

INSPECTION REPORT



For the Property at:

221133
22 ST, BC

Prepared for: SAMPLE REPORT

Inspection Date: Monday, May 1, 2017

Prepared by: Ravi Kainth



Alliance Home Inspections Ltd
6732 145 A Street
Surrey, BC Canada
778 710-2030
Licence No 56590

www.alliancehomeinspections.ca
ravikainth@gmail.com

The best Property inspection experience available.

AGREEMENT

221133, 22 St, BC May 1, 2017

Report No. 1491, v.0

www.alliancehomeinspections.ca

PARTIES TO THE AGREEMENT

Company

Alliance Home Inspections Ltd
6732 145 A Street
Surrey, BC Canada

Client

Sample report

This is an agreement between Sample report and Alliance Home Inspections Ltd.

Inspection Contract

THIS CONTRACT AFFECTS YOUR LEGAL RIGHTS

PLEASE READ CAREFULLY BEFORE Signing

Alliance home inspections ltd including its employees and individual inspectors, whether an employee or independent contractor and/or that independent contractors company,
in relation to the property to be inspected on the date and located as mentioned above
to be inspected by , Ravi kainth License no 56590 , subject to change if necessary. (the Subject Property)

IN CONSIDERATION of the representations, warranties and covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Client and the Inspector hereby agree as follows:

ARTICLE 1 - INSPECTION

1.1 The Client understands that the word Inspector as used in this Inspection Contract means and includes , including its employees and individual inspectors, whether an employee or independent contractor and/or that independent contractors company, and acknowledges and agrees that this Inspection Contract will apply to the Client and the Inspector as defined.

The Client hereby requests that the Inspector perform an inspection (the Inspection) of the Subject Property and prepare a written report (the Inspection Report), to be provided to the Client no later than Day Month Year. The Inspection and Inspection Report are subject to the following limitations and conditions, each of which are acknowledged, understood and accepted by the Client:

- a) The Inspection and the Inspection Report shall be performed and prepared in accordance with the Home Inspectors Association BC Scope of Inspection, a copy of which is available upon request or at www.hiabc.ca;
- b) The Inspection is non-invasive and the Inspection Report constitutes an opinion of the condition of the Subject Property based on a visual examination of the readily accessible features and components of the Subject Property;
- c) The Inspection and the Inspection Report do not constitute a guarantee, warranty or an insurance policy;
- d) The Client is encouraged, at their own risk, to participate in the Inspection and understands the importance of doing so;
- e) The condition of certain systems, components and equipment will be randomly sampled by the Inspector. Examples include, but may not be restricted to window/door function, electrical receptacles, switches and lights, cabinets, paint and caulking integrity, roof covering materials, and examination of interior and exterior surfaces for signs of moisture ingress;
- f) The Inspection does not include an inspection for mould or asbestos on the Subject Property;
- g) Weather conditions may limit the extent of the inspection; the Client understands that the scope and accuracy of the Inspection Report can be affected by weather conditions existing at the time of the Inspection; and
- h) The Inspection Report is for the confidential use of the Client only and will not be disclosed to third parties such as real estate agents, sellers, or lenders (i) without the express written consent of the Client, (ii) except as required by law, or (iii) except as deemed necessary if, in the opinion of the inspector, there is a serious health or safety issue.

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The Client authorizes the Inspector to disclose the Inspection Report to third parties. No _____,
or Yes _____ to the following third parties only _____.

i) The Client shall protect and indemnify the Inspector from any claim against the Inspector by any third party arising from disclosure of the Inspection Report.

ARTICLE 2 - RESTRICTIONS ON LEGAL RIGHTS

2.1 In the event that the Client claims damages against the and does not prove those damages, the Client shall pay all legal fees, legal expenses and costs incurred by the in defense of the claim as determined as by the courts;

2.2 The shall not be liable to the Client for the cost of any repairs to or replacement of any system, component, or equipment undertaken by the Client without prior consultation with the .

ARTICLE 3 - FEE

3.1 As per attached Invoice

ARTICLE 4 - ACKNOWLEDGMENT

4.1 By signing this Inspection Contract the Client hereby acknowledges and agrees that:

- a) The Client understands and agrees to be bound by each and every provision of this Inspection Contract;
- b) The Client has the authority to bind any other family members or other interested parties to this Inspection Contract;
- c) The Inspector has not made any representations or warranties, whether written or oral, about the terms of this Inspection Contract other than those contained in this Inspection Contract; and
- d) The Client has had such legal advice as the Client desires in relation to the effect of this Inspection Contract on the Client's legal rights.

Date: _____

Client Signature

Client Signature

INSPECTOR:

, License 56590

on behalf of Alliance Home Inspections Ltd

Home Inspectors operating in British Columbia are required to be licensed under the Business Practices and Consumer Protection Act and are regulated under that Act. The services of a home inspector are not provided on behalf of, or in affiliation with, the Province of British Columbia or the Business Practices and Consumer Protection Authority (commonly known and doing business as Consumer Protection BC). For more information on the regulation of home inspectors, what a home inspection should involve, how to select a home inspector and about your rights as a consumer, please contact Consumer Protection BC.

HOME INSPECTORS ASSOCIATION BC

INSPECTION CONTRACT

CLIENT INITIALS _____

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I, Sample report (Signature)_____, (Date)_____, have read, understood and accepted the terms of this agreement.

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SUMMARY

ROOFING

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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.

[Priority Maintenance Items](#)

Roofing

SLOPED ROOFING \ Asphalt shingles

Condition: • Cupping, curling, clawing

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

Location: Various

Task: Repair

SLOPED ROOF FLASHINGS \ Flashings

Condition: • Inspect & repair, as needed.

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

Location: Throughout

Exterior

ROOF DRAINAGE \ Gutters

Condition: • Clogged

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

Location: Throughout

Task: Clean and repair as needed.

WALLS \ Soffits and fascia

Condition: • Paint or stain needed

Replace Damage area.

Implication(s): Chance of water damage to contents, finishes and/or structure | Shortened life expectancy of material

Location: Throughout

WALLS \ Flashings and caulking

Condition: • Caulking missing or ineffective

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

Location: Various Exterior Wall

Task: Repair

WALLS \ Wood siding

Condition: • Loose

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

Location: Various

Task: Repair

EXTERIOR GLASS/WINDOWS \ Storms and screens

Condition: • Windows Screen Missing.

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Location: Throughout

Task: Provide

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ General

Condition: • Uneven run and rise.

Implication(s): physical injury

Location: Front

Task: Repair or replace

LANDSCAPING \ Driveway

Condition: • Cracked or damaged surfaces

Implication(s): Trip or fall hazard

Location: Front

Task: Repair or replace

GARAGE \ Vehicle door operators

Condition: • Inoperative

Implication(s): System inoperative

Task: Repair or replace

Structure

ROOF FRAMING \ Sheathing

Condition: • Delaminated

Mold like substance found in attic sheathing. it need further evaluation by certified environmental company.

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

Location: Attic

Task: Further evaluation

Electrical

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • Circuits not labeled

Implication(s): Nuisance

Task: Provide

DISTRIBUTION SYSTEM \ Wiring - installation

Condition: • Not on dedicated circuit

Garage door

Implication(s): Fire hazard

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • Hot and Neutral Reversed

Location: Second Floor Living Room

Task: Correct

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DISTRIBUTION SYSTEM \ Cover plates

Condition: • Missing

Implication(s): Electric shock

Location: Various

Task: Repair

DISTRIBUTION SYSTEM \ Smoke detectors

Condition: • Inoperative

Implication(s): Fire hazard

Location: Throughout

Task: Replace

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) detectors

Condition: • None

Implication(s): Health hazard

Location: Throughout

Task: Provide

Heating

GAS FURNACE \ Life expectancy

Condition: • Near end of life expectancy

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

Location: First floor

Task: Budget for new furnace.

