

Inspection Report



AmeriSpec Inspection Services (A Division of CanaSpec Services Inc.)

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REPORT PREPARED FOR:

INSPECTED PROPERTY ADDRESS:

Sample Townhouse Report
Vancouver BC V5Z
2024-03-27

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

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

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

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

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

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

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

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

INDEX OF RATINGS USED IN THIS REPORT

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

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

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

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

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

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

SAFETY ITEM (ST) = A system or component which is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation or a change in accepted residential building standards. Items with the heading 'Safety' will appear in the 'Summary Report'.

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

Property is a townhouse development. Typically, exterior and common areas are the responsibility of the Strata Corporation. These areas are not included in this inspection unless otherwise noted. If inspected, the review is limited due to the extensive size and scope of these areas. Only the exterior of the unit inspected is reviewed. In the province of British Columbia, strata titled properties are subject to the Condominium Act. We suggest that the client review this act. In addition, we recommend that the client obtain and review the bylaws, financial statements and minutes of the meetings of the Strata Corporation. AmeriSpec will not investigate nor give any opinion concerning the bylaws, financial statements, minutes or other resolutions concerning the property.

GENERAL CONDITIONS

Type of building:

Townhouse, Single Family (2 story)

Age of Building:

This property was constructed in 1976. Client, Buyer's Agent

In Attendance:

Temperature:

5-10 degrees (C)

Weather:

Cloudy, Light Rain

1. Exterior

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

Styles & Materials

Driveway: Concrete	Walkways: Concrete	Exterior Wall Cladding: Stucco
Exterior Entry Doors: Wood Glass	Windows and Frames: Trim: Double Glazed/ Insulated Metal Frames	Wall Structure: Wood Metal
Foundation Type: Poured Concrete Slab Underground Parking Garage Construction	Floor Structure: Not Visible	Wall Structure: Traditional Wood Frame Construction 2 X 4 Wood Studs

Items

1.0 Driveways

Comments: Serviceable

1.1 Walkways

Comments: Serviceable

1.2 Stairs and Steps

Comments: Serviceable

1.3 Exterior Wall Cladding

Comments: Serviceable

1.4 Trim, Eaves, Soffits and Fascias

Comments: Serviceable

1.5 Windows & Frames

Comments: Serviceable

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

1.6 Electrical (exterior)

Comments: Serviceable

Ground Fault Circuit Interrupter (GFCI) present.

1.7 Exterior Water Faucets

Comments: Serviceable

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(1) Not tested. Wrapped with rag and foam. Winterization shut off present under upper level bathroom sink.



1.7 Item 1(Picture)



1.7 Item 2(Picture)

(2) Generally it is recommended that outside valves and water pipes are shut off and drained during the time of the winter that freezing weather could occur. This could prevent freezing and cracking the exterior piping. If some faucets are inoperable, they may be winterized (turned off inside the home). Inspector did not inspect condition of faucets, fixtures, plumbing, pressure or volume. Client is advised to consult sellers as to operation and location of shut offs.

1.8 Doors (exterior)

Comments: Serviceable

This door is equipped with a dead bolt keyed on the outside but also on the inside. Inside keying of a dead bolt is a possible safety hazard in the event emergency egress is required, such as during a fire.



1.8 Item 1(Picture)

1.9 Lot Grade and Drainage

Comments: Serviceable

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

1.10 Sump

Comments: Not Present

1.11 Gas Meter

Comments: Not Operated

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1.12 Structure/Foundation

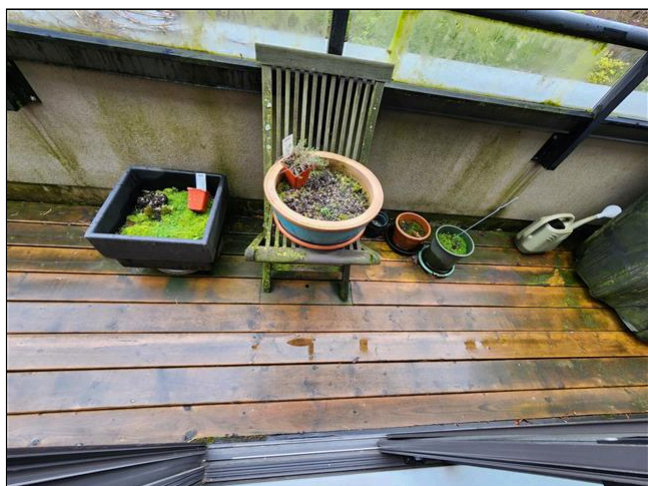
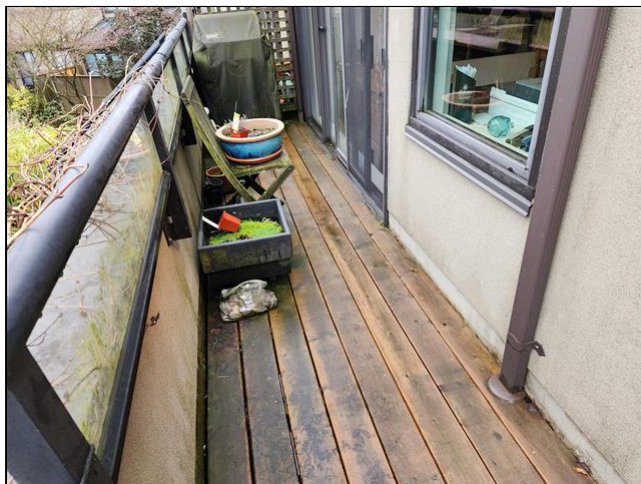
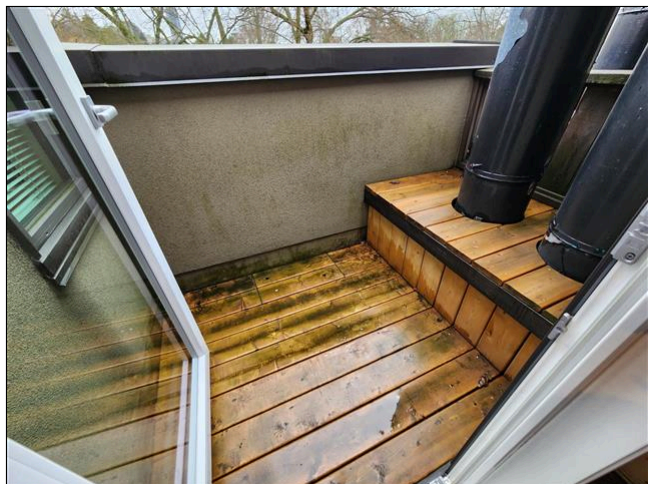
Comments: Serviceable

