

# Inspection Report



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**REPORT PREPARED FOR:**

**INSPECTED PROPERTY ADDRESS:**

2023-05-23

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AmeriSpec Inspection Services is pleased to submit the enclosed inspection report. Thank you for selecting our company, we appreciate the opportunity to be of service. The following report will tell you a great deal about the property's overall condition. Our inspectors are professionally trained to conduct a thorough visual inspection of all accessible areas of the property.

The purpose of this inspection is to identify any 'major' problems associated with the property, although minor items also may be mentioned. Please read the entire report. For any recommended repairs or replacements, please call upon qualified contractors.

As all properties experience some degree of wear, cosmetic considerations are not within the scope of this report.

This report is a snapshot of the property's condition at the time of inspection. Over time, appliances, systems and other items in the home can, and do, fail to operate. We cannot determine if, or when, any of these will malfunction. Accordingly, we cannot be held responsible for future failure.

Furthermore, owning any property involves some risk and, while we can give an excellent overview of the property, we cannot inspect what we cannot see. We are not authorized to move furniture, dismantle any systems in the property, light gas pilots, etc. These types of actions are not within the scope of this inspection.

This report is not an exhaustive technical evaluation which would be priced significantly higher. Please review the Inspection Agreement which indicates the scope of the inspection and the liability limit of AmeriSpec Inspection Services for conducting this inspection.

In compliance with the Scope of Inspection and Code of Ethics for the Home Inspectors Association of British Columbia (HIABC), we cannot conduct repairs or refer contractors. Please refer to the [HIABC Scope of Inspection](#) for more information.

We know you had a choice of service providers for this home inspection. Thank you for selecting our company for your home inspection. If you have any questions about his report or any questions related to the general condition of the property, please do not hesitate to call us.

#### **INDEX OF RATINGS USED IN THIS REPORT**

**SERVICEABLE (SE)** = The items inspected appeared to function normally at time of inspection.

**NOT APPLICABLE (NA)** = The items do not apply to this property.

**NOT PRESENT (NP)** = The item was not present at the time of inspection.

**NOT INSPECTED (NI)** = The item was not inspected due to inaccessibility, personal items, temperature, weather conditions or the item is not within the scope of the inspection.

**NOT OPERATED (NO)** = The system or component was not operated due inaccessibility, temperature, weather conditions or the item is not within the scope of the inspection.

**REPAIR / REPLACE (RR)** = The item was inspected and found to have deficiencies, was operating or installed incorrectly, is a possible health, fire, safety concern or in the inspector's opinion at or near the end of its useful life. Recommend these items be reviewed by a qualified contractor and repaired or replaced as required. Items with the heading 'Repair / Replace' will appear in the 'Summary Report'.

**SAFETY ITEM (ST)** = A 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, improper installation or a change in accepted residential building standards. Items with the heading 'Safety' will appear in the 'Summary Report'.

**LOCATIONS OF ROOMS & ITEMS WITHIN ROOMS:** Are described as rear, front, middle, left or right. The orientation is based on viewing the property from the side at which the front entrance is located.

- **As noted in our inspection agreement and the Home Inspectors Association of British Columbia (HIABC) standards the testing and inspection of the following auxiliary systems, if present in this home, is beyond the scope of this general home inspection. Intercoms. Sound or Home Theatre Systems. Security Systems. In-ground Lawn Sprinklers. Pools/hot tubs and associated equipment. Built-in Vacuums. Fire Sprinkler Systems. Electronic Filters. Blinds/Window Coverings. Low voltage indoor/outdoor lighting systems. Powered Driveway Gates. Elevators. If any of these systems are present in this home we suggest verifying their operation with the seller and/or having independently reviewed by a qualified specialist or contractor.**

# GENERAL CONDITIONS

**Type of building:**

Single Family (2 story), With  
Basement/Crawlspace

**Age of Building:**

This property was constructed in 1990, but  
underwent an extensive renovation from  
2004 to 2009.

**In Attendance:**

Client, Buyer's Agent, Seller's Agent

**Temperature:**

20-25 degrees (C)

**Weather:**

Partly Cloudy

**Property Information:**

General Items Not In Scope

# 1. Exterior

*Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. Exterior surfaces should be kept well painted, stained or sealed to prevent deterioration. Grading & adjacent surfaces should be maintained and pitched away from the foundation to reduce the chances of water infiltration. Hairline cracks in stucco, concrete, asphalt, plaster and drywall are common and not a significant defect unless otherwise stated.*

## Styles & Materials

### Driveway:

Concrete

### Walkways:

Concrete  
Paver/Tile

### Exterior Wall Cladding:

Stone Facing  
Concrete

### Exterior Entry Doors:

Wood  
Metal and Glass

### Windows and Frames:

Double Glazed/Insulated  
Metal Frames

### Trim:

Metal  
Concrete

### Foundation Type:

Poured Concrete Perimeter  
Slab on Grade  
Crawlspace

### Floor Structure:

Slab  
2 X12 Wood Joists

### Wall Structure:

Concrete Frame Construction

## Items

### 1.0 Driveways

**Comments:** Serviceable

### 1.1 Walkways

**Comments:** Serviceable

Some corrosion and looseness at right side steel rail. Monitor and repair as required.

### 1.2 Stairs and Steps

**Comments:** Serviceable

### 1.3 Exterior Wall Cladding

**Comments:** Serviceable

Common cracks observed, primarily a cosmetic concern. Moisture stains in areas. Suggest sealing all cracks/voids in exterior cladding to prevent water penetration as a routine maintenance effort.

### 1.4 Trim, Eaves, Soffits and Fascias

**Comments:** Serviceable

No water noted but evidence of previous leaks at rear patio cover. Dry at time of inspection. Seller stated this was a past leak that was repaired. Monitor.



1.4 Item 1(Picture)



1.4 Item 2(Picture)

### 1.5

## **Windows & Frames**

**Comments:** Serviceable

Double glazed insulated windows observed in the home. The inspector is unable to determine if all double glazed insulated windows in this property are completely intact and without compromised seals. Conditions indicating a broken seal are not always visible or present and may not be apparent or visible at the time of inspection. Changing conditions such as temperature, humidity, and lighting limit the ability of the inspector to visually review these windows for broken seals. For more complete information on the condition of all double glazed windows, consult the seller prior to closing.

### **1.6 Electrical (exterior)**

**Comments:** Serviceable

Ground Fault Circuit Interrupter (GFCI) present.

### **1.7 Exterior Water Faucets**

**Comments:** Serviceable

Some faucets inoperable, may be winterized (turned off inside the home). Inspector did not inspect condition of faucets, fixtures, plumbing, pressure or volume. Client is advised to consult sellers as to operation and location of shut offs.

### **1.8 Doors (exterior)**

**Comments:** Serviceable

### **1.9 Lot Grade and Drainage**

**Comments:** Serviceable

Underground perimeter drainage system present. It is beyond the scope of this inspection to inspect or perform tests on underground drainage systems. Client should obtain information from sellers and obtain further review by a qualified drainage contractor and have the perimeter drains checked and cleaned.

### **1.10 Sump**

**Comments:** Not Present

### **1.11 Gas Meter**

**Comments:** Serviceable

### **1.12 Structure/Foundation**

**Comments:** Serviceable

(1) Limited review due to interior finishing, exterior coverings, vegetation and/or household effects.

(2) Common cracking noted.

(3) Homes built with a slab construction may have heating duct work, plumbing, gas, and electrical lines running beneath the slab. As it is impossible to determine position/condition of these items by a visual inspection, they are specifically excluded from the scope of this inspection.