GAS FURNACE \ Combustion air

Condition: • Inadequate combustion air

Implication(s): Equipment not operating properly | Hazardous combustion products entering home | Increased heating costs | Reduced comfort | Increased operating costs

Location: Furnace room

Task: Provide

FIREPLACE \ General

Condition: • Inspect chimney, and sweep, if needed before using

Implication(s): Fire hazard

Insulation and Ventilation

ATTIC/ROOF \ Insulation

Condition: • Amount less than current standards

Implication(s): Increased heating and cooling costs

Location: Throughout Attic

Task: Provide

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Plumbing

WATER HEATER \ Life expectancy

Condition: • High failure probability

Implication(s): No hot water

Location: Hot water tank

Task: Budget for new hot water tank

FIXTURES AND FAUCETS \ Bathtub enclosure

Condition: • Caulking loose, missing or deteriorated

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

Location: Various

Task: Repair

Interior

STAIRS \ Handrails and guards

Condition: • Missing

Handrail Missing at corner.

Implication(s): Fall hazard

Location: Living room

Task: Repair

EXHAUST FANS \ Kitchen range exhaust system

Condition: • Not vented to exterior

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

Location: Kitchen

Task: Repair

APPLIANCES \ Range

Condition: • Old Appliances

Location: Various

Task: budget for new appliances.

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.

[Home Improvement - ballpark costs](#)

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Description

Sloped roofing material: • Asphalt shingles

Probability of leakage: • High

Limitations

Inspection performed: • With binoculars from the ground • From roof edge

Recommendations

SLOPED ROOFING \ Asphalt shingles

1. Condition: • Cupping, curling, clawing

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

Location: Various

Task: Repair



1. Cupping, curling, clawing



2. Cupping, curling, clawing

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3. Cupping, curling, clawing

SLOPED ROOF FLASHINGS \ Flashings

2. Condition: • Inspect & repair, as needed.

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

Location: Throughout

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Description

Gutter & downspout material:

- Aluminum

Gutters and downspouts have two major functions

Gutter & downspout type: • Eave mounted

Gutter & downspout discharge: • Below grade

Lot slope: • Hillside

Wall surfaces and trim: • Wood Siding.

Soffit and fascia: • Wood

Driveway: • Asphalt

Limitations

Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

Recommendations

ROOF DRAINAGE \ Gutters

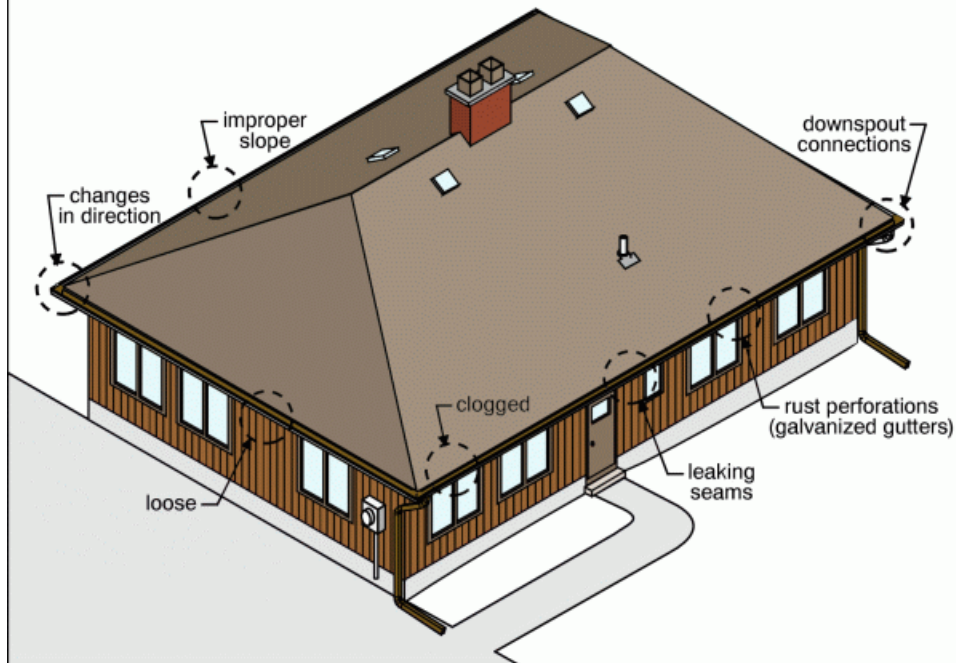
3. Condition: • Clogged

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

Location: Throughout

Task: Clean and repair as needed.

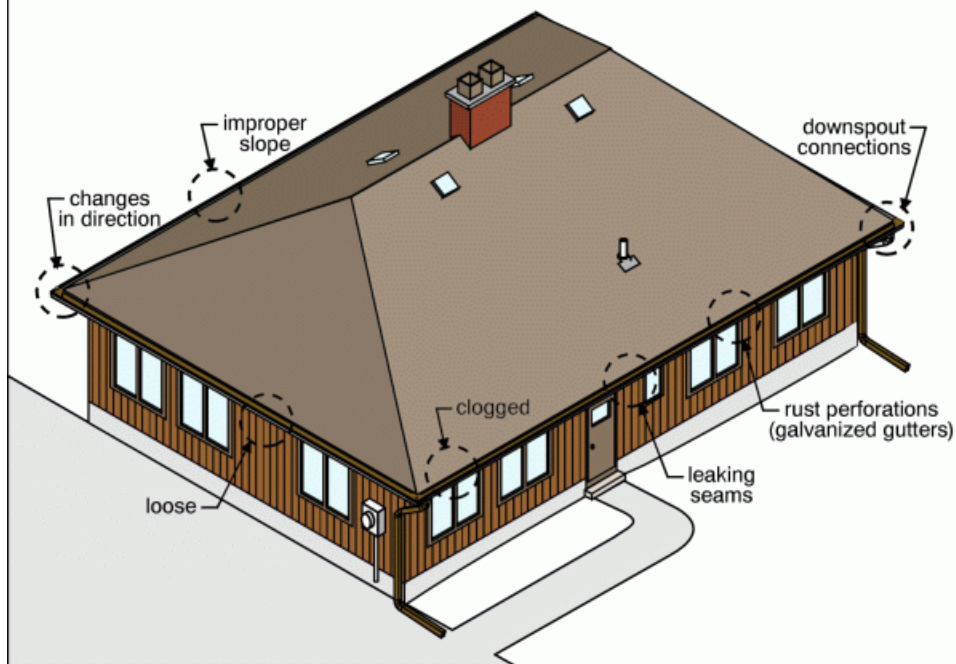
Gutters - common reasons for leakage



4. Condition: • Leak

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

Gutters - common reasons for leakage



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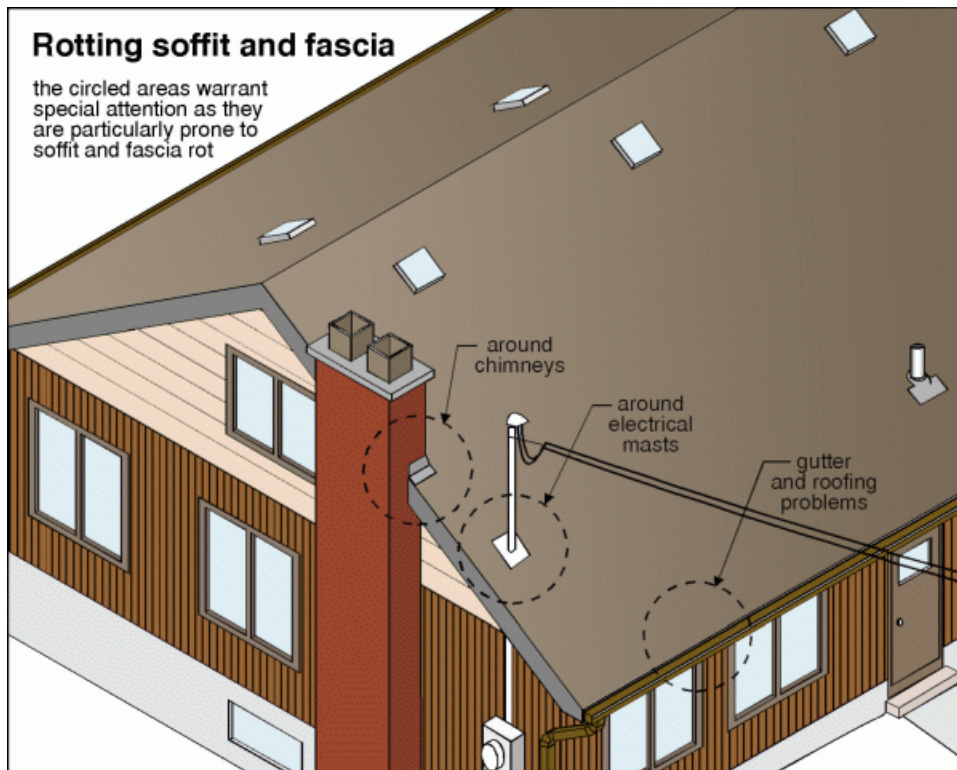
WALLS \ Soffits and fascia

5. Condition: • Paint or stain needed

Replace Damage area.

