

# HOME INSPECTION REPORT

3456 Any Road  
Duncan, BC



Prepared for:

Client

November 27, 2005

## HARBOUR HOME INSPECTIONS, LTD.

Jeff Erickson

3330 Telegraph Road  
Mill Bay, BC V0R 2P3

Business: 250-743-6582

Cell: 250-710-0471

Email: [harbourhome@shaw.ca](mailto:harbourhome@shaw.ca)

Web: [www.harbourhome.ca](http://www.harbourhome.ca)

Associate Member: Canadian Association of Home and Property Inspectors

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This summary and the report from which it is taken is for the exclusive use of the client(s) listed and it is not intended for third party use.

Any noted safety concerns and potentially significant expenses or problems over the short term are identified below, as well as less expensive (under \$1500) priority items. This summary should not be considered inclusive because of the limitations of a home inspection. Please read the full report for elaboration of these and other problems.

Estimates of what it might take to repair or replace the items listed in the summary are very rough. They do not include other items noted in the report. Actual costs may vary widely depending on the extent of the problem, the contractor chosen and the actions taken.

November 27, 2005

## HOME INSPECTION SUMMARY

3456 Any Road  
Duncan, BC

Prepared for:  
Client  
123 That Road  
Town, BC

Prepared by:  
Jeff Erickson  
.....

### GENERAL CONCLUSIONS

The unit has a normal number of safety and priority issues. Many of these could be fixed by a handy home owner at minimal cost. All in all the home is in good shape. But there is a problem in the attic which commands attention.

Mould is probably overrated as a health issue but it can be a problem, and a serious one for certain people. The condition which leads to mould is excess moisture and that can and should be controlled. The same conditions which lead to mould also lead to rot. A professional should look at the situation and his/her advice should be followed. Please read my recommendations in the structure section.

Firestopping at least the stud spaces and chimneys in the crawlspace stairwell should be done for safety.

## ESTIMATED INITIAL COSTS

The total for attending to all the items listed below except for the mould issue should be no more than about \$1000.

### SAFETY ISSUES

|                        |  |
|------------------------|--|
| Garage:                | Adjust person door closure to ensure latching.                   |
| Crawlspace:            | Firestopping needed in stairwell.<br>Install handrail on stairs. |
| Heating:               | Slight gas odour by furnace. Service as noted.                   |
| Chimneys & Fireplaces: | Isolate power line from fireplace with proper fitting.           |
| Plumbing:              | Tape exhaust joints.<br>Install PTR valve down pipe.             |
| Bathrooms:             | Repair bathtub puncture.<br>Clean drains.                        |

### SIGNIFICANT ISSUES

|            |   |
|------------|---|
| Structure: | Increase ventilation and undertake mould abatement in attic. Professional action advised. |
|------------|---|

### PRIORITY ITEMS

|                        |  |
|------------------------|--|
| Exterior:              | Flash or caulk entry steps.<br>Caulk around vents and gas main.<br>Increase ground to wood clearance where possible. |
| Roof & Drainage:       | Extend downspouts that terminate on the roof.<br>Clean roof-particularly the other unit.                             |
| Crawlspace:            | Caulk vents and finish insulation.<br>Set a mousetrap.   |
| Ventilation:           | Connect air intake duct.<br>Check fireplace air installation.  |
| Heating:               | Fix air gap by furnace filter.   |
| Chimneys & Fireplaces: | Vacuum fireplace behind grills.  |

## GENERAL INFORMATION

| INSPECTION INFORMATION |                           |
|------------------------|---------------------------|
| File #                 | Dun-05-051                |
| Inspection Date        | Sunday, November 27, 2005 |
| Street address         | 3456 Any Road             |
| City/Area              | Duncan, BC                |
| Client name            | Client                    |
| Client's agent         | C. A. Realtor             |
| Owner name             | Owner                     |
| Listing agent          | L. A. Realtor             |
| Inspection type        | Pre-sale                  |
| Home occupied?         | Yes - by owner            |
| People present?        | C. A. Realtor             |

