

INSPECTION REPORT



For the Property at:

2183 SAMPLE PLACE

LOWER MAINLAND, BC

Prepared for: TEST2 INSPECTION

Inspection Date: Monday, June 4, 2007

Prepared by: Timo Pera

Beneficial Home Inspections Ltd
35668 Hawksview Place
Abbotsford, BC V3G 2Y1
604-870-1170
Fax: (866)721-6115

Note: For the purpose of this report the building is considered to be facing **East**.

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

Roofing

Sloped roofing \ Asphalt shingles

Condition: • [Near end of life expectancy](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Task: Replace

Time: Less than 2 years

Heating

Gas furnace \ Life expectancy

Condition: • [Near end of life expectancy](#)

Implication(s): Equipment failure | No heat for house

Task: Replace

Time: Less than 1 year

Insulation and Ventilation

Attic/roof \ Insulation

Condition: • [Amount inadequate](#)

Implication(s): Increased heating and cooling costs

Plumbing

Water heater \ Life expectancy

Condition: • [Near end of life expectancy](#)

Implication(s): No domestic hot water

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

ROOFING

2183 Sample Place, Lower Mainland, BC June 4, 2007

THE BOTTOM

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

DESCRIPTION

Sloped: • [Asphalt](#)

Probability of leakage: • Medium

LIMITATIONS

Roof inspection limited/prevented by: • Wet roof surface hides flaws

Inspection performed: • By walking on roof

RECOMMENDATIONS

Sloped roofing \ Asphalt shingles

Condition: • [Near end of life expectancy](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Task: Replace

Time: Less than 2 years



nearing end of service life

Sloped roofing \ Asphalt shingles

Condition: • [Cupping, curling, clawing](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Sloped roof flashings \ Flashings

Condition: • Replace when reroofing

Task: Replace

Time: Less than 1 year

Sloped roof flashings \ Flashings

Condition: • Inspect & repair, as needed.

Task: Monitor

Time: Unpredictable

Sloped roof flashings \ Valley flashings

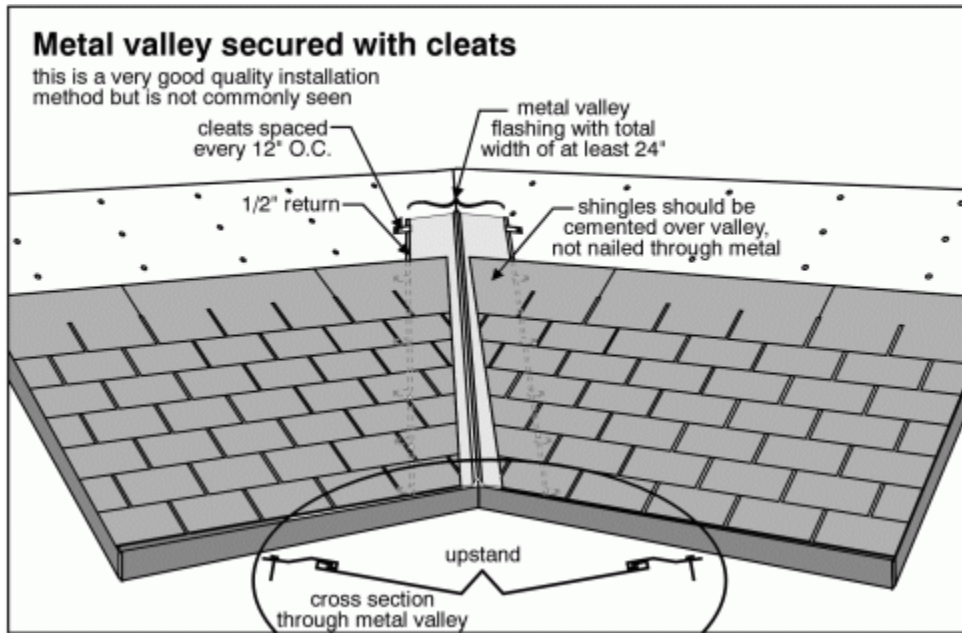
Condition: • [No upstand](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