- (1) Limited review due to interior finishing, exterior coverings, vegetation and/or household effects.
- (2) Common cracking noted.

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2. Patios/Sundecks



Styles & Materials

Cover:
None

Deck/Slab:
Wood Decking Boards
Decking over Waterproof Membrane
Manufactured Plastic Decking

Railing:
Metal & Glass

Stairs:
Wood

Items

2.0 Electrical

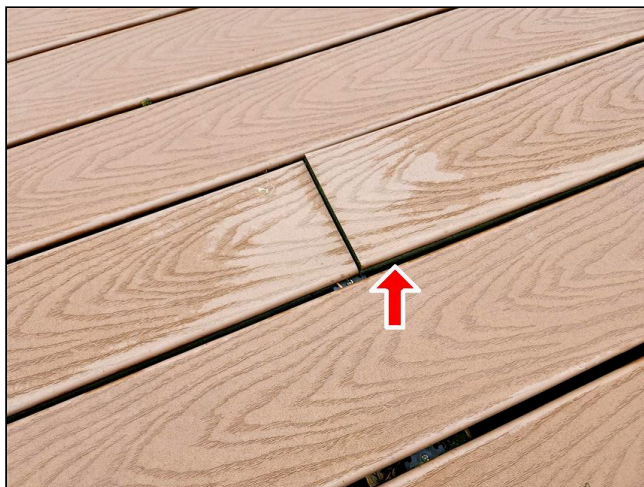
Comments: Serviceable
Ground fault circuit interrupter (GFCI) provided for safety. No outlet present at roof top deck.

2.1 Deck/Slab

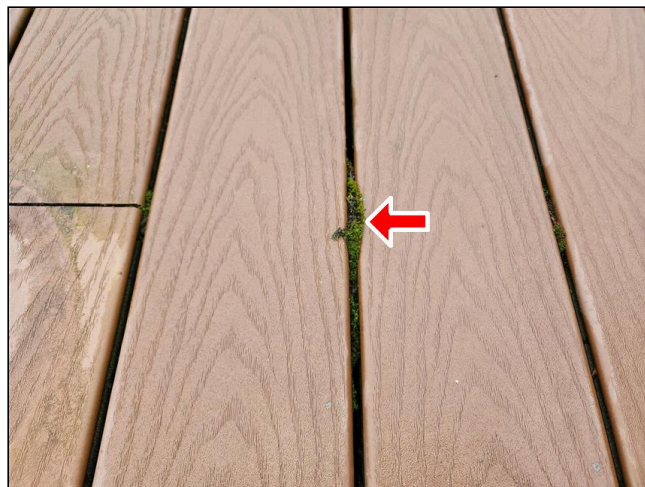
Comments: Serviceable

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(1) Some lifting plastic deck boards. Moss build up in areas. Repair/clean as required.



2.1 Item 1(Picture)



2.1 Item 2(Picture)

(2) Membrane and drainage provisions not visible to inspect. Monitor for effective drainage during wet weather. Recommend regular cleaning and maintenance.

2.2 Railing

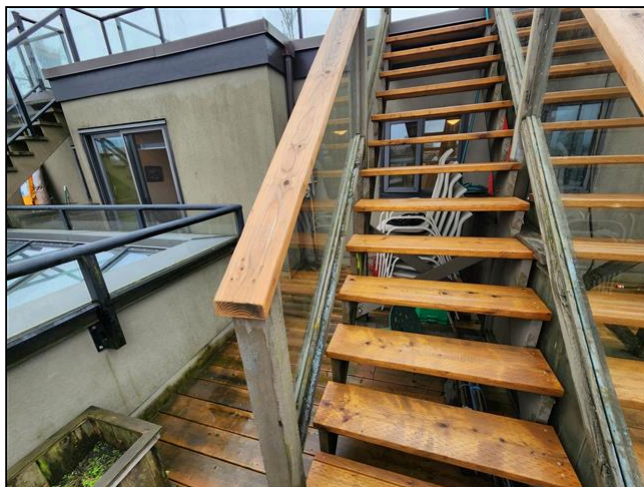
Comments: Serviceable

Wood decking slippery due to moss at time of inspection. Recommend keeping clean.