Implication(s): Chance of water damage to contents, finishes and/or structure | Shortened life expectancy of material

Location: Throughout



4. Paint or stain needed



5. Paint or stain needed

WALLS \ Flashings and caulking

6. Condition: • Caulking missing or ineffective

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

Location: Various Exterior Wall

Task: Repair

WALLS \ Wood siding

7. Condition: • Loose

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

Location: Various

Task: Repair



6. Loose



7. Loose



8. Loose

EXTERIOR GLASS/WINDOWS \ Storms and screens

8. Condition: • Windows Screen Missing.

Location: Throughout

Task: Provide

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PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ General

9. Condition: • Uneven run and rise.

Implication(s): physical injury

Location: Front

Task: Repair or replace



9.

LANDSCAPING \ Driveway

10. Condition: • Cracked or damaged surfaces

Implication(s): Trip or fall hazard

Location: Front

Task: Repair or replace



10. Cracked or damaged surfaces



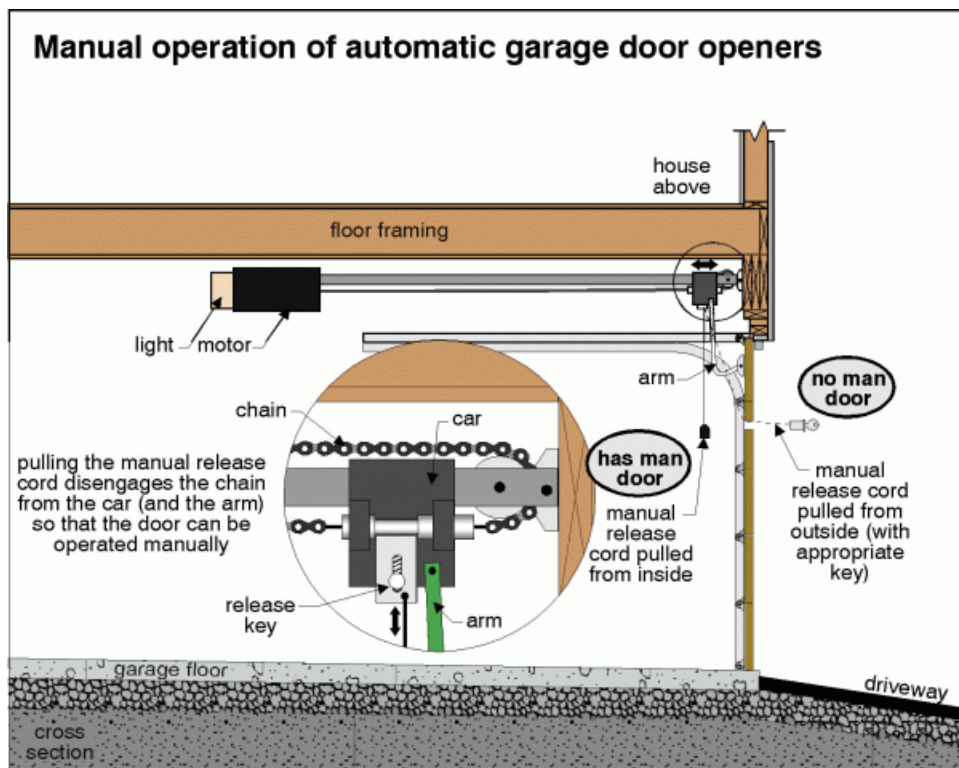
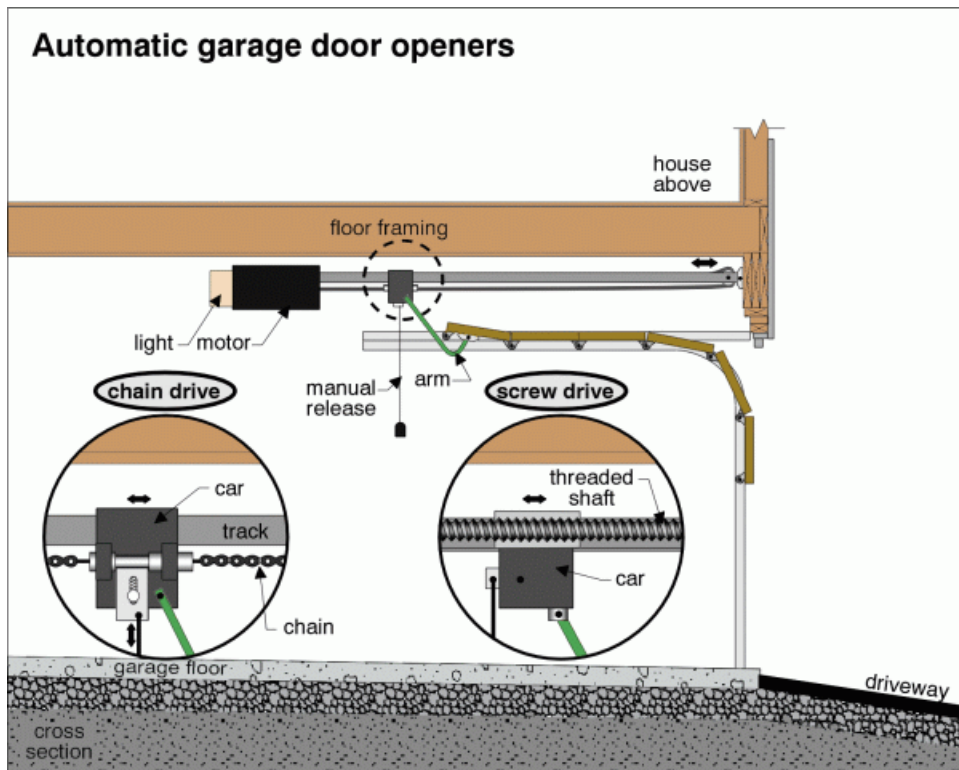
11. Cracked or damaged surfaces

GARAGE \ Vehicle door operators

11. Condition: • Inoperative

Implication(s): System inoperative

Task: Repair or replace



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12. Inoperative

Description

Configuration:

- Crawl space



13. Crawl space



14. Crawl space



15. Crawl space



16. Crawl space

Foundation material: • Not visible

Floor construction: • Joists

Exterior wall construction: • Wood frame

Roof and ceiling framing: • Rafters/roof joists

Limitations

Inspection limited/prevented by: • Wall, floor and ceiling coverings • Carpet/furnishings

Recommendations

ROOF FRAMING \ Sheathing

12. Condition: • Delaminated

Mold like substance found in attic sheathing. it need further evaluation by certified environmental company.

