AMERISPEC INSPECTION SERVICES

Canada's Leading Home Inspection Company℠

(250) 763-0822

Prepared for: Mr. & Mrs. Buyer
Property address: 123 Any Street, Kelowna BC
Inspection Date: March 01, 2019
Inspection #: 03188340
Prepared by: Murray Klingbeil CPBC#47501
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Please refer to the following definitions when reading your report:

S = Serviceable: The materials and workmanship are acceptable and in generally satisfactory condition. We will occasionally point out a minor item and still note Serviceable, such as a light fixture with no globe.

N = None: The item does not apply to this property.

In some cases we will simply provide a description of the particular component or system. Any defect or maintenance/safety item will be noted where applicable. Location of rooms and 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.

This home is a single family, 1 storey dwelling, with a basement/crawlspace.
This property is constructed on a sloped lot.
Estimated age of the home is approximately 30 years old.
Weather at time of inspection was warm and clear.
The client was present at the time of the inspection.
The home was occupied and fully furnished at the time of our inspection.

100 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. Hairline cracks in stucco, concrete, asphalt, plaster and drywall are common and not a significant defect unless otherwise stated.

101 Driveway:	Concrete, exposed aggregate finish.
102 Walks:	Concrete. **Common cracking and settling noted.**
103 Fences:	Wood and chain link construction.
104 Siding:	Wood and stucco siding. **Common cracking noted. We recommend trimming all vegetation away from the siding to prevent deterioration and insect infestation.**

105 Trim:	Wood and metal.
106 Eaves, Soffits, Facia:	S
107 Windows/Frames:	Vinyl and wood frame construction. **We cannot accurately determine the integrity of the seals of thermal pane windows. Our review can be greatly limited due to window coverings and lack of cleanliness. Also, thermal seals can fail at any time causing fog/condensation between the panes.**
108 Elec. Fixtures:	S **The doorbell was inoperable when tested. Repair or replace as required. We recommend the installation of "GFI" protected outlets at all exterior locations for added safety.**
109 Gutters/Down spouts:	Metal. **Debris noted**. It is recommended that gutters and down spouts be cleaned and flushed with water to prevent moisture damage due to water backup.

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110	Hosebibs:	S The irrigation system was not tested or inspected. As per our inspection agreement, we do not tamper with or operate irrigation systems. Consult with the vendor or a reputable irrigation company to ensure proper operation if concerned.
111	Retaining walls:	Poured concrete, wood tie, and stone/concrete block construction. **Common cracking and settling noted in areas.**
112	Ext. Doors:	S
113	Lot Grade/Drainage:	Home is built on a sloped lot. Grade at foundation appears to be adequate.
114	Gas Meter:	S Located at the left side (sealed in 2012).
115	Exposed Foundation:	Concrete perimeter, basement/crawl space construction. **Common minor cracking noted.** Limited review due to interior finishing and exterior coverings. Where visible the foundation is in good condition with no significant cracking, settling, or deterioration noted.
116	Comments:	**Pests and wood destroying insects are beyond the scope of our inspection. Contact a reputable pest control contractor for further review if concerned.**

125 ROOF

Our evaluation of the roof is a **"visual"** inspection to determine if portions are missing and/or deteriorating and, therefore, subject to possible leaking. Portions of underlayment and decking are hidden from view and cannot be evaluated by our visual inspection; therefore, our review is not a certification, warranty or guarantee as to the water tight integrity of the roof. Inspectors cannot determine water tight integrity of roofs by a visual inspection. If such an inspection is desired, client should contact a licensed roofer.

126	Type/Material:	Sloped gable construction, asphalt shingle covering, observed from the roof.
127	Flashing:	We suggest re-sealing all through roof vents, projections, joints and seams as part of routine maintenance to prevent possible leaking. **We recommend tarring all exposed nails to prevent possible water leakage and consequent damage to the roof decking and framing.**
128	Roof Comments:	Roof shows normal wear for its age and type; appears to be in serviceable condition. **It appears that this roof was installed in approximately 2010.**
129	Skylights:	N
130	Chimneys:	Pre-fabricated metal and masonry. Our chimney review is limited to the visible and/or accessible components only.