### **1.13 Retaining Walls**

**Comments:** Repair or Replace

Cracking and flaking concrete noted sea wall. The preceding conditions should be reviewed by a qualified contractor and repaired Item 2(Picture) as required.



1.13 Item 1(Picture)



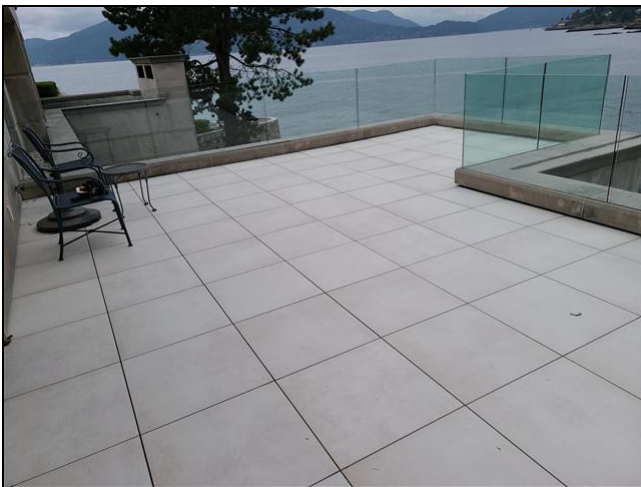
1.13 Item 2(Picture)

AmeriSpec Home Inspection Service

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## 2. Patios/Sundecks



### Styles & Materials

**Cover:**  
None

**Deck/Slab:**  
Tiles over Waterproof Membrane

**Railing:**  
Glass

**Stairs:**  
Concrete

### Items

#### 2.0 Electrical

**Comments:** Serviceable  
Ground fault circuit interrupter (GFCI) provided for safety.

#### 2.1 Deck/Slab

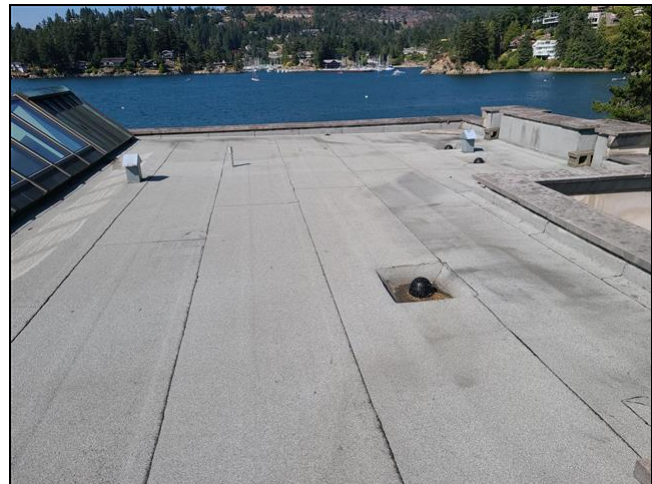
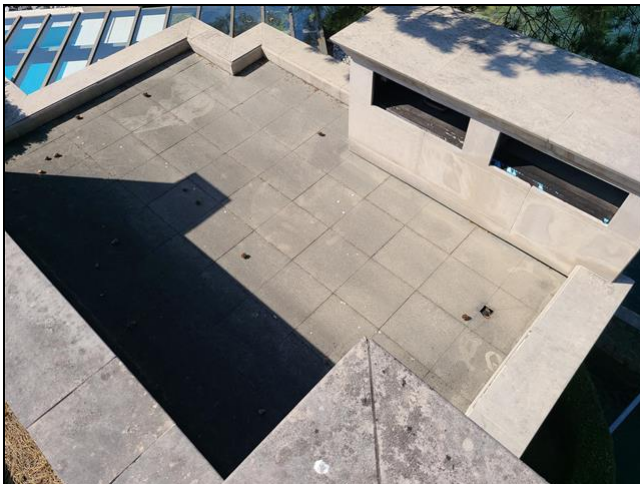
**Comments:** Serviceable  
Membrane and drainage provisions not visible to inspect. Monitor for effective drainage during wet weather.  
Recommend regular cleaning and maintenance.

#### 2.2 Railing

**Comments:** Serviceable

### 3. Roof System

Our evaluation of the roof is a "visual" to determine if surface areas are missing and/or damaged and therefore subject to possible leaking. Portions of the roof, including underlayment, decking and some flashing are hidden from view and cannot be evaluated by our visual inspection; therefore, our review is not a guarantee against roof leaks or a certification, warranty or guarantee as to water tight integrity of the roof. If such an inspection is desired, client should contact a qualified roofing contractor. Some areas are not visible when we are unable to mount the roof due to weather conditions, height, pitch, etc. Areas most vulnerable to leaks are low slope areas, areas pitched toward walls, through-roof projections (chimneys, vents, skylights, etc.) roof slopes that change pitch or direction, and intersecting roof/wall lines. Flashing and shingle defects can cause hidden leaks and damage and should be immediately addressed. We advise qualified contractor estimates and review of the full roof system when defects are reported. Factors such as shingle quality, weather, ventilation, and installation methods can affect wear rate. As maintenance can be needed at any time, roofs should be professionally inspected annually.



### Styles & Materials

**Method Used to Inspect Roof:**

Walked roof

**Roof Material Type:**

Torch On Membrane

**Roof Structure:**

Not Visible

**Roof-Type:**

Flat

**Chimney Type:**

Masonry

Metal

### Items

#### 3.0 Roof Conditions

**Comments:** Serviceable

(1) Roof shows normal wear for its age and type. No damaged, deteriorated, or missing roofing materials were observed; it appears to be in serviceable condition at time of inspection.

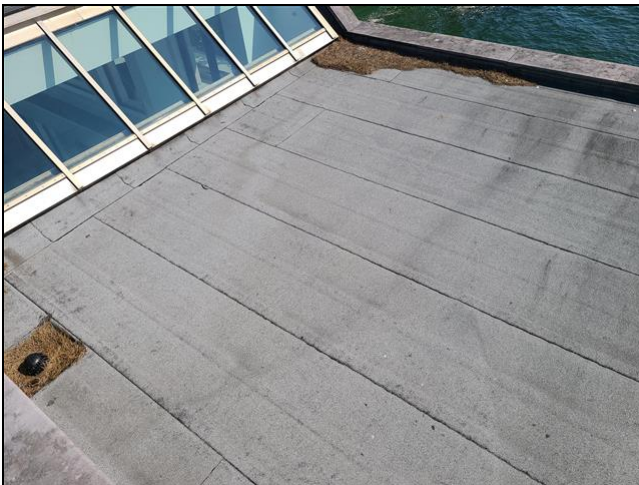
(2) Debris observed on the roof limits view of roof and prevents the roof from draining or drying out. One drain missing grate and is plugged. Recommend cleaning and regular maintenance.



3.0 Item 1(Picture)



3.0 Item 2(Picture)



3.0 Item 3(Picture)



3.0 Item 4(Picture)

### 3.1 Roof Penetrations and Exposed Flashings

**Comments:** Serviceable

### 3.2 Skylights

**Comments:** Serviceable

### 3.3 Chimney

**Comments:** Serviceable

Our chimney review is limited to the visible and/or accessible components only. Examination of concealed or inaccessible portions such as flue lining or the adequacy of these chimneys to properly draft is not within the scope of this inspection. This includes determining the presence of a flue lining, or if lining is present, checking for deterioration, damage or cracks.

The purpose of the chimney is to take the combustion products (i.e. smoke and exhaust gases) from certain fuel burning appliances to the outside of the home. Improper care and maintenance of a chimney can lead to loss of property and compromise the health and safety of the homes occupants. It is recommended that the chimney(s) be checked annually by a qualified chimney professional, and cleaned if necessary.

