



# Inspection Report

## S Sample

**Property Address:**  
123 Sample St  
Vancouver BC V3M6B9



Pre-purchase Home Inspection



Pre-purchase Home Inspection

### Fairbairn Inspection Services, Ltd

**David Fairbairn**  
**211 810 Quayside Dr**  
**New Westminster, BC, V3M 6B9**  
**604 395-2795**

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<b>Date:</b> 2016-06-05	<b>Time:</b> 10:30 AM	<b>Report ID:</b> 01751
<b>Property:</b> 123 Sample St Vancouver BC V3M6B9	<b>Customer:</b> S Sample	<b>Real Estate Professional:</b>

### Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

<b>Type of Inspection:</b> Pre-Purchase (Buyer's Inspection)	<b>Standards of Practice:</b> CanNACHI	<b>In Attendance:</b> Customer, Buyer's Agent
<b>Type of building:</b> Single Family (2 story)	<b>Approximate age of building:</b> 48 Years (Built 1968)	<b>Temperature:</b> 25-30° C
<b>Weather:</b> Clear	<b>Ground/Soil surface condition:</b> Dry	<b>Rain in last 3 days:</b> No
<b>Gas:</b> On	<b>Water:</b> On	<b>Electricity:</b> On
<b>Home Occupied:</b> Occupied		

## 1. 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:

Brick veneer  
Cedar

#### Exterior Entry Doors:

Wood

#### Appurtenance:

Deck with steps

#### Driveway:

Asphalt  
Street Parking

### Items

#### 1.0 Wall Cladding, Flashing and Trim

**Inspected**

- There are several loose/damaged bricks at the front wall. Recommend having a contractor repair or replace.



🔧 There is one small area of deteriorated wood below the chimney - recommend patching to prevent pest entry.



**1.1 Doors (Exterior)**

Inspected

**1.2 Windows**

Inspected

📍 Maintenance: Recommend caulking around the edges of the windows to prevent moisture leakage.



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

Repair or Replace

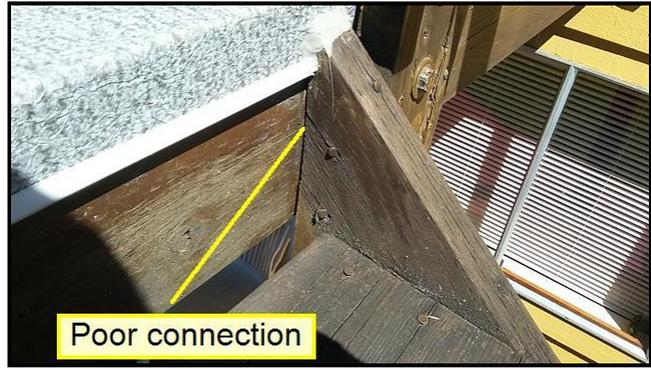
🔧 The rear deck should be upgraded for safety:

Loose handrails should be tightened

The stair treads are loose in some areas

The stair connection to deck is poor and may pull loose

Recommend having a professional carpenter repair as needed.



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

**Inspected**

- i** There is some light cracking at the retaining walls - this is normal for the age. If the walls further deteriorate they will need eventual rebuilding.



- i** There is a negative slope at the right side (facing front). Poor grading can cause or contribute to water intrusion or deterioration. I recommend correcting landscape to drain water away from home.



- i** The carport concrete slab is cracked and has settled. This does not appear to be structural and is likely due to the age of the home. If further settlement occurs, a concrete contractor should be called for raising/rebuilding.



### 1.5 Eaves, Soffits and Fascias

Inspected

### 1.6 Storm and Sanitary Drainage, Perimeter Drains and Sump/Storm Equipment (Only visible areas from above grade)

Not Inspected

- i** The perimeter storm drains appear to be made of concrete. This material should be cleaned (hydro-jetted) every three to five years in order to ensure performance. (Note: The buried drains are not visible and a sewer camera inspection is the only way to determine the condition)



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.