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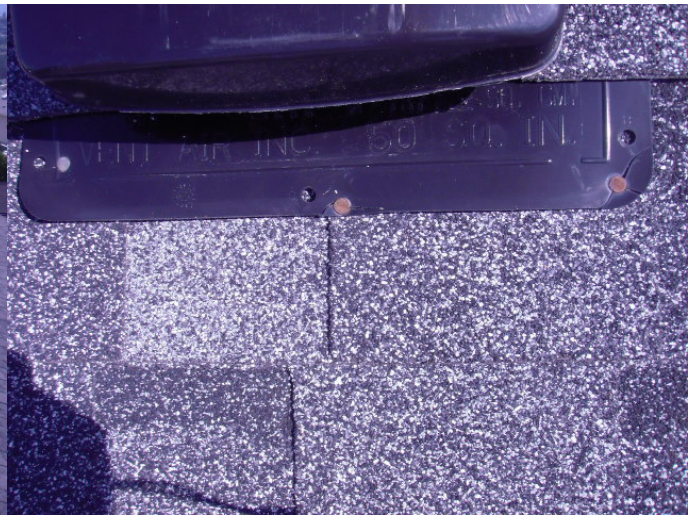

135 **ATTIC**

136	Access:	Hatch located at the main floor hallway.
137	Framing:	S Trusses.
138	Sheathing:	S Solid (Plywood over 1” x 4” strapping). This roof was originally wood shake. **The plywood roof sheathing is date-coded 2010.**
139	Evidence of Leaking:	No.
140	Insulation:	Fibreglass batts/loose fill. Where visible, the approximate thickness of insulation is 10 - 12 inches. This provides an insulating value of approximately R-35 to R-40.
141	Ventilation:	S. Roof, gable end, and soffit vents noted. This home is equipped with a thermostatically controlled power attic exhaust fan. It was not warm enough at the time of our inspection for this fan to operate. Contact the vendor for more information with regard to the operation of this fan.
142	Electrical:	Present. Our review of the wiring and electrical components in the attic was very limited due to the insulation.
143	Ducts:	S
144	Comments:	In an attempt to prevent disturbance of the insulation and damage to the ceiling finish in the living space, the attic was viewed from the access hatch only.

150 CRAWL SPACE AREA

Water seepage and moisture penetration are common problems in basements/crawl spaces usually resulting from inadequate water management above ground. Most causes can be corrected by improving drainage and grading. Our review of the basement/crawl space area cannot always detect the past or future possibility of water in this area. If you are concerned about this possibility, we suggest you inquire with the owner.

151	Access:	S At the front-left basement bedroom. **The crawlspace access hatch is very small.**
152	Floors:	Dirt.
153	Walls:	Poured concrete and open framing. **Common cracking noted. Evidence of past leaking was observed at the front-left corner area of the crawl space. It appears an underground spring is draining directly into the rear-left area of the crawlspace. We cannot determine from our one-time visual inspection if this water entry is seasonal or a constant on-going issue. Contact the vendor and/or a reputable ground water specialist for further review.**

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154	Joists:	S. Wood 2” x 10”s with plywood subfloor.
155	Stud Walls:	S. Wood 2” x 6”s.
156	Posts/Columns:	S. Wood.
157	Beams:	S. Wood.
156	Windows:	N
157	Electrical:	S This crawlspace is heated with two electric baseboard heaters. Both units operated normally when tested on the day of our inspection.
158	Ventilation:	Screened venting provided.
159	Insulation:	Fibreglass batts where visible.
160	Vapour Barrier:	S
161	Plumbing:	**This home is plumbed in areas with Polybutylene tubing with Acetal fittings. Some production runs of this material are subject to deterioration from exposure to chlorine or ultra-violet light. Instances of tubing or fitting failure and subsequent leaking have been reported in this community. Evidence of past repairs was observed. There have been several class action lawsuits that have been settled with regard to this material. For more information: www.classaction.ca or www.pbsettlement.ca. Contact a reputable plumbing contractor for further review if concerned. Also, some home insurance companies are concerned with Polybutylene water distribution plumbing lines and fittings. Contact your insurance broker for more information with regard to coverage and any required repairs or retrofits.**

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162	Comments:	**We could not locate another crawlspace access for this home if it exists. The left side crawlspace was the only area we could access for inspection. Conditions may exist that we were unable to see and inspect.**
175		**LAUNDRY AREA – MAIN FLOOR**
181	Laundry Tub:	S
183	Washer H/Up:	S "Samsung" brand. **We recommend the installation of steel braided water supply lines to prevent possible leaking.**
184	Dryer H/Up:	S "Samsung" brand electric/240 volts. Appears to be vented to the exterior. **The exhaust hose for the dryer is the ribbed, flexible plastic or foil type in areas. These types of dryer exhaust hose can cause excessive lint build-up and restrict flow and can be a potential fire hazard. Ideally, dryer exhaust ducts should be rigid metal and as short and straight as possible to reduce lint accumulation. Repair as required.**
185	Comments:	None.