### 3.4 Roof Comments

Horizontal concrete parapet walls present around the perimeter of the roof system. Cracking and missing mortar in spots. Seal any openings to prevent moisture penetration as preventative maintenance.



3.4 Item 1(Picture)



3.4 Item 2(Picture)



3.4 Item 3(Picture)



3.4 Item 4(Picture)

## 4. Garage/Carport

*Our garage/carport evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. Exterior surfaces should be kept well painted, stained or sealed to prevent deterioration. Garage floors should not be covered with carpet, cardboard, wood or other combustible materials and, of course, flammable products should be properly stored. It is recommended all garage door openers be equipped with a regularly tested safety reverse device to reduce chances of injury. Attached garages should be separated from the house by a steel or solid wood door, and common walls should have a fully sealed fire resistant covering such as drywall to protect against fume entry and to slow the migration of smoke or fire from entering the house in the event of a garage fire. Mounting a self-closer on the door between the garage and the house is an additional suggested safety upgrade. We suggest you keep attic hatches closed, repair any holes or damage that exist or occur, and avoid creating openings between the home and garage. It is especially important to keep garage wall and ceiling areas directly beneath living space intact.*

### Styles & Materials

**Garage Type:**

Attached

**Garage Door Material:**

Metal

### Items

#### 4.0 Floor/Slab

**Comments:** Serviceable

Common cracks observed, primarily a cosmetic concern. We suggest sealing all cracks to prevent water penetration as a routine maintenance effort.

#### 4.1 Car Door(s)

**Comments:** Serviceable

#### 4.2 Opener(s)

**Comments:** Repair or Replace

Safety reverse did not respond to test at the two smaller car doors. This garage door opener is equipped with a safety reverse device which did not operate when tested at the time of inspection. Recommend review for repair or adjustment, as necessary to ensure safety.



4.2 Item 1(Picture)



4.2 Item 2(Picture)

#### 4.3 Occupant Door(s)

**Comments:** Serviceable

Loose door handle at right most garage, exterior door. Tighten as required.



4.3 Item 1(Picture)

**4.4 Fire Door/Wall**

**Comments:** Serviceable

**4.5 Walls**

**Comments:** Serviceable

**4.6 Ceiling**

**Comments:** Serviceable

No water noted but evidence of previous leaks. Dry at time of inspection. Seller stated that leak was repaired some time ago.



4.6 Item 1(Picture)

**4.7 Electrical Receptacles, Switches and Fixtures**

## 5. Unfinished Basement/Crawlspace

Any below-grade space can leak, even areas that have been dry in prior years. While we look for evidence of leaking, we may not be able to determine if leaks exist or existed and cannot predict future water infiltration. Some water activity occurs only under certain circumstances and can only be identified at the actual time of occurrence. We suggest that you obtain disclosure from the prior occupants regarding any history of water in the basement and obtain price estimates when infiltration is disclosed or signs of water are present. We cannot certify the basement against future water infiltration. Some thin cracking of walls and floors is common and whenever cracks are present, a possibility of future leaking exists. Most wall cracks are relatively easy to repair from the inside. Cracks should be monitored for future seepage or change in the size of the cracks, which would indicate a need for further evaluation. Back-up sump systems are advised to reduce the opportunity for flooding during a power outage or main pump failure. The chance of leakage increases when adjacent surfaces are not pitched away from the home and when roof drainage is within several feet of the foundation. These issues should be addressed as soon as possible. Signs of possible water infiltration include mold/mildew, stains on walls, loose flooring, musty odors, warped paneling and efflorescence. If freshly painted walls are present, we suggest you inquire of the seller/occupants if any staining or other leak evidence existed before painting.



### Styles & Materials

**Method Used To Inspect:**

From Entry

**Floor Structure:**

Concrete Skim Coat

**Foundation Type:**

Poured Concrete Perimeter

**Wall Structure:**

Concrete

**Ceiling Structure:**

2 X 10 Joists

**Insulation:**

Foam  
Present on Walls

**Ventilation:**

Home Conditioned Space

**Heating Source:**

Uninsulated Forced Air Ducting

**Access Location:**

Interior Hatch

### Items

#### 5.0 Access

Limited review due to personal or household effects.

#### 5.1

**Floor**

**Comments:** Serviceable

**5.2 Walls**

**Comments:** Serviceable

**5.3 Joists**

**Comments:** Serviceable

**5.4 Ventilation**

**Comments:** Serviceable

**5.5 Insulation**

**Comments:** Serviceable

**5.6 Vapor Barriers**

**Comments:** Serviceable

**5.7 Plumbing**

**Comments:** Serviceable

**5.8 Heating Source**

**Comments:** Serviceable



## 6. Laundry

*The supply hoses to the washer are not disconnected during the inspection, nor are the valves operated. These can leak at any time and should be considered a part of normal maintenance. Recommend upgrading any older rubber water supply hoses to steel braided type to reduce the chance of failure. If the washer and dryer are present, they are not moved to prevent floor damage and the review of the area behind the washer/dryer is limited. It is beyond the scope of the inspection and the applicable inspection standards to inspect the washer and dryer. However as a courtesy we operate the appliances to ensure they are hooked up and activate. See the description below. If these appliances are included in the sale of the property, we suggest consulting the sellers as to proper operation prior to close. We suggest that you clean exhaust pipes and filter screens upon occupancy and then regularly to enhance safety/performance.*

### Styles & Materials

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**Number of Laundry Areas:**

One

**Dryer Power Source:**

240 Volt Electric

**Dryer Vent:**

Flexible Metallic

### Items

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**6.0 Counters and Cabinets**

**Comments:** Serviceable

**6.1 Laundry Tub / Sink**

**Comments:** Serviceable

**6.2 Exhaust Fan**

**Comments:** Not Present

**6.3 Clothes Washing Machine**

**Comments:** Serviceable

We do not disconnect the supply hoses to the washer, nor do we operate the valves. These can leak at any time and should be considered a part of normal maintenance. Washing machines should have steel braided hoses as a safety feature to reduce the chance of pipe breaks or leaks.

**6.4 Clothes Dryer**

**Comments:** Serviceable

**6.5 Clothes Dryer Exhaust Venting**

**Comments:** Serviceable

## 7(A) . Hydronic Heat System

*Our evaluation of heating system(s) is both visual and functional provided power and/or fuel is supplied to the component. Items not listed here as well as things we cannot see, such as utilities, drains, and ducts inside walls, floors and underground are beyond the scope of this inspection. **DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. A QUALIFIED CONTRACTOR WILL CONDUCT SUCH AN INSPECTION UPON REQUEST.** Our inspection is not a heat engineering or sufficiency review. We suggest you ask the sellers/occupants if any areas of the home do not properly heat or cool. We also suggest you obtain the maintenance history of the furnace as well as receipts for any recent repairs for which a warranty might apply. Clients are encouraged to purchase a home warranty plan, since furnaces can require repair or replacement at any time. Modern furnaces are complicated appliances and should be treated with care. Regular cleaning or replacement of furnace filters is vital to the health of your furnace and can improve the efficiency of attached central air conditioning. We suggest an annual cleaning and safety check by a qualified heating contractor who is trained in this furnace model. Flammable products should be stored away from the furnace and no fume-producing products such as paint cans should be in the same room. Don't forget that fuel-burning appliances need plenty of oxygen and should not be enclosed without supplying an adequate supply of combustion air. Identifying or testing for the presence of asbestos or other potentially hazardous materials is not within the scope of this report.*



### Styles & Materials

**Heating Unit Location(s):**

Underground Mechanical Room

**Heating System(s) Service:**

Entire Home

**Heating System Type(s):**

Hydronic Radiant Floors

**Ductwork/Distribution Piping:**

PEX

**Energy Source:**

Natural Gas

### Items

#### 7.0.A Heating Equipment Condition

**Comments:** Serviceable

(1) The boiler was tested using normal operating controls and functioned properly at time of inspection. Unit was operated by the thermostat. As with all mechanical equipment the unit can fail at anytime without warning. Inspectors cannot determine future failures. If a detailed inspection is desired, a qualified heating contractor should be consulted prior to closing to ensure proper and safe operation of this unit.