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

Location: Attic

Task: Further evaluation



17. Delaminated

Description

Service entrance cable and location: • Underground - cable material not visible

Service size: • 100 Amps (240 Volts)

Main disconnect/service box rating: • 100 Amps

Main disconnect/service box type and location: • Breakers - first floor

System grounding material and type: • Not visible

Distribution panel rating: • 100 Amps

Auxiliary panel (subpanel) type and location: • Breakers - first floor

Distribution wire material and type: • Copper - non-metallic sheathed

Type and number of outlets (receptacles): • Grounded - typical

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • GFCI - bathroom and exterior • No AFCI

Smoke detectors: • Present

Carbon monoxide (CO) detectors: • None noted

Limitations

Panel covers: • Disconnect covers are not removed by the building inspector

System ground: • Continuity not verified • Quality of ground not determined

Circuit labels: • The accuracy of the circuit index (labels) was not verified. • The circuits are not labeled at the panel

Panel or disconnect cover: • Not safe to remove

Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

13. Condition: • Circuits not labeled

Implication(s): Nuisance

Task: Provide

DISTRIBUTION SYSTEM \ Wiring - installation

14. Condition: • Not on dedicated circuit

Garage door

Implication(s): Fire hazard

DISTRIBUTION SYSTEM \ Outlets (receptacles)

15. Condition: • Hot and Neutral Reversed

Location: Second Floor Living Room

Task: Correct

DISTRIBUTION SYSTEM \ Cover plates

16. Condition: • Missing

Implication(s): Electric shock

Location: Various

Task: Repair



18. Missing



19. Missing

DISTRIBUTION SYSTEM \ Smoke detectors

17. Condition: • Inoperative

Implication(s): Fire hazard

Location: Throughout

Task: Replace

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) detectors

18. Condition: • None

Implication(s): Health hazard

Location: Throughout

Task: Provide

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Description

System type: • Furnace

Fuel/energy source: • Gas

Heat distribution: • Ducts and registers

Efficiency: • Conventional

Approximate age: • Near end of life expectancy

Typical life expectancy: • Furnace (conventional or mid-efficiency) 18 to 25 years

Failure probability: • High

Fireplace/stove: • Wood-burning fireplace

Chimney/vent: • Masonry

Chimney liner: • Metal

Combustion air source: • Interior of building

Limitations

Inspection prevented/limited by: • Chimney clean-out not opened • Chimney interiors and flues are not inspected

Safety devices: • Not tested as part of a building inspection

Heat loss calculations: • Not done as part of a building inspection

Fireplace/wood stove: • Quality of chimney draw cannot be determined • Connection to chimney not inspected

Heat exchanger: • Not visible

Electronic air cleaner: • Outside the scope of a building inspection

Recommendations

GAS FURNACE \ Life expectancy

19. Condition: • Near end of life expectancy

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

Location: First floor

Task: Budget for new furnace.

GAS FURNACE \ Combustion air

20. Condition: • Inadequate combustion air

Implication(s): Equipment not operating properly | Hazardous combustion products entering home | Increased heating costs | Reduced comfort | Increased operating costs

Location: Furnace room

Task: Provide

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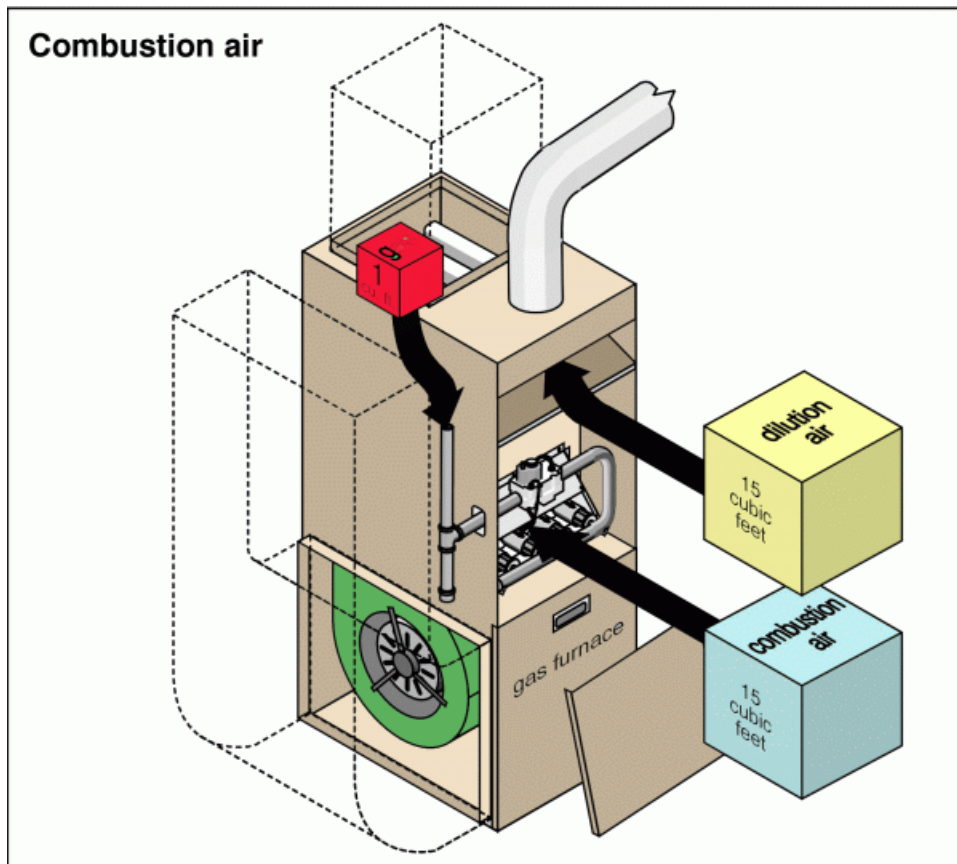
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FIREPLACE \ General

21. Condition: • Inspect chimney, and sweep, if needed before using

Implication(s): Fire hazard

INSULATION AND VENTILATION

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Description

Attic/roof insulation material: • Blown In



20. Blown In



21. Blown In

Attic/roof insulation amount/value: • Not visible

Attic/roof ventilation: • Roof and soffit vents

Attic/roof air/vapor barrier: • Not visible

Wall insulation material: • Not visible

Limitations

Attic inspection performed: • From access hatch

Air/vapor barrier system: • Continuity not verified

Mechanical ventilation effectiveness: • Not verified

Recommendations

ATTIC/ROOF \ Insulation

22. Condition: • Amount less than current standards

Implication(s): Increased heating and cooling costs

Location: Throughout Attic

Task: Provide

Description

Water supply source: • Public

Service piping into building: • Not visible

Supply piping in building: • Copper

Main water shut off valve at the: • Crawlspace

Water flow and pressure: • Functional

Water heater type: • Conventional

Water heater fuel/energy source:

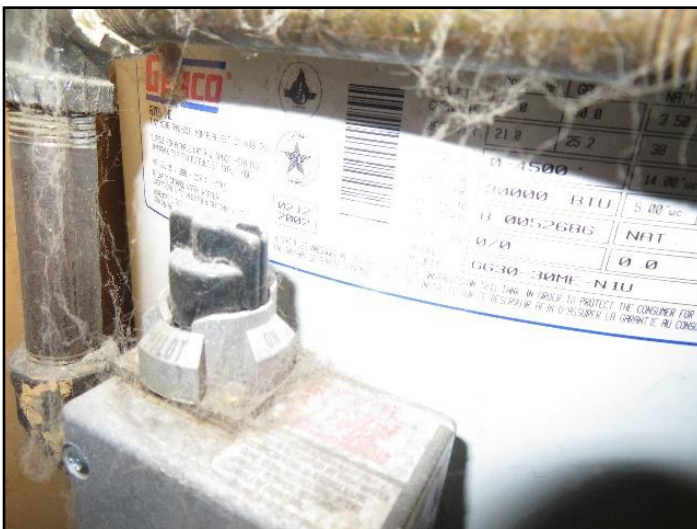
• Gas

Model number: NPE 240 A Serial number: 7414C1462071733

Tank capacity: • 40 gallons

Water heater approximate age:

• 18 years



22. 18 years



23. 18 years

Typical life expectancy: • 8 to 12 years

Water heater failure probability: • High

Waste disposal system: • Not determined

Waste and vent piping in building: • Not visible

Floor drain location: • None found

Limitations

Items excluded from a building inspection: • Water quality • Septic system • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Recommendations

