

# Property Inspection Report



123 Somewhere St  
West Vancouver  
25 July 2017  
Prepared for Some Body



## Definitions

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NOTE: All definitions listed below refer to the property or item listed

Inspected	Functional with no obvious signs of defect.
Needs Repair	Was not (fully) functional at time of inspection.
Not Present	Item not present or not found at time of inspection.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessibility, or disconnected at time of inspection.
Further Evaluation Recommended	Condition exists that requires additional review by a qualified person (Professional Engineer or applicable trades/service person). Condition is either outside the usual or requires more detailed/invasive inspection than included in the general home inspection.
Strata Responsibility	Item is generally common area and maintenance and repair are completed by the strata (not the unit owner). General comments reflect only those areas that may be easily viewed from the inspected dwelling or accessible at time of inspection. It is important to verify what is owner responsibility and what is strata (varies).

## General Information

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### Property Information

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Property Address: 123 Somewhere St  
West Vancouver BC

### Client Information

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Client Name: Some Body  
Phone: 6040404040  
E-Mail somebody@gmail.com

### Inspection Company

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Inspector Name Collin Best  
Company Name Wolf Pack Technical Services  
Phone: 604 351 0428 (Vancouver); 604 932 9897 (Whistler)  
Email: Info@WolfPackHomeInspection.com

### Conditions

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Others Present: Buyer's Agent(s) and Buyer(s), Seller's Agent(s) Property Occupied: Occupied  
Estimated Age: 1976 Entrance Faces: South  
Inspection Date: 25 July 2017  
Electric On: Yes  
Gas/Oil On: Yes  
Water On: Yes  
Temperature: Seasonal  
Weather: Sunny Soil Conditions: Dry  
Space Below Grade: Crawl Space  
Building Type: Single family Garage: Attached  
Sewage Disposal: Municipal (Public). How Verified: N/A  
Water Source: Municipal (Public). How Verified: N/A  
Additions/Modifications: Assorted additions/renovations  
Permits Obtained: To be confirmed by buyer. How Verified: N/A

## Structure

Inspected  
Needs Repair

Structure Type: Wood frame - No conspicuous blatant defects or settling noted.  
Foundation: Concrete, Minor Repair - Southwest Corner - The water proofing has come loose from the home. Re-attach for proper functionality.



Inspected  
Needs Repair

Differential Movement: No conspicuous displacement cracking observed at time of inspection.  
Railings (Interior): Satisfactory, Missing - **Crawlspace - Have a professional contractor install a handrail for safety.**



Inspected

Stairs (Interior): Satisfactory

## Grounds

Further Evaluation Recommended

Driveway: Asphalt - Some deterioration noted. Have a professional contractor further evaluate and repair as necessary.



Inspected  
Inspected

Walks: Exposed Aggregate Concrete  
Steps/Stairs: Concrete, Wood - Exposed wood steps are higher maintenance. Periodic inspection and maintenance is needed to ensure proper protection.

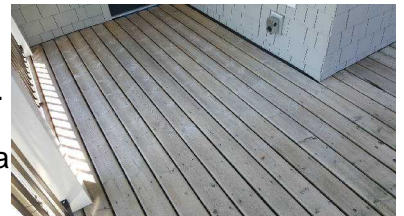
Needs Repair

Railings (Exterior): Satisfactory, Missing - **Missing handrails. Have a professional contractor install railings for safety.**



Inspected

Deck: Wood, Walking Surface Conceals Membrane. Minor deterioration noted. Exposed wood materials are a higher maintenance material. Periodic inspection and maintenance is needed to ensure proper protection. Consider replacing with a lower maintenance material in the future.



Deck walking surface prevents visual inspection of membrane - Consider converting current surface

## Grounds (Continued)

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Deck: (continued)

Inspected

into several panels so that membrane is accessible for inspection and maintenance.  
Patio: Wood - Exposed wood materials are a higher maintenance material. Periodic inspection and maintenance is needed to ensure service life. Consider replacing with a lower maintenance material in the future.



