



Your Inspection Report

1234 Sunshine Place
Okanagan, BC V1B 2Y3

PREPARED FOR:
VALUED CUSTOMER

INSPECTION DATE:
Sunday, May 5, 2013

PREPARED BY:
Leighton Clarke



Integra Property Inspections Ltd.
6716 Foothills Drive
Vernon, BC V1B 2Y2

250-309-0704
GST#78681 0895 RT0001

www.integrapi.ca
leighton@integrapi.ca

The best inspection experience available



March 28, 2019

Dear Valued Customer,

RE: Report No. 1597, v.3
1234 Sunshine Place
Okanagan, BC
V1B 2Y3

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Leighton Clarke
on behalf of
Integra Property Inspections Ltd.

Integra Property Inspections Ltd.
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INVOICE

March 28, 2019

Client: Valued Customer

Report No. 1597, v.3

For inspection at:

1234 Sunshine Place

Okanagan, BC

V1B 2Y3

on: Sunday, May 5, 2013

Home inspection

\$440.00

GST

\$22.00

Total

\$462.00

PAID IN FULL - THANK YOU!

Integra Property Inspections Ltd.
6716 Foothills Drive
Vernon, BC V1B 2Y2
250-309-0704
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leighton@integrapi.ca

AGREEMENT

1234 Sunshine Place, Okanagan, BC May 5, 2013

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PARTIES TO THE AGREEMENT

Company

Integra Property Inspections Ltd.
6716 Foothills Drive
Vernon, BC V1B 2Y2

Client

Valued Customer

Total Fee: \$462.00

This is an agreement between Valued Customer and Integra Property Inspections Ltd..

INSPECTION CONTRACT

THIS CONTRACT AFFECTS YOUR LEGAL RIGHTS PLEASE READ CAREFULLY BEFORE SIGNING

BETWEEN: Integra Property Inspections Ltd.

Mailing Address: 6716 Foothills Drive. Vernon, BC V1B 2Y2

Telephone number: 250-309-0704

Email Address: leighton@integrapi.ca

Facsimile number:

AND: Valued Customer

Tel:

Fax:

Email:

including its employees and individual inspectors, whether an employee or independent contractor and/or that independent contractors company.

In relation to property to be inspected on the date of: 2013-05-05

And located at: 123 Nice House Crescent. Prince George, BC.

THE CLIENT AND INSPECTOR ACKNOWLEDGE AND AGREE AS FOLLOWS:

ARTICLE 1 - INSPECTION

1.1 The Client understands that the word Inspector as used in this contract means and includes HAWK EYE HOME INSPECTION, including its employees and individual inspectors, whether an employee or an

CAHPI(BC) Inspection Contract Page 2

(Initials) ____

independent contractor and/or that independent contractors company, and acknowledges and agrees that this contract will apply to the Client and the Inspector as defined.

1.2 The Client hereby requests that the Inspector perform an inspection (the Inspection) of the Subject Property and prepare a written and/or oral report (the Inspection Report). The Inspection and Inspection Report are subject to the following limitations and conditions, each of which are acknowledged, understood and accepted by the Client.

- a) The Inspection and Inspection Report shall be performed in accordance with the Standards of Practice of the Canadian Association of Home & Property Inspectors (British Columbia), a copy of which is available upon request or at www.cahpi.bc.ca.
- b) The Inspection is non-invasive and the Inspection Report constitutes an opinion of the Present Condition of the property based on a visual inspection of the readily accessible and visible major systems and components of the Primary Residence on the Property;
- c) The Inspection and Inspection Report do not constitute a guarantee, warranty or an insurance policy.
- d) The Client is encouraged, at their own risk, to participate in the Inspection and accepts responsibility for the consequences of electing not to do so.
- e) The condition of certain systems, components and equipment will be randomly sampled by the Inspector. Examples

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include, but may not be restricted to, window/door operation, electrical receptacles, switches and lights, cabinets, mortar, masonry, paint and caulking integrity, roof covering materials, and examination of interior and exterior surfaces for signs of moisture ingress.

f) Weather conditions may limit the extent of the inspection process; the Client understands that the scope and accuracy of the Inspection Report can be affected by weather conditions existing at the time of the inspection. The Client hereby releases and waives any claim they may have against the Inspector for omissions or inaccuracies in the Inspection or Inspection Report arising as a result of weather conditions existing at the time of inspection.

g) The Inspection Report is for the confidential use of the Client only and will not be disclosed to third parties such as real estate agents, sellers, or lenders without the express written consent of the Client. The Client shall protect and indemnify the Inspector from any claim against the Inspector by any such third party arising from disclosure of the Inspection Report.

The Client authorizes the Inspector to disclose the Inspection Report to third parties. Yes ___ No ___

ARTICLE 2 - RESTRICTIONS ON LEGAL RIGHTS

2.1 In the event of any errors, omissions, breach of contract, and/or negligence by the Inspector the Client hereby agrees to the following restrictions on their legal rights.

a) The Client acknowledges and agrees that the time limit for commencement of legal proceedings by the Client against the Inspector for damages suffered by the Client as a result of alleged errors, omissions, breaches of contract, and/or negligence by the Inspector shall be not later than one (1) year from the date of the Inspection. After the expiry of one (1) year from the date of the Inspection any claim of the Client against the Inspector shall expire and cease to exist for all purposes and the

CAHPI(BC) Inspection Contract Page 3

(Initials) _____

Clients right to commence legal proceedings against the Inspector shall thereupon be barred.