WATER HEATER \ Life expectancy

23. Condition: • High failure probability

Implication(s): No hot water

Location: Hot water tank

Task: Budget for new hot water tank

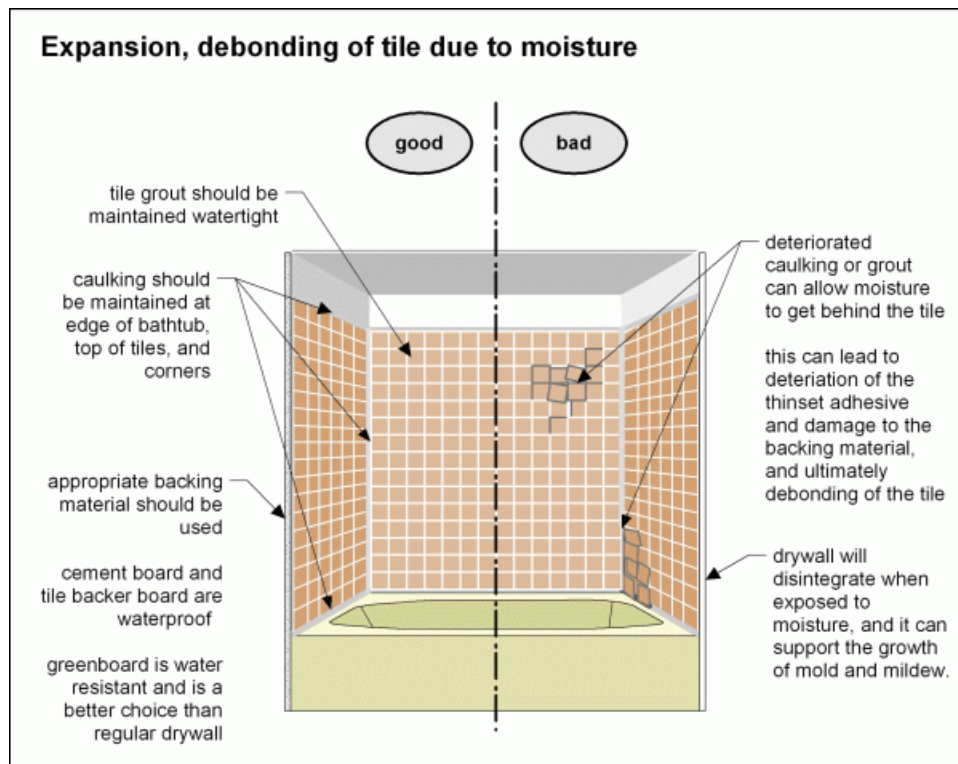
FIXTURES AND FAUCETS \ Bathtub enclosure

24. Condition: • Caulking loose, missing or deteriorated

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

Location: Various

Task: Repair



Description

Major floor finishes: • Hardwood • Laminate

Major wall finishes: • Plaster/drywall

Major ceiling finishes: • Plaster/drywall

Windows: • Vinyl

Glazing: • Double

Range fuel: • Electricity • Gas

Kitchen ventilation: • Exhaust fan

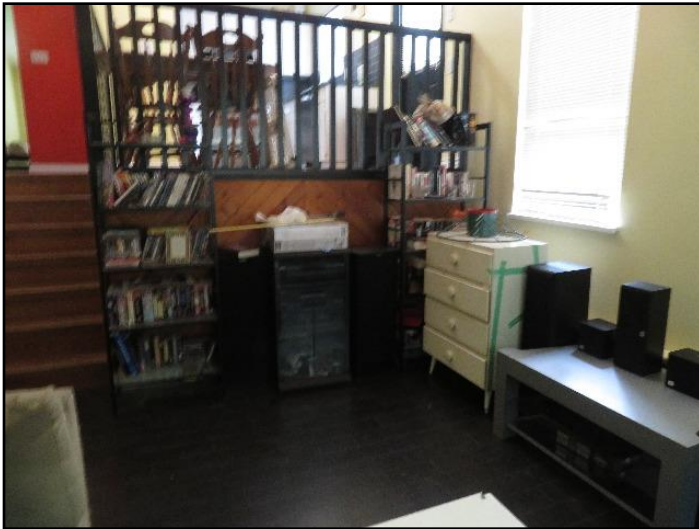
Bathroom ventilation: • Exhaust fan

Stairs and railings: • Inspected

Limitations

Inspection limited/prevented by:

• Storage/furnishings



24. Storage/furnishings



25. Storage/furnishings



26. Storage/furnishings



27. Storage/furnishings



28. Storage/furnishings

- Storage in closets/cupboards

Not included as part of a building inspection: • Pool • Sprinkler system • Jacuzzi/Hot tub