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175 **LAUNDRY AREA – BASEMENT SUITE**

181 Laundry Tub: S
183 Washer H/Up: S **We recommend the installation of steel braided water supply lines to prevent possible leaking.**
184 Dryer H/Up: Electric/240 volts. Appears to be vented to the exterior.
185 Comments: None.


200 **SUNDECK – RIGHT SIDE**

201 Cover: N
202 Electrical: S
203 Deck/Slab: **The wood support posts of the right side deck are extensively damaged and deteriorating in areas. The floor joist assembly is pulling away from the rim joist as this deck sinks. Ideally, proper metal joist hangers should be provided. Contact a reputable building contractor for further review and an accurate quote for necessary repairs.**


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204 Stairs: S

205 Railing: S **By today's building practices, the railing balusters are placed too far apart. Ideally, railing balusters should be installed vertically and placed no more than 4" apart. Repair or replace as required if concerned.**

206 Comments: Natural gas outlet for a BBQ and/or patio heater is provided for convenience.

220 PATIO – REAR – GRADE LEVEL

221 Cover: Under upper deck.

222 Electrical: S. **We recommend the installation of "GFI" protected outlets for added safety. See #408.**

223 Deck/Slab: Poured concrete. **Significant cracking and settling noted in areas.**

224 Comments: **The hot tub was not tested or inspected. As per our inspection agreement, these systems are beyond the scope of our inspection. Consult with the vendor or a reputable hot tub contractor to ensure proper operation and maintenance.**

220 SUNDECK – REAR – MAIN LEVEL

221 Cover: N

222 Electrical: S. **A GFI protected outlet is provided for added safety. See #408.**

223 Deck/Slab: **The plywood decking that is sandwiched between the layers of slat decking is extensively damaged and deteriorating in areas. Repair or replace as required.**

224 Stairs: S

225 Railing: S

226 Comments: None.

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300 GARAGE

301	Exterior:	See exterior comments #100
302	Roof:	See roof comments #128.
303	Slab:	Concrete. **Common cracking noted.**
304	Garage Door:	S
305	Garage Door Hdwr:	S
306	Door Opener:	This garage door opener is equipped with a safety reverse device which operated when tested at the time of our inspection. It is recommended that these devices be checked monthly.
307	Windows:	N
308	Fire Door:	A self-closing device is provided on the fire door for added safety. **Hook-up the arm of the self-closer for added safety.**
309	Service Door:	N
310	Fire Wall:	S
311	Walls:	S **A hose tap is provided for convenience.**
312	Ceiling:	S
313	Electrical:	S This garage is heated with an electric baseboard heater. This unit operated normally when tested on the day of our inspection.
314	Comments:	**Limited review due to the storage of household effects.**

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400 MAJOR SYSTEMS

Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. **Identifying or testing for the presence of asbestos or other potentially hazardous materials is not within the scope of this report.** Judging the sufficiency of water flow in plumbing or the air flow and heating efficiency of forced air heating systems, if applicable for this report, is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems to be less than normal. If concerned, we suggest you evaluate these systems prior to subject removal.

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.

401 Heating: **Appears to be a 2001 model year** "Lennox" brand, 120,000 BTU, mid-efficiency (80%), gas fired forced air furnace located at the utility area. Unit operated normally when tested. Gas shut off and electrical disconnect provided. **It is recommended that heating systems be serviced by a qualified heating contractor on an annual basis to ensure safe and efficient operation.** Inspection of the furnace heat exchanger for evidence of cracks and/or holes can normally only be done by dismantling the unit. Therefore, the integrity of the heat exchanger of this furnace is beyond the scope of our inspection. Contact a reputable HVAC contractor for further review if concerned. **No measureable amount of carbon monoxide was detected at the heat distribution ducts when tested on the day of our inspection with a "Universal Enterprises" brand commercial grade detector.**

401 Fuel Supply Lines: S

401 Combustion venting: Intact, where visible.

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402 Air Conditioning: **Appears to be a 2002 model year** “Lennox” brand, electric fired, air-cooled unit. Electrical disconnect is provided at the exterior compressor. The air conditioner was activated to check the operation of the motor & the compressor, both of which appear to be in serviceable condition.