## 2. 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:**

Hip

**Chimney (exterior):**

One  
Block  
Metal Flue Pipe

**Sky Light(s):**

None

## Items

### 2.0 Roof Coverings

Inspected

- The roof was covered with laminate fibreglass shingles, which are composed of multiple layers bonded together.

Estimated age is 5 years, and typical service life of this product is about 20-25 years.



### 2.1 Flashings

Inspected

- One vent flashing cap at the rear of roof does not sit snug on the pipe and may allow water entry. Recommend adjustment.



- Some roof sealant is drying out (at flue pipe and some nails). Recommend re-sealing this year before the winter.



## 2.2 Skylights, Chimneys and Roof Penetrations

Inspected

- The gas vent cap at the chimney (pictured) doesn't sit tight on the opening and may let water in. Recommend adjusting/sealing.



- There is some minor cracking at the chimney blocks however it appears stable. Recommend patching and monitoring for any further movement.



### 2.3 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.

## 3. Attic, Ventilation and Insulation

**The home inspector is required to** observe and report on the systems and components herein: Insulation and vapour barriers in accessible attics, crawlspaces and unfinished basements; Ventilation of attics and unheated crawl spaces; Report on the general absence or lack of insulation; Operate exhaust fan ventilation systems.

**The home inspector is not required to** observe and report on the following systems and components herein: Concealed insulation and vapour barrier systems; Inspect areas that are not reasonably accessible or visible; Move, touch, or disturb insulation or vapour barriers; Identify the composition or exact R-value of insulation material; Determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers, and wiring; Determine the adequacy of ventilation.



### Styles & Materials

**Method used to observe attic:**

Walked

**Roof Ventilation:**

Soffit Vents

**Roof Structure:**

2 X 4 Rafters  
Rafters

**Roof Sheathing:**

OSB (Oriented Strand Board)  
Shiplap Board

**Ceiling Structure:**

2X4

**Attic Insulation:**

Fiberglass  
Rock wool

## Items

### 3.0 Roof Ventilation

Inspected

### 3.1 Roof Structure and Attic (Report leak signs or condensation)

Inspected

- i** There are some old water stains in the attic which are likely from the previous roof. Recommend monitoring the attic during the next heavy rain.



### 3.2 Insulation in Attic

Inspected

## 4. Kitchen, Laundry Room and Appliances

**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:**  
Flexible Vinyl**Dryer Power Source:**  
220 Electric**Items****4.0 Counters and a representative number of Cabinets**

Inspected

**4.1 Sinks and Plumbing**

Inspected

**4.2 Range Hood**

Inspected

**4.3 Garburator**

Not Present

**4.4 Dishwasher**

Not Inspected

The dishwasher is 48 years old and I did not test it. Recommend confirming operation prior to purchase.

**4.5 Ranges/Ovens/Cooktops**

Inspected

**4.6 Fridge**

Inspected

**4.7 Washer**

Inspected

-  Maintenance Tip: Recommend the laundry hoses, toilet and sink supply lines be upgraded to a braided type. Standard rubber/metal flex hoses may burst and cause water damage.



## 4.8 Dryer and Vent Piping

Inspected

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.

## 5. 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

### Interior Doors:

Hollow core  
Wood

### Window Types:

Aluminium  
Single pane

## Items

### 5.0 Ceilings

Inspected

- i There is a moisture stain in the upstairs bedroom closet and ceiling. It was dry during inspection and may be from a past roof leak. Recommend painting and monitoring for any moisture in the future.



### 5.1 Walls

Inspected

### 5.2 Floors

Inspected

### 5.3 Doors

Inspected

-  The second bedroom door was binding in the frame when tested.

Recommend having a contractor adjust or repair the door(s) as needed.



### 5.4 Windows

Inspected

### 5.5 Steps, Stairways, Balconies and Railings

Inspected

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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.