| CLIMATIC CONDITIONS |                                 |
|---------------------|---------------------------------|
| Weather             | Clear                           |
| Temperature         | Around 12° C                    |
| Recent weather      | Cold, rain in the last few days |

| UTILITY SERVICES       |   |
|------------------------|---|
| Water source           | Water is supplied by the municipality           |
| Sewage disposal        | Sewage disposal is supplied by the municipality |
| Electrical service     | BC Hydro is the supplier. Underground service.  |
| Fuel service - gas     | Terasen is the natural gas supplier             |
| Fuel service - oil     | n/a   |
| Fuel service - propane | n/a   |
| Utilities status       | All utilities were on during the inspection     |

| BUILDING CHARACTERISTICS |   |
|--------------------------|---|
| Orientation              | The main entrance faces Southeast   |
| Estimated age            | Nine years old  |
| Building type            | Duplex  |
| Stories                  | Two stories   |
| Living areas             | Bedrooms- 3; Bathrooms (full)- 2; Kitchen(s)- 1; Living room; Dining area; Laundry room; Entry area |
| Space below grade        | Full crawlspace   |
| Amenities                |   |
|                          |   |

| SITE INFORMATION |                           |
|------------------|---------------------------|
| Location         | Newer quiet neighbourhood |
| Street           | Paved, winding            |
| Sidewalks        | None noted                |
| Storm drains     | None noted                |
| Fire hydrant     | Yes                       |
| Street lamps     | None noted                |
|                  |                           |

### GENERAL INFORMATION REPORT

Safety Issues: None noted.

Significant Issues: None noted.

Priority Items: None noted.

General Comments: A pleasant looking home in a nice neighbourhood.

## EXTERIOR INSPECTION

| WALKWAYS  |   |
|-----------|---|
| Material  | Washed concrete; round pavers inset in gravel |
| Condition | Good  |

| PATIOS    |   |
|-----------|---|
| Material  | 2x6's on treated sleepers. It's about 14'x14' and resting on the smaller original concrete patio. |
| Slope     | n/a   |
| Steps     | One step from ground level  |
| Railings  | n/a   |
| Condition | Good.   |

| ENTRY STEPS |  |
|-------------|--|
| Material    | Washed concrete  |
| Landing     | Good   |
| Steps       | Good   |
| Railing     | n/a  |
| Condition   | The metal flashing between the landing and the house should have a counterflashing or at least be caulked to prevent moisture entry. See photo.<br>A trim piece could be installed above the door area for appearance. |

| WALL CLADDING MATERIALS |  |
|-------------------------|--|
| Wood siding             | Good condition. Probably the original stain/paint-I could see no sign of overcoat.   |
| Wood trim               | Same   |
| Wood trim               | Wood to ground clearance is ideally 8" or greater. It is less in this case-the bay window flower bed should be lowered and care taken to reduce moisture at the ground-buildng junction. |

| OUTSIDE DOORS |                            |
|---------------|----------------------------|
| Front door    | Steelclad-good shape       |
| Rear door     | n/a-see garage person door |
| Patio door    | Slider-good shape          |
| Other         |                            |

| WINDOWS   |   |
|-----------|---|
| Type      | Vinyl double paned                                |
| Screens   | One missing on upstairs bedroom                   |
| Seals     | Good  |
| Broken    | No  |
| Flashings | Generally good-caulk those subject to the weather |

### EXTERIOR INSPECTION REPORT

Safety Issues: None noted.

Significant Issues: None noted.

Priority Items: Entry steps and ground clearance as noted. Caulking is also needed around the dryer and air intake vents at the back of the house; and around the gas inlet pipe.



**General Comments:** Except where noted the exterior condition was fine. Caulking should be inspected periodically and renewed as necessary-use a good paintable water-based caulk.

Restaining or painting before there is any obvious surface breakdown is less costly in the long run. Quality materials make a big difference.