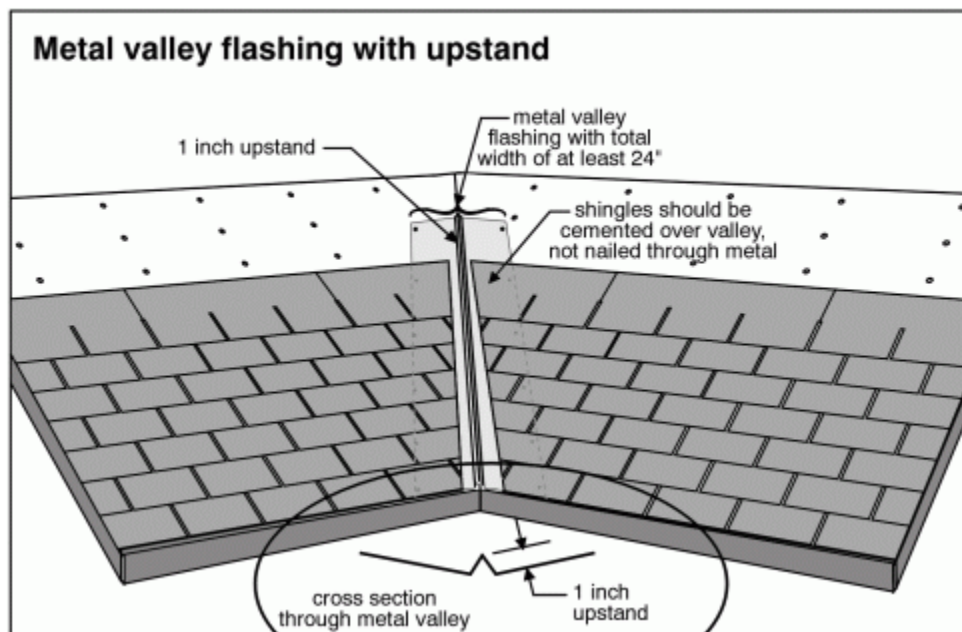
Task: Monitor

Time: Unpredictable

Note: Replace when new roof installed



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)

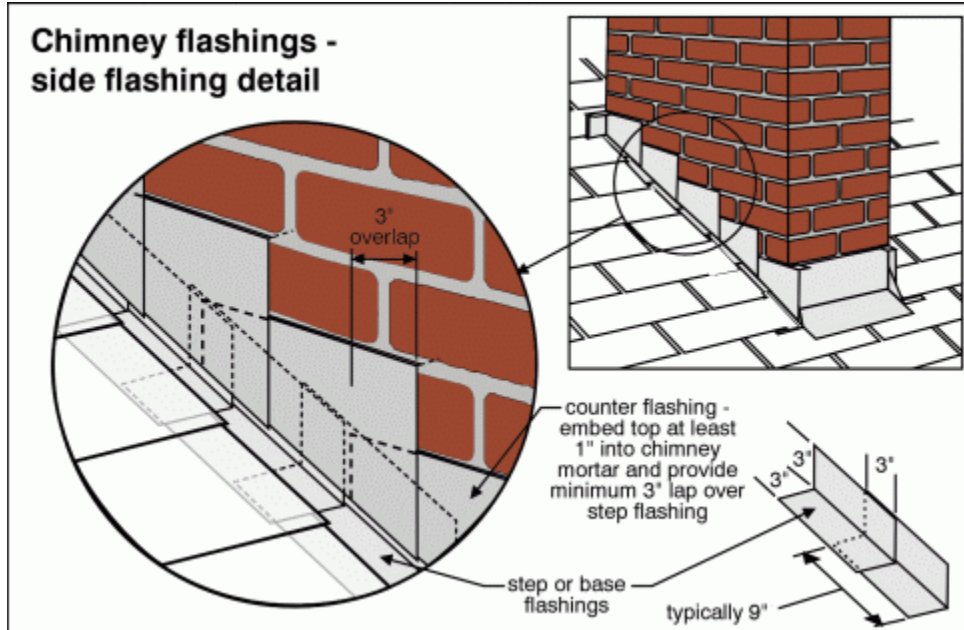
Sloped roof flashings \ Chimney flashings

Condition: • [Side flashings not set into shingles properly](#)

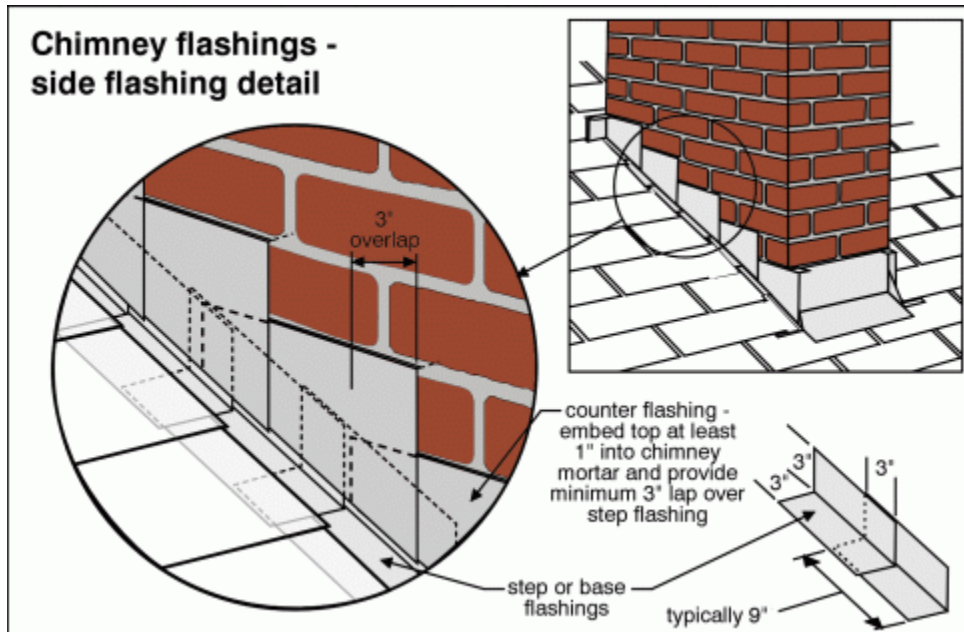
Implication(s): Chance of water damage to contents, finishes and/or structure