## 6. 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:

None

### Items

#### 6.0 Counters and Cabinets

Inspected

#### 6.1 Sinks / Faucets

Inspected

#### 6.2 Shower / Bathtub

Inspected

#### 6.3 Toilet(s)

Inspected

#### 6.4 Exhaust Fan / Ventilation

Not Present

## 7. 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:

Basement

#### Foundation:

Poured concrete

#### Method used to observe Crawlspace:

No crawlspace

**Floor Structure:**

Wood joists

**Wall Structure:**

Wood

**Floor System Insulation:**

Not Visible

**Items****7.0 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

**7.1 Walls (Structural)**

Inspected

**7.2 Columns or Piers**

Inspected

**7.3 Floors (Structural)**

Inspected

**7.4 Ceilings (Structural)**

Inspected

**7.5 Insulation under Floor System**

Not Inspected

**7.6 Vapor Retarders (On ground in crawlspace or basement)**

Not Inspected

**7.7 Ventilation of Foundation Area (crawlspace or basement)**

Inspected

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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.

## 8. 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  
Copper

**Sewage System:**

City (public)

**Water Heater Power Source:**

Natural Gas

**Water Heater**

**Manufacturer:**

BRADFORD-WHITE  
Water Heater Serial # :  
2008

**Water Heater Location:**

Closet downstairs

**Water Heater Capacity:**

40 Gallon

## Items

**8.0 Functional Water Pressure**

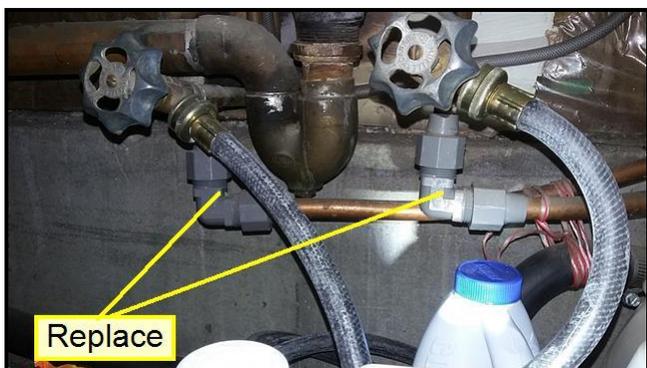
Inspected

- i** The water pressure (measured at exterior) was 50 PSI. Ideal range is 40-70 PSI depending on municipality and size of home.

**8.1 Water Supply and Distribution Systems and Fixtures**

Inspected

- i** Recommend replacing the plastic connectors below the kitchen and laundry sinks. Grey plastic (Polybutylene ) connectors have a tendency to leak.



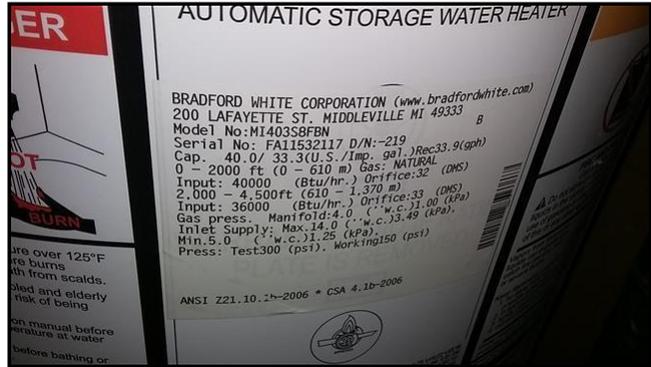
- w** Some valves in the basement ceiling were worn and dripping. Recommend replacing any failed valves.

**8.2 Hot Water Systems and Controls**

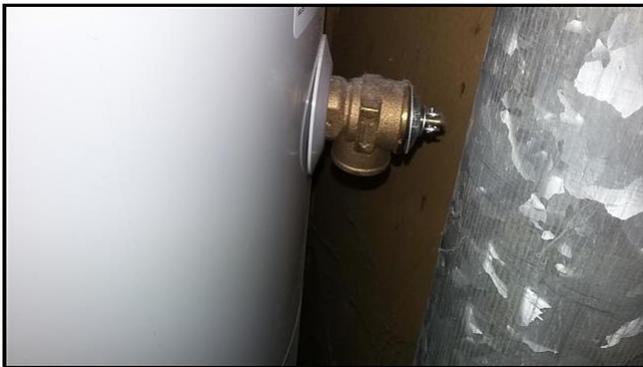
Inspected

- i** The hot water tank was determined to be approximately 8 years old. Average service life on these tanks is 8-12 years.