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

Cosmetics: • No comment offered on cosmetic finishes

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

Recommendations

STAIRS \ Handrails and guards

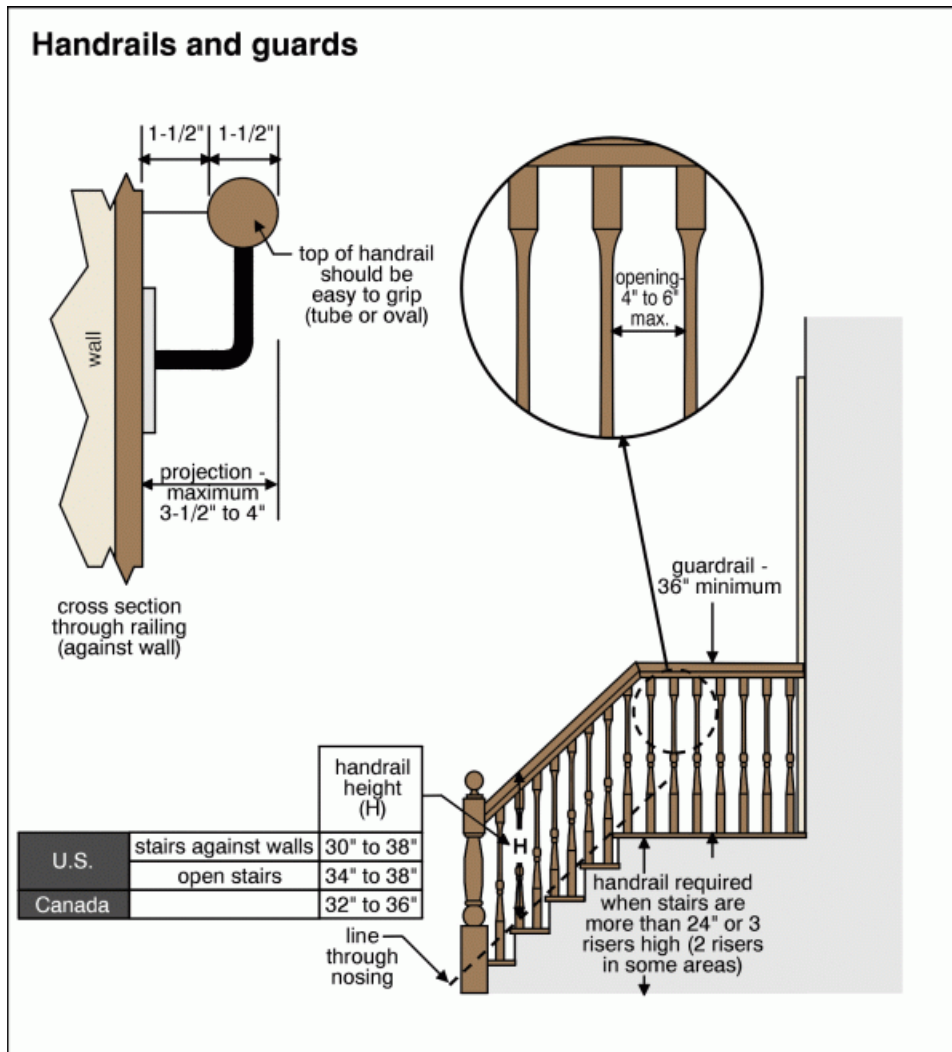
25. Condition: • Missing

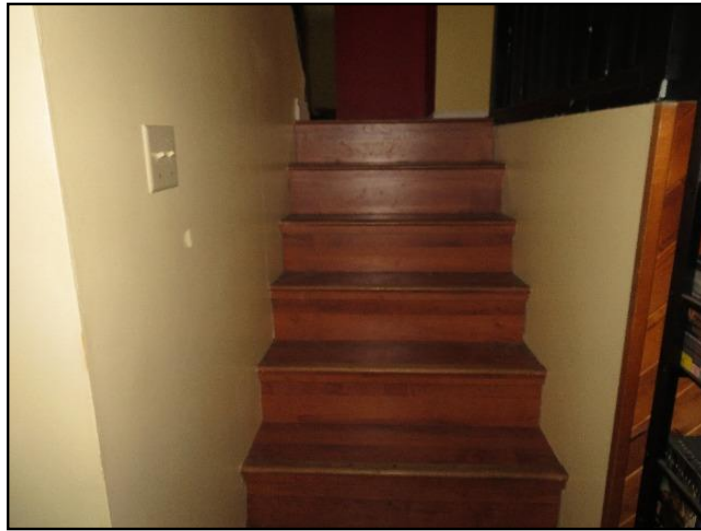
Handrail Missing at corner.

Implication(s): Fall hazard

Location: Living room

Task: Repair





29. Missing

EXHAUST FANS \ Kitchen range exhaust system

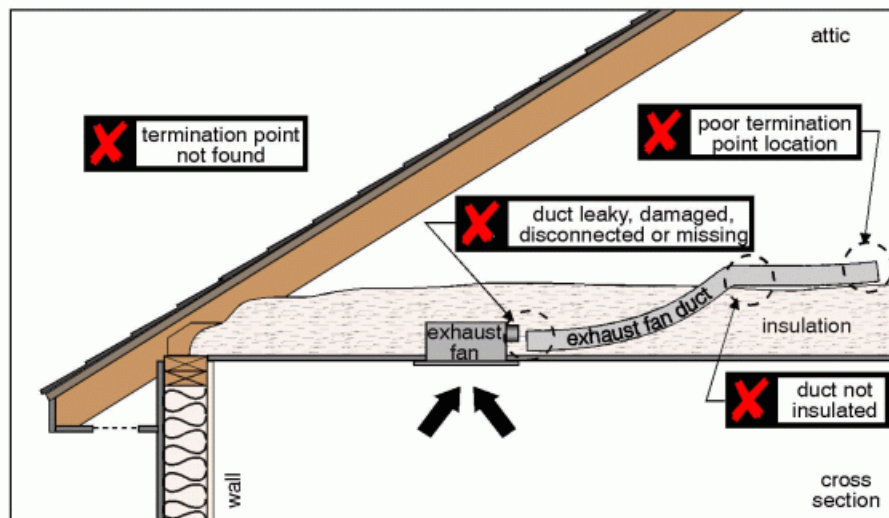
26. Condition: • Not vented to exterior

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

Location: Kitchen

Task: Repair

Exhaust fan conditions





30. *Not vented to exterior*

APPLIANCES \ Range

27. Condition: • Old Appliances

Location: Various

Task: budget for new appliances.

END OF REPORT



HOME INSPECTORS ASSOCIATION BC

SCOPE OF INSPECTION 2016

The purpose of this Scope of Inspection is to establish a minimum, uniform standard for Home Inspectors Association BC home and property inspector members.

This Scope of Practice of home inspection identifies the range of services and activities that the licensed members of this profession are educated and legally required to provide. The document describes the professional activities and areas of professional practice. The Scope of Practice defines the minimum standard of practice for all HIA home inspections in British Columbia. The scope of work of an individual home inspector must meet the requirements outlined in this document but may include additional inspection services where the home inspector is qualified and / or has special knowledge. The scope of the home inspector's review of a home is a contractual matter, therefore, any additional services provided to the client beyond the Scope of Practice, must be communicated through a contractual agreement with the client.

The working premise of this document is that licensed home inspectors will demonstrate minimum, entry level competencies and will conduct their work competently in a variety of home inspection environments. The practice requirements represent the expectations of a "typical" not an "expert" home inspector. A specialist may be hired to provide additional analysis and opinion of adverse conditions or defects identified, beyond this Scope of Practice.

A home inspection is a limited, non-invasive, visual examination of the current condition of a residential building. A home inspection is designed to report observed deficiencies within specific systems and components of a home. A home inspection provides a description of the condition of the home based on observation of the visible and apparent condition of the structure and components at the time of the home inspection. A home inspection does not guarantee future condition, efficiency, or life expectancy of systems or components. It is not an inspection to verify compliance with any applicable building codes, municipal bylaws or other regulations. A home inspection will not reveal every problem that exists or could ever exist and is not a technically exhaustive inspection.

HOME INSPECTORS ASSOCIATION BC

CODE OF ETHICS

Honesty, justice, and courtesy form a moral philosophy which, associated with mutual interest among people, constitutes the foundation of ethics. The members should recognize such a standard, not in passive observance, but as a set of dynamic principles guiding their conduct. It is their duty to practice the profession according to this code of ethics.

As the keystone of professional conduct is integrity, the Members will discharge their duties with fidelity to the public, their clients, and with fairness and impartiality to all. They should uphold the honor and dignity of their profession and avoid association with any enterprise of questionable character, or apparent conflict of interest.

1. The member will express an opinion only when it is based on practical experience and honest conviction.
2. The member will always act in good faith toward each client.
3. The member will not disclose any information concerning the results of the inspection without the approval of the clients or their representatives.
4. The member will not accept compensation, financial or otherwise, from more than one interested party for the same service without the consent of all interested parties.
5. The member will not accept nor offer commissions or allowances, directly or indirectly, from other parties dealing with their client in connection with work for which the member is responsible.
6. The member will promptly disclose to his or her client any interest in a business which may affect the client. The member will not allow an interest in any business to affect the quality of their inspection work which they may be called upon to perform. The inspection work may not be used as a vehicle by the inspector to deliberately obtain work in another field.
7. An inspector shall make every effort to uphold, maintain, and improve the professional integrity, reputation, and practice of the home inspection profession. He or she will report all such relevant information, including violations of this Code by other members, to the Association for possible remedial action.
8. No member shall be actively engaged as a broker or agent in the sale, purchase or listing of Real Estate.
9. The Inspectors shall not repair any condition found during an inspection or give cost estimates.

Use of this HIA Scope of Inspection does not guarantee that the Inspector is a member of Home Inspectors Association BC.
To confirm membership, visit www.hiabc.ca

HOME INSPECTORS ASSOCIATION

Introduction

The Home Inspectors Association BC is a not-for-profit professional society established in 1991. Membership in the Home Inspectors Association is voluntary and its members include private, fee-paid home inspectors. The Home Inspectors Association objectives include promotion of excellence within the profession and continual improvement of its members' inspection services to the public.