2.3 Stairs

Comments: Safety Item

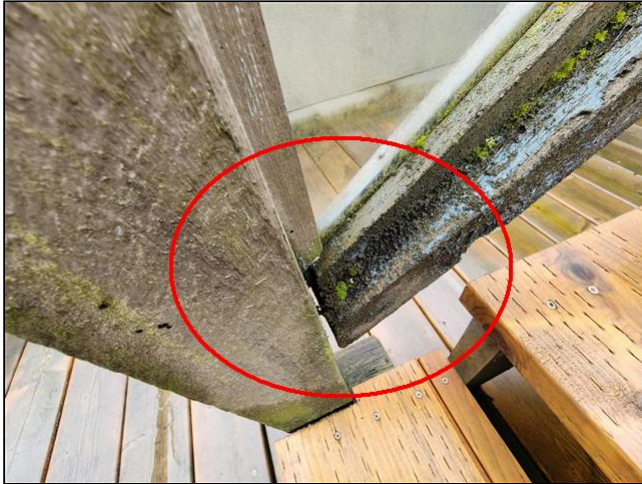
(1) Suggest non-slip treads or finish for safety.



2.3 Item 1(Picture)

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(2) Treads have been replaced relatively recently. Deterioration noted at stair stringers and railings. Monitor and repair or replace as required.



2.3 Item 2(Picture)



2.3 Item 3(Picture)



2.3 Item 4(Picture)

3. Roof System

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



Styles & Materials

<p>Method Used to Inspect Roof: Ground Roof Top Deck</p>	<p>Roof Material Type: Modified Bitumen Styrene Butadiene Styrene (SBS) Torch On Membrane Metal</p>	<p>Roof Structure: Wood Frame</p>
<p>Roof-Type: Shed Vaulted/Flat</p>	<p>Chimney Type: Metal</p>	

Items

3.0 Roof Conditions

Comments: Serviceable

- (1) Roof was visually inspected from accessible points on the interior and/or exterior. If a roof is too high, is too steep, is wet/snow covered or is composed of materials which can be damaged if walked upon, the roof is not mounted. Therefore, client is advised that this is a limited review and a qualified roofing contractor should be contacted if a more detailed report is desired.
- (2) Roof shows normal wear for its age and type. No damaged, deteriorated, or missing roofing materials were observed; it appears to be in serviceable condition at time of inspection.
- (3) Upper torch on roof mostly covered with decking and railing installation. Very limited inspection.

3.1 Roof Penetrations and Exposed Flashings

Comments: Serviceable

Recommend re-sealing all flashings and through the roof vents as a part of routine maintenance.

3.2 Roof Drainage Systems (Gutters/Downspouts)

Comments: Serviceable

Gutters and downspouts are an integral part of a home's storm water management system and should be monitored on a regular basis for proper operation. It is recommended that the gutters and downspouts be cleaned and flushed as part of routine maintenance to reduce the potential for water

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backup and resultant damage to roofing materials and concealed portions of the home.

3.3 Skylights

Comments: Serviceable

Limited review due blinds covering.



3.3 Item 1(Picture)



3.3 Item 2(Picture)

3.4 Chimney

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

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

(2) Cracking and chipping paint noted. Suggest refinishing to prevent deterioration.



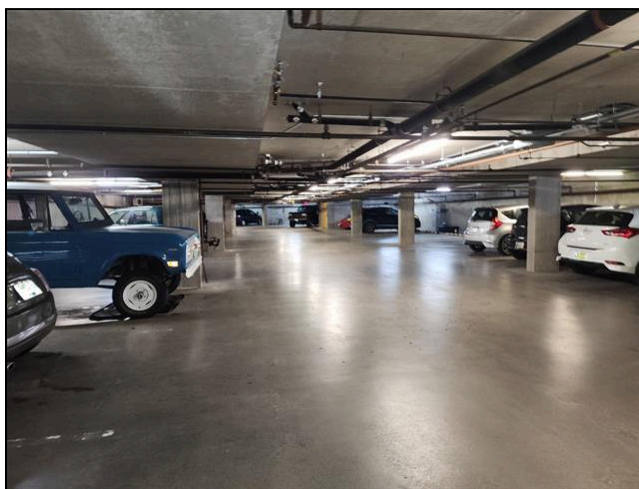
3.4 Item 1(Picture)

3.5 Roof Comments

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

4. Garage/Carport

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



Styles & Materials

Garage Type:

Underground Parking Garage

Garage Door Material:

Metal

Items

4.0 Floor/Slab

Comments: Serviceable

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

4.1 Car Door(s)

Comments: Not Operated

4.2 Opener(s)

Comments: Not Operated

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 for proper operation and safety.

4.3 Fire Door/Wall

Comments: Serviceable

4.4 Walls

Comments: Serviceable

4.5 Ceiling

Comments: Serviceable

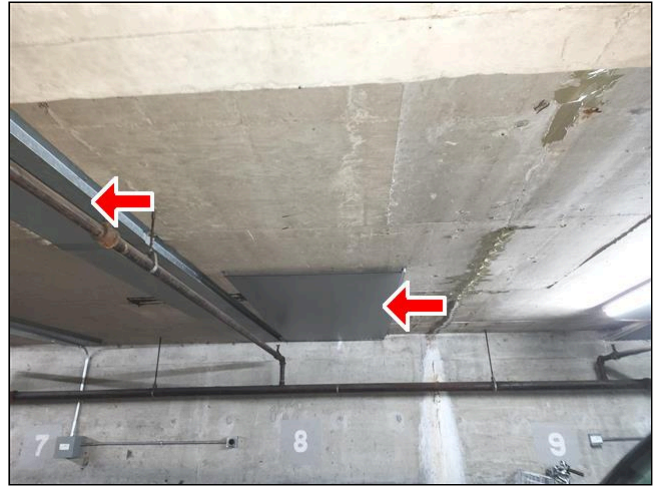
Common cracking noted. Moisture stains and drip pans in areas. It is common to see signs of leakage in underground parking garages as some of the areas are usually located under landscaping, walkways and outdoor patios. Sometimes leaks are addressed by installing drip pans and having sealant injections performed from inside the underground. In extreme cases, repairs or replacement of the waterproof