Further Evaluation Recommended

Vegetation: Trees, Keep vegetation away from exterior of home. Large trees that could fall on home represent a risk to be evaluated - consult a qualified arborist for a qualified opinion.

Tree near the foundation at the side of the home. Disclosed that the homeowner had the area inspected when upgrading the perimeter drainage to ensure that the root system was not affecting the foundation. The roots could cause damage to the foundation in the future. Consult with a professional arborist to comment further regarding this tree.



It is important to keep vegetation clear of siding in order to maximizing drying opportunities and to reduce bridging for insects.

Inspected

Retaining Walls: Stonemasonry, Pre-cast concrete blocks - No conspicuous, blatant defects observed at time of inspection for the stonemasonry wall. Plan some maintenance to ensure full service life is realized.

Inspected

Grading: Steep slope - Sloped sites are inherently higher risk than level building sites. Review of the site and slope stability are beyond the scope of the inspection and my expertise. Consult a Geo-technical Engineer for a qualified opinion.

## Exterior

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Inspected	Envelope Risk: Average number of higher risk details. Lack of overhangs and multi-storey exposures are higher risk. Mitigate risk with maintenance and monitoring. Monitor exterior perimeter to identify those areas subject to harsh weather (wetting due to rain storms, splash from roofline water discharge and southern sun). Use these areas to dictate maintenance cycles.
Inspected	Siding: Wood siding - Wood finishes are higher maintenance. Monitor perimeter to identify which exposures are more subject to sun and weather and schedule maintenance accordingly. Maintain contingency funds for maintenance and repair.
Inspected	Trim: Wood
Inspected	Fascia: Wood
Inspected	Soffits: Wood
Inspected	Flashing: Metal - Monitor and add/improve flashings where appropriate.
Inspected	Entry Doors: Solid-core
Inspected	Patio Door: Vinyl sliding
Inspected	Windows: Vinyl - See Interior Section Windows for comments.

## Roof

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Main Roof Surface

Inspected

Method of Inspection: On roof

Material: Standing-seam Metal Roofing - Standing seam metal roofing is considered a premium quality roofing system. With proper periodic inspection and maintenance, a 30-50 year service life can be expected (depending on the quality of the metal used).



Type: Complex roof design

Approximate Age: First third of expected service life - typical service life is twenty

to thirty years.

Rear Portion Roof Surface

Method of Inspection: On roof

## Roof (Continued)

Inspected

Material: EPDM membrane - Low slope roof areas should be periodically inspected by a qualified roofer and minor wear and tear and deficiencies addressed in order to ensure full service life of roof is realized.



Type: Low slope

Approximate Age: First third of expected service life - typical service life is 15-20

years  
Inspected

Skylights: Plastic - Skylights are a higher risk and higher maintenance detail. Periodic inspection and maintenance of the flashing is required to reduce risk of (periodic) leakage.



## Roof Water Control

Further Evaluation Recommended

Gutters: Membrane (built-in) - The gutter line needs to be cleaned for proper functionality. The gutters need periodic cleaning to ensure proper drainage due to the surrounding trees.



Built-in gutters are typically higher maintenance and have a shorter service life than exterior gutters. Roofing Contractor Association of BC specifications listed on page 100 of their Consumer guide ([www.rcabc.org/docs/consumerguide.pdf](http://www.rcabc.org/docs/consumerguide.pdf)) indicates that membrane should be "fully adhered" or installed per manufacturers directions. Current membrane is not fully adhered however this is typical of residential construction. Typical service life would be in the range of 10-20 years with periodic maintenance.

Consider installing drain filters to help ensure proper drainage.

Inspected

Downspouts: Metal - Front Deck - The downspout discharges onto the deck, which could cause premature wear and tear of the wood decking in this area. Consider having a professional contractor further evaluate and comment on possible reconfiguration so that the downspout discharges below the deck surface.

## Roof (Continued)

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West Chimney  
Needs Repair

Chimney: Block - The block at the top of the chimney is loose. Have a professional contractor further evaluate and repair as necessary.