A home inspector shall inspect readily accessible, visually observable, installed systems and components of a residential building using typical fixed operational controls and report identifiable deficiencies of specific systems and components therein including:

1. Exterior Systems
2. Roofing, Flashings, Penetrations and Chimneys
3. Structural Systems
4. Plumbing Systems
5. Electrical Systems
6. Interior components
7. Heating, Ventilation and Cooling (HVAC) Systems
8. Fireplaces And Solid Fuel Burning Appliances
9. Insulation and Ventilation of Attics, Crawlspace and Unfinished Basements

Home Inspection Report

Inspections shall be accompanied by a documented report that:

1. Describes readily accessible systems and components of a residential building and their condition.
2. Makes recommendations on significant deficiencies identified for each system or component that is included in the inspection
3. Provides information regarding potential impact if the issues are not addressed
4. And includes anything else that is made part of the inspection in accordance with this Scope of Practice and a home inspection contract

General Home Inspection Inclusions (applicable to all components)

Home inspectors are required to:

1. Inspect readily accessible, visually observable, installed systems & components of residential buildings using typical fixed operational controls
2. Describe and report systems or components with significant deficiencies or damage including, but not limited to, inadequate performance, missing components, decay, rot, water issues, or other home inspection concerns
3. Describe and report deficiencies that are evident by means of sight, touch, smell and hearing
4. Describe and report items that pose an imminent health or safety concern in the opinion of the home inspector
5. Describe and report items for which a representative sample was inspected, including a description of the sampling process
6. Describe and report the rationale for exclusion and limitation to the inspection of any system, component, procedure or method included in this Scope of Practice
7. Recommend further evaluation or investigation by a Qualified Professional where:
 - a. conditions are identified that may constitute a hazard to occupants
 - b. conditions and systems and components exceed the collective knowledge and training of the home inspector in the opinion of the home inspector
8. Include in the report, documentation of evidence, such as supporting images (such as photographs or sketches) to provide information regarding observed deficiencies, where deemed appropriate by the home inspector
9. Produce the report in writing.
10. Include in the report the significant components that appear to be at or near the end of their normally expected service life.

SCOPE OF INSPECTION

General Home Inspection Exclusions (applicable to all components)

Home inspectors are **NOT** required to:

1. Predict the probability of failure or remaining service life of any system or component or offer any warranty, guarantee or certifications for any system or component
2. Describe the compliance with regulatory requirements (codes, regulations, laws, ordinances, etc.)
3. Estimate the cost for operation of a particular system or component and / or the cost of remediation of any identified conditions
4. Identify the cause(s) of observed conditions or deficiencies
5. Identify the methods, materials and cost(s) for correcting (repairing or replacing) observed conditions
6. Identify the condition of systems or components that are inaccessible, obstructed, hidden or contain latent defects
7. Identify the presence of any potential hazards including, but not limited to, asbestos, mould, PCB, infestations of vermin and wood destroying organisms, carcinogens, radon gas, lead paint, urea formaldehyde, toxic or flammable chemicals, noise, and contaminants in soil, water and air
8. Describe the adequacy, effectiveness, or efficiency of any system or component
9. Inspect common areas in multi-unit housing
10. Inspect systems and components that are not installed
11. Inspect decorative items
12. Operate any system or component that is shut down or that does not turn on with the use of typical fixed operational controls
13. Inspect underground items whether abandoned or active including, but not limited to, storage tanks and / or indications of their presence
14. Offer any advice regarding the purchase of the property that,
15. Enter an area or perform an inspection procedure or method in the opinion of the home inspector, could be dangerous to the home inspector or cause damage to the property or its systems or components, such as, but not limited to walking on roof surfaces, climbing ladders, entering attic spaces, etc.
16. Move items, contents, debris, soil, snow, ice or other equipment or dismantle any system or component that obstructs access or visibility for the home inspection
17. Review third-party reports including, but not limited to, depreciation reports and engineering reports
18. Identify and report any geological, geotechnical or hydrological conditions
19. Identify every problem that exists or could ever exist and report a technically exhaustive inspection

This Scope of Inspection is not required to limit inspectors from:

A. Including other inspection services in addition to those required by this Scope of Inspection provided the inspector is appropriately qualified to do so.

B. Excluding systems and components from the inspection if requested by the client or as dictated by circumstances at the time of the inspection.

The Home Inspectors Association Scope of Inspection applies to inspections of part or all of a building for the following building types:

1. single family dwelling, detached, semi-detached, or row house
2. multi unit residential building
3. residential building held in divided or undivided co- ownership
4. residential building occupied in part for residential occupancy and in part for a commercial occupancy, as long as the latter use does not exceed 40% of the building's total area, excluding the basement.

HOME INSPECTORS ASSOCIATION

1. EXTERIOR SYSTEMS

1.1 The inspector shall:

A. inspect:

1. exterior wall covering(s), flashing and trim.
2. all exterior doors.
3. attached or adjacent decks, balconies, steps, porches, and their associated railings.
4. the eaves, soffits, and fascias where accessible from the ground level.
5. vegetation, grading, surface drainage on the property when any of these are likely to adversely affect the building.
6. walkways, patios, and driveways leading to dwelling entrances.
7. landscaping structure attached or adjacent to the building when likely to adversely affect the building.
8. primary garage or carport attached or detached
9. garage doors and garage door operators.

B. describe

1. exterior wall covering(s).

C. report:

1. the method(s) used to inspect the exterior wall elevations.

1.2 The inspector is NOT required to:

A. inspect:

1. screening, shutters, awnings, and similar seasonal accessories.
2. fences.
3. geological, geotechnical or hydrological conditions.
4. recreational facilities.
5. outbuildings
6. seawalls, break-walls, dykes and docks.
7. erosion control and earth stabilization measures.

2. ROOF SYSTEMS

2.1 The inspector shall:

A. inspect:

1. readily accessible roof coverings.
2. readily accessible roof drainage systems.
3. readily accessible flashings.
4. readily accessible skylights, chimneys, and roof penetrations.

B. describe

1. the roof covering and report the method(s) used to inspect the roof

C. report:

1. method(s) used to inspect the roof(s).

2.2 The inspector is NOT required to:

A. inspect:

1. antennae and satellite dishes.
2. interiors of flues or chimneys which are not readily accessible.
3. other installed accessories, items attached to but not related to the roof system(s).

3. STRUCTURAL SYSTEMS

3.1 The inspector shall:

A. inspect:

1. structural components including visible foundation and framing.
2. by probing a sample of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is NOT required when probing would damage any finished surface or where no deterioration is visible.

B. describe:

1. foundation(s)
2. floor structure(s).
3. wall structure(s).
4. ceiling structure(s).
5. roof structure(s).

C. report:

1. on conditions limiting access to structural components.
2. methods used to inspect the under-floor crawl space
3. methods used to inspect the attic(s).

3.2 The inspector is NOT required to:

- A. provide any engineering service or architectural service.
- B. offer an opinion as to the adequacy of any structural system or component.

4. PLUMBING SYSTEMS

4.1 The inspector shall:

A. inspect:

1. interior water supply and distribution systems including all fixtures and faucets.
2. drain, waste and vent systems including all fixtures.
3. water heating equipment and associated venting system
4. vent systems, flues & chimneys.
5. fuel storage and fuel distribution systems.
6. drainage sumps, sump pumps, and related piping.

B. describe:

1. water supply, distribution, drain, waste, and vent piping materials.
2. water heating equipment including the energy source.
3. location of main water and main fuel shut-off valves.

4.2 The inspector is NOT required to:

A. inspect:

1. clothes washing machine connections.
2. the interiors of flues or chimneys which are not readily accessible
3. wells, well pumps, or water storage related equipment.
4. water conditioning systems.
5. solar water heating systems.
6. fire and lawn sprinkler systems.
7. private waste disposal systems.

B. determine:

1. whether water supply and waste disposal systems are public or private.
2. the quantity or quality of the water supply.

C. operate:

1. safety valves or shut-off valves.

5. ELECTRICAL SYSTEMS

5.1 The inspector shall:

A. inspect:

1. service drop.
2. service entrance conductors, cables, and raceways.
3. service equipment and main disconnects.
4. service grounding.
5. interior components of service panels and sub panels.
6. distribution conductors.
7. overcurrent protection devices.
8. a representative number of installed lighting fixtures, switches, and receptacles.
9. the ground fault circuit interrupters (GFCI) (if appropriate).
10. arc fault circuit interrupters (AFCI) (if appropriate).

B. describe:

1. amperage and voltage rating of the service.
2. location of main disconnect(s) and subpanel(s).
3. wiring methods.

C. report:

1. presence of solid conductor aluminum branch circuit wiring.
2. absence of carbon monoxide detectors (if applicable).
3. absence of smoke detectors.
4. presence of ground fault circuit interrupters (GFCI).
5. presence of arc fault circuit interrupters (AFCI).