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membrane must be done from the outside. This can be an expensive undertaking because landscaping, walkways, patios and other features must be removed to access the waterproof membrane. Suggest reviewing strata engineering or depreciation reports and reviewing with strata representatives and/or strata management company.



4.5 Item 1(Picture)



4.5 Item 2(Picture)

4.6 Electrical Receptacles, Switches and Fixtures

Comments: Serviceable

4.7 Storage Locker

Comments: Serviceable



4.7 Item 1(Picture)

4.8 Parking Spot(s)

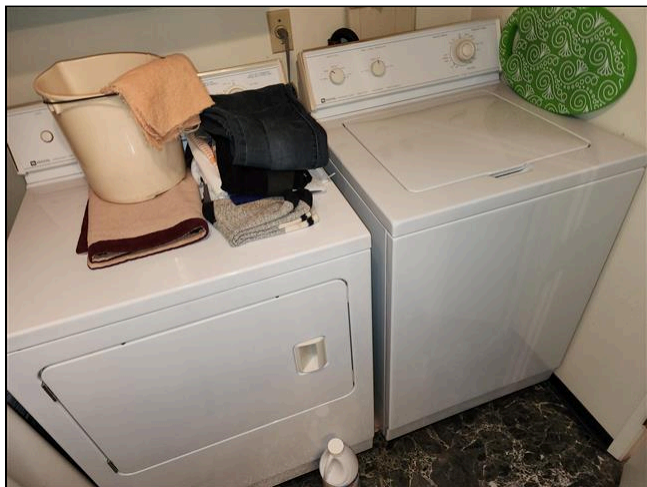
Comments: Serviceable



4.8 Item 1(Picture)

5. Laundry

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



Styles & Materials

Number of Laundry Areas:

One

Dryer Power Source:

240 Volt Electric

Dryer Vent:

Not Visible

Items

5.0 Clothes Washing Machine

Comments: Serviceable

5.1 Clothes Dryer

Comments: Serviceable

5.2 Clothes Dryer Exhaust Venting

Comments: Not Inspected

6. Plumbing System

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

Styles & Materials

Water Source (To Home):

Public

Plumbing Water Distribution (Inside home):

Copper

Water Shut Off Location:

Near Hot Water Tank

Plumbing Waste & Vent Pipes:

Municipal Sanitary System

ABS(Acrylonitrile Butadiene-Styrene)

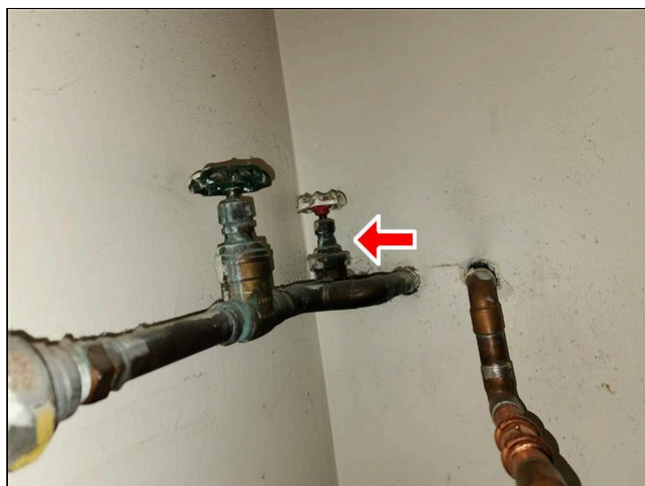
Copper

Items

6.0 Plumbing Water Supply System

Comments: Serviceable

(1) Main water shut-off for the home.



6.0 Item 1(Picture)

(2) Water supply piping in the building not inspected. It is common practice that buildings have to be re-plumbed at some point in time depending on the quality of piping and the type of installation. Recommend reviewing with strata representatives or management company.

6.1 Drain Waste and Vent Systems

Comments: Serviceable

7. Water Heater

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



Styles & Materials

Number of Water Heating Systems:

One

Water Heater Location(s):

Laundry Room

Water Heater Design Type:

Electric - Traditional Tank

Water Heater Capacity:

40 Gallon

Manufacture/Installation Date:

2023

Items

7.0 Water Heater Condition

Comments: Serviceable

(1) Hot water was noted at all tested plumbing fixtures. The heating elements within the hot water tank were not tested. If concerned, we recommend that a qualified contractor test these elements.

(2) There is no earthquake strapping at the water heater to prevent movement during seismic action. Recommend strapping the hot water tank securely to prevent tipping or moving excessively during an earthquake. This may help prevent gas or water lines from cracking or breaking during a significant earthquake.