(2) Property is equipped with a radiant heating system. Due to the complex and inaccessible nature of these systems, client is advised to consult with seller or a qualified heating contractor for verification of the system's performance. Radiant heating is encased within the concrete slab or subfloor and is inaccessible and outside the scope of this inspection. Recommend consulting with sellers for additional information.

#### 7.1.A Energy Source

**Comments:** Serviceable

#### 7.2.A Exhaust Venting

**Comments:** Serviceable

#### 7.3.A Thermostat(s)

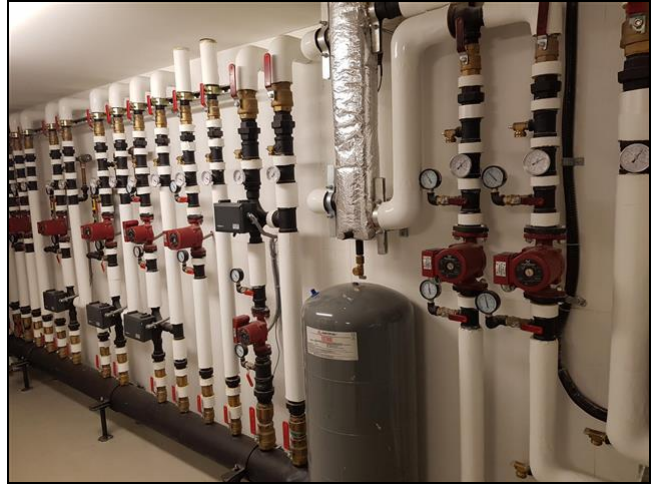
**Comments:** Serviceable

#### 7.4.A Distribution/Ducting Systems

**Comments:** Serviceable

## 7(B) . Geothermal

*Our evaluation of heating system(s) is both visual and functional provided power and/or fuel is supplied to the component. Items not listed here as well as things we cannot see, such as utilities, drains, and ducts inside walls, floors and underground are beyond the scope of this inspection. **DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. A QUALIFIED CONTRACTOR WILL CONDUCT SUCH AN INSPECTION UPON REQUEST.** Our inspection is not a heat engineering or sufficiency review. We suggest you ask the sellers/occupants if any areas of the home do not properly heat or cool. We also suggest you obtain the maintenance history of the furnace as well as receipts for any recent repairs for which a warranty might apply. Clients are encouraged to purchase a home warranty plan, since furnaces can require repair or replacement at any time. Modern furnaces are complicated appliances and should be treated with care. Regular cleaning or replacement of furnace filters is vital to the health of your furnace and can improve the efficiency of attached central air conditioning. We suggest an annual cleaning and safety check by a qualified heating contractor who is trained in this furnace model. Flammable products should be stored away from the furnace and no fume-producing products such as paint cans should be in the same room. Don't forget that fuel-burning appliances need plenty of oxygen and should not be enclosed without supplying an adequate supply of combustion air. Identifying or testing for the presence of asbestos or other potentially hazardous materials is not within the scope of this report.*



### Styles & Materials

**Heating Unit Location(s):**

Underground Mechanical Room

**Heating System(s) Service:**

Entire Home

**Heating System Type(s):**

Heat Pump Forced Air (also provides cool air)

**Ductwork/Distribution Piping:**

Not Visible

**Energy Source:**

Electric

### Items

#### 7.0.B Heating Equipment Condition

**Comments:** Serviceable

(1) An electric geothermal water based heat pump is present. Heat pumps can provide heating and cooling and are tested in one of the modes at time of inspection (cooling). The system was tested using normal operating controls and functioned normally at time of inspection. Unit was operated by the thermostat. As with all mechanical equipment the unit can fail at anytime without warning. Inspectors cannot determine future failures. If a detailed

inspection is desired, a qualified heating contractor should be consulted prior to closing to ensure proper and safe operation of this unit. Operated at time of inspection.

(2) Due to the overall complexity and sophistication of the HVAC system in this home, a comprehensive review of the system is beyond the scope of this general home inspection service. The seller and listing agent stated that the complete heating system will be serviced and inspected, prior to close, by the company that designed and installed the system and has serviced the system since the original installation. Suggest contacting vendor for further information and documentation. We recommend strongly that this company continue to be used for servicing and maintenance into the future.

**7.1.B Energy Source**

**Comments:** Serviceable

**7.2.B Thermostat(s)**

**Comments:** Serviceable

**7.3.B Distribution/Ducting Systems**

**Comments:** Serviceable

## 8. Plumbing System

*Our focus in the plumbing portion of the inspection is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under the kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of leaking. All shut-off valves or angle stops should be turned regularly to ensure free movement in case of emergency. The water supply system was tested for its ability to deliver functional water pressure to installed plumbing fixtures and the condition of connected piping that was visible. Our plumbing inspection also consists of checking for functional drainage at all fixtures. We suggest you obtain the maintenance history for the home's plumbing and obtain receipts for any recent work or for anything for which a warranty may apply.*

### Styles & Materials

**Water Source (To Home):**

Public

**Plumbing Water Distribution (Inside home):**

Copper  
PEX (cross-linked polyethylene)

**Water Shut Off Location:**

Not Located (House)

**Plumbing Waste & Vent Pipes:**

ABS(Acrylonitrile Butadiene-Styrene)

**Main Fuel Shut Off Location:**

At Exterior Gas Meter  
Wrench Required to Operate

### Items

#### 8.0 Plumbing Water Supply System

**Comments:** Serviceable

Main water shutoff not located at time of inspection. Recommend confirming the location with the seller or HVAC contractor in case emergency shutoff is required. Possibly located at front driveway gate under access panel. This could not be easily lifted at time of inspection. There may be a shut off located inside the home as well.



8.0 Item 1(Picture)

#### 8.1 Drain Waste and Vent Systems

**Comments:** Serviceable

## 9. Water Heater

*Our evaluation of the water heater is both visual and functional provided power and/or fuel is supplied to the unit. Since water heaters are capable of producing scalding temperatures, we suggest you measure your water temperature upon taking occupancy and adjust it to a safe temperature (typically 120 -130 degrees F. or 49-54 C.). For further protection, anti-scald faucets are available for sinks, tubs and showers. Due to the possibility of the water heater temperature pressure relief valve leaking after it has been opened, these valves are not tested during the inspection. Manufacturers suggest regular testing to help assure performance. Water heater blankets may void the warranty on some water heaters. Keep all combustibles away from the heater and store no paints or other chemicals in the same room. A spill pan and drain is advised if your heater is located in, adjacent to, or above a finished area. The client is encouraged to consult their agent concerning home warranty options as water heaters can fail at any time and are expensive to repair or replace.*



### Styles & Materials

**Number of Water Heating Systems:**

One

**Water Heater Location(s):**

Utility Room

**Water Heater Design Type:**

Holding Tank/Plumbed to Boiler

**Water Heater Capacity:**

40 Gallon

### Items

#### 9.0 Water Heater Condition

**Comments:** Serviceable

#### 9.1 Supply Lines

**Comments:** Repair or Replace

Small drip leak noted behind one of the holding tanks. The preceding conditions should be reviewed by a qualified contractor and repaired or replaced as required.