403 Thermostats: S

404 Ducting/Piping: Intact, where visible. **We recommend having the heating distribution ducting professionally cleaned for improved indoor air quality.**

405 Plumbing: Water supply provided by public system. Main water shut off is located at the basement laundry area. Water pressure regulator noted. Piping, where visible, is copper and plastic. **See comments #161.** We are unable to determine what type of plumbing is behind walls or ceilings. 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 leaking. We suggest all shut-off valves or angle stops be turned regularly to ensure free movement in case of an emergency.

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406 Drain/Waste Vent: According to information obtained from the listing agent, waste disposal system is municipal sewer. Waste lines, where visible, are plastic (ABS).

406a Sump Pump: **This home is equipped with an electric lift pump to handle the water from the underground spring at the rear-left area of the crawlspace of the home. This pump operated normally when tested. Ideally, sump pumps should be wired on a dedicated circuit to ensure continuous power is supplied to the pump. This sump pump is discharging directly into the municipal sewer system. This is not allowed. Ideally, this pump should be discharging topically on the lot. This arrangement may have to be rectified at any time.**

407 Water Heater: Located at the utility area. Approximate capacity is 189 litres. Unit is gas fired. **Unit appears to be a 2002 model year**. Cold water shut off noted. **The cold water line has been leaking for a long period of time. Significant corrosion was observed at the cold water pipe union and tank cabinet.** A pressure & temperature relief valve is installed as a safety feature. **As most manufacturers claim a life expectancy of 10 – 12 years, replacement may be anticipated in the very near future.**

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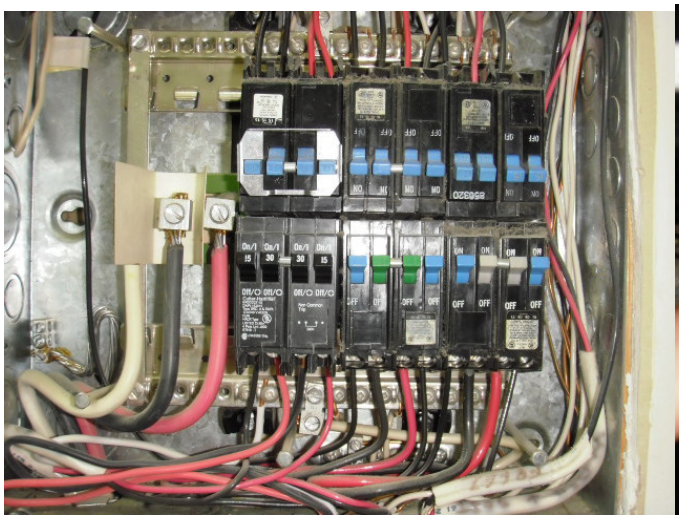
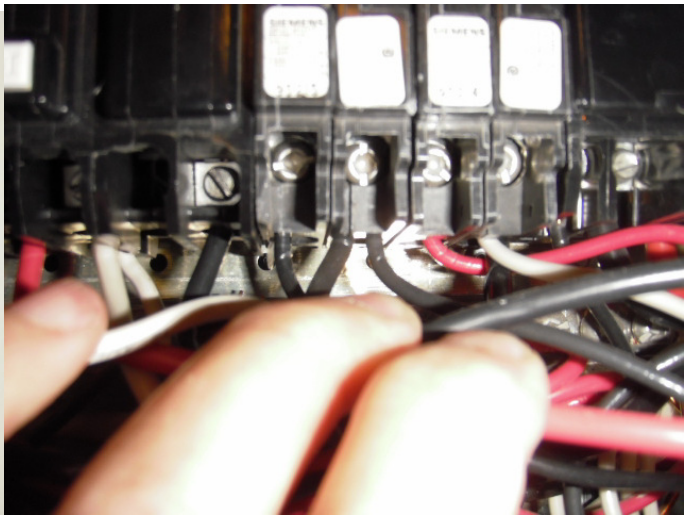
407 Fuel Supply Lines: S

407a Combustion Venting: Intact, where visible.