5.2 The inspector is NOT required to:

A. inspect

1. remote control devices unless the device is the only control device.
2. alarm systems and components.
3. low voltage wiring, systems and components.
4. ancillary wiring, systems and components not a part of the primary electrical power distribution system.
5. telecommunication equipment.

B. measure:

1. amperage, voltage, or impedance.

6. INTERIOR

6.1 The inspector shall:

A.inspect:

1. walls, ceilings, and floors.
2. steps, stairways, and railings.
3. countertops and a representative number of installed cabinets.
4. a representative number of doors and windows.
5. walls, doors and ceiling separating the habitable spaces and the garage.

6.2 The inspector is NOT required to:

A.inspect:

1. paint, wallpaper, and other finish treatments.
2. carpeting.
3. window treatments.
4. central vacuum systems.
5. household appliances.
6. recreational facilities.

7. HEATING, VENTILATION & COOLING (HVAC) SYSTEMS

7.1 The inspector shall:

A. inspect:

1. readily accessible components of installed heating, central and through wall cooling equipment.
2. vent systems, flues, and chimneys.
3. fuel storage and fuel distribution systems.

B. describe:

1. energy source(s).
2. heating and/or cooling method(s) by distinguishing characteristics.
3. chimney(s) and/or venting material(s).
4. the combustion air sources.
5. the exhaust venting methods (naturally aspirated, induced draft, direct vent, direct vent sealed combustion).

7.2 The inspector is NOT required to:

A. inspect:

1. interiors of flues or chimneys which are not readily accessible.
2. heat exchanger.
3. humidifier or dehumidifier auxiliary equipment.
4. electronic air filters.
5. solar heating systems.

B. determine:

1. system adequacy or distribution balance.

8. FIREPLACES AND SOLID FUEL BURNING APPLIANCES

(Unless prohibited by the authority having jurisdiction)

8.1 The inspector shall:

A. inspect:

1. system components
2. vent systems and chimneys

B. describe:

1. fireplaces and solid fuel burning appliances
2. chimneys

8.2 The inspector is NOT required to:

A. inspect:

1. interior of flues or chimneys
2. screens, doors and dampers
3. seals and gaskets
4. automatic fuel feed devices
5. heat distribution assists whether fan assisted or gravity

B. ignite or extinguish fires

C. determine draught characteristics

D. move fireplace inserts, stoves, or firebox contents

9. INSULATION and VENTILATION of ATTICS, CRAWLSPACES AND UNFINISHED BASEMENTS

9.1 The inspector shall:

A.inspect:

1. insulation and vapor retarders in unfinished spaces.
2. ventilation of attics and foundation areas.
3. mechanical ventilation systems.
4. ventilation systems in areas such as kitchens, bathrooms and laundry areas where moisture is generated.

B.describe:

1. type of insulation and vapour retarders in unfinished spaces.
2. ventilation of attics and foundation areas.
3. mechanical ventilation systems.
3. ventilation systems in areas such as kitchens, bathrooms and laundry areas where moisture is generated.

C.report:

1. absence of insulation in unfinished spaces at conditioned surfaces.
2. absence of ventilation in areas where moisture is generated such as kitchens, bathrooms and laundry rooms.

9.2 The inspector is NOT required to:

A.disturb insulation or vapor retarders.

B.determine indoor air quality.

C.determine system adequacy or distribution balance.

HOME INSPECTORS ASSOCIATION

GLOSSARY

Adjacent

Nearest in space or position; immediately adjoining without intervening space.

Alarm Systems

Warning devices, installed or free-standing, including but not limited to: carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps and smoke alarms.

Architectural Service

Any practice involving the art and science of building design for construction of any structure or grouping of structures and the use of space within and surrounding the structures or the design for construction, including but not specifically limited to, schematic design, design development, preparation of construction contract documents, and administration of the construction contract, adequacy of design for the location and exposure to the elements.

Automatic Safety Controls

Devices designed and installed to protect systems and components from unsafe conditions.

Component

A part of a system.

Confined Spaces

An enclosed or partially enclosed area that:

1. Is occupied by people only for the purpose of completing work.
2. Has restricted entry/exit points.
3. Could be hazardous to people entering due to:
 - a. its design, construction, location or atmosphere.
 - b. the materials or substances in it, or
 - c. any other conditions which prevent normal inspection procedure.

Decorative

Ornamental; not required for the operation of the essential systems and components of a building.

Describe

To report a system or component by its type or other observed, significant characteristics to distinguish it from other systems or components.

Determine

To find out; or come to a conclusion by investigation.

Dismantle

To take apart or remove any component, device, or piece of equipment that would not be taken apart or removed by a homeowner in the course of normal and routine home owner maintenance.

Engineering Service

Any professional service or creative work requiring engineering education, training, and experience and the application of special knowledge of the mathematical, physical and engineering sciences to such professional service or creative work as consultation, investigation, evaluation, planning, design and supervision of construction for the purpose of assuring compliance with the specifications and design, in conjunction with structures, buildings, machines, equipment, works or processes.

Functionality

The purpose that something is designed or expected to fulfill.

Further Evaluation

Examination and analysis by a qualified professional, tradesman or service technician beyond that provided by the home inspection.

Home Inspection

The process by which an inspector visually examines the readily accessible systems and components of a building and which describes those systems and components in accordance with this Scope of Inspection.

Household Appliances

Kitchen, laundry, and similar appliances, whether installed or freestanding.

Inspect

To examine readily accessible systems and components of a building in accordance with these Scope of Inspection, where applicable using normal operating controls and opening readily openable access panels.

Inspector

A person hired to examine any system or component of a building in accordance with this Scope of Inspection.

Installed

Set up or fixed in position for current use or service.

Monitor

Examine at regular intervals to detect evidence of change.

Normal Operating Controls

Devices such as thermostats, switches or valves intended to be operated by the homeowner.

Operate

To cause to function, turn on, to control the function of a machine, process, or system.

Probing

Examine by touch.

Readily Accessible

Available for visual inspection without requiring moving of personal property, dismantling, destructive measures, or any action which will likely involve risk to persons or property.

Readily Openable Access Panel

A panel provided for homeowner inspection and maintenance that is within normal reach, can be removed by one person, and is not sealed in place.

Recreational Facilities

Spas, saunas, steam baths, swimming pools, exercise, entertainment, athletic, playground or other similar equipment and associated accessories.

Report

To communicate in writing.

Representative Number

One component per room for multiple similar interior components such as windows and electric outlets; one component on each side of the building for multiple similar exterior components.

Roof Drainage Systems

Components used to carry water off a roof and away from a building.

Sample

A representative portion selected for inspection.

Service Life/Lives

The period during which something continues to function fully as intended.

Significant Deficiency

A clearly definable hazard or a clearly definable potential for failure or is unsafe or not functioning.

Shut Down

A state in which a system or component cannot be operated by normal operating controls.

Solid Fuel Burning Appliances

A hearth and fire chamber or similar prepared place in which a fire may be built and which is built in conjunction with a chimney; or a listed assembly of a fire chamber, its chimney and related factory-made parts designed for unit assembly without requiring field construction.

Structural Component

A component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).

System

A combination of interacting or interdependent components, assembled to carry out one or more functions.

Technically Exhaustive

An inspection is technically exhaustive when it is done by a specialist who may make extensive use of measurements, instruments, testing, calculations, and other means to develop scientific or engineering findings, conclusions, and recommendations.

Under-floor Crawl Space

The area within the confines of the foundation and between the ground and the underside of the floor.

Unsafe

A condition in a readily accessible, installed system or component which is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, missing or improper installation or a change in accepted residential construction standards.

Vapour Barrier

Material used in the building envelope to retard the passage of water vapour or moisture.

Visually Accessible

Able to be viewed by reaching or entering.

Wiring Methods

Identification of electrical conductors or wires by their general type, such as "non-metallic sheathed cable" ("Romex"), "armored cable" ("bx") or "knob and tube", etc.

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The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS