

# Inspection Report

**Mr.**

**Property Address:**



**BCH Inspections**

**Blair Chaisson**



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<b>Date:</b> 24/04/2009	<b>Time:</b>	<b>Report ID:</b> 0904003MacLellan
<b>Property:</b>	<b>Customer:</b> Mr.	<b>Real Estate Professional:</b>

**Comment Key or Definitions**

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

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

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

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

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

This home is older than 30 years and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

**In Attendance:**

Seller only

**Type of building:**

Single Family (2 story)

**Approximate age of building:**

Aprox 35 years

**Temperature:**

15 Deg

**Weather:**

Clear

**Ground/Soil surface condition:**

Dry

**Radon Test:**

No

**Water Test:**

No

1. Roofing Elements

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

S=Satisfactory, F=Fair, P=Poor, NI=Not Inspected, NA=Not Applicable

S F P NI NA Inspection Items

1.0 ROOFING

**Roof Covering:** 3-Tab fiberglass

**Viewed roof covering from:** Ground, Ladder

**Comments:**

Fiberglass profile dimensional shingles with proper paper at the eaves, recomend asking current owner for any warranties



1.0 Picture 1



1.0 Picture 2

1.1 CHIMNEY

**Comments:**

S F P NI NA Inspection Items

S F P NI NA Inspection Items

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Metal chimney noted. Monitor and have swept by a qualified chimney sweep yearly



1.1 Picture 1

1.2 VENTILATION COVERS

**Comments:**  
Ridge venting noted

1.3 PLUMBING VENTILATION

**Comments:**  
rubber flashing noted

1.4 GUTTERS

**Comments:**  
Gutters are full of debris, clean for proper function.



1.4 Picture 1

1.5 DOWNSPOUTS

**Comments:**

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S F P NI NA Inspection Items

**S F P NI NA    Inspection Items**

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The downspouts go into the ground, monitor for any back up and direct away from the home

**1.6 FACIA/SOFFITS**

**Comments:**

Wood soffits with some vents noted

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**S F P NI NA    Inspection Items**

S=Satisfactory, F=Fair, P=Poor, NI=Not Inspected, NA=Not Applicable

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**2. Exterior**

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

S=Satisfactory, F=Fair, P=Poor, NI=Not Inspected, NA=Not Applicable

**S F P NI NA      Inspection Items**

**2.0 SIDING**

**Comments:**

**S F P NI NA      Inspection Items**

S F P NI NA Inspection Items

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Ranchwall noted, the left side of the building with deterioration noted, this deterioration may attract insects, recomend replacing the deteriorated sections. To the right side of the home there is more recent wood at the bottom of the siding, this trim board is curling, recomend asking current owner of its history. Recomend sealing this trim board to prevent water and insects from entering.



2.0 Picture 1



2.0 Picture 2



2.0 Picture 3

---

S F P NI NA Inspection Items



S F P NI NA Inspection Items

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2.1 WINDOWS

**Comments:**

A combination of single and double glazed windows noted. There are no flashings at the tops of these windows, recomend sealing the tops and sides to prevent water penetration



2.1 Picture 1



2.1 Picture 2

2.2 ENTRY DOORS

**Comments:**

the rear slider has some deterioration to the casing noted, replace/repair as required

2.3 STAIRS/STOOPS

**Comments:**

wood stairs noted, maintain as required

2.4 DECK/PORCH

**Comments:**

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S F P NI NA Inspection Items

S F P NI NA Inspection Items

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Wood framed deck at the rear noted. Some unconventional framing methods used, the deck appears stable at the time of the inspection. Have further evaluation as desired



2.4 Picture 1



2.4 Picture 2



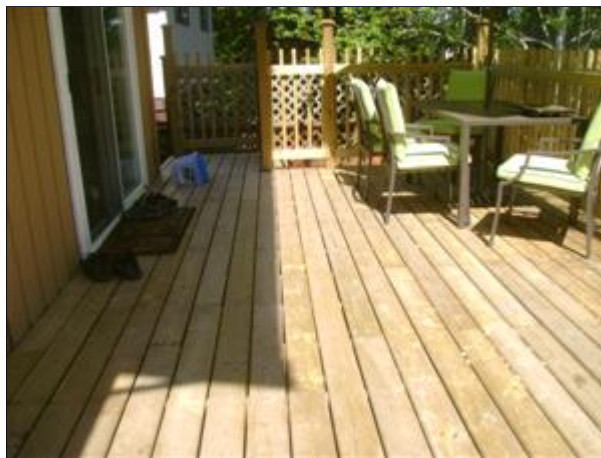
2.4 Picture 3

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S F P NI NA Inspection Items



2.4 Picture 4



2.4 Picture 5

2.5 RAILINGS

Comments:

S F P NI NA Inspection Items

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No railings at the stairs noted, recomend adding for safety



2.5 Picture 1

☒☐☐☐☐ 2.6 FOUNDATION EXTERIOR

**Appurtenance:** Deck with steps

**Comments:**

Where visible

☐☒☐☐☐ 2.7 EXTERIOR ELECTRIC GFCI

**Comments:**

No GFCI noted, This front outlet has been wired without used the proper covering, recomend further evaluation from a qualified electrician



2.7 Picture 1

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S F P NI NA Inspection Items

S=Satisfactory, F=Fair, P=Poor, NI=Not Inspected, NA=Not Applicable

## BCH Inspections

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The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Site Elements

S=Satisfactory, F=Fair, P=Poor, NI=Not Inspected, NA=Not Applicable

S F P NI NA Inspection Items

3.0 WALKWAYS

Comments:

3.1 DRIVEWAY

Comments:

Driveway slopes toward the home, monitor for water entering the garage, add drainage as required



3.1 Picture 1

3.2 RETAINING WALL

Comments:

Concrete retaining wall noted at right side of the home, it appears stable,

Except as noted: No weep hole visible, monitor and add as required



3.2 Picture 1

3.3 GROUND SLOPE AT FOUNDATION

Comments:

S F P NI NA Inspection Items

# BCH Inspections

**S F P NI NA    Inspection Items**

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Recomend having a 15 degree slope away from the home at all sides, monitor for water build up at the foundation, adjust slope as required

**3.4 SITE GRADING**

**Comments:**

This home is on a hill, monitor any water run off and adjust the slope as required

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**S F P NI NA    Inspection Items**

S=Satisfactory, F=Fair, P=Poor, NI=Not Inspected, NA=Not Applicable

4. Attic

S=Satisfactory, F=Fair, P=Poor, NI=Not Inspected, NA=Not Applicable

S F P NI NA Inspection Items

4.0 ROOF FRAMING

**insulation type:** Blown in cellulose  
**vapour barrier:** present coverage undetermined  
**Inspection method:** from entry  
**limitations:** Insulation, height/ no walkway  
**Comments:**  
Eng. Trusses noted



4.0 Picture 1



4.0 Picture 2

4.1 ROOF SHEATHING

**Comments:**  
Plywood sheathing noted

Except as noted: there are no "H" clips, monitor for deflection and block as required

S F P NI NA Inspection Items





4.1 Picture 1

4.2 ATTIC VENTILATION

**Comments:**  
Ridge, gable and soffit venting noted

4.3 ATTIC INSULATION

**Comments:**  
Cellulose blown in insulation noted



4.3 Picture 1

5. Garage


S=Satisfactory, F=Fair, P=Poor, NI=Not Inspected, NA=Not Applicable

S F P NI NA Inspection Items

5.0 ROOFING

Comments:  
living area above

5.1 EXPOSED FRAMING

Comments:  
 There is siding on the interior wall no exposed framing



5.1 Picture 1

5.2 SIDING/TRIM

Comments:  
refer to the exterior section of the home

5.3 FLOOR SLAB

Comments:

5.4 FOUNDATION

Comments:

5.5 WALLS/CEILINGS

Garage Door Type: One manual  
Garage Door Material: Metal  
Comments:

S F P NI NA Inspection Items

**S F P NI NA**    **Inspection Items**

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The passage door into the home has a large pet door, this is not recommended, recomend sealing this section to prevent CO2 from entering the home



5.5 Picture 1

**5.6 GARAGE DOOR OPERATORS**

**Auto-opener Manufacturer:** N/A

**Comments:**

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**S F P NI NA**    **Inspection Items**

S=Satisfactory, F=Fair, P=Poor, NI=Not Inspected, NA=Not Applicable

6(A). Main Bathroom

S=Satisfactory, F=Fair, P=Poor, NI=Not Inspected, NA=Not Applicable

S F P NI NA Inspection Items

6.0.A SINK

Comments:

6.1.A TOILET

Comments:

Except as noted: seal around the toilet to prevent water penetration

6.2.A BATHTUB

Comments:

One piece bath/shower unit noted, maintain seal at tub floor.

the faucet is loose, there is a access panel in the closet, recomend securing to the framing

6.3.A VENTILATION

Comments:

tested and working

6.4.A FLOOR

Comments:

laminat

6.5.A ELECTRIC GFCI

Comments:

GFCI tested and working

S F P NI NA Inspection Items

S=Satisfactory, F=Fair, P=Poor, NI=Not Inspected, NA=Not Applicable

6(B). Laundry/Bath

S=Satisfactory, F=Fair, P=Poor, NI=Not Inspected, NA=Not Applicable

S F P NI NA Inspection Items

6.0.B SINK

Comments:

cheater vent noted, this is not generally used in B.C., change as required



6.0.B Picture 1

6.1.B TOILET

Comments:

6.2.B SHOWER STALL

Comments:

Fiberglass shower stall noted, maintain seal at floor

6.3.B VENTILATION

Comments:

tested and working

6.4.B FLOOR

Comments:

Grout missing loose tile noted, replace/repair as desired

6.5.B ELECTRIC GFCI

Comments:

S F P NI NA Inspection Items

S=Satisfactory, F=Fair, P=Poor, NI=Not Inspected, NA=Not Applicable

7. Kitchen

S=Satisfactory, F=Fair, P=Poor, NI=Not Inspected, NA=Not Applicable

S F P NI NA Inspection Items

7.0 SINK PLUMBING

Comments:

Double sink with double handle faucet noted

7.1 FLOORING

Comments:

Cracked tiles replace as desired



7.1 Picture 1

7.2 ELECTRIC GFCI

Comments:

Except as noted: no GFCI add as needed

7.3 VENTILATOR

Comments:

recirculating fan noted

7.4 CABINERY

Comments:

older cabinets noted

7.5 COUNTERTOP

Comments:

tiled counter top noted

7.6 FRIDGE/STOVE

Comments:

S F P NI NA Inspection Items

## S F P NI NA Inspection Items

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Units tested and working, older units may required maintenance in the future



7.6 Picture 1



7.6 Picture 2

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## S F P NI NA Inspection Items

S=Satisfactory, F=Fair, P=Poor, NI=Not Inspected, NA=Not Applicable

8. Interior Elements

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

S=Satisfactory, F=Fair, P=Poor, NI=Not Inspected, NA=Not Applicable

S F P NI NA Inspection Items

8.0 CEILINGS

Ceiling Materials: Drywall

Comments:

Drywall ceilings

8.1 WALLS

Wall Material: Drywall

Comments:

Except as noted, some nail pops noted, repair as desired

8.2 FLOORS

Floor Covering(s): Carpet, Laminated T&G, Tile

Comments:

cracked tile in front entry, replace as desired



8.2 Picture 1

8.3 STAIRS

Comments:

No railings , add for safety

8.4 DOORS (REPRESENTATIVE NUMBER)

Interior Doors: Hollow core

Comments:

8.5 WINDOWS (REPRESENTATIVE NUMBER)

Window Types: Thermal/Insulated, Single pane

Comments:

S F P NI NA Inspection Items



# BCH Inspections

## S F P NI NA Inspection Items

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Some single pane windows noted, upgrade as desired

### 8.6 DECK DOORS

**Comments:**

### 8.7 FIREPLACE

**Comments:**

 Wood stove noted, this unit may need to be WETT certified, you may ask the current owners for for any documents



8.7 Picture 1

### 8.8 SMOKE DETECTOR

**Comments:**

battery operated units

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## S F P NI NA Inspection Items

S=Satisfactory, F=Fair, P=Poor, NI=Not Inspected, NA=Not Applicable

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Foundation/Substructure

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

S=Satisfactory, F=Fair, P=Poor, NI=Not Inspected, NA=Not Applicable

S F P NI NA Inspection Items

9.0 FOUNDATION

Foundation: Poured concrete

Method used to observe Crawlspace: Crawled


Comments:

Concrete foundation noted

9.1 FLOOR FRAMING

Wall Structure: Wood

Comments:

 Most of the floor joists are covered with insulation, satisfactory where visible



9.1 Picture 1



9.1 Picture 2

S F P NI NA Inspection Items

S F P NI NA Inspection Items

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☒ □ □ □ □ □

9.2 COLUMNS OR PIERS

**Columns or Piers:** Concrete piers

**Comments:**

Concrete footings noted for the posts



9.2 Picture 1

☒ □ □ □ □ □

9.3 MAIN BEAMS

**Floor Structure:** Wood joists

**Comments:**

Post and beam noted

☒ □ □ □ □ □

9.4 BASEMENT SLAB

**Ceiling Structure:** Not visible

**Comments:**

satisfactory where visible. limited inspection due to storage



9.4 Picture 1

☒ □ □ □ □ □

9.5 CRAWLSPACE VENTILATION

**Comments:**

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S F P NI NA Inspection Items

S=Satisfactory, F=Fair, P=Poor, NI=Not Inspected, NA=Not Applicable

## BCH Inspections

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The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**10. Electrical System**