408 Electrical: The electrical service is approximately 200 amps, 120/240 volts. Service entrance is underground. Main panel located at the front-left basement bedroom. A 70-amp sub panel is located at the main floor laundry room. Main service conductor is aluminium. Overload protection is provided by breakers. **Wire size does not appear to be compatible with the over-current protection devices at the 20-amp and 40-amp breakers. This can cause over-heating of the conductor and may be a potential fire hazard. Doubled-up circuitry noted. This condition can add to the load of the affected electrical circuits causing a possible overload and tripping the breakers. Ideally, doubled-up circuitry should be independently fused. Contact a reputable electrical contractor for further review and necessary repairs to ensure safety.** Main disconnect noted. Extra breakers spaces are not provided for possible expansion. **This panel is now full. The installation of another sub-panel or larger main service and panel may be required if additions are to be made to this electrical system.** Low amperage branch circuit conductor, where visible in the main panel, is copper, preferred for safety. Grounding system is present.

Ground Fault Circuit Interrupters (GFCI) are an electrical safety feature that have been provided in various areas of the home. **We suggest client consider upgrading with GFI's at all receptacles near water sources, such as the 2pc bathroom, garage, outlets within 1.5 meters of sinks and all exterior outlets to enhance electrical safety.**





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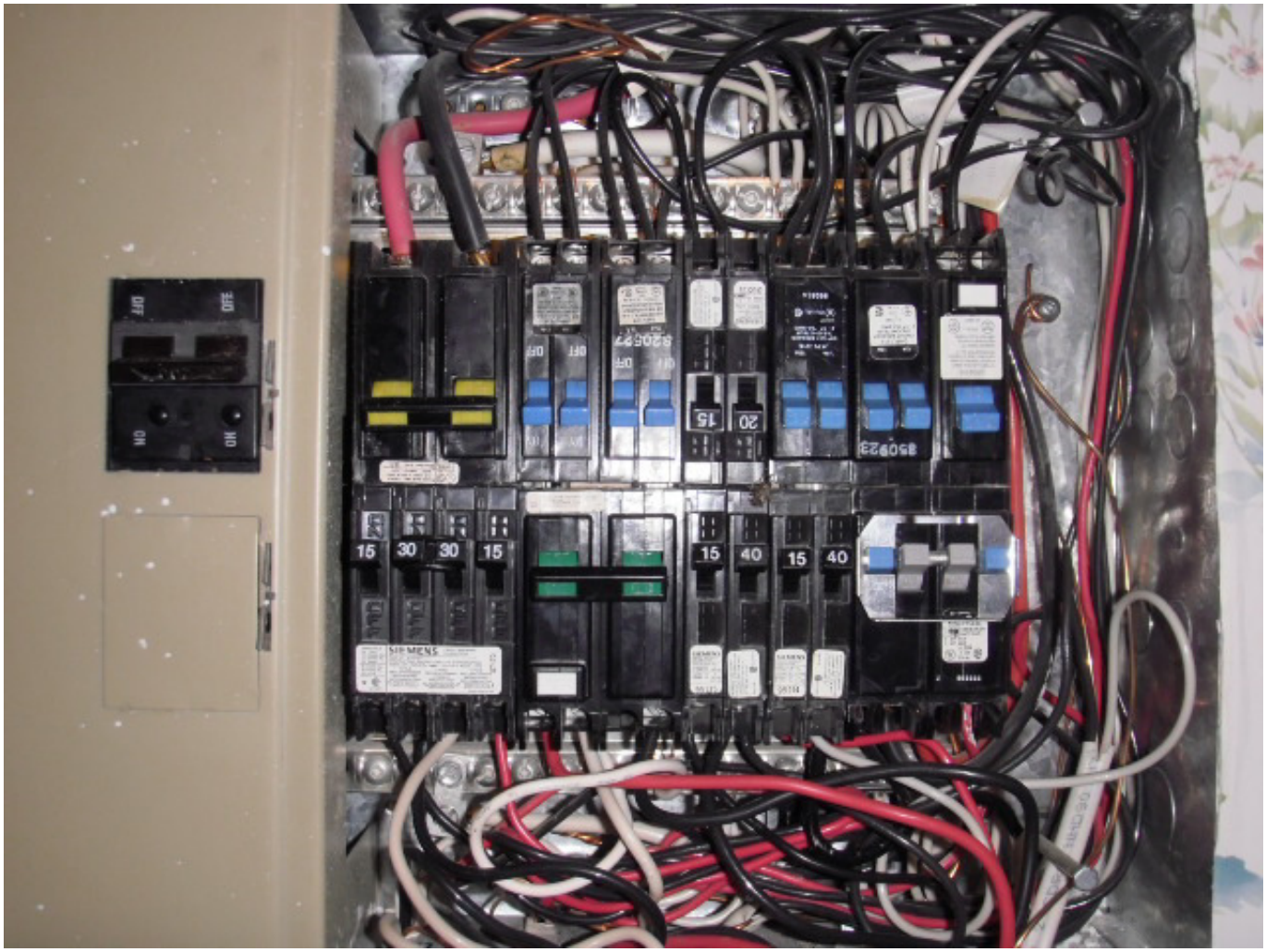