## GARAGE/CARPORT INSPECTION

| DRIVEWAY  |                 |
|-----------|-----------------|
| Material  | Washed concrete |
| Slope     | Towards house   |
| Drains    | None noted      |
| Condition | Good            |

| TYPE              |                                      |
|-------------------|--------------------------------------|
| Garage-integral   | Yes; single car                      |
| Living area above | Yes                                  |
| Roof above        | Short overhang roof                  |
| Other uses        | Access to crawlspace/mechanical room |

| FLOOR     |                  |
|-----------|------------------|
| Material  | Concrete         |
| Slope     | Towards driveway |
| Drain     | None noted       |
| Condition | Good             |

| DOORS & WINDOWS      |  |
|----------------------|--|
| Windows              | None   |
| Person door          | Weatherstripped- yes; Automatic closure-needs adjustment to latch securely |
| Step down from house | Yes-about 12"  |
| Garage door          | Overhead-Could use new sweep   |
| Opener               | Yes  |
| Automatic reverse    | Works as does 'electric eye'   |

| STRUCTURE     |                                    |
|---------------|------------------------------------|
| Foundation    | Concrete                           |
| Framing       | Probably wood                      |
| Insulation    | Not visible                        |
| Fire-proofing | Finished drywall-thickness unknown |
| Gas-proofing  | Finished drywall-thickness unknown |
| Safety issues | None                               |
|               |                                    |

### INSPECTION REPORT

**Safety Issues:** Person door adjustments should be made to insure closure and a seal between garage and living area.

**Significant Issues:** None noted.

**Priority Items:** None noted.

**General Comments:** It would be wise to keep a fire extinguisher and flashlight in the garage, both for use in the living area and the mechanical room.

# STRUCTURE INSPECTION

## STRUCTURE DESCRIPTION/MATERIALS

### FOUNDATIONS

|                          |   |
|--------------------------|---|
| Poured concrete          | No problems noted                             |
| Outside moisture barrier | None seen-could easily be below surface level |

### CONFIGURATION

|                   |      |
|-------------------|------|
| Crawlspace        | Full |
| Number of stories | Two  |

### FLOOR STRUCTURE

|               |                         |
|---------------|-------------------------|
| Concrete slab | In crawlspace           |
| Joists        | 2x10's on 16" centers   |
| Sub-floor     | Plywood                 |
| Blocking      | Yes-2x2" cross blocking |

### WALL STRUCTURE

|                |                         |
|----------------|-------------------------|
| Wood frame     | Yes -what could be seen |
| Wall sheathing | Not visible             |

### CEILING STRUCTURE

|                   |  |
|-------------------|--|
| Trusses           | Yes- scissor and normal-both on 2' centers |
| Ceiling sheathing | Felt like drywall                          |

### ROOF STRUCTURE

|                |                         |
|----------------|-------------------------|
| Trusses        | Yes- scissor and normal |
| Roof sheathing | OSB/waferboard          |

| METHOD USED TO OBSERVE ATTIC |   |
|------------------------------|---|
| Attic fully accessed         | Flat ceiling section  |
| Inspected from access hatch  | Scissor truss section   |
| No access                    | Wing above small bedroom; first floor roof; and short roof sections |

| ATTIC CONDITIONS    |                           |
|---------------------|---------------------------|
| Leaks               | None noted                |
| Condensation damage | Yes- in flat roof section |
| Other               |                           |

## STRUCTURE INSPECTION REPORT

**Safety Issues:** None noted.

**Significant Issues:** There is mould in the flat ceiling section of the attic. There are no signs of leaks and I suspect the root cause of the mould is condensation from a lack of ventilation. The darkened wood and the rust on the protruding roofing nails extend over a wide area. Moisture readings taken in approximately ten places ranged from a safe 14% to a not so safe 20%.

**The recommended course is professional examination and remediation.** Access should be cut into the attic area above the small bedroom. More soffit ventilation pans and roof vents should be added. Existing surfaces should be cleaned as best as possible and perhaps be sealed with a mould resistant paint. The attic access hatch should be weatherstripped to prevent warm air leakage. A mould problem is essentially a moisture problem. I could see portions of the chimneys from the flat ceiling section. Given the lack of firestopping in the mechanical room, this could also be a source of warm air leakage.