Inspected  
Inspected

Flue/Flue Cap: Unlined flue, Metal cap flashing  
Chimney Flashing: Metal - Periodic maintenance of flashing will help reduce risk of water penetration.

Northeast Chimney  
Inspected

Chimney: Block - Chimney will require tuck point repairs (re-pointing) at some point in future - monitor and maintain as necessary.



Inspected  
Inspected

Flue/Flue Cap: Unlined flue, metal cap flashing  
Chimney Flashing: Metal - Periodic maintenance of flashing will help reduce risk of water penetration.

## Garage

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### Attached Parking Structure

Inspected  
Inspected  
Inspected  
Inspected  
Inspected  
Inspected

Car Spaces: 2  
Ceiling: Drywall  
Walls: Drywall  
Floors/Foundation Concrete  
Service Doors: Solid Core  
Garage Doors: Wood  
Door Operation: Mechanized - Recommend having door operation and opener tuned periodically for ease of operation and to help maximize service life of mechanical door openers.

## Plumbing

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### Interior

Inspected  
Inspected

Service Line: ABS  
Main Water Shutoff: In Crawlspace - Turn red handle a quarter turn to shut off entire water supply to home.



### Utility Room Water Heater (Gas)

Inspected

Water Heater Operation: Functional at time of inspection - Typical hot water tank service life in area is approximately 8-10-12 years. Warranty for this unit is eight years. As warranty period has expired, it would be prudent to maintain a 100 percent contingency fund for replacement.



Manufacturer: John Wood (GSW)  
Type: Gas Capacity (Approx): 189 Litres  
Approximate Age: Estimated 2006 Area Served: Whole home  
Flue Pipe: Single wall  
TPRV and Drain Tube: PEX

Inspected  
Inspected



## Plumbing (Continued)

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Inspected	Vacuum Breaker: Present
Inspected	Water Lines: PEX plastic piping with crimped-on metal fittings, Copper - There is some original copper piping still in place (noted below the kitchen sink, there may be other areas as well). Typical service life for the local area is thought to be 40-50 years. Maintain appropriate contingency funds for repairs and future replacement.
Inspected	Vent Pipes: ABS
Inspected	Drain Pipes: ABS
Inspected	Kitchen Sink: Synthetic surface material
Inspected	Bathroom Sink/Basin: Virtuoso China
Inspected	Faucets/Traps: Satisfactory
Needs Repair	Tub/Surround: Fiberglass tub - <b>The tub is loose at the ground. Have a licensed plumber secure the tub to mitigate against possible leakage.</b>
Inspected	Toilets: Satisfactory
Inspected	Shower/Surround: Ceramic tile base, Ceramic tile surround - Upstairs Main Bathroom - Recommend to install a door stop to mitigate against possible damage to the glass door.
	Both - Grout absorbs water indicating it is unsealed/overdue for resealing - grout is porous and should be sealed to prevent staining and water penetration - typically this is required on an annual basis.



## Laundry Area

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Needs Repair	Laundry Tub: PVC - Not secured to floor or wall - Secure to mitigate against possible leaking.
Inspected	Laundry Tub Drain: ABS
Inspected	Washer Drain: Wall mounted drain
Inspected	Washer Hose Bib: Globe Valve (Rotary) - Typical warranty on washer supply hoses is five years. Consider replacing and upgrading to braided stainless lines to help reduce risk of failure/flooding. You can also turn off valves when away.

## Exterior

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Inspected	Hose Bibs: Hydrant type (freeze resistant) - Ensure hoses are removed in the fall to reduce risk of pipe damage during winter periods of freezing temperatures. Ensure any non-hydrant style hose bibs are winterized as necessary (interior shut off and drained).
Inspected	Perimeter Drainage: PVC, Some Original Perimeter Drainage - Disclosed that the majority of the perimeter drainage has been upgraded except for a portion that connects to the sump. Maintain contingency funds for future updating of this drainage tile due to the age.