9.1 Item 1(Picture)

9.2

**Energy Source**

**Comments:** Serviceable

**9.3 Flue Venting**

**Comments:** Serviceable

**9.4 Temperature / Pressure Release Valve**

**Comments:** Serviceable

**9.5 Overflow Pan / Drain Line**

**Comments:** Serviceable

## 10. Electrical System

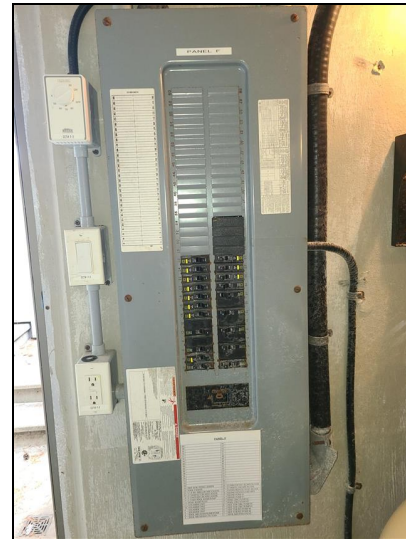
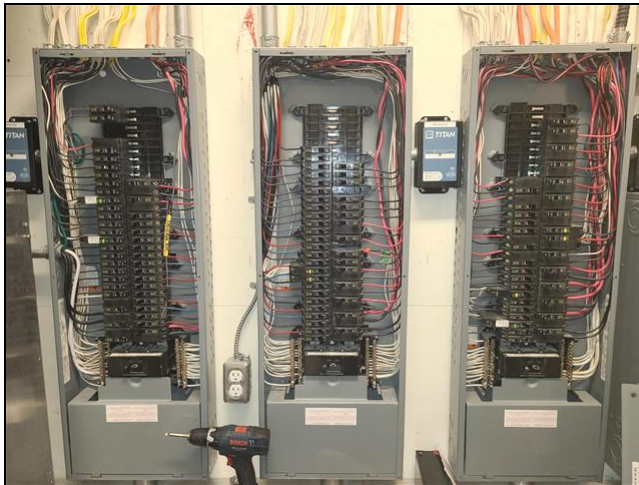
*Our electrical inspection meets the Canadian Association of Home & Property Inspectors (HIABC) standards of practice and is done by sampling visibly accessible wiring and fixtures. Determining the actual capacity of the system requires load calculations, which are not within the scope of this report. Underground circuits and concealed components of the system are not inspected. While age is one factor, most homes have electrical issues created by amateur electricians. We do not move belongings and do not examine every fixture, outlet, wiring run, etc., nor do we remove insulation, or wall coverings. Covers are not removed, with the exception of the cover of the main electrical panel, when this can be done safely and without risking damage to finish. Much of the wiring in the home is not visible and not reviewed. Once the current occupant's belongings have been removed, it's a good idea to check all outlets with a tester and to look inside cabinets, closets and other obstructed areas before moving in your own belongings. We use a standard electrical tester to check a sample of outlets. While the tester is generally reliable, it can be fooled by certain improper wiring practices, which we cannot detect during a general home inspection. Because electrical defects are safety concerns, we advise the use of a qualified electrician for cost estimates, repairs and upgrades, prior to closing.*



Main Electrical Shut Off

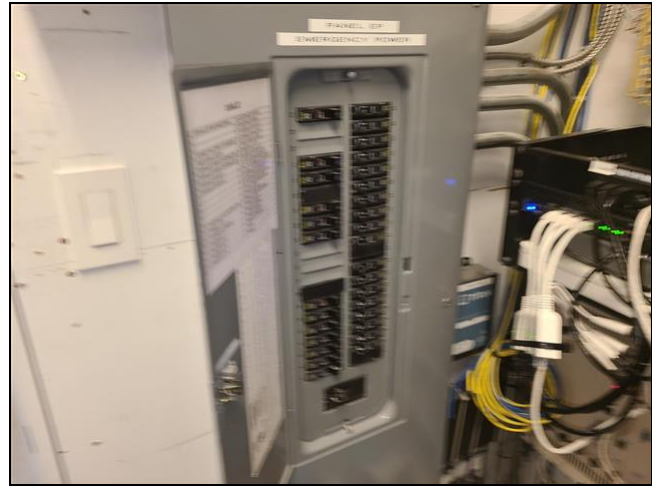
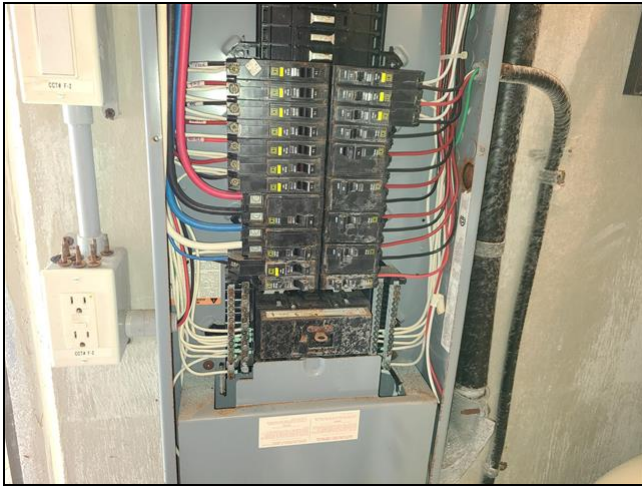


Main House Panels



Pool Room Sub Pane





Generator Sub Panel

## Styles & Materials

<b>Main Electrical Panel Location:</b> Utility Room Main Level	<b>Sub-Panel Location(s):</b> Utility Room Pool Equipment Room	<b>Equipment Grounding Present:</b> Yes
<b>Electrical Main Service:</b> Underground	<b>Service Amperage:</b> 400 AMP (Estimated)	<b>Panel Type:</b> Breakers
<b>Branch Wiring Type:</b> Copper	<b>Wiring Methods:</b> Non Metallic Sheathed Cable (Romex)	<b>Futures Available:</b> Yes
<b>GFCI Reset Locations:</b> Bathrooms Exterior	<b>AFCI Reset Locations:</b> Electrical Panel	

## Items

### 10.0 Electrical Main Service

**Comments:** Serviceable

### 10.1 Equipment Grounding

**Comments:** Serviceable

### 10.2 Main Electrical Panel Condition

**Comments:** Serviceable

Futures are available for expansion in the electrical panel.

### 10.3 Electrical Sub Panel Condition

Corrosion noted inside pool equipment room sub panel. This may affect the operation of the breakers. Recommend this be reviewed by a qualified electrician when present onsite for other work.



10.3 Item 1(Picture)

#### **10.4 Operation of GFCI (Ground Fault Circuit Interrupters)**

**Comments:** Serviceable

#### **10.5 Operation of AFCI (ARC Fault Circuit Interrupters)**

**Comments:** Not Operated

The AFCI (Arc-Fault Circuit Interrupters) breakers were not tested due to creating an inconvenience to the homeowners. Testing these with electronic equipment connected to the AFCI protected circuits could adversely affect these systems and components. Advise testing these breakers upon taking possession of the home. This is simply done by pressing the test button on the breaker which should cause it to trip. Should the breaker trip on its own in the future, recommend a review by a qualified electrician to confirm proper operation and protection.

#### **10.6 Detectors**

**Comments:** Not Operated

Smoke and carbon monoxide alarms are not tested at time of inspection due to restricted access, possible connection to security system and tendency to stick on or become faulty. Upon taking occupancy, we recommend testing all detectors for your safety. Periodic testing is suggested to ensure proper working order. If gas fired appliances are present in this home, we recommend a carbon monoxide detector be present for enhanced safety. The average life span of detectors is 5-10 years.