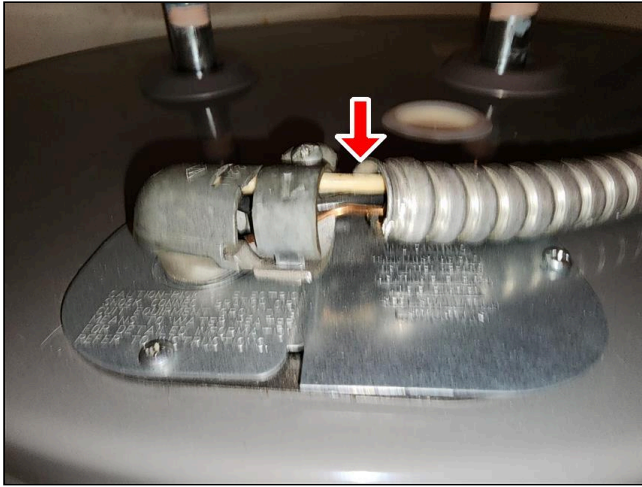
7.1 Supply Lines

Comments: Serviceable

7.2 Energy Source

Comments: Repair or Replace

Exposed electrical wiring. Recommend protecting from possible damage.



7.2 Item 1(Picture)

7.3 Temperature / Pressure Release Valve

Comments: Serviceable

7.4 Overflow Pan / Drain Line

Comments: Repair or Replace

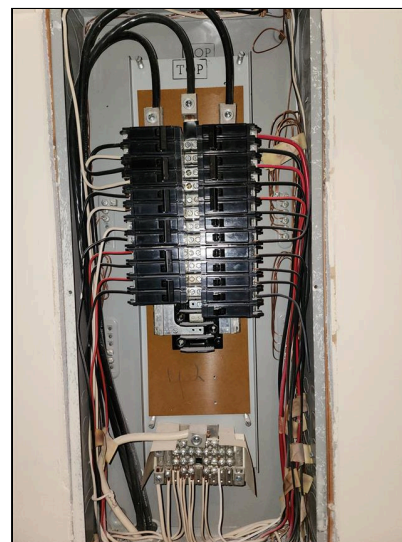
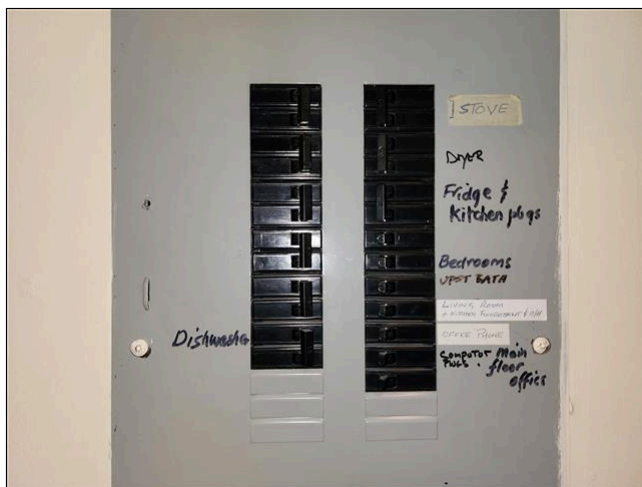
Tank is too large for the drip pan. One side has been flattened and therefore will not hold water. Repair or replace as required.



7.4 Item 1(Picture)

8. Electrical System

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



Styles & Materials

Main Electrical Panel Location:

Bedroom Closet

Equipment Grounding Present:

Yes

Electrical Main Service:

Underground

Service Amperage:

100 AMPS

(Estimated)

No Main Shut Off Breaker Present

Panel Type:

Breakers

Branch Wiring Type:

Copper

Wiring Methods:

Non Metallic Sheathed Cable (Romex)

Futures Available:

Yes (but limited)

GFCI Reset Locations:

Bathrooms

Exterior

AFCI Reset Locations:

Not Present

Items

8.0 Electrical Main Service

Comments: Serviceable

8.1 Equipment Grounding

Comments: Serviceable

8.2 Main Electrical Panel Condition

Comments: Serviceable

8.3 Operation of GFCI (Ground Fault Circuit Interrupters)

Comments: Serviceable

8.4 Operation of AFCI (ARC Fault Circuit Interrupters)

Comments: Not Present

Arc-Fault Circuit Interrupters (AFCI) may not have been required when the home was built. Suggest client consider upgrading with AFCI's at bedroom circuits to enhance safety. Arc- Fault Circuit Interrupters contain solid state circuitry that will recognize the unique voltage and current wave form combinations that are the "signature" of an electrical arc, and they open the circuit when arcing occurs. Any upgrades should be performed by a qualified electrician.

8.5 Detectors

Comments: Not Operated

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

9. Kitchen

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



Styles & Materials

Countertops:

Plastic Laminate

Cabinets:

Wood
Laminate

Floor Covering(s):

Vinyl

Exhaust/Range Hood:

Exterior Vented

Items

9.0 Floors

Comments: Serviceable

9.1 Walls

Comments: Serviceable

9.2 Ceiling

Comments: Serviceable

9.3 Receptacles, Switches and Fixtures

Comments: Repair or Replace

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

9.4 Counters and Cabinets (representative number)

Comments: Serviceable

9.5 Sinks

Comments: Serviceable

9.6 Faucet

Comments: Repair or Replace

Leaks. Repair or replace as required.



9.6 Item 1(Picture)

9.7 Drains/Supply Pipes

Comments: Serviceable

9.8 Food Waste Disposer

Comments: Not Present

9.9 Dishwasher(s)

Comments: Repair or Replace

Not tested. Seller stated not used in a long time. Old model. Blanket is positioned along side of dishwasher. Suggest contacting vendor for further information. Repair or replace as required.