## Natural Gas Gas Service

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Inspected	Gas Meter: Exterior surface mount at side of home
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## Plumbing (Continued)

Inspected Main Gas Shut-off: At gas meter

Inspected Gas Service Line: Iron pipe

*This home features one or more gas appliances. The gas utility recommends that gas appliances be regularly inspected and maintained by a licensed natural gas contractor to help ensure your safety and keeps appliances operating at their best. Refer to individual appliance owner's manuals for directions regarding frequency of service (typically annually). Unless there is documentation available to verify that professional service has been completed recently (eg within the last 12 months), it is recommended that the appliances be professionally serviced for a qualified opinion as to serviceability and remaining service life.*

*You may also purchase and install CO and Combustible Gas detectors to further reduce the risks associated with gas appliances. For older appliances, it is prudent to maintain appropriate contingency funds for maintenance and replacement.*

## Heating System

The furnace is estimated to have reached its anticipated service life. The service life of a furnace is difficult to predict as some units will last for 35 years while others will require replacement after only 10 years. The average is 15 to 20 years. Maintain contingency funds for maintenance, repair, and future updating.

### Main Forced Air Furnace

Area Served: Whole home Estimated Age: 1996

Fuel Type: Natural gas

Inspected Furnace Operation: Adequate - Disclosed that system was serviced approximately a year and half ago. Recommend to verify that this is the case. Typical manufacturer's recommended service interval is annual to ensure proper functionality and reliability.

Age of furnace is such that appropriate contingency funds should be maintained for maintenance and future replacement/upgrading. Consult your heating contractor for options and costs.



Inspected Heat Exchanger: Visible burners  
Inspected Blower Fan/Filter: Direct drive with disposable filter  
Inspected Thermostats: Multi-zone

Bathrooms, Kitchen Electric Radiant Under-Tile Heating

Inspected Operation: Working at time of inspection  
Inspected GFCI Protection: At thermostat - GFCI protection for under-tile radiant heat operated correctly on day of inspection.

## Heating System (Continued)

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Convection Electric Resistance Heating

Inspected  
Inspected

Area(s) Served: Front Entry, Ground Floor Sitting Area  
Operation: Working at time of inspection  
Thermostats: Individual room/zone

*Electric resistance heat typically provides many years of trouble free service with virtually no maintenance. When a unit does eventually fail, it is relatively simple to replace for a qualified electrical worker. Units can be carefully vacuumed to remove dust and it is important to insure clearance to combustibles (beds, furniture, drapes) is in accordance with manufacturer's directions.*

## Electrical

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Inspected  
Inspected  
Inspected  
Inspected

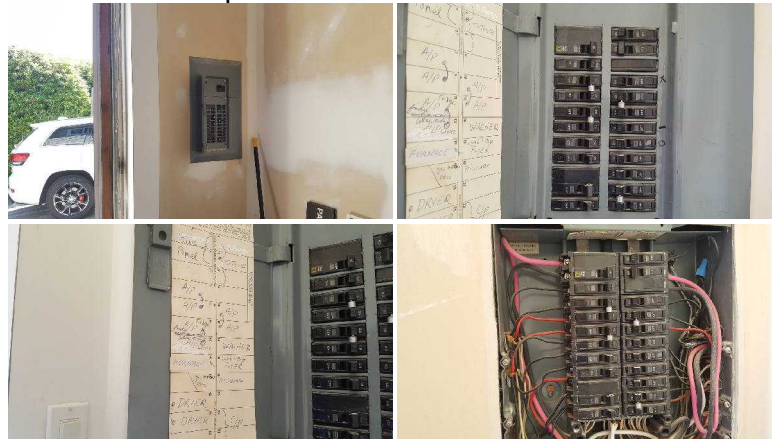
Service Amps (Estimated): 100 Volts: 120-240 VAC  
Service Entrance: Above Ground From Mast  
Interior Lighting: 110 VAC outlets and lighting circuits  
120 VAC Outlets: Grounded

GFCI Receptacles (Interior): Satisfactory, Recommend upgrading - The main bathroom receptacle protects the other bathroom receptacles. Check here first if the other receptacles are not working.

Upgrade kitchen receptacles adjacent to sink as desired for safety (minor upgrade).

Garage Electric Panel  
Inspected

Manufacturer: Square D



Maximum Capacity (Estimated): 100 Amps  
Main Breaker Size: 100 Amps  
GFCI: At GFCI receptacles only

Inspected  
Inspected  
Garage sub Electric Panel  
Inspected

Manufacturer: Federal Pioneer (Stab-lok)

## Electrical (Continued)

Manufacturer: (continued)



Inspected  
Inspected

Maximum Capacity (Estimated): 125 Amps  
Main Breaker Size: 40 amps at main panel  
AFCI: 110 volt - Manufacturer recommends operating test button monthly (push button, breaker handle should trip to intermediate position - to reset, push breaker handle fully 'off' then push back to original/on position). Contact an electrician if the breaker fails to trip when test button is depressed.

Inspected  
Inspected  
Inspected  
Inspected

Door Bell: Hard wired  
Smoke Detectors: Hard wired - Replace in 2024.  
Exterior Lighting: Satisfactory  
Exterior Electric Outlets: 110 VAC, 110 VAC GFCI

## Appliances

Please note that the inspection standard EXCLUDES inspection and testing of appliances. That understood, I did take the time to turn on and operate each appliance - any conspicuous defects are noted.

## Interior

Note that some original finishes (flooring, ceiling texture, drywall mud) are LIKELY to contain asbestos (based on the age of the home). It appears that the home has had a complete renovation and therefore this may have been remediated already. Verify with homeowner if this is the case.

Ensure to properly mitigate during any future renovation/improvements as it would add cost of any future renovations. Here is a link to Provincial Health information regarding asbestos in the home - <http://www.healthlinkbc.ca/healthfiles/hfile32.stm>

### General Interior

Inspected  
Inspected

Closets: Satisfactory  
Ceilings: Painted Drywall - Typical minor defects consistent with age/construction.

Inspected  
Inspected  
Inspected

Walls: Painted Drywall - Typical minor defects consistent with age/construction.  
Floors: Assorted  
Doors: Solid wood - Doors are wood and are affected by changes in humidity - minor adjustments may be required periodically for smooth operation and easy latching.

Inspected

Windows: Vinyl  
*Signs of lost seals in the thermal pane windows may appear and disappear as temperature and humidity changes. Some windows with lost seals may not have been evident at the time of the inspection. Windows only checked for obvious fogging. If some lost seals are noted,*

## Interior (Continued)

*recommend all windows be checked by a specialist for further lost seals.*

### Kitchen

Inspected	Kitchen Cabinets: Wood and composite materials - Monitor and keep all hardware properly adjusted and secured to prevent premature wear and tear of these components.
Inspected	Kitchen Counter Tops: Natural Stone - Ensure to seal natural stone surfaces periodically to prevent staining and maintain appearance.

### Bathroom

Inspected	Bathroom Cabinets: Wood and composite materials
Inspected	Bathroom Counters: Natural Stone - Ensure to seal natural stone surfaces periodically to prevent staining and maintain appearance.
Inspected	Ventilation: Bathroom exhaust fan(s), Kitchen range exhaust fan

## Fireplace/Wood Stove

Disclosed that fireplaces and chimneys were recently inspected. This should be completed annually and should ensure that flashing at the top of the chimneys are inspected/maintained as necessary.

### Living Room Wood Burning Fireplace

Inspected	Fireplace Construction: Manufactured - The fireplace and components apparently have been recently cleaned and serviced. This should be completed annually by a professional fireplace maintenance company for safety and functionality.
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Do not use without installing a safety barrier or manufacturer approved protective screen to help reduce the risk of accidental contact/serious burns.