409 Comments:

Systems not tested: Washers and dryers, irrigation systems, water conditioning systems, security systems, pools, hot tubs, and all related equipment. As noted in our inspection agreement these are beyond the scope of this inspection. This home is equipped with a central vacuum system which operated normally when tested. It is beyond the scope of this inspection to determine the adequacy of the system, or its ability to vacuum debris.

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500 KITCHENS

The kitchen inspection is a combination of visual and functional. **Built in** appliances are operated, if power is supplied. Calibrations to cooking systems are not evaluated nor life expectancies given to dishwashers. **Note:** ***Dishwashers can fail at any time due to their complexity***. Our review is to determine if the system is free of leaks and excessive corrosion.

600 KITCHEN – MAIN LEVEL

601	Floor:	S
602	Walls:	S
603	Ceiling:	S
604	Doors:	N
605	Window/Skylights:	N
606	Cabinets:	S
607	Counter Tops:	S
608	Electrical:	S
609	Heating:	S
610	Sinks:	S
611	Faucets:	S
612	Drain/Supply Pipes:	S
613	Disposal:	S **Ideally, the power line to the disposal unit should be armoured "BX" cable or enclosed in conduit to protect from physical damage. These units are no longer allowed on municipal sewer systems.**

614	Dishwasher:	S "Kenmore" brand. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. Our inspection is limited to operating the unit on the "normal wash" cycle only.
615	Stove/Cook Top:	S "Frigidaire" brand, free Standing, electric. The top burners/elements operated normally when tested.
616	Oven:	See #615. The oven operated normally when tested.

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617 Hood/Fan: S **The range hood exhaust fan is not vented to the exterior.** Clean filter regularly for fire safety.

618 Comments: None.

600 KITCHEN – BASEMENT LEVEL

601 Floor: S
602 Walls: S
603 Ceiling: S
604 Doors: N
605 Window/Skylights: S
606 Cabinets: S
607 Counter Tops: S
608 Electrical: S
609 Heating: S
610 Sinks: S
611 Faucets: S **The faucet leaks slightly. Repair or replace as required.**
612 Drain/Supply Pipes: S
613 Disposal: S **Ideally, the power line to the disposal unit should be armoured "BX" cable or enclosed in conduit to protect from physical damage. These units are no longer allowed on municipal sewer systems.**

614 Dishwasher: S. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. Our inspection is limited to operating the unit on the "normal wash" cycle only.

615 Stove/Cook Top: Free Standing, electric. The top burners/elements operated normally when tested.

616 Oven: See #615. The oven operated normally when tested.

617 Hood/Fan: **Unit is not vented to the exterior. The range hood fan and light were inoperable when tested. Repair or replace as required.** Clean filter regularly for fire safety.

618 Comments: None.

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BATHROOMS

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.

700 BATHROOM – MAIN LEVEL – 2PC

701	Floor:	S
702	Walls:	S
703	Ceiling:	S
704	Doors:	S
705	Electrical:	S **We recommend the installation of a "GFI" protected outlet for added safety. See #408.**
706	Windows/Skylights:	S
707	Exhaust Fan:	N
708	Heating:	S
715	Sink:	S
716	Sink Faucet:	S
717	Drain/Supply Pipes:	S
718	Toilet:	S The sub-floor around the toilet was dry when tested on the day of our inspection with a "Protometer" moisture meter.

719	Counter/Cabinets:	S
720	Comments:	None.

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725 **BATHROOM – MASTER ENSUITE – 4PC**

726 Floor: S
727 Walls: S
728 Ceiling: S
729 Doors: S
730 Electrical: S **A GFCI protected outlet is provided for safety. See #408.**
731 Windows/Skylights: S
732 Exhaust Fan: N
733 Heating: S
734 Tub/Surround: S
735 Tub Encl.: S
736 Tub Faucet: S
737 Shower/Surround: S The walls behind the ceramic tiles in the shower were dry when tested on the day of our inspection with a “Protometer” moisture meter. We recommend re-sealing the grout as part of routine maintenance to prevent possible water penetration and subsequent damage to the inner wall.

