



Inspection Report

Mr. John Sample

Property Address:
#123 - 456 Sample Street
New Westminister BC V3M6B9



Exterior front



Interior of suite

Fairbairn Inspection Services

David Fairbairn BC License 60397
211 - 810 Quayside Dr
New Westminister, BC, V3M 6C9
604 395-2795

1. Roofing / Chimneys / Flashings

The home inspector is required to observe and report on the systems and components herein: Roof covering materials; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; Observe and report evidence of water penetration; General structure of the roof from the readily accessible panels, doors, stairs or hatch.

The home inspector is not required to observe and report on the following systems and components herein: Accessories that do not make up part of the roofing such as lightning arrestor systems, antennae, solar heating systems, de-icing equipment; Predict the service life expectancy of the roof; Inspect underground downspout diverter drainage pipes; Move or disturb insulation; Perform a water test; Walk on roofing where in judgement of the inspector could be dangerous or cause damage; Warrant or certify or guarantee the roof.

Styles & Materials

Viewed roof covering from:

Walked roof

Percent of Roof Visible:

100%

Roof Style:

Flat
Shed

Roof Covering:

Asphalt/Fiberglass
Modified bitumen

Chimney (exterior):

N/A

Sky Light(s):

None

Items

1.0 Roof Coverings

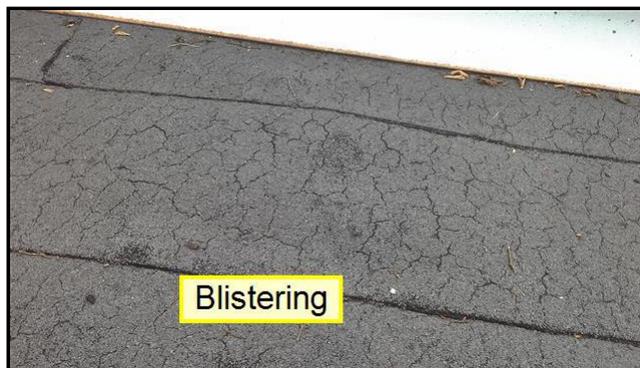
Repair or Replace

- The roof was covered with a "torch-on" modified bitumen (SBS) roof material. The number of ply (layers) was unknown.

Prior repairs were noted in multiple locations around the roof. Prior failure/leakage may have occurred in these areas. Multiple blisters were also noted, and the roof is near the end of its service life. I recommend budgeting for repair / replacement within 1-3 years.



1.0



1.0

- The sloped roof was covered with laminated composition asphalt shingles which were each composed of multiple layers bonded together. Shingles with multiple layers bonded together are usually more durable than shingles composed of a single layer.



1.0

1.1 Flashings

Inspected

1.2 Skylights, Chimneys and Roof Penetrations

Inspected

1.3 Roof Drainage Systems (gutters and downspouts)

Inspected

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

2. Exterior

The Home Inspector is required to observe and report on the following systems and components herein: Exterior wall covering/surfaces, eaves and trim; Doors, windows, and flashings; All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias; Balconies including stairs, guards and railings; Observe and report impact of lot grading and vegetation; Retaining walls when these are likely to adversely affect the structure; Walkways and driveways on the building.

The Home Inspector is not required to observe and report on the following systems and components herein: Geological, hydrological and/or ground and soil conditions; Yard fencing; Seasonal accessories such as removable storm windows, Storm doors, screens and shutters; Storage sheds and other structures not part of the building; Any items or facilities not directly related to the building structure, such as swimming pools, saunas, hot tubs, tennis courts, etc.; Seawalls, break-walls and docks; Playground equipment or recreation facilities; Erosion control and earth stabilization measures; Drain fields or dry-wells, septic systems or cesspools; Water wells or springs; Determine the integrity of the thermal window seals or damaged glass.

Styles & Materials**Siding Material:**

Cement Stucco

Exterior Entry Doors:Insulated glass
Wood**Appurtenance:**

Walkway

Driveway:Parking lot
Street Parking**Items****2.0 Wall Cladding, Flashing and Trim**

Inspected

🔍 The exterior cladding consisted of cement stucco. A rainscreen assembly appears to be installed. This is considered a low-risk design for leakage problems.



2.0

2.1 Doors (Exterior)

Inspected

🏠 The broken weather stripping at the door should be repaired.



2.1

2.2 Windows

Repair or Replace

🏠 The living room window could not be locked. I recommend repairing the hardware.



2.2

2.3 Decks, Balconies, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Inspected

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Inspected

2.5 Eaves, Soffits and Fascias

Inspected

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

3. Kitchen / Laundry Room

The Home Inspector is required to observe and report on the following systems and components: Floors, Walls, Ceilings and Trim, Fire separating walls and party walls, stairs, guards, railings, observe condition of permanently installed counters and cabinets, observe and report on any evidence of water penetration and condensation, the presence of smoke detectors, and randomly select and operate where reasonably accessible a representative number of doors and windows.

The Inspector is NOT required to observe and report on: Treatments such as paint, wallpaper, carpeting, blinds, drapes, and other similar treatments, Kitchen, Bathroom and laundry appliances, Observe fireplace insert installation, Any items or facilities not directly related to the interior systems and components such as swimming pools, saunas, hot tubs, ponds and waterfalls, Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure, Move drop/suspended ceiling tiles, Operate or examine any sauna, steam-jenny, kiln, toaster, plug-in kitchen appliances, or other ancillary devices, Inspect elevators, remote controls, appliances, or any items not permanently installed, Examine or operate any above-ground, movable, freestanding, or non-permanently installed pool/spa, recreational equipment or self-contained equipment, Test the operation of Smoke Detectors, and Solid fuel burning appliances including wood burning fireplaces and wood stoves.

Styles & Materials

Exhaust/Range hood:
VENTED

Clothes Dryer Vent Material:
None

Dryer Power Source:
None

Items**3.0 Counters and a representative number of Cabinets**

Inspected

3.1 Sinks and Plumbing

Inspected

3.2 Range Hood

Inspected

3.3 Garburator

Not Present

3.4 Dishwasher

Inspected

3.5 Ranges/Ovens/Cooktops

Inspected

3.6 Fridge

Inspected

3.7 Washer

Not Present

3.8 Dryer and Vent Piping

Not Present

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

4. Rooms

The Home Inspector is required to observe and report on the following systems and components: Floors, Walls, Ceilings and Trim, Fire separating walls and party walls, stairs, guards, railings, observe condition of permanently installed counters and cabinets, observe and report on any evidence of water penetration and condensation, the presence of smoke detectors, and randomly select and operate where reasonably accessible a representative number of doors and windows.

The Inspector is NOT required to observe and report on: Treatments such as paint, wallpaper, carpeting, blinds, drapes, and other similar treatments, Kitchen, Bathroom and laundry appliances, Observe fireplace insert installation, Any items or facilities not directly related to the interior systems and components such as swimming pools, saunas, hot tubs, ponds and waterfalls, Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure, Move drop/suspended ceiling tiles, Operate or examine any sauna, steam-jenny, kiln, toaster, plug-in kitchen appliances, or other ancillary devices, Inspect elevators, remote controls, appliances, or any items not permanently installed, Examine or operate any above-ground, movable, freestanding, or non-permanently installed pool/spa, recreational equipment or self-contained equipment, Test the operation of Smoke Detectors, and Solid fuel burning appliances including wood burning fireplaces and wood stoves.

Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Drywall

Floor Covering(s):

Carpet
Tile
Wood

Interior Doors:

Hollow core
Wood

Window Types:

Double-Paned
Vinyl

Window Manufacturer:

IGMAC

Items

4.0 Ceilings

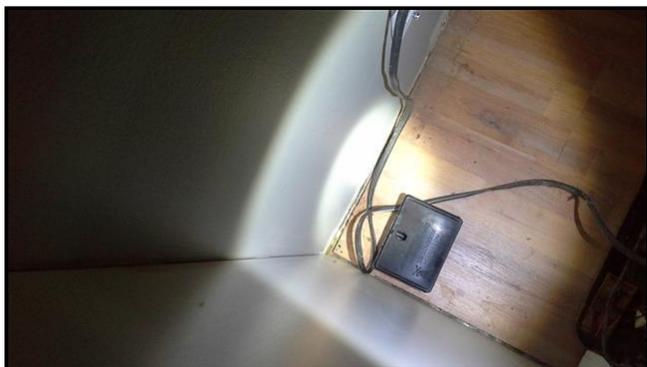
Inspected

4.1 Walls

Repair or Replace



A mouse trap was found behind the fridge. Recommend investigating any pest activity in the home.



4.1

4.2 Floors

Inspected

4.3 Doors

Inspected

4.4 Steps, Stairways, Balconies and Railings

Inspected

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

5. Bathroom and Components

The Home Inspector is required to observe and report on the following systems and components: Floors, Walls, Ceilings and Trim, Fire separating walls and party walls, stairs, guards, railings, observe condition of permanently installed counters and cabinets, observe and report on any evidence of water penetration and condensation, the presence of smoke detectors, and randomly select and operate where reasonably accessible a representative number of doors and windows.

The Inspector is NOT required to observe and report on: Treatments such as paint, wallpaper, carpeting, blinds, drapes, and other similar treatments, Kitchen, Bathroom and laundry appliances, Observe fireplace insert installation, Any items or facilities not directly related to the interior systems and components such as swimming pools, saunas, hot tubs, ponds and waterfalls, Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure, Move drop/suspended ceiling tiles, Operate or examine any sauna, steam-jenny, kiln, toaster, plug-in kitchen appliances, or other ancillary devices, Inspect elevators, remote controls, appliances, or any items not permanently installed, Examine or operate any above-ground, movable, freestanding, or non-permanently installed pool/spa, recreational equipment or self-contained equipment, Test the operation of Smoke Detectors, and Solid fuel burning appliances including wood burning fireplaces and wood stoves.

Styles & Materials

Exhaust Fans:

Fan

Items

5.0 Counters and Cabinets

Inspected

5.1 Sinks / Faucets

Inspected

5.2 Shower / Bathtub

Repair or Replace

-  There is water leaking behind the tiles below the shower faucet. Recommend re-grouting all cracked areas, and sealing the edges.



5.2



5.2

5.3 Toilet(s)

Inspected

5.4 Exhaust Fan / Ventilation

Inspected

6. Structural Components

The Home Inspector is required to observe and report on the following systems and components: Visible foundation walls; Floors, columns, walls, roofs, attics; Report any general indications of foundation movement observed by the inspector, such as but not limited to drywall cracks, brick cracks, out-of-square door frames or floor slopes and concrete wall cracks; report on any cutting, notching and boring of framing members which may present a structural or safety concern; Chimneys; Wood in contact or near soil; Crawl spaces, basements; Observe and report any evidence of water penetration and condensation; Observe and report any evidence of deterioration from insects, rot, or fire.

The Home Inspector is not required to observe and report on the following systems and components: Inspect areas that are not reasonably accessible or visible; Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector; Move stored items or debris; Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems; Provide any engineering or architectural service; Report on the adequacy of any structural system or component.

Styles & Materials

Configuration:

Parkade (Condo)

Foundation:

Poured concrete

Method used to observe Crawlspace:

No crawlspace

Floor Structure:

Wood joists

Wall Structure:

Wood

Floor System Insulation:

Loose Fill

Sill Plate Visible:

No

Items

6.0 Foundations, Basements and Crawlspaces (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

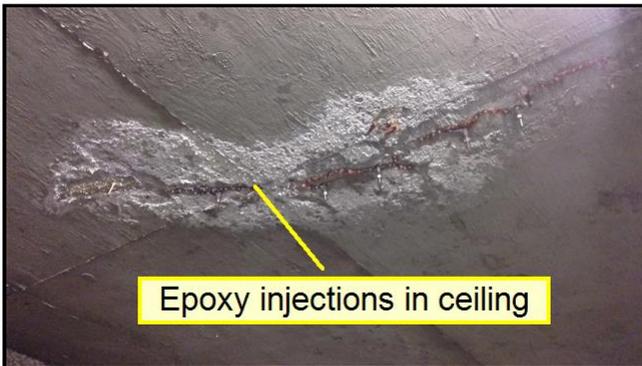
Inspected

Info: The unit's parking stall was inspected with no problems noted.



6.0

-  Moisture stains were seen in several areas of the parkade. Efflorescence (white stains) are common in parking garages, particularly around settlement cracks. The stains should be monitored and, if water leakage is noted, a drainage contractor should be called for further evaluation by the strata.



6.0



6.0

6.1 Walls (Structural)

Inspected

6.2 Columns or Piers

Inspected

6.3 Floors (Structural)

Inspected

6.4 Ceilings (Structural)

Inspected

6.5 Insulation under Floor System

Inspected

6.6 Vapor Retarders (On ground in crawlspace or basement)

Not Inspected

6.7 Ventilation of Foundation Area (crawlspace or basement)

Inspected

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

7. Plumbing System

The Home Inspector is required to observe and report on the following systems and components: Verify the presence of and identify the location of the main water shutoff valve; Water supply piping into house and within house, pipe supports and insulation; Drain, waste, and vent piping, pipe supports and insulation; Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves; Inspect the drainage sump pumps and test pumps with accessible floats; Presence of cross-connections that could contaminate the potable water; Water volume and pressure should be tested by opening the faucets to obtain a reasonable flow of one or more fixtures simultaneously, and at various locations in the house; Water drainage should be tested by draining one or more fixtures simultaneously, and at various locations in the house; Test the water supply by operating valves and faucets; Observe and report any leaks in the piping systems; Determine if the water supply is public or private; Determine the presence and location of accessible clean-outs for the drain/waste/vent piping.

The Home Inspector is not required to observe and report on the following systems and components: Ignite or extinguish fires, pilot lights, change settings or conditions on equipment; Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply; Operate any valves other than those used on a regular or daily basis; Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps, tanks, safety or shut-off valves, floor drains, lawn sprinkler systems or fire sprinkler systems; Determine the water quality or pot ability or the reliability of the water supply or source; Foundation drainage system and yard piping; Inspect clothes washing machines or their connections; Test shower pans, tub and shower surrounds or enclosures for leakage; Evaluate the compliance with local conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping; Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices; Determine whether there are sufficient clean-outs for effective cleaning of drains; Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves; Inspect water storage tanks, pressure pumps or bladder tanks; Evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements; Inspect water treatment systems or water filters; Determine the existence or condition of polybutylene plumbing; Dismantle, remove, adjust or perform any function on any plumbing equipment that would require a qualified trades person to perform.

Styles & Materials

Water Source: Public	Plumbing Water Supply (into home): Copper	Plumbing Water Distribution (inside home): Copper
Plumbing Waste Line: ABS Cast iron	Sewage System: City (public)	Water Heater Power Source: None (Boiler only)
Water Heater Manufacturer: A.O. SMITH	Water Heater Location: Basement Boiler Room	

Items

7.0 Water Supply and Distribution Systems and Fixtures

Inspected

7.1 Hot Water Systems and Controls

Repair or Replace

- The hot water tanks / boiler were determined to be approximately 4 years old. Average service life on these systems is approximately 10-15 years.

The units was in good working condition at time of inspection.

It was noted that the relief valves were missing extension piping, which is a safety hazard.



7.1



7.1

7.2 Main Water Shut-off Device (Describe location)

Inspected

The water entry room and sprinkler equipment was inspected with no defects noted.

The unit water shut off valve(s) could not be located. Client strongly advised to confirm the location with the seller.



7.2

7.3 Plumbing Drain, Waste and Vent Systems

Inspected

7.4 Drain Clean-Outs (Describe Location)

Inspected

7.5 Main Fuel Shut-off (Describe Location)

Not Present

7.6 Fuels Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)

Not Present

7.7 Sump Pump

Not Inspected

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

8. Electrical System

The home inspector is required to observe and report on the systems and components herein: *Service entrance cable and location and integrity of the insulation, drip loop, or separation of conductors at weather heads and clearances from grade or rooftops; Main service panel, auxiliary panels and location; Test all Ground Fault Circuit Interrupter (GFCI) receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection using a GFCI tester; Panel over current protection and system grounding; Branch circuit wiring and related over current protection; Report on any unused circuit breaker panel openings that are not filled; Amperage and voltage ratings of the main service panel; A representative number of switches, receptacles, lighting fixtures, AFCI receptacles; The means for disconnecting the service main; Outlets noted above are to be checked for polarity and grounding; All exterior outlets and those within 1.5 meters of plumbing fixtures will be checked for polarity, grounding and ground fault circuit protection; Report the absence of smoke detectors; Report the presence of solid conductor aluminum branch circuit wiring if readily visible.*

The home inspector is not required to observe and report on the systems and components herein: *Insert any tool, probe or device into the main panel board, sub-panels, distribution panel boards, or electrical fixtures; Secondary wiring systems such as low voltage wiring, telephone wiring, cable television wiring, etc; Any components not related to the primary electrical systems such as security systems, swimming pool wiring and time-control devices; Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, solar panels, or battery or electrical storage facilities; Provide or remove power for equipment; Inspect or test de-icing equipment; Conduct voltage drop calculations; Determine the accuracy of circuit labelling; Verify the service ground; Test the operation of smoke detectors; Dismantle, remove, adjust or perform any task on any electrical equipment that would require a qualified trades person to perform; Insert or remove fuses, or operate circuit breakers.*

Styles & Materials

Electrical Service Conductors:

220 volts

Panel capacity:

100 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

SYLVANIA

Branch wire 15 and 20 AMP:

Copper

Wiring Material:

Romex

Fire Protection:

Smoke Detectors

Items

8.0 Service Entrance Conductors

Not Inspected

8.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

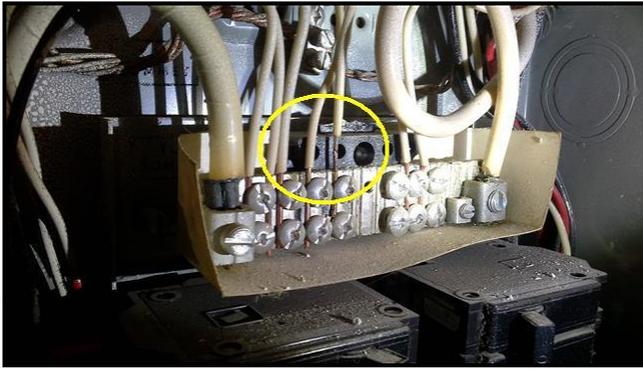
Inspected

🔍 The emergency generator powers the elevators and some common area lights. It is fueled by natural gas.



8.1

🔧 Signs of overheating were noted in the main panel, on one neutral conductor. Recommend replacement of the damaged section of wire.



8.1

8.2 Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage

Inspected

8.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Repair or Replace

⚡ One junction box was uncovered. Uncovered outlets present a safety hazard as someone may reach in and touch exposed conductors. A cover should be installed.



8.3

🏠 One exterior outlet was broken, and should be replaced.



8.3

8.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, and all receptacles in garage, carport and exterior walls

Inspected

8.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Inspected

8.6 Location of Main and Distribution Panels

Inspected

8.7 Fire Safety Equipment (Smoke Detectors, Heat Rise Sensors and Sprinklers)

Not Inspected

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

9. Heating / Central Air Conditioning

The home inspector is required to observe and report on the systems and components herein: The heating systems using normal operating controls and describe the energy source and heating method; Furnace and distribution system, including fans, ducts, dampers, supports, filters, insulation and registers; Boilers and distribution system including pumps, piping, valves, supports, insulation, radiators and convectors; Flue piping, vents, and chimneys; Heat recovery ventilator; Interior fuel storage equipment supply piping, venting, supports, and evidence of leakage; Cooling equipment and distribution system including fans, ducts, dampers, supports, filters, insulation, registers and piping; The presence of manufacturer's build-in safety controls; The presence of a heat source in each room; Test system using the thermostat or other similar standard operating controls; Readily accessible and removable panel covers designed for homeowner access may be removed for inspection purposes.

The Home Inspector is not required to observe and report on the following systems and components: Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems or fuel tanks; Determine the uniformity, temperature, flow, balance, distribution, size, capacity, adequacy, BTU, or supply adequacy of the heating system; Any portable heating/cooling, humidifying, dehumidifying or air cleaning equipment; Activate any HVAC systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment; Evaluate fuel quality; Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks; Examine electrical current, coolant fluids or gases, or coolant leakage; Dismantle, remove, adjust or perform any function on any heating or cooling equipment that would require a qualified trades person to perform; Light or ignite pilot flames; Change settings or conditions on equipment.

Styles & Materials**Heat System Type:**

Electric Base

Heat System Brand:

UNKNOWN

Energy Source:

Electric

Number of Heat Systems (excluding wood):

One

Heating System Serviced in Last 12 Months:

N/A

Manufacturer's Safety Controls:

N/A

Ductwork:

N/A

Filter Type:

N/A

Fireplace Type:

None

Fireplaces:

None

Items**9.0 Heating Equipment**

Inspected

9.1 Thermostat & Normal Operating Controls

Inspected

9.2 Automatic Safety Controls

Not Inspected

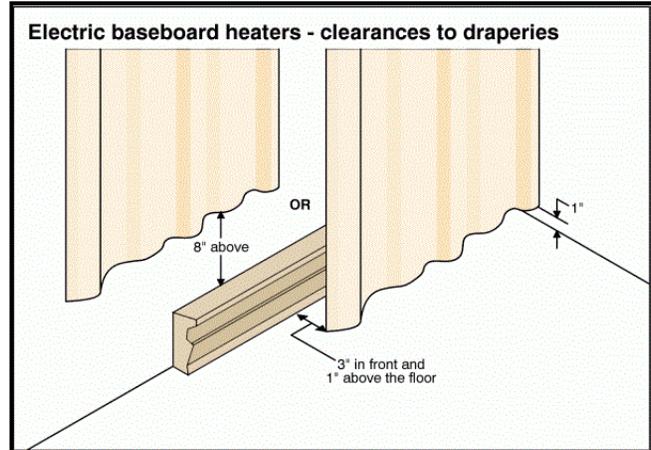
9.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Inspected

- ⚠️ Drapes were in contact with the electric baseboard heater, which presents a possible fire hazard. The drapes should be moved/changed.



9.3



9.3

- 🔍 Confirmed working condition of the baseboard heaters in all rooms.



9.3

9.4 Presence of installed heat source in each room

Inspected

9.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Inspected

9.6 Solid Fuel heating Devices (Fireplaces, Woodstove)

Not Present

9.7 Gas/LP Firelogs and Fireplaces

Not Present

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