defects.

Walls & Ceiling
Informational Condition
? The walls and ceiling are in acceptable condition.



Sink Faucet Valves & Connectors Trap & Drain
Functional Components and Conditions
? The sink and its components are functional.

Stall Shower
Functional Components and Conditions
? The stall shower is functional.

Toilet & Bidet
Functional Components and Conditions
? The toilet is functional.

The toilet is functional - *Continued*

Exhaust Fan

Functional Components and Conditions

? The exhaust fan is functional.

Lights

Functional Components and Conditions

? The lights are functional.

Outlets

Functional Components and Conditions

? The outlets are functional and include ground-fault protection.

Main floor Bathroom

Size and Location

Informational Condition

? The main floor bathroom is a full and located in the hallway.

Doors

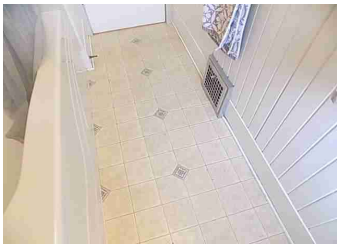
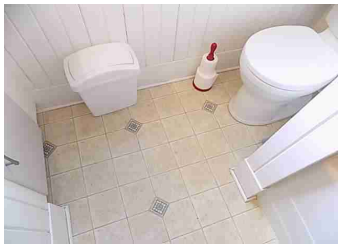
Functional Components and Conditions

? The door is functional.

Flooring

Informational Condition

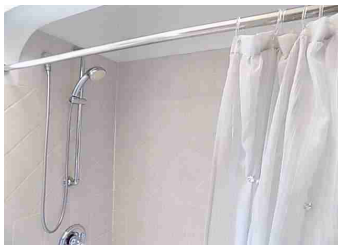
? The floor has no significant defects.

Walls & Ceiling

Informational Condition

? The walls and ceiling are in acceptable condition.



The walls and ceiling are in acceptable condition - *Continued*

Dual-Glazed Windows
Functional Components and Conditions
? The window is functional.

Sink Countertop
Functional Components and Conditions
? The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain
Functional Components and Conditions
? The sink and its components are functional.

Tub-Shower
Functional Components and Conditions
? The tub/shower is functional.

The tub-shower is functional - *Continued*

Toilet & Bidet

Functional Components and Conditions

? The toilet is functional.

Exhaust Fan

Functional Components and Conditions

? The exhaust fan is functional.

Lights

Functional Components and Conditions

? The lights are functional.

The lights are functional - *Continued*

Components and Conditions Needing Service

m The light switch did not work well and should be serviced or replaced

Outlets

Functional Components and Conditions

? The outlets are functional and include ground-fault protection.

Basement Main Bathroom

Size and Location

Informational Condition

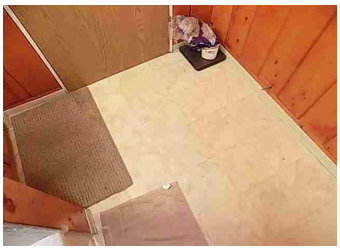
? The basement main bathroom is a full, and located in the basement suite hallway.

Doors

Functional Components and Conditions

? The door is functional.

Flooring
Informational Condition
? The floor has no significant defects.



Walls & Ceiling
Informational Condition
? The walls and ceiling are in acceptable condition.

Dual-Glazed Windows
Functional Components and Conditions
? The window is functional.

Sink Countertop

Functional Components and Conditions

? The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

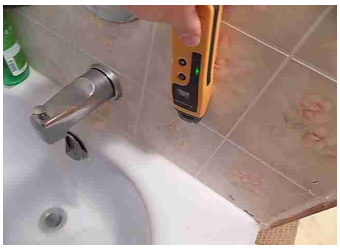
Functional Components and Conditions

? The sink and its components are functional.

Tub-Shower

Functional Components and Conditions

? The tub/shower is functional.



Toilet & Bidet

Functional Components and Conditions

? The toilet is functional.

The toilet is functional - *Continued*

Exhaust Fan

Functional Components and Conditions

? The exhaust fan is functional.

Lights

Functional Components and Conditions

? The lights are functional.

Outlets

Components and Conditions Needing Service

m The outlets should be upgraded to have ground-fault protection.

AFFILIATIONS AND CERTIFICATIONS

Inspector: Arie Lee, AHI

BC Licensed Home Inspector : License#: 47368
Master of Civil and Structural Engineering - University of Sheffield, UK
The member of Home Inspectors Association BC : AHI 137
The member of The American Society of Home Inspectors (ASHI) #243131

REPORT CONCLUSION

1234 University Street, Vancouver, BC

Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs, such as that of rooter service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or a manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.

TABLE OF CONTENTS

CONFIDENTIAL INSPECTION REPORT 1
GENERAL INFORMATION 2
SCOPE OF WORK 3
Exterior 5
Site & Other Observations 5
Exterior Components 6
Grading & Drainage 11
Draintile System 12
House Wall Finish 13
Structural 14
Structural Elements 14
Basement 15
Roof 15
Composition Shingle Roof 16
Chimney 18
Limitation 18
Chimney Construction 18
Living Room Chimney 19
Plumbing 19
Potable Water Supply Pipes 20
Gas Water Heaters 21
General Gas Components 23
Waste & Drainage Systems 23
Electrical 24
Main Panel 25
Outlets 26
Wiring Observations 27
Heat 28
Fuel 28
Forced-Air Furnaces 28
Chimney Liner 32
Efficiency 32
Heat-A/C 32
HVAC Split Systems 32
Kitchen 34
Kitchen 34
Nook 39
Basement Suite Kitchen 41
Hallway 44
Upper Floor Hallway 44
Main Floor Hallway 45
Basement Hallway 46
Bedrooms 47
Main Bedroom 47
Main Floor Front Bedroom 49
Main Floor Rear Bedroom 52
Basement Suite Front Northwest Bedroom 54
Basement Suite Front Northeast Bedroom 57
Bathrooms 59
Top Floor Bathroom 59

This report has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein.
All printed comments and the opinions expressed herein are those of the Inspection Company.

Main floor Bathroom 62
Basement Main Bathroom 65
Certifications and Affiliations 69
Report Conclusion 70

ATTACHMENTS