738 Shower Door/Curtain: S
739 Shower Head: S
740 Sink: S
741 Sink Faucet: S
742 Drain/Supply Pipes: S
743 Toilet: S
744 Counter/Cabinets: S
745 Comments: None.

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770 **BATHROOM – MAIN FLOOR – 4PC**

771 Floor: S **Elevated readings were observed at the floor around the toilet when tested with a "Protimeter Surveymaster" moisture meter. This may indicate active leaking and consequent damage to the subfloor structure. We cannot determine the extent of possible damage from a non-destructive, visual inspection. Contact a reputable building contractor for further review and an accurate quote for necessary repairs.**

772 Walls: S
773 Ceiling: S
774 Doors: S
775 Electrical: S **A GFCI protected outlet is provided for safety. See #408.**
776 Windows/Skylights: S
777 Exhaust Fan: S
778 Heating: S
779 Tub/Surround: S
780 Tub Encl.: S
781 Tub Faucet: S
782 Shower/Surround: S
783 Shower Door/Curtain: S
784 Shower Head: S
785 Sink: S
786 Sink Faucet: S
787 Drain/Supply Pipes: S
788 Toilet: S
789 Counter/Cabinets: S
790 Comments: None.

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770 **BATHROOM – BASEMENT – 5PC**

771	Floor:	S
772	Walls:	S
773	Ceiling:	S
774	Doors:	S
775	Electrical:	S **A GFCI protected outlet is provided for safety. See #408.**
776	Windows/Skylights:	N
777	Exhaust Fan:	N **We recommend the installation of an exhaust fan to remove odours and excess moisture.**
778	Heating:	S
779	Tub/Surround:	S
780	Tub Encl.:	S
781	Tub Faucet:	S
782	Shower/Surround:	S
783	Shower Door/Curtain:	S
784	Shower Head:	S
785	Sink:	S x 2
786	Sink Faucet:	S x 2
787	Drain/Supply Pipes:	S
788	Toilet:	S
789	Counter/Cabinets:	S
790	Comments:	None.

770 **BATHROOM – BASEMENT ENSUITE – 3PC**

771	Floor:	S
772	Walls:	S
773	Ceiling:	S
774	Doors:	S
775	Electrical:	S **GFCI protected outlets (2) are provided for safety. See #408. The light switch is located too close to the shower. Ideally, the light switch should be located a minimum of 1meter from the shower. Be careful!**
776	Windows/Skylights:	S
777	Exhaust Fan:	N
778	Heating:	S
782	Shower/Surround:	S
783	Shower Door/Curtain:	S
784	Shower Head:	S
785	Sink:	S
786	Sink Faucet:	S
787	Drain/Supply Pipes:	S
788	Toilet:	S
789	Counter/Cabinets:	S
790	Comments:	None.

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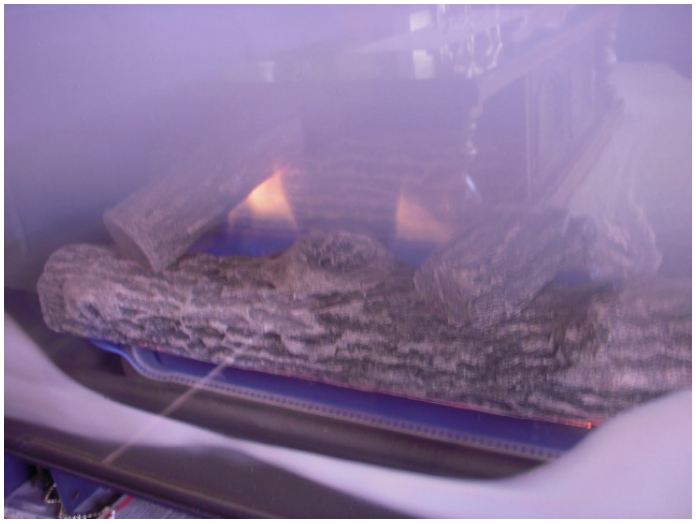
INTERIOR ROOMS

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. **If a house is occupied and furnished at the time of inspection, our review will be limited due to personal or household effects. Conditions such as water entry, wall damage, floor damage and insect infestation may exist that we were unable to see and inspect.**