9.9 Item 1(Picture)



9.9 Item 2(Picture)

9.10 Ranges/Ovens/Cooktops

Comments: Repair or Replace

Oven door is stiff to open/close. Rear two burners not operable. Older worn model. Repair or replace as required.



9.10 Item 1(Picture)



9.10 Item 2(Picture)

9.11 Range Hood(s)

Comments: Serviceable

Appears to be vented to the exterior. Ducting is often hidden and not visible at time of inspection. Recommend verifying proper ducting is in place to the exterior.

9.12 Refrigerator

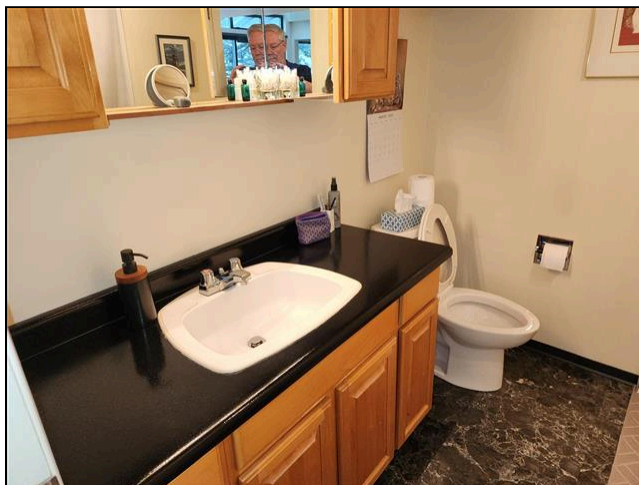
Comments: Serviceable

Operating at time of inspection.

10(A) . Main Level Bathroom

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

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



Styles & Materials

Exhaust Fan:

Standard Ceiling Exhaust Fan

Countertop:

Plastic Laminate

Cabinet(s):

Wood

Floor Covering(s):

Vinyl

Items

10.0.A Floors

Comments: Serviceable

10.1.A Walls

Comments: Serviceable

10.2.A Ceiling

Comments: Serviceable

10.3.A Doors

Comments: Serviceable

10.4.A Receptacles, Switches and Fixtures

Comments: Repair or Replace

AmeriSpec Inspection Services

Razor outlet noted which is intended for low voltage appliances only, specifically razors. Overheating may occur with use of other appliances. Recommend upgrading to Ground Fault Interrupter outlet for enhanced safety.



10.4.A Item 1(Picture)

10.5.A Exhaust Fan(s)

Comments: Serviceable

10.6.A Sinks

Comments: Serviceable

Knobs are stiff to turn. Corrosion noted at underside. Monitor and repair or replace as required.

10.7.A Toilet

Comments: Serviceable

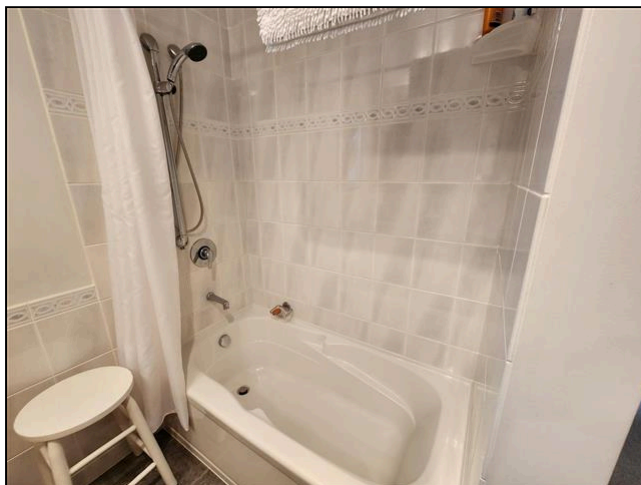
10.8.A Counters and Cabinets

Comments: Serviceable

10(B) . Upper Level Hall Bathroom

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

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



Styles & Materials

Bath Tub/Shower:

Combined Bath Tub & Shower

Tub/Shower Surround:

Tile

Exhaust Fan:

Fan with Light

Countertop:

Stone

Cabinet(s):

Wood

Floor Covering(s):

Tile

Items

10.0.B Floors

Comments: Serviceable

10.1.B Walls

Comments: Serviceable

10.2.B Ceiling

Comments: Serviceable

10.3.B Doors

Comments: Serviceable

10.4.B Windows/Skylights

Comments: Serviceable

10.5.B Receptacles, Switches and Fixtures

Comments: Serviceable

Ground Fault Circuit Interrupter (GFCI) present. Right side outlet is tied into left GFCI outlet

10.6.B Exhaust Fan(s)

AmeriSpec Inspection Services

Comments: Serviceable

Noisy operation. Monitor and repair or replace as required.

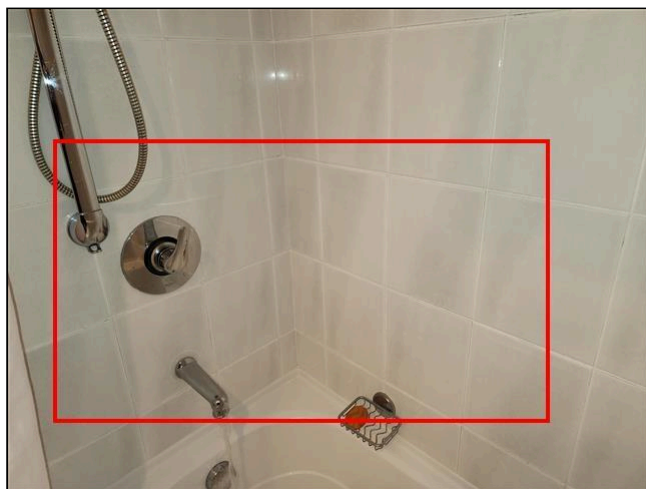
10.7.B Bath Tub/Surround

Comments: Repair or Replace

(1) Cracked grout noted. This condition may have allowed moisture behind the coverings. The preceding conditions should be reviewed by a qualified contractor and repaired or replaced as required.