Task: Repair or replace

Time: Less than 1 year



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)

ROOFING

2183 Sample Place, Lower Mainland, BC June 4, 2007

THE BOTTOM

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



damaged- replace when roof replaced

EXTERIOR

2183 Sample Place, Lower Mainland, BC June 4, 2007

- THE BOTTOM
- ROOFING
- EXTERIOR**
- STRUCTURE
- ELECTRICAL
- HEATING
- COOLING
- INSULATION
- PLUMBING
- INTERIOR

DESCRIPTION

- Gutter & downspout material:** • [Aluminum](#)
- Gutter & downspout type:** • [Eave mounted](#)
- Gutter & downspout discharge:** • [Below grade](#) • [Above grade](#)
- Lot slope:** • [Away from house](#) • [Towards house](#)
- Wall surfaces :** • [Vinyl siding](#)
- Retaining wall:** • [Concrete](#)
- Driveway:**
 - Blacktop
 - Note:* Maintenance- keep drain clear to prevent water buildup
- Walkway:** • Flagstone
- Exterior steps:** • Concrete • Wood
- Deck:** • Raised

LIMITATIONS

- Upper floors inspected from:** • Ground level

RECOMMENDATIONS

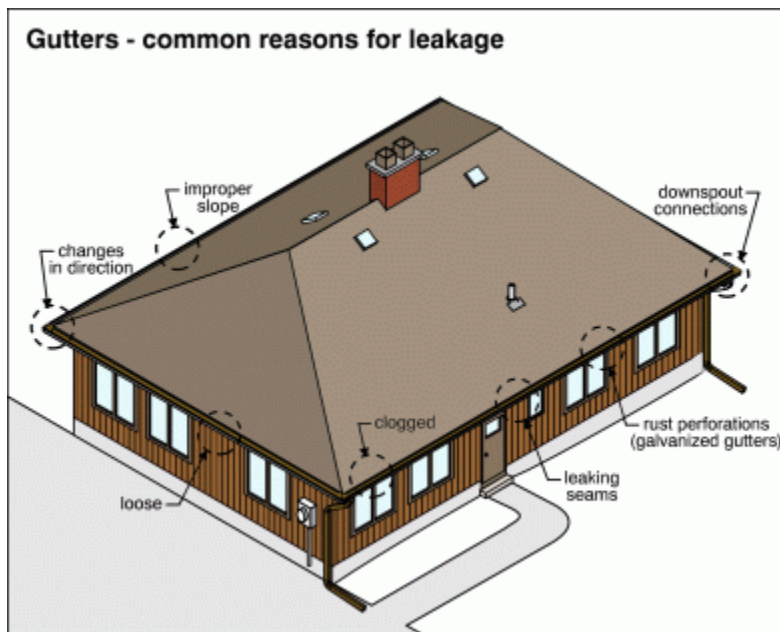
Roof drainage \ Gutters

- Condition:** • [Clogged](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Task: Clean

Time: Less than 1 year



Click on image to enlarge.

EXTERIOR

2183 Sample Place, Lower Mainland, BC June 4, 2007

- THE BOTTOM
- ROOFING
- EXTERIOR**
- STRUCTURE
- ELECTRICAL
- HEATING
- COOLING
- INSULATION
- PLUMBING
- INTERIOR

Roof drainage \ Downspouts

Condition: • [Not well secured](#)

Implication(s): Leakage

Task: Repair

Time: Immediate

Note: Downspouts not connected to drain system



add downpipe to connect to drain



connect to drain

Walls \ Plywood, hardboard, and OSB

Condition: • [Rot or insect damage](#)

Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure | Material deterioration

Location: Bathroom

Task: Improve

Time: Less than 1 year

Porches, decks, steps, patios and balconies \ Handrails and guards

Condition: • [Rot or insect damage](#)