That being said, I could find no damage to the structure and the OSB seemed sound. I would probably replace the OSB when reroofing. The other side of the duplex should be checked and repaired if needed.

I did not walk through the scissor truss area-a respirator mask and perhaps some light planks are needed for safety. It is possible that the first floor attic area might be accessed from the scissor truss section. It is also possible that the flat ceiling section could be ventilated from the scissor truss section. This area seems dry and well ventilated.

Priority Items:           None noted.

General Comments: None



Darkened areas indicate mould.

## ROOF & DRAINAGE INSPECTION

| THE ROOF WAS INSPECTED: |       |
|-------------------------|-------|
| By walking on the roof  | Fully |

| ROOF COVERING DESCRIPTION/MATERIALS: |   |
|--------------------------------------|---|
| Sheathing                            | OSB/waferboard                                    |
| Underlayment                         | At least at drip edge                             |
| Asphalt/fiberglass                   | Shingles were good-Normal lifespan is 20-25 years |

| ROOF FLASHING DESCRIPTION/MATERIALS: |                                    |
|--------------------------------------|------------------------------------|
| Penetration flashings                | Good                               |
| Chimney flashings                    | Good                               |
| Skylight flashings                   | Good                               |
| Valley flashings                     | Closed valleys-no flashing visible |
| Sidewall flashings                   | Good                               |
| Wall above flashings                 | Good                               |
| Dripedge flashings                   | None noted                         |
| Rake edge flashings                  | None noted                         |
| Other                                |                                    |

| DRAINAGE INSPECTION |   |
|---------------------|---|
| Gutters             | Aluminum  |
| Downspouts          | Aluminum-Downspouts draining onto roof should have sections added to carry water to the gutter proper. The reason being added wear to shingles and chance of leaks. |
| Perimeter Drainage  | Not visible   |
| Grading             | Generally good-try to keep water moving away from the house   |
| Other               |   |

## ROOF & DRAINAGE INSPECTION REPORT

Safety Issues:           None noted.

Significant Issues:    None noted.

Priority Items:           While the shingles on the subject side of the duplex were generally free of moss (except the pentroof at the back), there was considerably more moss on the neighboring side. It is best to keep both sides clean to lengthen the time between reroofing.

Extend downspouts as noted.

General Comments:   None

## CRAWLSPACE INSPECTION

|   |
|---|
| <b>CRAWLSPACE DESCRIPTION/MATERIALS</b> |
|---|

|  |     |
|--|-----|
| <b>METHOD USED TO OBSERVE CRAWLSPACE</b> |     |
| Crawlspace fully accessed                | Yes |

|                     |                                       |
|---------------------|---------------------------------------|
| <b>GROUND/FLOOR</b> |                                       |
| Polyethylene cover  | Visible between foundation and slabs. |
| Concrete-finished   | Yes                                   |

|   |  |
|---|--|
| <b>LEAKS &amp; MOISTURE DESCRIPTION</b> |  |
| Odours                                  | No                                       |
| Stains                                  | No                                       |
| Dampness                                | Yes-under dryer vent. Recommend caulking |
| Rot                                     | No                                       |
| Other                                   | Some rodent droppings in SW corner       |

### CRAWLSPACE INSPECTION REPORT

**Safety Issues:** Access stairs are definitely not to code, but there's not much choice. A handrail should be installed.

The stairwell should be firestopped with drywall or other suitable material. The sidewall and particularly the chimney chase can give fire a path to upper levels. The chimney chase might also be a conduit for warm, moist air to be entering the attic.

**Significant Issues:** None noted.

**Priority Items:** Caulk around dryer vent on outside of house and monitor sill plate. Insulate top of foundation wall where missing.

Set a mouse trap or two.