Recommend cleaning and water sealing grout with a liquid grout sealer. This can help prevent moisture penetration through the grout and behind the tile. Recommended that this be done every 3-4 years.

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



10.7.B Item 1(Picture)

(2) Drip leak at shower head attachment. Low water flow. Suggest contacting vendor for further information. The preceding conditions should be reviewed by a qualified contractor and repaired or replaced as required.



10.7.B Item 2(Picture)

10.8.B Sinks

Comments: Repair or Replace

Low water flow at faucets. See report line # 10.7.B(2).

10.9.B Toilet

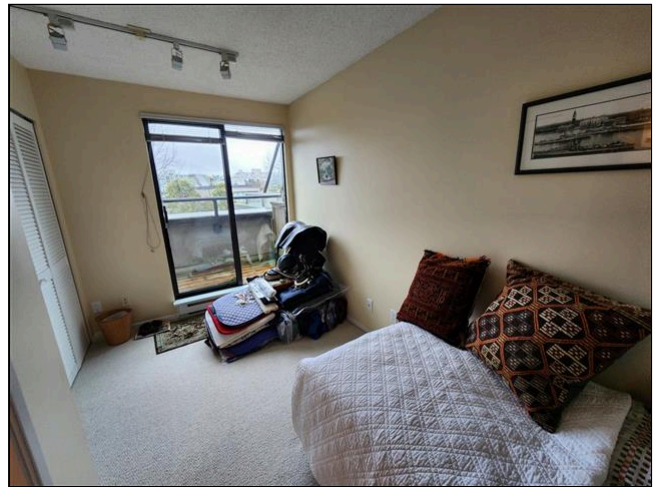
Comments: Serviceable

10.10.B Counters and Cabinets

Comments: Serviceable

11. Interior Rooms

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



Styles & Materials

Floor Covering(s):

Carpet

Wall Material(s):

Gypsum Board (Drywall)

Ceiling Material(s):

Gypsum Board (Drywall)

AmeriSpec Inspection Services

Vinyl

Interior Doors:

Wood

Types of Fireplaces:

Wood Burning Fireplace

Window Type(s):

Same as Exterior

Number of Fireplaces:

One

Heating Type:

Electrical Baseboards

Items

11.0 Floors

Comments: Serviceable
Sloped and/or uneven areas noted.

11.1 Walls

Comments: Serviceable
Common cracking noted. Patching in dining room. Suggest contacting vendor for further information.
Refinish as required. Monitor.



11.1 Item 1(Picture)



11.1 Item 2(Picture)



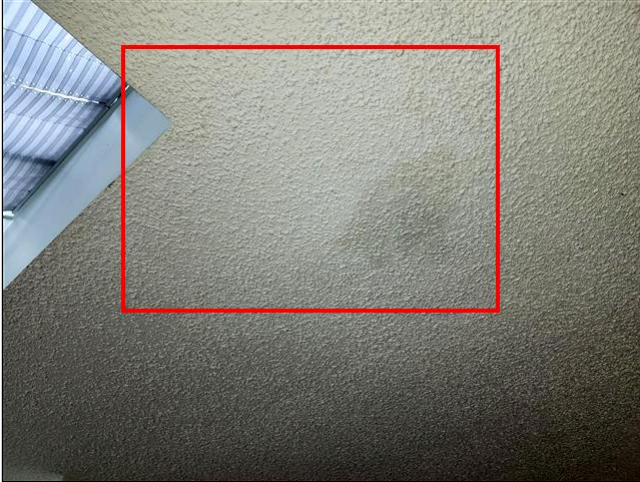
11.1 Item 3(Picture)

11.2 Ceilings

Comments: Serviceable

AmeriSpec Inspection Services

(1) No water noted but evidence of previous leaks. Staining and patching near skylight. No elevated moisture detected with non-invasive moisture meter.



11.2 Item 1(Picture)

(2) Common cracking noted.

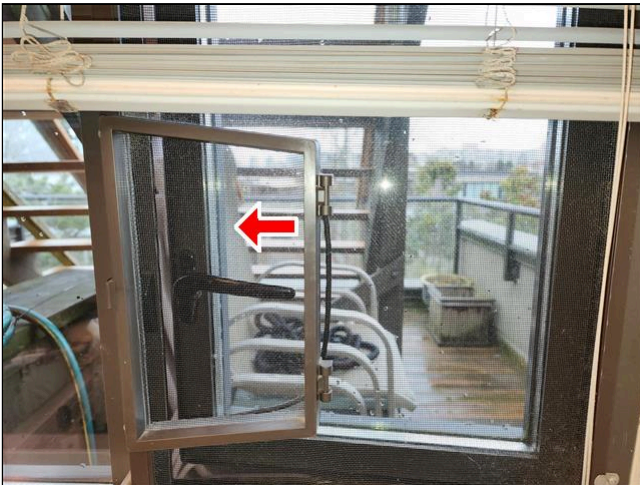
11.3 Doors (representative number)

Comments: Serviceable

11.4 Windows/Skylights (representative number)

Comments: Serviceable

(1) Some windows do not open or close without restriction. Lubricant/repair as required.