Implication(s): Fall hazard

Task: Repair or replace

Time: Less than 1 year

Landscaping \ General

Condition: • [Trees or shrubs too close to house](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Chance of pests entering house | Material deterioration

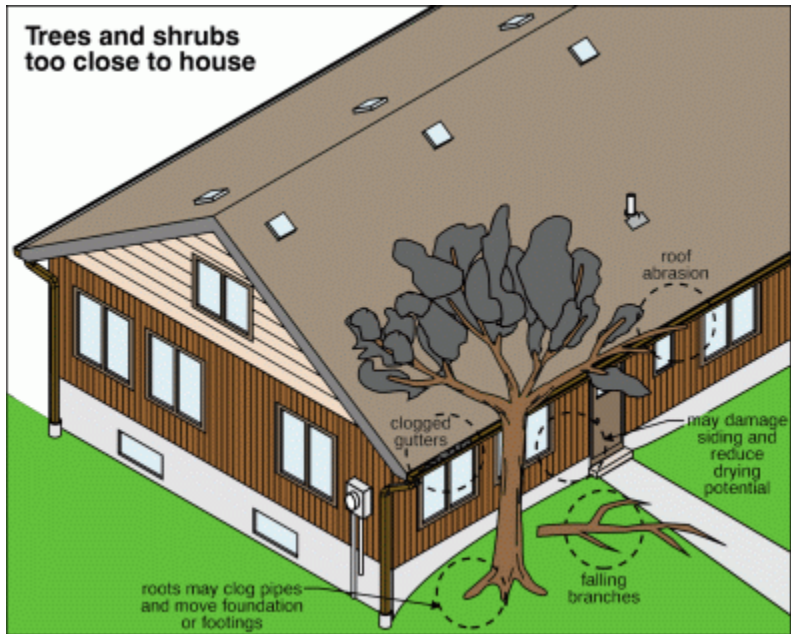
Task: Improve

Time: Less than 1 year

EXTERIOR

2183 Sample Place, Lower Mainland, BC June 4, 2007

- THE BOTTOM
- ROOFING
- EXTERIOR**
- STRUCTURE
- ELECTRICAL
- HEATING
- COOLING
- INSULATION
- PLUMBING
- INTERIOR



[Click on image to enlarge.](#)

DESCRIPTION

General: • 2x6 rafters a plus

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#)

Exterior wall construction: • [Wood frame](#) • Not visible

Roof and ceiling framing: • [Rafters/roof joists](#) • Plywood sheathing

RECOMMENDATIONS

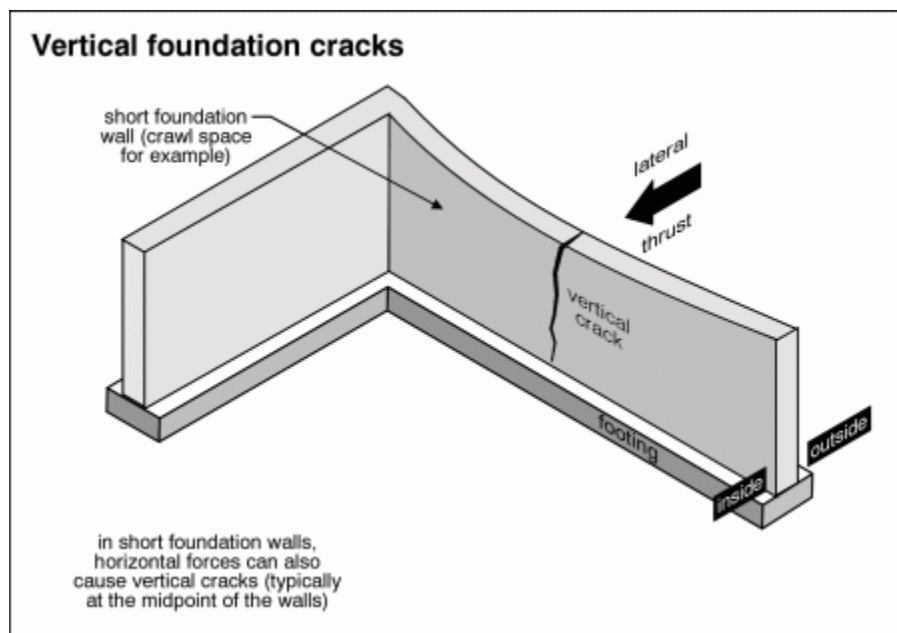
Foundations \ Foundation

Condition: • [Cracked](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Weakened structure

Task: Monitor

Time: Unpredictable



[Click on image to enlarge.](#)

Foundations \ Performance

Condition: • No defects noted

Walls \ Wood frame walls

Condition: • [Rot, insect or fire damage](#)