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

S=Satisfactory, F=Fair, P=Poor, NI=Not Inspected, NA=Not Applicable

**S F P NI NA Inspection Items**

**10.0 SERVICE ENTRANCE CONDUCTORS**

**Electrical Service Conductors:** Overhead service

**Comments:**

Keep vegetation trimmed away from the power lines



10.0 Picture 1

**10.1 SERVICE GROUNDING**

**Panel capacity:** 125 AMP

**Panel Type:** Circuit breakers

**Electric Panel Manufacturer:** Unknown

**Comments:**

where visible

**10.2 MAIN DISCONNECT**

**Branch wire 15 and 20 AMP:** Copper

**Wiring Methods:** Conduit

**Comments:**

125 amp main breaker

**10.3 DISTRIBUTION PANEL**

**Comments:**

**S F P NI NA Inspection Items**

**S F P NI NA**      **Inspection Items**

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Cover is missing, recomend adding cover for safety. Panel is located at the front door



10.3 Picture 1

     **10.4 DEVICES**

**Comments:**

Except as noted: outlets over baseboard heaters are not recommended, monitor and cords hanging over these heaters for any melting



10.4 Picture 1

     **10.5 WIRING**

**Comments:**

where visible

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**S F P NI NA**      **Inspection Items**

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The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. Heating / Central Air Conditioning

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

S=Satisfactory, F=Fair, P=Poor, NI=Not Inspected, NA=Not Applicable

S F P NI NA Inspection Items

11.0 HEATING EQUIPMENT

Heat Type: Electric Base

Energy Source: Electric

Comments:

baseboard heaters and wall unit at front door.

The heater in the master bedroom in not functioning at the time of the inspection, replace/repair as needed

11.1 THERMOSTAT

Number of Woodstoves: One

Comments:

S F P NI NA Inspection Items

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The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 12. Plumbing System

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


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**S F P NI NA      Inspection Items**

**12.0 DRAIN/WASTE/VENT PIPING**

**Plumbing Waste:** ABS

**Comments:**

 ABS where visible, most of the plumbing is covered with finished materials



12.0 Picture 1

**12.1 PLUMBING WATER SUPPLY**

**Water Source:** Public

**Plumbing Water Supply (into home):** Black hose

**Plumbing Water Distribution (inside home):** Copper

**Comments:**

**S F P NI NA      Inspection Items**



S F P NI NA

## Inspection Items

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👉 Copper piping where visible, most of the piping is covered with finished materials. Main water shut off is located in the right corner of the crawlspace. PRV noted



12.1 Picture 1

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S F P NI NA

## Inspection Items

S=Satisfactory, F=Fair, P=Poor, NI=Not Inspected, NA=Not Applicable

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

13. Hot Water Tank

S=Satisfactory, F=Fair, P=Poor, NI=Not Inspected, NA=Not Applicable


S F P NI NA Inspection Items

13.0 Hot Water Tank

**Fuel Type:** Electric

**Appox age:** unknown

**Comments:**

 Due to the insulation, unable to determine the condition and age, recomend asking current owners of any warranties.



13.0 Picture 1

13.1 Drain Pan

**Comments:**

No Drain pan or drain found add as required



13.1 Picture 1

S F P NI NA Inspection Items

S F P NI NA      Inspection Items

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     13.2 Safety Components

**Comments:**

No down spout on the TPRV noted, recomend adding to direct water to a safe area. No Seismic straps noted, recomend adding for safety



13.2 Picture 1

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S F P NI NA      Inspection Items

S=Satisfactory, F=Fair, P=Poor, NI=Not Inspected, NA=Not Applicable

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# General Summary

## BCH Inspections

**Customer**  
Mr.

**Address**

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

### 5. Garage

#### 5.1 EXPOSED FRAMING

**Not Inspected**



There is siding on the interior wall no exposed framing

### 8. Interior Elements

#### 8.7 FIREPLACE

**Not Inspected**



Wood stove noted, this unit may need to be WETT certified, you may ask the current owners for for any documents

### 9. Foundation/Substructure

#### 9.1 FLOOR FRAMING

**Not Inspected**



Most of the floor joists are covered with insulation, satisfactory where visible

### 12. Plumbing System

#### 12.0 DRAIN/WASTE/VENT PIPING

**Not Inspected**



ABS where visible, most of the plumbing is covered with finished materials

#### 12.1 PLUMBING WATER SUPPLY

**Not Inspected**



Copper piping where visible, most of the piping is covered with finished materials. Main water shut off is located in the right corner of the crawlspace. PRV noted

## 13. Hot Water Tank

### 13.0 Hot Water Tank

#### Not Inspected



Due to the insulation, unable to determine the condition and age, recomend asking current owners of any warranties.

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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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# INVOICE

BCH Inspections

Inspected By: Blair Chaisson

Inspection Date: 24/04/2009

Report ID: 0904003MacLellan

Customer Info:	Inspection Property:
Mr.  Customer's Real Estate Professional:	

**Inspection Fee:**

Service	Price	Amount	Sub-Total
			Tax \$0.00
			<b>Total Price \$0.00</b>

Payment Method:

Payment Status:

Note:

# BCH Inspections

Blair Chaisson