900 INTERIOR ROOMS – MAIN LEVEL

901	Floors:	S
902	Walls:	S
903	Ceilings:	S **Common cracking noted.**
904	Doors:	S
905	Windows/Skylights:	S **The windows were difficult to operate in areas when tested. Repair as required. There are fixed, non-openable security bars on the basement bedroom windows. This is a potential hazard in the case of fire. We recommend removing these security bars or replacing them with openable units for added safety.**
906	Electrical:	S **The 3-way light switches at the front entry hallway are improperly wired. Contact a reputable electrical contractor for further review and repairs.**
907	Heating:	S
908	Closets:	S
909	Stairs:	S
909a	Railings:	S
910	Fireplaces:	S Gas burning model located at the family room. A distribution fan is provided for added efficiency. **No measureable amount of carbon monoxide was detected at the fireplace when tested on the day of our inspection with a "Universal Enterprises" brand commercial grade detector.**



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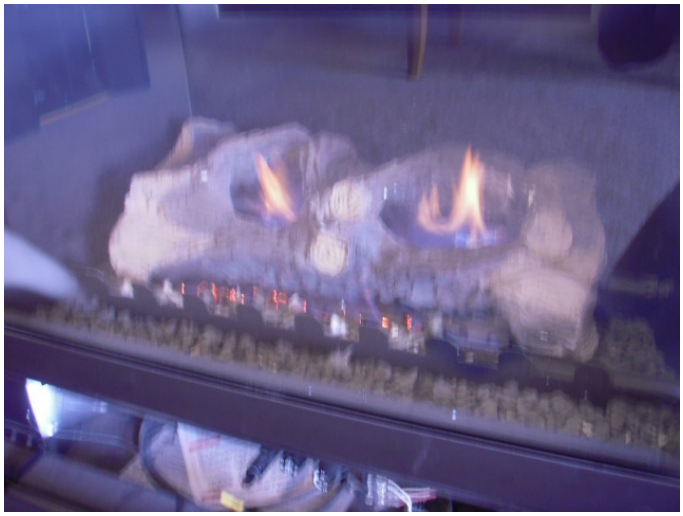
911 Smoke Detectors: Smoke detectors noted. Periodic testing is suggested to ensure proper working order. **We recommend the installation of carbon monoxide detectors for enhanced safety.**

912 Comments: **Our review was limited due to the storage of personal belongings and household effects.**

940 INTERIOR ROOMS – BASEMENT

Water seepage and moisture penetration are common problems in basements usually resulting from inadequate water management above ground. Most causes can be corrected by improving drainage and grading. Our review of the basement area cannot always detect the past or future possibility of water in this area. If you are concerned about this possibility, we suggest you inquire with the owner.

941 Floors: S
942 Walls: S
943 Ceilings: S
944 Doors: S
945 Window/Skylights: S
946 Electrical: S
947 Heating: S
948 Closets: S
949 Stairs: S
949a Railings: S
950 Fireplaces: S Gas burning model located at the family room. **No measureable amount of carbon monoxide was detected at the fireplace when tested on the day of our inspection with a "Universal Enterprises" brand commercial grade detector.**



952 Comments: **Our review of this home was limited in areas due to the storage of personal belongings and household effects. Conditions may exist that we were unable to see and inspect.**

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This property appears to have renovations or additions. We are unable to determine if improvements were done with permits. We will not investigate nor give any opinion as to the compliance of the property's improvements with any governmental or municipal building code requirements or permits. You should contact the appropriate governmental or municipal agencies if you desire such information.

While asbestos detection and other chemical testing are beyond the scope of the inspection, the inspector's experience leads him to suspect that a number of building materials in a home of this vintage may contain asbestos. This home may also contain lead-based paint. According to information provided by "Work Safe BC" any home constructed previous to 1990 may have asbestos containing materials. These materials may include but are not limited to: insulation, heating duct joint tape, heating duct register insulation, drywall compound, flooring, adhesives, tile setting compounds, textured ceiling products and ceiling tiles. Asbestos is a known carcinogen. Ingestion of asbestos fibres is possible if these materials are disturbed. We recommend that proper procedures be followed if disturbing or handling these materials. Professional removal of these materials can be costly. For more information review the Canadian Mortgage and Housing Corporation website at: www.cmhc.ca and the Work Safe BC website at: www.worksafebc.ca

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