### Sitting Area Off Of Kitchen Wood Burning Fireplace

Inspected	Fireplace Construction: Manufactured - The fireplace and components apparently have been recently cleaned and serviced. This should be completed annually by a professional fireplace maintenance company for safety and functionality.
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Do not use without installing a safety barrier or manufacturer approved protective screen to help reduce the risk of accidental contact/serious burns.

## Fireplace/Wood Stove (Continued)

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Fireplace Construction: (continued)



Ground Floor Sitting Area Wood Burning Fireplace

Inspected

Fireplace Construction: Manufactured - The fireplace and components apparently have been recently cleaned and serviced. This should be completed annually by a professional fireplace maintenance company for safety and functionality.

There is a barrier in front of the fireplace. This is to help reduce the risk of accidental contact/serious burns.



## Crawl Space

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Storage Under The Stairs Crawl Space

Inspected

Method of Inspection: From the access

Access: Interior Hatch



Inspected

Moisture Barrier: Concealed by skim coat

Inspected

Insulation: Fiberglass

Northwest Corner Crawl Space

Inspected

Method of Inspection: In the crawl space

Access: Interior door



## Crawl Space (Continued)

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Access: (continued)



Inspected  
Inspected  
Inspected  
Inspected

Moisture Barrier: Plastic

Ventilation: Vents

Insulation: Fiberglass

Pest Presence: No conspicuous issues noted. Monitor and contact professional pest control as necessary. Rodents and ants are not uncommon due to proximity to woodlands. Main concern is the damage the pests can cause if they take up residence. Preventative maintenance is recommended.

## Attic

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West Side Attic

Not Inspected

Method of Inspection: Not Accessible

Unable to Inspect: Not Accessible - Attempted to gain access into the attic space. Unable to access and inspect this area due to safety (due to the height and because the vent is painted shut).

Maintain contingency funds for maintenance and repair of this area.



## Needs Repair Summary

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### Structure

1. Foundation: Concrete, Minor Repair - Southwest Corner - The water proofing has come loose from the home. Re-attach for proper functionality.
2. Railings (Interior): Satisfactory, Missing - Crawlspace - Have a professional contractor install a handrail for safety.



### Grounds

3. Railings (Exterior): Satisfactory, Missing - Missing handrails. Have a professional contractor install railings for safety.



### Roof

4. West Chimney Chimney: Block - The block at the top of the chimney is loose. Have a professional contractor further evaluate and repair as necessary.



### Plumbing

5. Tub/Surround: Fiberglass tub - The tub is loose at the ground. Have a licensed plumber secure the tub to mitigate against possible leakage.
6. Laundry Tub: PVC - Not secured to floor or wall - Secure to mitigate against possible leaking.



## Further Evaluation Recommended Summary

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### Grounds

1. Driveway: Asphalt - Some deterioration noted. Have a professional contractor further evaluate and repair as necessary.
2. Vegetation: Trees, Keep vegetation away from exterior of home. Large trees that could fall on home represent a risk to be evaluated - consult a qualified arborist for a qualified opinion.

Tree near the foundation at the side of the home. Disclosed that the homeowner had the area inspected when upgrading the perimeter drainage to ensure that the root system was not affecting the foundation. The roots could cause damage to the foundation in the future. Consult with a professional arborist to comment further regarding this tree.

It is important to keep vegetation clear of siding in order to maximizing drying opportunities and to reduce bridging for insects.



### Roof

3. Gutters: Membrane (built-in) - The gutter line needs to be cleaned for proper functionality. The gutters need periodic cleaning to ensure proper drainage due to the surrounding trees.

Built-in gutters are typically higher maintenance and have a shorter service life than exterior gutters. Roofing Contractor Association of BC specifications listed on page 100 of their Consumer guide ([www.rcabc.org/docs/consumerguide.pdf](http://www.rcabc.org/docs/consumerguide.pdf)) indicates that membrane should be "fully adhered" or installed per manufacturers directions. Current membrane is not fully adhered however this is typical of residential construction. Typical service life would be in the range of 10-20 years with periodic maintenance.

Consider installing drain filters to help ensure proper drainage.