**General Comments:** No signs of groundwater leakage or dampness were noted.

## INSULATION INSPECTION

|                                  |
|----------------------------------|
| INSULATION DESCRIPTION/MATERIALS |
|----------------------------------|

|                            |
|----------------------------|
| ATTIC INSULATION MATERIALS |
|----------------------------|

|                     |                               |
|---------------------|-------------------------------|
| Fiberglass-blown in | Yes-about 8"-thickness varies |
|---------------------|-------------------------------|

|                       |
|-----------------------|
| ATTIC VAPOR RETARDERS |
|-----------------------|

|              |     |
|--------------|-----|
| Polyethylene | Yes |
|--------------|-----|

|                                 |
|---------------------------------|
| CRAWLSPACE INSULATION MATERIALS |
|---------------------------------|

|                  |   |
|------------------|---|
| Fiberglass-batts | Top of foundation wall- missing in one area-upgrade |
|------------------|---|

|                    |   |
|--------------------|---|
| Plastic/foam board | Yes-about 2' down from top of foundation wall. I recommend carrying it down to floor level to reduce heating costs. |
|--------------------|---|

|                            |
|----------------------------|
| CRAWLSPACE VAPOR RETARDERS |
|----------------------------|

|       |      |
|-------|------|
| Other | None |
|-------|------|

|                                |     |
|--------------------------------|-----|
| Absent at conditioned surfaces | n/a |
|--------------------------------|-----|

|                                    |
|------------------------------------|
| OTHER SURFACE INSULATION MATERIALS |
|------------------------------------|

|                  |             |
|------------------|-------------|
| Vaulted ceilings | Not visible |
|------------------|-------------|

|                    |             |
|--------------------|-------------|
| Flat roof ceilings | Not visible |
|--------------------|-------------|

|       |             |
|-------|-------------|
| Walls | Not visible |
|-------|-------------|

|             |             |
|-------------|-------------|
| Over garage | Not visible |
|-------------|-------------|

|       |             |
|-------|-------------|
| Other | Not visible |
|-------|-------------|

| OTHER SURFACE VAPOR RETARDERS |             |
|-------------------------------|-------------|
| Vaulted ceilings              | Not visible |
| Flat roof ceilings            | Not visible |
| Walls                         | Not visible |
| Over garage                   | Not visible |
| Other                         | Not visible |

### INSULATION INSPECTION REPORT

Safety Issues:           None noted.

Significant Issues:     None noted.

Priority Items:           Add fiberglass insulation as noted.

**General Comments:** Adding board insulation in the crawlspace will reduce heat loss through the foundation walls.

Blown-in insulation levels are variable-it would be good to check for low spots.

# VENTILATION INSPECTION

## VENTILATION DESCRIPTION/MATERIALS

### ATTIC VENTILATION

|              |                                 |
|--------------|---------------------------------|
| Soffit vents | Continuous                      |
| Roof vents   | Yes-seven                       |
| Ridge vents  | None                            |
| Gable vents  | One-it's also the attic access. |

### CRAWLSPACE VENTILATION

|                |                         |
|----------------|-------------------------|
| Sidewall vents | None                    |
| Other          | Through furnace venting |

### EXHAUST VENTS

|             |  |
|-------------|--|
| Range hood  | Works-a bit noisy                                |
| Bathroom(s) | Both work-The one that can be seen is insulated. |
| Dryer       | Works-needs caulking on the outside              |

### INTAKE VENTS

|             |  |
|-------------|--|
| Make-up air | To crawlspace above furnace-disconnected at foundation wall            |
| Furnace     | To cold air return   |
| Fireplace   | No direct vent-hole in the floor below fireplace-possibly not to code. |

| HEAT RECOVERY VENTILATOR |     |
|--------------------------|-----|
| Condition                | n/a |
| Filters                  |     |
| Grill locations          |     |
| Condensate               |     |
| Other                    |     |

### VENTILATION INSPECTION REPORT

Safety Issues: None noted.

Significant Issues: As noted in the attic structure report.

Priority Items: Connect noted air intake (see photo). Check to see if gas fireplace needs direct intake venting.