## 11. Kitchens

*Our kitchen appliance inspection is visual and operational in nature of the appliances. It is beyond the scope of the inspection and the applicable inspection standards to inspect appliances. As a courtesy stoves/cook tops are checked for burner operation but not for calibration, timers, special features or cleaning cycles. Built-in dishwashers are run through a short wash or rinse cycle to determine if the system is free of leaks and excessive corrosion. Microwave ovens and other specialty items are not tested/inspected. Please double-check appliance operation just before closing and re-check for secure cabinets, counters and appliances. Upon occupancy, the client should secure any freestanding oven so it cannot tilt forward when weight is applied to the door. (Most ovens come with directions on how to do this.) Individuals have been injured when sitting on or standing on these doors. Clients are advised to purchase a home protection plan because appliances, including new appliances, can fail at any time, including immediately after the inspection. Older appliances (five years or older), of course, are more prone to failure.*



### Styles & Materials

#### Countertops:

Engineered Stone

#### Cabinets:

Laminate

#### Floor Covering(s):

Engineered Wood

### Items

#### 11.0 Floors

**Comments:** Serviceable

Moisture damaged area near coffee maker.

#### 11.1 Walls

**Comments:** Serviceable

#### 11.2 Ceiling

**Comments:** Serviceable

#### 11.3 Doors

**Comments:** Serviceable

#### 11.4 Windows

**Comments:** Serviceable

#### 11.5 Heat / Cooling Source

**Comments:** Serviceable

#### 11.6 Receptacles, Switches and Fixtures

**Comments:** Serviceable

Outlets close to sink are not ground fault circuit interrupter (GFCI) protected. This may not have been required when home was built; client is advised to install ground fault circuit interrupter outlets as a safety enhancement.

#### 11.7 Counters and Cabinets (representative number)

**Comments:** Serviceable

#### 11.8 Sinks

**Comments:** Serviceable

**11.9 Faucet**

**Comments:** Repair or Replace

Faucet is loose and the control handle is stiff to operate. The preceding conditions should be reviewed by a qualified contractor and repaired or replaced as required. Seller stated a part has been ordered and is being repaired in about a week.

**11.10 Drains/Supply Pipes**

**Comments:** Serviceable

**11.11 Food Waste Disposer**

**Comments:** Serviceable

**11.12 Dishwasher(s)**

**Comments:** Serviceable

**11.13 Ranges/Ovens/Cooktops**

**Comments:** Serviceable

**11.14 Range Hood(s)**

**Comments:** Serviceable

**11.15 Refrigerator**

**Comments:** Serviceable

## 12(A) . Main Level Secondary Ensuite

*Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing a leak. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency. If the property is occupied at the time of the inspection, our review under the sinks will be limited due to personal and household effects.*

*Bathrooms require regular maintenance to prevent the possibility of water damage and maintenance should be performed without delay. Since leaks can occur at any time, plumbing should be checked just before closing and then regularly during occupancy. We advise that all floors, tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. When found soft, you should have checked for leaks and hidden damage. All leaks should be repaired and missing/damaged grouting and caulk should be replaced at once to help prevent future/further damage. Even tile that appears to be in good shape can take on water, so we suggest that you apply a sealant to tiled surfaces upon occupancy. If sluggish or noisy drains are noted, the drain waste vent system should be checked for blockage, damage or other restriction before close. Operating an exterior vented exhaust fan helps to reduce the chances of mold growth and harmful condensation.*



### Styles & Materials

#### Bath Tub/Shower:

Separate Shower

#### Tub/Shower Surround:

Stone Tile

#### Exhaust Fan:

Standard Ceiling Exhaust Fan

#### Countertop:

Stone

#### Cabinet(s):

Laminate

### Items

#### 12.0.A Floors

Comments: Serviceable

#### 12.1.A Walls

Comments: Serviceable

#### 12.2.A Ceiling

Comments: Serviceable

#### 12.3.A Doors

Comments: Serviceable

#### 12.4.A Receptacles, Switches and Fixtures

Comments: Serviceable

Ground Fault Circuit Interrupter (GFCI) present.

#### 12.5.A Exhaust Fan(s)

Comments: Serviceable

#### 12.6.A Shower/Surround

Comments: Serviceable

#### 12.7.A

**Sinks**

**Comments:** Serviceable

**12.8.A Toilet**

**Comments:** Serviceable

**12.9.A Counters and Cabinets**

**Comments:** Serviceable

**12.10.A Sink Faucet**

**Comments:** Serviceable

**12.11.A Sink Drain/Supply**

**Comments:** Serviceable

## 12(B) . Powder Rooms (x2)

*Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing a leak. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency. If the property is occupied at the time of the inspection, our review under the sinks will be limited due to personal and household effects.*

*Bathrooms require regular maintenance to prevent the possibility of water damage and maintenance should be performed without delay. Since leaks can occur at any time, plumbing should be checked just before closing and then regularly during occupancy. We advise that all floors, tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. When found soft, you should have checked for leaks and hidden damage. All leaks should be repaired and missing/damaged grouting and caulk should be replaced at once to help prevent future/further damage. Even tile that appears to be in good shape can take on water, so we suggest that you apply a sealant to tiled surfaces upon occupancy. If sluggish or noisy drains are noted, the drain waste vent system should be checked for blockage, damage or other restriction before close. Operating an exterior vented exhaust fan helps to reduce the chances of mold growth and harmful condensation.*



### Styles & Materials

#### Exhaust Fan:

Standard Ceiling Exhaust Fan

### Items

#### 12.0.B Floors

Comments: Serviceable

#### 12.1.B Walls

Comments: Serviceable

#### 12.2.B Ceiling

Comments: Serviceable

**12.3.B Doors**

**Comments:** Serviceable

**12.4.B Receptacles, Switches and Fixtures**

**Comments:** Serviceable

No outlet present.

**12.5.B Exhaust Fan(s)**

**Comments:** Serviceable

**12.6.B Sinks**

**Comments:** Serviceable

**12.7.B Toilet**

**Comments:** Serviceable

**12.8.B Counters and Cabinets**

**Comments:** Serviceable

**12.9.B Sink Faucet**

**Comments:** Serviceable

**12.10.B Sink Drain/Supply**

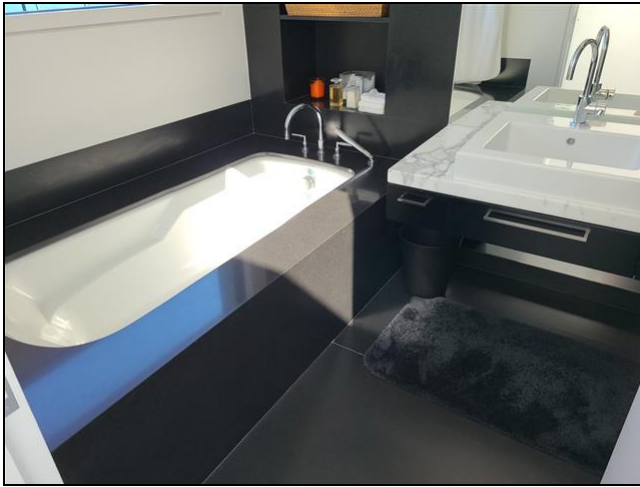
**Comments:** Serviceable



## 12(C) . Upper Level Hall Bathroom

*Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing a leak. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency. If the property is occupied at the time of the inspection, our review under the sinks will be limited due to personal and household effects.*

*Bathrooms require regular maintenance to prevent the possibility of water damage and maintenance should be performed without delay. Since leaks can occur at any time, plumbing should be checked just before closing and then regularly during occupancy. We advise that all floors, tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. When found soft, you should have checked for leaks and hidden damage. All leaks should be repaired and missing/damaged grouting and caulk should be replaced at once to help prevent future/further damage. Even tile that appears to be in good shape can take on water, so we suggest that you apply a sealant to tiled surfaces upon occupancy. If sluggish or noisy drains are noted, the drain waste vent system should be checked for blockage, damage or other restriction before close. Operating an exterior vented exhaust fan helps to reduce the chances of mold growth and harmful condensation.*



### Styles & Materials

#### Bath Tub/Shower:

Standard Bath Tub  
Separate Shower

#### Tub/Shower Surround:

Stone Tile

#### Exhaust Fan:

Standard Ceiling Exhaust Fan

#### Countertop:

Stone

#### Cabinet(s):

Wood

### Items

#### 12.0.C Floors

Comments: Serviceable

#### 12.1.C Walls

Comments: Serviceable

#### 12.2.C Ceiling

Comments: Serviceable

#### 12.3.C Doors

Comments: Serviceable

#### 12.4.C Windows/Skylights

Comments: Serviceable

#### 12.5.C Receptacles, Switches and Fixtures

Comments: Serviceable

Ground Fault Circuit Interrupter (GFCI) present.

#### 12.6.C Exhaust Fan(s)

Comments: Serviceable

### 12.7.C Shower/Surround

**Comments:** Repair or Replace

Moisture detected behind tiles around the base of the walls with moisture meter.

Recommend water sealing grout. This can help prevent moisture penetration through the grout and into the wall. Recommended that this be done every 2-3 years.

Recommend installing or re-installing mildew resistant silicon around the perimeter of the tub/shower and at the vertical wall joints.

The tile grout and edges of the tub/shower walls should be caulked and sealed to prevent moisture penetration. Failure to keep walls sealed can cause deterioration and moisture damage to the interior walls, which is not always visible to the inspector at the time of inspection.



12.7.C Item 1(Picture)

### 12.8.C Bath Tub/Surround

**Comments:** Repair or Replace

Loose spout and control handles. Repair as required.



12.8.C Item 1(Picture)

### 12.9.C Sinks

**Comments:** Serviceable

### 12.10.C Toilet

**Comments:** Serviceable

### 12.11.C Counters and Cabinets

**Comments:** Serviceable

## 12(D) . Primary Ensuite

*Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing a leak. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency. If the property is occupied at the time of the inspection, our review under the sinks will be limited due to personal and household effects.*

*Bathrooms require regular maintenance to prevent the possibility of water damage and maintenance should be performed without delay. Since leaks can occur at any time, plumbing should be checked just before closing and then regularly during occupancy. We advise that all floors, tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. When found soft, you should have checked for leaks and hidden damage. All leaks should be repaired and missing/damaged grouting and caulk should be replaced at once to help prevent future/further damage. Even tile that appears to be in good shape can take on water, so we suggest that you apply a sealant to tiled surfaces upon occupancy. If sluggish or noisy drains are noted, the drain waste vent system should be checked for blockage, damage or other restriction before close. Operating an exterior vented exhaust fan helps to reduce the chances of mold growth and harmful condensation.*



### Styles & Materials

#### Bath Tub/Shower:

Standard Bath Tub  
Separate Shower

#### Tub/Shower Surround:

Stone Tile

#### Exhaust Fan:

Standard Ceiling Exhaust Fan

#### Countertop:

Stone

#### Cabinet(s):

Wood

### Items

#### 12.0.D Floors

Comments: Serviceable

#### 12.1.D Walls

Comments: Serviceable

#### 12.2.D Ceiling

Comments: Serviceable

#### 12.3.D Doors

Comments: Serviceable

#### 12.4.D Windows/Skylights

Comments: Serviceable

#### 12.5.D Receptacles, Switches and Fixtures

Comments: Serviceable

Ground Fault Circuit Interrupter (GFCI) present.

#### 12.6.D Exhaust Fan(s)

Comments: Not Operated

### 12.7.D Shower/Surround

**Comments:** Repair or Replace

Loose handles. Repair as required. Some water restriction at shower head. Clean as required.



12.7.D Item 1(Picture)

### 12.8.D Bath Tub/Surround

**Comments:** Serviceable

Loose handles.

### 12.9.D Sinks

**Comments:** Serviceable

Loose handle.



12.9.D Item 1(Picture)

### 12.10.D Toilet

**Comments:** Serviceable

Cracked lid. Owner has ordered a replacement.



12.10.D Item 1(Picture)

**12.11.D Counters and Cabinets**

**Comments:** Serviceable

**12.12.D Sink Faucet**

**Comments:** Serviceable

**12.13.D Sink Drain/Supply**

**Comments:** Serviceable

## 12(E) . Steam Shower Bathroom

*Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing a leak. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency. If the property is occupied at the time of the inspection, our review under the sinks will be limited due to personal and household effects.*

*Bathrooms require regular maintenance to prevent the possibility of water damage and maintenance should be performed without delay. Since leaks can occur at any time, plumbing should be checked just before closing and then regularly during occupancy. We advise that all floors, tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. When found soft, you should have checked for leaks and hidden damage. All leaks should be repaired and missing/damaged grouting and caulk should be replaced at once to help prevent future/further damage. Even tile that appears to be in good shape can take on water, so we suggest that you apply a sealant to tiled surfaces upon occupancy. If sluggish or noisy drains are noted, the drain waste vent system should be checked for blockage, damage or other restriction before close. Operating an exterior vented exhaust fan helps to reduce the chances of mold growth and harmful condensation.*



### Styles & Materials

**Bath Tub/Shower:**

Separate Shower

**Tub/Shower Surround:**

Stone Tile

**Exhaust Fan:**

Standard Ceiling Exhaust Fan

**Countertop:**

Stone

**Cabinet(s):**

Laminate

### Items

#### 12.0.E Floors

**Comments:** Serviceable

Moisture detected with moisture meter beside toilet. See report line # 11.9.E.



12.0.E Item 1(Picture)

**12.1.E Walls**

**Comments:** Serviceable

**12.2.E Ceiling**

**Comments:** Serviceable

**12.3.E Doors**

**Comments:** Serviceable

**12.4.E Windows/Skylights**

**Comments:** Serviceable

**12.5.E Receptacles, Switches and Fixtures**

**Comments:** Serviceable

Ground Fault Circuit Interrupter (GFCI) present.

**12.6.E Exhaust Fan(s)**

**Comments:** Serviceable

**12.7.E Shower/Surround**

**Comments:** Repair or Replace

(1) Worn/cracked silicone noted. Recommend installing or re-installing mildew resistant silicon around the perimeter of the tub/shower and at the vertical wall joints.



12.7.E Item 1(Picture)

(2) Steamer activated when tested.

**12.8.E Sinks**

**Comments:** Serviceable

**12.9.E Toilet**

**Comments:** Serviceable

The toilet bowl is slightly loose at floor anchor bolts. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. Properly resealing and re-securing this unit is suggested to prevent water leakage and damage to the sub-floor area. This type of damage is not always visible or accessible to the inspector at time of inspection. Recommend review by a qualified plumber for repair or replacement, as necessary.

**12.10.E Counters and Cabinets**

**Comments:** Serviceable

**12.11.E Sink Faucet**

**Comments:** Serviceable

**12.12.E Sink Drain/Supply**

**Comments:** Serviceable



## 13. Interior Rooms

*Our interior review is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items, if concerned. Inspections are limited to visible and/or accessible areas. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring.*

### Styles & Materials

---

**Floor Covering(s):**

Tile  
Wood

**Wall Material(s):**

Gypsum Board (Drywall)

**Ceiling Material(s):**

Gypsum Board (Drywall)

**Interior Doors:**

Wood

**Window Type(s):**

Same as Exterior

**Heating Type:**

Forced Air Ducts  
Hot Water Radiant Floor

**Types of Fireplaces / Wood Stove:**

Zero Clearance Gas Burning

**Number of Fireplaces:**

Three

### Items

---

**13.0 Floors**

**Comments:** Serviceable

Sloped and/or uneven areas noted.