Recommend installing a drain pan below the hot water tank to prevent floor damage in the event of a tank failure.



The T&P (Temperature and Pressure) relief valve on the water heater needs a 3/4 threaded pipe to extend within 6 inches of floor for safety. I recommend having one installed.



**8.3 Main Water Shut-off Device (Describe location)**

Inspected

The main water shut-off valve was located in the basement bedroom, behind an access panel.



**8.4 Plumbing Drain, Waste and Vent Systems**

Inspected

**8.5 Drain Clean-Outs (Describe Location)**

Inspected

**8.6 Main Fuel Shut-off (Describe Location)**

Inspected

The main gas shut-off was located at the gas meter at the side of the home.



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

Inspected

## 8.8 Sump Pump

Not Present

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.

## 9. 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.*



Thermal image of electrical panel

**Styles & Materials**

**Electrical Service Conductors:**  
220 volts  
Overhead service

**Panel Type:**  
Circuit breakers

**Panel Capacity:**  
100 Amps

**Electric Panel Manufacturer:**  
FEDERAL PACIFIC

**Branch wire 15 and 20 AMP:**  
Copper

**Wiring Material:**  
Loomex / Romex

**Fire Protection:**  
Smoke Detectors

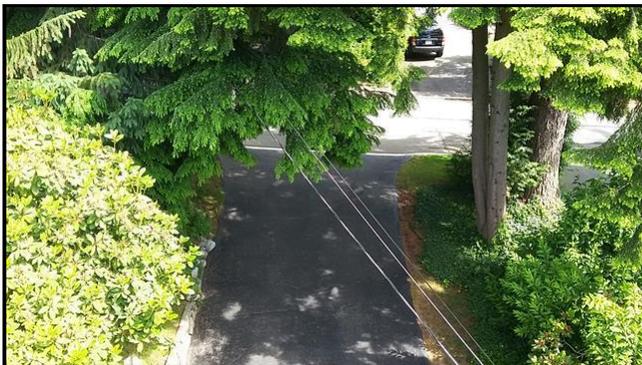
**Items**

**9.0 Service Entrance Conductors**

Repair or Replace

The overhead service conductors were in contact with the tree at the side of the home. The tree should be trimmed back, to avoid damage or collapse of the wiring.

This is usually done by contacting the utility company.



**9.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels**

Inspected

**9.2 Location of Main and Distribution Panels**

Inspected

- i** The main electrical panel is located at the basement bedroom. The main disconnect was located at the main breaker (pictured). This will disconnect all power to the home.

The branch circuit wiring is **copper** .



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

Inspected

### 9.4 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

- w** One receptacle at the front exterior was not operational and needs replacement.

The receptacle at the wet bar was reverse-wired and needs re-wiring for safety.



### 9.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Inspected

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

Not Inspected

### 9.7 Security and Alarm Systems

Not Inspected

- i** Note: A security system was present, and appears to be energized, however was not tested. Client should confirm the security codes with the sellers. I was not able to determine if the system is monitored or if the equipment belongs to the owners.



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.

## 10. 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:**  
Forced Air

**Heat System Brand:**  
AMERICAN STANDARD

**Energy Source:**  
Natural gas

Number of Heat Systems (excluding wood):  
One

Filter Type:  
Washable

Manufacturer's Safety Controls:  
Present

Fireplace Type:  
Vented gas logs  
Wood Burning

Ductwork:  
Non-insulated

Fireplaces:  
Two

**Items**

**10.0 Heating Equipment**

Inspected

- The furnace was determined to be approximately 14 years old. Average service life for these units is about 25 years.