Implication(s): Weakened structure

Location: Rear Garage

Task: Repair or replace

Time: Less than 1 year



repair

Roof framing \ Collar ties/rafter ties

Condition: • [Missing](#)

Implication(s): Weakened structure | Chance of structural movement

Location: Attic

Task: Repair or replace

Time: Less than 1 year

Roof framing \ Collar ties/rafter ties

Condition: • [Mechanical damage](#)

Implication(s): Weakened structure | Chance of structural movement

Location: Attic

Task: Repair

Time: Less than 1 year



repair collar tie

DESCRIPTION

Service entrance cable and location: • [Overhead - cable type not determined](#)

Service size: • [100 Amps \(240 Volts\)](#)

Main disconnect/service box rating: • [100 Amps](#)

Main disconnect/service box type and location: • [Breakers - basement](#)

System grounding material and type: • [Aluminum - other](#) • [Not visible](#)

Distribution panel rating: • [100 Amps](#)

Distribution panel type and location: • [Breakers - basement](#)

Distribution wire material and type: • [Copper - non-metallic sheathed](#) • [Aluminum - non-metallic sheathed](#)

RECOMMENDATIONS

Distribution system \ Wiring - damaged or exposed

Condition: • [Too close to ducts, pipe, chimneys, etc.](#)

Implication(s): Electric shock | Fire hazard

Location: Basement Furnace room

Task: Improve

Time: Immediate



move wire - provide proper support

Distribution system \ Wiring - installation

Condition: • [Abandoned wire](#)

Implication(s): Electric shock

Location: Basement Bathroom

Task: Correct

Time: Immediate



provide proper termination

Distribution system \ Outlets

Condition: • [Reversed polarity](#)

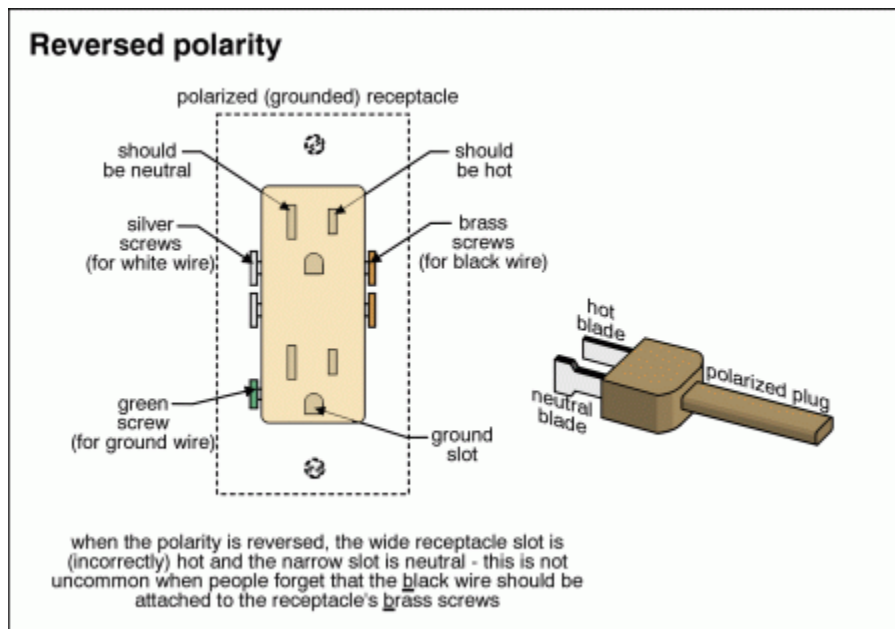
Implication(s): Electric shock

Location: Basement Laundry area

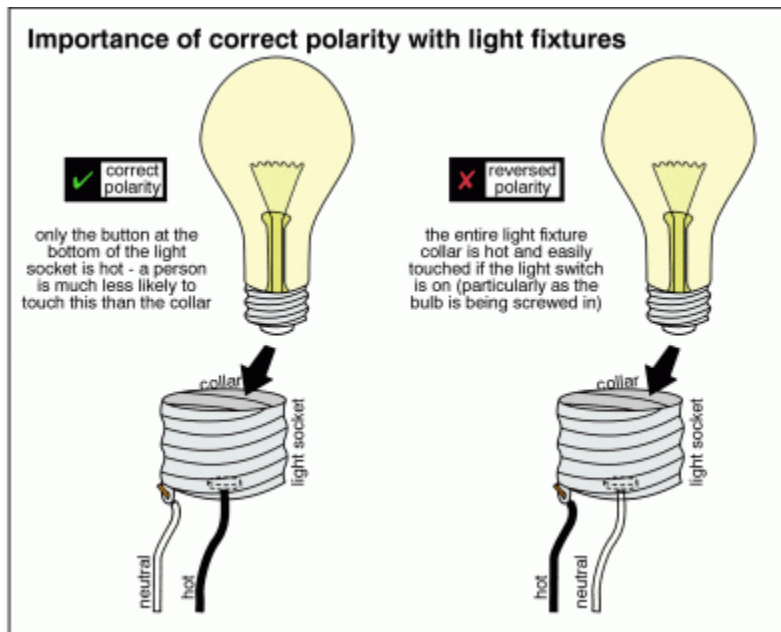
Task: Repair

Time: Immediate

Cost: Minor



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)