11.4 Item 1(Picture)

AmeriSpec Inspection Services

(2) Possible fog and condensation was noted in one or more double glazed insulated window panes. This indicates a broken seal which will reduce visibility and the insulating capability of this window. To restore visibility and regain the insulating capability, replacement of this window pane is required.



11.4 Item 2(Picture)

11.5 Receptacles, Switches and Fixtures

Comments: Serviceable

11.6 Heating/Cooling Source

Comments: Repair or Replace

(1) One of the baseboards in the dining room did not activate. Repair or replace as required.



11.6 Item 1(Picture)

AmeriSpec Inspection Services

(2) Electrical outlet located over top of baseboard. Recommend keeping wiring safely away from baseboard.



11.6 Item 2(Picture)

11.7 Closet & Doors

Comments: Serviceable

11.8 Stairways

Comments: Serviceable

11.9 Fireplaces

Comments: Serviceable

Recommend any wood burning chimney flues be cleaned and checked by a qualified contractor prior to use.

Summary



AmeriSpec Inspection Services

**BC Licensed Inspector #47524
Mobile: 604-970-3163
Email: vancouver@amerispec.ca
644 St James Road E
North Vancouver, BC V7N 1L6**

Customer

Address

Sample Townhouse Report
Vancouver BC V5Z

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

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

7. Water Heater

7.4 Overflow Pan / Drain Line

Repair or Replace

Tank is too large for the drip pan. One side has been flattened and therefore will not hold water. Repair or replace as required.



7.4 Item 1(Picture)

9. Kitchen

9.3 Receptacles, Switches and Fixtures

Repair or Replace

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

9.6 Faucet

Repair or Replace

Leaks. Repair or replace as required.



9.6 Item 1(Picture)

9.9 Dishwasher(s)

Repair or Replace

Not tested. Seller stated not used in a long time. Old model. Blanket is positioned along side of dishwasher. Suggest contacting vendor for further information. Repair or replace as required.



9.9 Item 1(Picture)



9.9 Item 2(Picture)

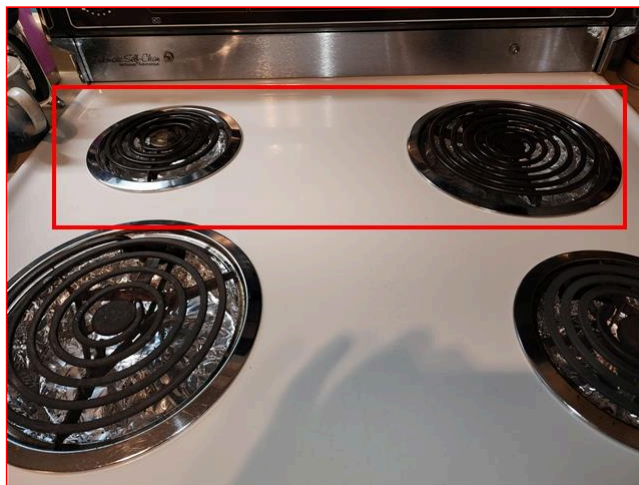
9.10 Ranges/Ovens/Cooktops

Repair or Replace

Oven door is stiff to open/close. Rear two burners not operable. Older worn model. Repair or replace as required.



9.10 Item 1(Picture)



9.10 Item 2(Picture)

10(B) . Upper Level Hall Bathroom

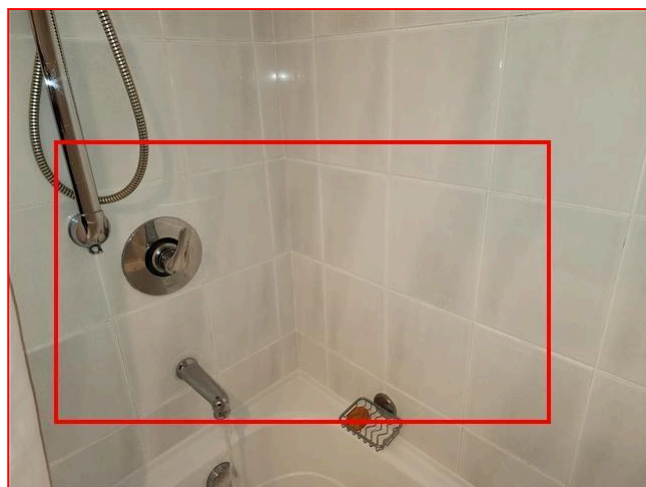
10.7.B Bath Tub/Surround

Repair or Replace

(1) Cracked grout noted. This condition may have allowed moisture behind the coverings. The preceding conditions should be reviewed by a qualified contractor and repaired or replaced as required.

Recommend cleaning and water sealing grout with a liquid grout sealer. This can help prevent moisture penetration through the grout and behind the tile. Recommended that this be done every 3-4 years.

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



10.7.B Item 1(Picture)

(2) Drip leak at shower head attachment. Low water flow. Suggest contacting vendor for further information. The preceding conditions should be reviewed by a qualified contractor and repaired or replaced as required.



10.7.B Item 2(Picture)

10.8.B Sinks

Repair or Replace

Low water flow at faucets. See report line # 10.7.B(2).

11. Interior Rooms

11.6 Heating/Cooling Source

Repair or Replace

(1) One of the baseboards in the dining room did not activate. Repair or replace as required.



11.6 Item 1(Picture)

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