General Comments: None



# HEATING INSPECTION

|                               |  |
|-------------------------------|--|
| HEATING DESCRIPTION/MATERIALS |  |
|-------------------------------|--|

| ENERGY SOURCE |                           |
|---------------|---------------------------|
| Gas           | Ducane furnace-60,00 BTUs |
| Other         |                           |

| HEATING EQUIPMENT AND DISTRIBUTION TYPE |     |
|---|-----|
| Forced air                              | yes |
| Other                                   |     |

| LOCATION--MAIN FUEL SHUT-OFF VALVE |  |
|------------------------------------|--|
| By furnace                         | One in furnace--One on wall by furnace |
| Outside                            | At meter                               |

## HEATING INSPECTION REPORT

**Safety Issues:** There was a slight gas odour by the furnace-this is probably due to the start-up and shut-down purge cycles. It is advisable to have the unit inspected and serviced by a licenced technician.

Metallic tape could be wrapped on the exhaust venting joints. A CO monitor might also be installed for safety.

**Significant Issues:** None noted.

**Priority Items:** The filter was clean but there was a large air gap on the furnace side which should be fixed to keep dust from entering.

**General Comments:** The programmable thermostat is on the dining area wall and the furnace satisfied its demands.

## CHIMNEY & FIREPLACE INSPECTION

| CHIMNEYS         |  |
|------------------|--|
| B-vent           | Separate chimneys for furnace and hot water. They run parallel and penetrate the roof. |
| Condition        | Good   |
| Dripedge/Raincap | Yes  |
| Clearances       | OK where visible   |
| Firestopping     | Proper firestopping needed in the crawlspace.  |
| Other            |  |

| GAS FIREPLACES |  |
|----------------|--|
| Condition      | Dusty inside-needs vacuuming   |
| Labeled        | Yes  |
| Make           | GSW; Model-BDO-23N; Serial# 004121   |
| Shut-off valve | Behind bottom grill; along with hi-lo setting, reset switch; pilot light and instruction plate                             |
| Venting        | Direct vent through back wall of house.  |
| Other          | Check if intake air is properly vented; i.e.- it is not direct but enters from the crawlspace through a hole in the floor. |

### CHIMNEY & FIREPLACE INSPECTION REPORT

**Safety Issues:** The switched power for the fireplace does not have a clamped fitting or grommit where it runs into the unit. This should be remedied.

Firestop as noted in the crawlspace report.

**Significant Issues:** None noted.

**Priority Items:** Vacuum fireplace as noted.

**General Comments:** None

# ELECTRICAL INSPECTION

## ELECTRICAL DESCRIPTION /MATERIALS

### SERVICE VOLTAGE & AMPERAGE

|               |          |
|---------------|----------|
| 120/240 Volts | 100 Amps |
|---------------|----------|

### SERVICE ENTRY CONDUCTOR MATERIALS

|          |   |
|----------|---|
| Aluminum | 2 Gauge (Aluminum is code approved for service wire.) |
|----------|---|

### SERVICE TYPE

|             |     |
|-------------|-----|
| Underground | Yes |
|-------------|-----|

### SERVICE/DISTRIBUTION PANEL

|          |           |
|----------|-----------|
| Location | In garage |
|----------|-----------|

|       |                 |
|-------|-----------------|
| Brand | Federal-Pioneer |
|-------|-----------------|

|                 |     |
|-----------------|-----|
| Breakers labled | Yes |
|-----------------|-----|

|           |      |
|-----------|------|
| Condition | Good |
|-----------|------|

### WIRING METHODS

|                                    |     |
|------------------------------------|-----|
| Non-metalic sheathed cable (Lumex) | Yes |
|------------------------------------|-----|

### ALUMINUM BRANCH CIRCUIT WIRING NOTED

|    |                           |
|----|---------------------------|
| No | Not in distribution panel |
|----|---------------------------|

### SMOKE DETECTORS

|        |           |
|--------|-----------|
| Number | Placement |
|--------|-----------|

|   |                             |
|---|-----------------------------|
| 2 | Up and Downstairs halllways |
|---|-----------------------------|

| CARBON MONOXIDE DETECTORS |           |
|---------------------------|-----------|
| Number                    | Placement |
| None noted                |           |
|                           |           |
|                           |           |

| OUTLETS & FIXTURES |         |
|--------------------|---------|
| GFI's              | Working |
| Outlets            | Working |
| Lights             | Working |
| Switches           | Working |
|                    |         |

**ELECTRICAL INSPECTION REPORT**

Safety Issues:           None noted.