Distribution system \ Cover plates

Condition: • [Missing](#)

Implication(s): Electric shock

Location: Basement Garage

HEATING

2183 Sample Place, Lower Mainland, BC June 4, 2007

- THE BOTTOM
- ROOFING
- EXTERIOR
- STRUCTURE
- ELECTRICAL
- HEATING**
- COOLING
- INSULATION
- PLUMBING
- INTERIOR

DESCRIPTION

Fuel: • [Gas](#)
System type: • [Furnace](#)
Approximate capacity: • [100,000 BTU/hr](#)
Efficiency: • [Conventional](#)
Approximate age: • [32 years](#)
Failure probability: • [High](#)
Main fuel shut off at: • Meter
Fireplace: • [Gas fireplace](#)
Chimney: • [Masonry](#) • [Metal](#)
Chimney liner: • [Clay](#)

LIMITATIONS

Warm weather: • Prevents testing heating effectiveness • Prevented testing in heating mode
Heat exchanger: • Only a small portion visible
Electronic air cleaner: • Not inspected • Outside the scope of a home inspection

RECOMMENDATIONS

Gas furnace \ Life expectancy
Condition: • [Near end of life expectancy](#)
Implication(s): Equipment failure | No heat for house
Task: Replace
Time: Less than 1 year

Gas furnace \ Gas burners
Condition: • [Dirt or soot](#)
Implication(s): Equipment not operating properly | Increased heating costs | Reduced comfort
Task: Service
Time: Less than 1 year

Fireplace \ General
Condition: • Inspect chimney, and sweep, if needed before using
Task: Service
Time: Less than 1 year

COOLING & HEAT PUMP

2183 Sample Place, Lower Mainland, BC June 4, 2007

THE BOTTOM

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

DESCRIPTION

Air conditioning type: • None present

DESCRIPTION

Attic/roof insulation material: • [Glass fiber](#)

Attic/roof insulation amount: • [R-12](#)

Attic/roof ventilation: • [Roof vent](#)

Wall insulation material: • [Glass fiber](#) • Not visible

Wall insulation amount: • Not determined

Foundation wall insulation material: • Not determined

Foundation wall insulation amount: • Not determined • Not visible

Air/vapor barrier: • [Not visible](#) • [Plastic](#)

LIMITATIONS

Attic inspection performed: • By entering attic, but access was limited

Mechanical ventilation effectiveness: • Not verified

RECOMMENDATIONS

Attic/roof \ Insulation

Condition: • [Amount inadequate](#)

Implication(s): Increased heating and cooling costs

Attic/roof \ Insulation

Condition: • [Amount less than current standards](#)

Implication(s): Increased heating and cooling costs

Task: Improve

Time: Less than 1 year

Attic/roof \ Hatch

Condition: • [Not insulated and not weatherstripped](#)

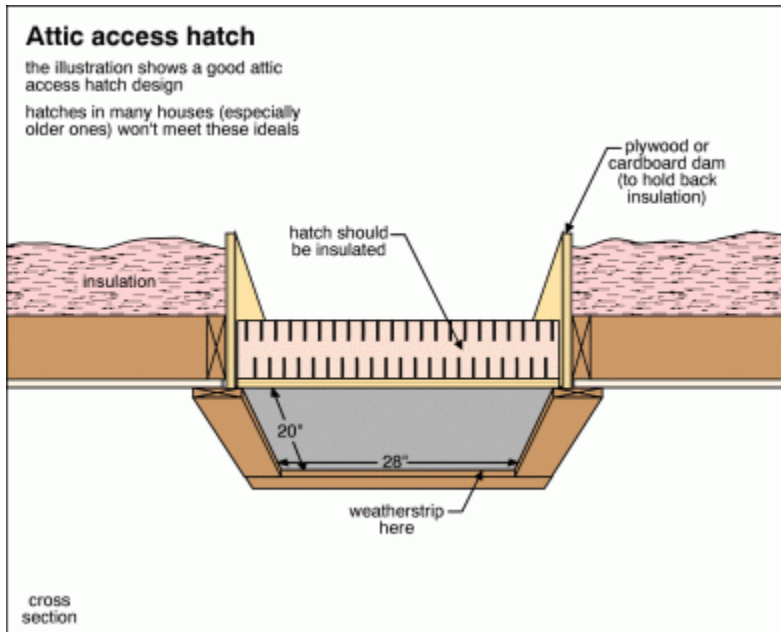
Implication(s): Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs |

Reduced comfort

Location: Attic

Task: Improve

Time: Less than 1 year



[Click on image to enlarge.](#)

DESCRIPTION

Water supply source: • Public

Supply piping in house: • [Copper](#) • [Not visible](#)

Main shut off valve at the: • Utility room

Water heater fuel: • [Gas](#)

Water heater type: • [Conventional](#)

Tank capacity: • [30 gallons](#) • [33.3 gallons](#)

Water heater approximate age: • 11 years

Water heater failure probability: • [High](#)

Waste piping in house: • [Plastic](#) • [Not visible](#)

RECOMMENDATIONS

Water heater \ Life expectancy

Condition: • [Near end of life expectancy](#)

Implication(s): No domestic hot water

Location: Basement Furnace room

Task: Repair or replace

Time: Unpredictable

Water heater \ Life expectancy

Condition: • [Near end of life expectancy](#)

Implication(s): No domestic hot water

Water heater \ Tank

Condition: • Safety pan and drain missing

Task: Improve

Time: Unpredictable

INTERIOR

2183 Sample Place, Lower Mainland, BC June 4, 2007

THE BOTTOM

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

DESCRIPTION

Major floor finishes: • [Carpet](#) • [Resilient](#) • [Laminate](#)

Major wall finishes: • [Plaster/drywall](#)

Major ceiling finishes: • [Plaster/drywall](#)

Major wall and ceiling finishes: • [Plaster/drywall](#)

Windows: • [Fixed](#) • [Sliders](#) • Metal

Glazing: • [Single](#) • [Double](#)

Exterior doors: • [Metal](#) • [Sliding glass](#) • [Wood](#) • Garage - wood

Range fuel: • Electricity

LIMITATIONS

Inspection limited/prevented by: • Storage/furnishings

Restricted access to: • Bedroom

Not included as part of a home inspection: • Carbon monoxide detectors, security systems, central vacuum • Carbon monoxide detectors • Security systems and intercoms • Central vacuum systems • Appliances • Perimeter drainage tile around foundation, if any

Appliances: • Appliances are not inspected as part of a home inspection

Percent of foundation not visible: • 99 %

Basement leakage: • Finished basement limits inspection

Garage door opener: • Not tested

RECOMMENDATIONS

Doors \ Doors and frames

Condition: • [Weatherstripping missing or ineffective](#)

Implication(s): Chance of water entering house | Increased heating and cooling costs | Reduced comfort

Location: Foyer

Task: Improve

Time: Less than 1 year

Doors \ Doors and frames

Condition: • [Weatherstripping missing or ineffective](#)

Implication(s): Chance of water entering house | Increased heating and cooling costs | Reduced comfort

Location: Kitchen

Task: Provide

Time: Less than 1 year

Garage \ Floor

Condition: • [Cracked](#)

Implication(s): Uneven floors

Location: Basement

Task: Monitor

Time: Unpredictable

Garage \ Man-door into garage

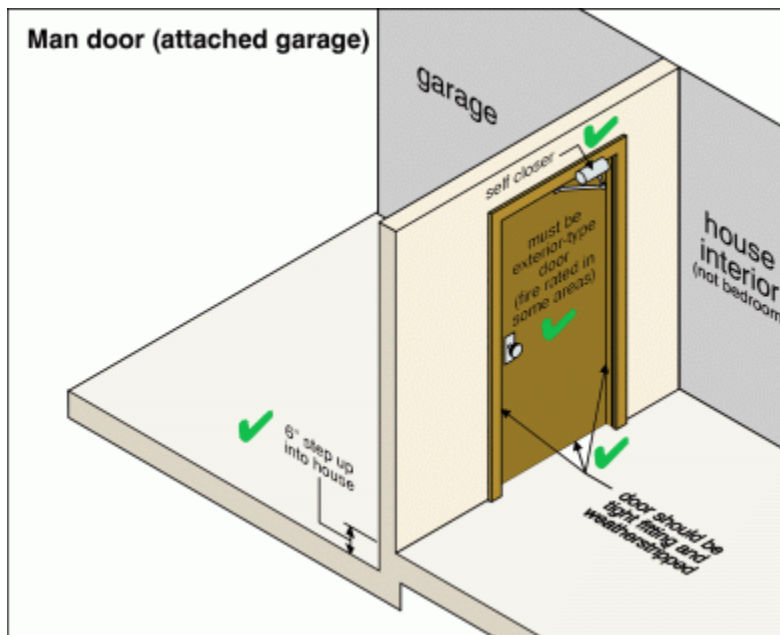
Condition: • [Door not tight fitting and weather-stripped](#)