**10.1 Thermostat & Normal Operating Controls**

Inspected

**10.2 Automatic Safety Controls**

Not Inspected

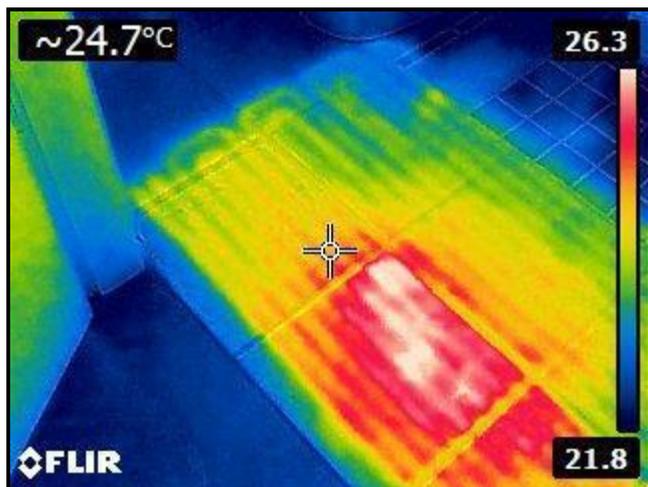
**10.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)**

Inspected

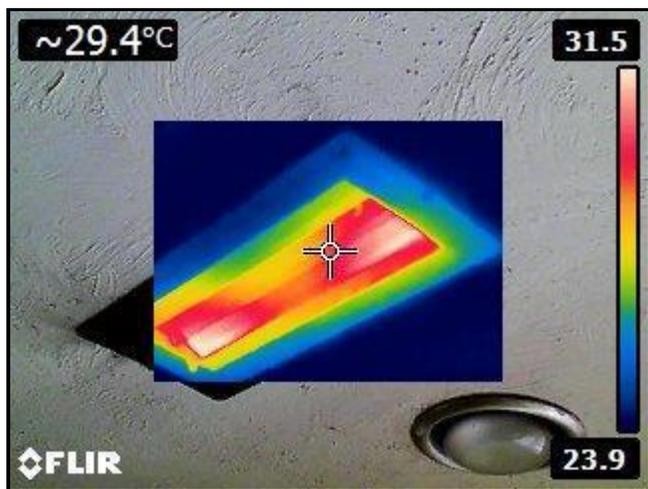
- The furnace filter is a washable type. Recommend cleaning to promote air flow and prolong the life of the furnace parts.



- Infrared: Confirmed operation of the in-floor heating system in the bathrooms.



**i** Infrared: Confirmed heating system operation and heat at all registers.



**10.4 Presence of installed heat source in each room**

Inspected

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

Inspected

**10.6 Solid Fuel heating Devices (Fireplaces, Woodstove)**

Inspected

**i** There is one wood burning fireplace present. It appears functional however I recommend having a WETT (wood emissions transfer technology ) certified inspector service and test it prior to first use.



**10.7 Gas/LP Firelogs and Fireplaces**

Inspected

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.

## Summary



### Fairbairn Inspection Services, Ltd

**211 810 Quayside Dr  
New Westminster, BC, V3M 6B9  
604 395-2795**

**Customer**  
S Sample

**Address**  
123 Sample St  
Vancouver BC V3M6B9

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

### **Executive Repair Summary**

#### **Wall Cladding, Flashing and Trim**

1. There are several loose/damaged bricks at the front wall. Recommend having a contractor repair or replace.

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

The rear deck should be upgraded for safety:

Loose handrails should be tightened

2. The stair treads are loose in some areas

The stair connection to deck is poor and may pull loose

Recommend having a professional carpenter repair as needed.

#### **Water Supply and Distribution Systems and Fixtures**

3. Some valves in the basement ceiling were worn and dripping. Recommend replacing any failed valves.

#### **Hot Water Systems and Controls**

4. The T&P (Temperature and Pressure) relief valve on the water heater needs a 3/4 threaded pipe to extend within 6 inches of floor for safety. I recommend having one installed.

**Service Entrance Conductors**

The overhead service conductors were in contact with the tree at the side of the home. The tree should be trimmed back, to avoid damage or collapse of the wiring.

5. This is usually done by contacting the utility company.

**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)**

One receptacle at the front exterior was not operational and needs replacement.

6. The receptacle at the wet bar was reverse-wired and needs re-wiring for safety.

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