Significant Issues:    None noted.

Priority Items:           None noted.

**General Comments:** All lights, GFI's, and a representative sample of outlets worked. Please test smoke alarms twice yearly. Plug-in carbon monoxide detectors should also be installed for safety.

# PLUMBING INSPECTION

## PLUMBING DESCRIPTION/MATERIALS

| WATER SUPPLY MATERIALS |                    |
|------------------------|--------------------|
| Copper                 | Stubs and fittings |
| Plastic                | Polybutylene       |

| DRAIN, WASTE AND VENT PIPING MATERIALS |     |
|--|-----|
| Plastic                                | ABS |

| WATER HEATING EQUIPMENT |  |           |             |                        |                    |
|-------------------------|--|-----------|-------------|------------------------|--------------------|
| Type                    | Maker  | Model     | Serial #    | Year manu-<br>factured | Normal<br>lifespan |
| Gas                     | State  |           | J9638975    | 1996                   | 20 yrs.            |
|                         | Size   | PTR valve | Valve piped | Pan                    | Drain              |
|                         | 40 US gal  | Yes       | No          | Yes                    | Yes                |
| Venting                 | Vents from heater to B-vent should have metallic tape. |           |             |                        |                    |

| LOCATION--MAIN FUEL SHUT-OFF VALVE |   |
|------------------------------------|---|
| Inside                             | On tank & by furnace; power switch is on wall by tank |
| Outside                            | On gas meter  |

| LOCATION--MAIN WATER SHUT-OFF VALVE |   |
|-------------------------------------|---|
| Inside                              | Behind water heater; Pressure regulator noted |
| Outside                             | Not noted                                     |

## PLUMBING INSPECTION REPORT

**Safety Issues:** Firestopping of B-vent as noted in crawlspace report.

Tape exhaust venting joints.

Install pipe from pressure/temperature relief valve to about 6" from floor. There is a danger of scalding if you are standing near it should it open.

**Significant Issues:** None noted.

**Priority Items:** None noted.

**General Comments:** It is good to drain off a few gallons of water from the tank yearly to reduce sediment buildup.

## LAUNDRY/UTILITY ROOM INSPECTION

| APPLIANCES |         |             |           |           |
|------------|---------|-------------|-----------|-----------|
| Type       | Maker   | Model       | Serial #  | Year made |
| Washer     | Kenmore | 20922990    | CJ4026103 |           |
| Dryer      | Kenmore | HOC60852990 | MJ4701864 |           |
| Other      |         |             |           |           |

| APPLIANCE OBSERVATIONS |             |
|------------------------|-------------|
| Washer                 | Clean-works |
| Dryer                  | Clean-works |
| Other                  |             |

| ROOM DESCRIPTION |             |
|------------------|-------------|
| Floor            | Vinyl       |
| Walls & ceiling  | Drywall     |
| Cabinets         | Overhead    |
| Laundry tub      | None        |
| Leaks            | None noted. |
| Other            |             |

### INSPECTION REPORT

Safety Issues:           None noted.

Significant Issues:    None noted.

Priority Items:           None noted.

**General Comments:** I do not move the washer or dryer, nor do I run them through a full cycle. Both worked when I briefly turned them on.

## DOWNSTAIRS BATHROOM INSPECTION

| FIXTURES |            |          |       |                |
|----------|------------|----------|-------|----------------|
| Type     | Flow       | Drain    | Leaks | Condition      |
| Toilet   | Good       | Good     | None  | Good           |
| Basin    | Good       | Bit slow | None  | Good           |
| Shower   | Didn't try |          |       |                |
| Tub      | Good       | Good     | None  | Small puncture |

| ROOM DESCRIPTION |            |
|------------------|------------|
| Floor            | Vinyl      |
| Walls & ceiling  | Drywall    |
| Cabinets         | Pressboard |
| Counters         | Arbourite  |
| Other            |            |

### INSPECTION REPORT

Safety Issues:           None noted.