**13.1 Walls**

**Comments:** Serviceable

**13.2 Ceilings**

**Comments:** Serviceable

**13.3 Doors (representative number)**

**Comments:** Serviceable

**13.4 Windows/Skylights (representative number)**

**Comments:** Serviceable

**13.5 Receptacles, Switches and Fixtures**

**Comments:** Serviceable

**13.6 Heat / Cooling Source**

**Comments:** Serviceable

**13.7 Closet & Doors**

**Comments:** Serviceable

**13.8 Stairways**

**Comments:** Serviceable

**13.9 Fireplaces and Woodstoves**

**Comments:** Serviceable

Recommend regular cleaning and servicing by a qualified contractor.

## 14. Attic

### Styles & Materials

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#### Method Used to Inspect Attic:

Vaulted/Flat Roof

### Items

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#### 14.0 Attic Access

Parts or all of this home has a vaulted ceiling or flat roof construction. The space between the ceiling and the roof deck is not accessible and could not be visually inspected.

# Summary



**AmeriSpec Inspection Services**

**BC Licensed Inspector #47524**

**M.604-970-3163**

**Email: [vancouver@amerispec.ca](mailto:vancouver@amerispec.ca)**

**#300 - 3665 Kingsway**

**Vancouver, BC V5R 5W2**

**Customer**

**Address**

*This summary is provided as a service to assist in verifying that noted items are not in proper working order at the time of inspection. We do not have access to individual sales contracts and suggest client review sales contract with a real estate professional and/or real estate lawyer to determine what repairs if any are to be made.*

***This summary is only part of the inspection report. The entire inspection report must be reviewed prior to purchase subject removal.***

## 1. Exterior

### 1.13 Retaining Walls

**Repair or Replace**

Cracking and flaking concrete noted sea wall. The preceding conditions should be reviewed by a qualified contractor and repaired Item 2(Picture) as required.



1.13 Item 1(Picture)



1.13 Item 2(Picture)

## 3. Roof System

### 3.0 Roof Conditions

**Serviceable**

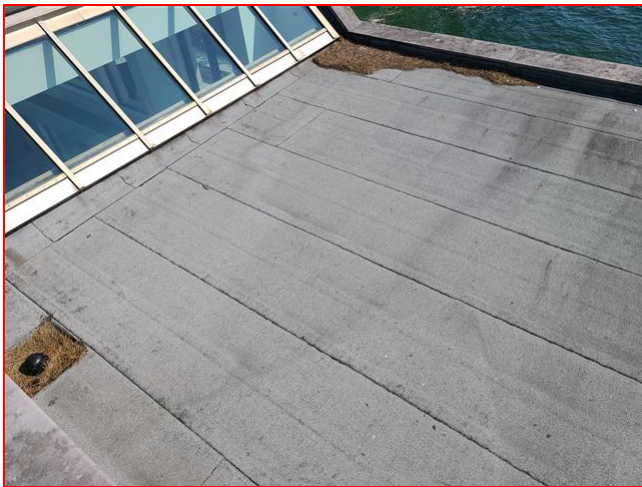
(2) Debris observed on the roof limits view of roof and prevents the roof from draining or drying out. One drain missing grate and is plugged. Recommend cleaning and regular maintenance.



3.0 Item 1(Picture)



3.0 Item 2(Picture)



3.0 Item 3(Picture)



3.0 Item 4(Picture)

## 4. Garage/Carport

### 4.2 Opener(s)

#### Repair or Replace

Safety reverse did not respond to test at the two smaller car doors. This garage door opener is equipped with a safety reverse device which did not operate when tested at the time of inspection. Recommend review for repair or adjustment, as necessary to ensure safety.



4.2 Item 1(Picture)



4.2 Item 2(Picture)

## 7(B) . Geothermal

### 7.0.B Heating Equipment Condition

#### Serviceable

(2) Due to the overall complexity and sophistication of the HVAC system in this home, a comprehensive review of the system is beyond the scope of this general home inspection service. The seller and listing agent stated that the complete heating system will be serviced and inspected, prior to close, by the company that designed and installed the system and has serviced the system since the original installation. Suggest contacting vendor for further information and documentation. We recommend strongly that this company continue to be used for servicing and maintenance into the future.

## 9. Water Heater

### 9.1 Supply Lines

#### Repair or Replace

Small drip leak noted behind one of the holding tanks. The preceding conditions should be reviewed by a qualified contractor and repaired or replaced as required.



9.1 Item 1(Picture)

## 11. Kitchens

## 11.9 Faucet

### Repair or Replace

Faucet is loose and the control handle is stiff to operate. The preceding conditions should be reviewed by a qualified contractor and repaired or replaced as required. Seller stated a part has been ordered and is being repaired in about a week.

## 12(C) . Upper Level Hall Bathroom

### 12.7.C Shower/Surround

#### Repair or Replace

Moisture detected behind tiles around the base of the walls with moisture meter.

Recommend water sealing grout. This can help prevent moisture penetration through the grout and into the wall. Recommended that this be done every 2-3 years.

Recommend installing or re-installing mildew resistant silicon around the perimeter of the tub/shower and at the vertical wall joints.

The tile grout and edges of the tub/shower walls should be caulked and sealed to prevent moisture penetration. Failure to keep walls sealed can cause deterioration and moisture damage to the interior walls, which is not always visible to the inspector at the time of inspection.



12.7.C Item 1(Picture)

### 12.8.C Bath Tub/Surround

#### Repair or Replace

Loose spout and control handles. Repair as required.



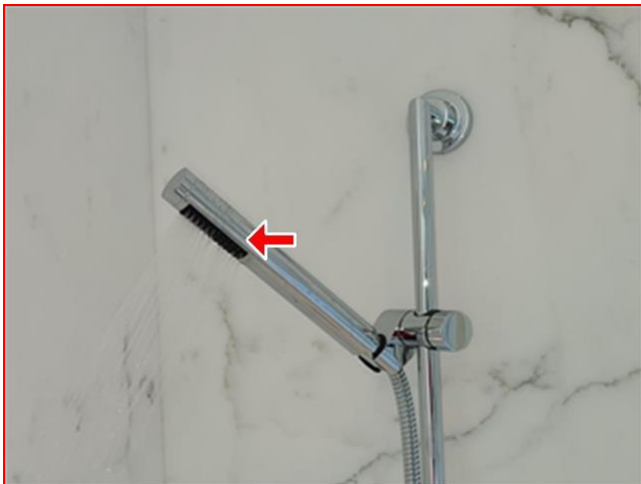
12.8.C Item 1(Picture)

## 12(D) . Primary Ensuite

### 12.7.D Shower/Surround

#### Repair or Replace

Loose handles. Repair as required. Some water restriction at shower head. Clean as required.



12.7.D Item 1(Picture)

## 12(E) . Steam Shower Bathroom

### 12.7.E Shower/Surround

#### Repair or Replace

(1) Worn/cracked silicone noted. Recommend installing or re-installing mildew resistant silicon around the perimeter of the tub/shower and at the vertical wall joints.



12.7.E Item 1(Picture)

### 12.9.E Toilet

#### Serviceable

The toilet bowl is slightly loose at floor anchor bolts. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. Properly resealing and re-securing this unit is suggested to prevent water leakage and damage to the sub-floor area. This type of damage is not always visible or accessible to the inspector at time of inspection. Recommend review by a qualified plumber for repair or replacement, as necessary.