Implication(s): Hazardous combustion products entering home

Location: Basement Garage

Task: Repair or replace

Time: Less than 1 year

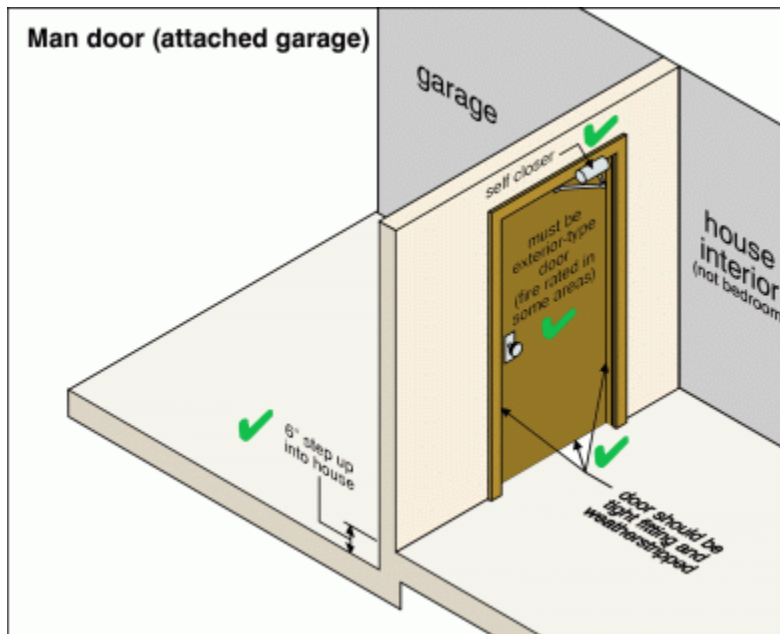


[Click on image to enlarge.](#)

Garage \ Man-door into garage

Condition: • [No self closer](#)

Implication(s): Hazardous combustion products entering home



Click on image to enlarge.

Exhaust fans \ Exhaust duct

Condition: • [Not vented to exterior](#)

Implication(s): Chance of condensation damage to finishes and/or structure

Location: First floor Bathroom

Task: Improve

Time: Less than 1 year

Exhaust fans \ Kitchen exhaust system

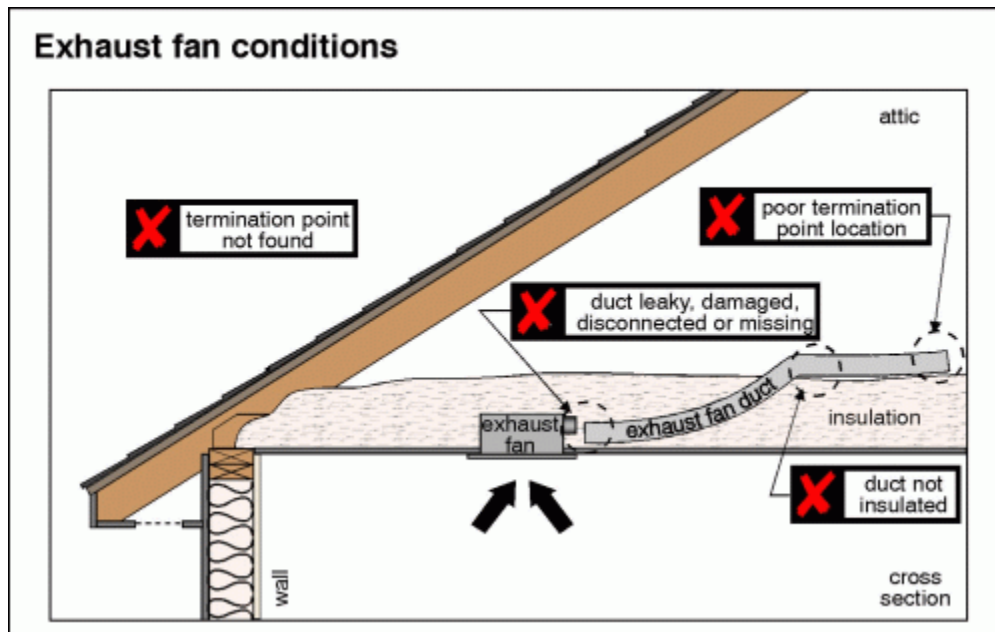
Condition: • Not vented to exterior

Implication(s): Chance of condensation damage to finishes and/or structure

Location: First floor Kitchen

Task: Improve

Time: Less than 1 year



[Click on image to enlarge.](#)

END OF REPORT