Significant Issues:    None noted.

Priority Items:           Fix bathtub puncture with quality epoxy resin.  
Clean drains and monitor.

General Comments:    The tub didn't have a shower curtain, so I didn't try it.

## UPSTAIRS BATHROOM INSPECTION

| FIXTURES   |      |       |       |           |
|------------|------|-------|-------|-----------|
| Type       | Flow | Drain | Leaks | Condition |
| Toilet     | Good | Good  | None  | Good      |
| Basin      | Good | Slow  | None  | Good      |
| Shower     | Good |       |       |           |
| Tub        | Good | Good  | None  | Good      |
| Jetted tub |      |       |       |           |
| Bidet      |      |       |       |           |
| Other      |      |       |       |           |

| ROOM DESCRIPTION |            |
|------------------|------------|
| Floor            | Vinyl      |
| Walls & ceiling  | Drywall    |
| Cabinets         | Pressboard |
| Counters         | Arbourite  |
| Other            |            |

### INSPECTION REPORT

Safety Issues:           None noted.

Significant Issues:    None noted.

Priority Items:           Clean basin drain and monitor.

**General Comments:** I do not test shut-off valves (on any of the plumbing) as they can leak from not being used. It is a good idea to test them when you have the time or a plumber handy.

## KITCHEN INSPECTION

| APPLIANCES |            |                  |            |           |
|------------|------------|------------------|------------|-----------|
| Type       | Maker      | Model            | Serial #   | Year made |
| Stove      | Kenmore    | C970-615631      | NF90615694 |           |
| Fridge     | Kenmore    | 970-608722       | 3984817812 |           |
| Dishwasher | Concept II | CRB2419VW12<br>9 | TR610108A  |           |

| APPLIANCE OBSERVATIONS |                  |
|------------------------|------------------|
| Stove                  | Clean-works      |
| Fridge                 | Clean-works      |
| Dishwasher             | Clean-didn't try |

| ROOM DESCRIPTION |                               |
|------------------|-------------------------------|
| Floor            | Vinyl                         |
| Walls & ceiling  | Drywall                       |
| Cabinets         | Pressboard                    |
| Counters         | Arbourite                     |
| Sink             | Double bowled stainless steel |
| Faucets          | Unilever w/sprayer            |
| Disposal         | None                          |
| Leaks            | None noted.                   |

### INSPECTION REPORT

Safety Issues:           None noted.

Significant Issues:   None noted.

Priority Items:           None noted.

General Comments:   Clean layout.

## INTERIOR INSPECTION

| INTERIOR DOORS |                            |
|----------------|----------------------------|
| Hollow Core    | Yes                        |
| Solid          | None                       |
| Bi-fold        | Closets                    |
| Pocket         | Downstairs bath            |
| Other          | Mirrored sliders on closet |

| INTERIOR FLOORS |                           |
|-----------------|---------------------------|
| Carpets         | Yes except:               |
| Laminate        | Living/dining room        |
| Tile/slate      | Entry                     |
| Vinyl           | Kithchen, baths & laundry |

| INTERIOR WALLS |     |
|----------------|-----|
| Drywall        | All |

| INTERIOR CEILINGS |              |
|-------------------|--------------|
| Drywall           | All-textured |

| STAIRWAYS |                |
|-----------|----------------|
| Width     | 36"            |
| Rise/Run  | 7"/11.5"       |
| Handrails | yes, one side  |
| Condition | Good, carpeted |
| Other     |                |

| GENERAL CONDITIONS |            |
|--------------------|------------|
| Hazards            | None noted |
| Defects            | None noted |
| Stains             | None noted |
| Mold               | None noted |
| Other              |            |

### INSPECTION REPORT

Safety Issues:           None noted.

Significant Issues:    None noted.

Priority Items:           None noted.

**General Comments:** The interior was clean and well maintained. A good layout with some nice touches, such as the arched doorways and the laminate floor.

I did not notice any signs of poor construction such as racking, bowing, etc. I did not note any obvious flaws in the finishing work .