Client Initials _____

b) In the event that the Client claims damages against the Inspector and does not prove those damages, the Client shall pay all legal fees, legal expenses and costs incurred by the Inspector in defense of the claim;

c) The Inspector shall not be liable to the Client for the cost of any repairs to or replacement of any system, component, or equipment undertaken by the Client without prior consultation with the Inspector.

d) The Inspector's total liability to the Client for errors, omissions, breaches of contract and/or negligence in any part of the Inspection or Inspection Report shall be limited to the amount of the fee paid for the Inspection. For greater clarity this means that if the Client sues the Inspector any damages awarded cannot exceed the cost of the Inspection. Client Initials _____

ARTICLE 3 - FEE

3.1 The fee payable at the time of the Inspection of the Subject Property shall be as follows:

Base Fee: \$440.00 _____ Fee for Additional services described on schedule B hereto: \$ _____ GST: \$ 22.00 _____ Travel: \$ _____ Postage: \$ _____ TOTAL: \$462.00 _____

ARTICLE 4 - ACKNOWLEDGMENT

4.1 By signing this Inspection Contract the Client acknowledges, covenants and agrees that:

a) The Client understands and agrees to be bound by each and every provision of this Contract.

b) The Client has the authority to bind any other family members or other interested parties to this Contract.

c) The Inspector has not made any representations or warranties about the terms of this Contract other than those contained in this written Contract.

d) The Client has had such legal advice as the Client desires in relation to the effect of this Contract on the Client's legal rights.

Date: _____

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Client Signature

Client Signature

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(Initials) ____ ____

INSPECTOR

Leighton Clarke, License #63143, signed on own behalf and on behalf of INTEGRA PROPERTY INSPECTIONS LTD.

I, Valued Customer (Signature) _____, (Date) _____, have read, understood and accepted the terms of this agreement.

SUMMARY

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SUMMARY

ROOFING

EXTERIOR

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This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Roofing

FLAT ROOFING \ Built-up

Condition: • Near end of life expectancy

Tar and gravel roofing on stairwell enclosure is old and worn out, recommend replacement by roofer.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Left Side Exterior Staircase

Task: Repair or replace

Time: Immediate



1. Near end of life expectancy



2. Near end of life expectancy

Exterior

WALLS \ EIFS (Exterior Insulation and Finishing System) and Stucco

Condition: • Moisture penetration

Moisture penetration through stucco was observed on West exterior wall, recommend further evaluation and repair by contractor.

Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration

Location: Left Side Exterior Wall

Task: Repair Improve

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3. Moisture penetration



4. Moisture penetration

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

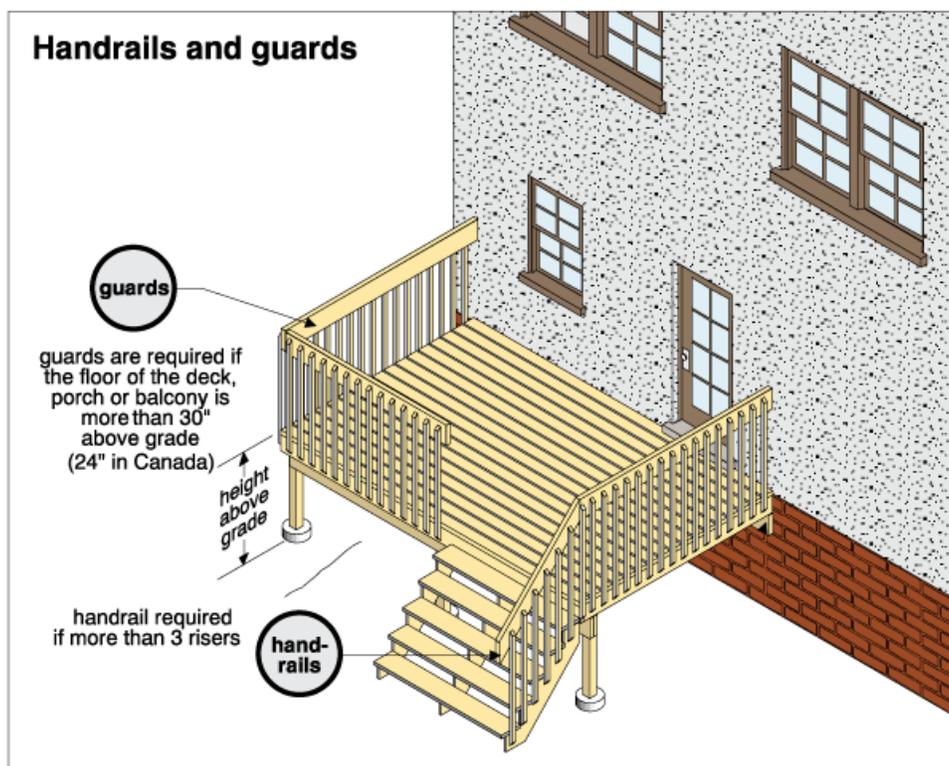
Condition: • Missing

Handrail installation is recommended for front exterior steps.

Implication(s): Fall hazard

Location: Front Exterior

Task: Provide



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5. Missing

Structure

WALLS \ Wood frame walls

Condition: • Wood too close to soil

Wood frame walls of North addition are too close to grade and water coming through exterior deck above is pooling against wall promoting rot. Recommend contractor repairs or improvements to avoid further damage.

Implication(s): Weakened structure | Chance of structural movement

Location: North Exterior Wall Addition

Task: Improve

SUMMARY

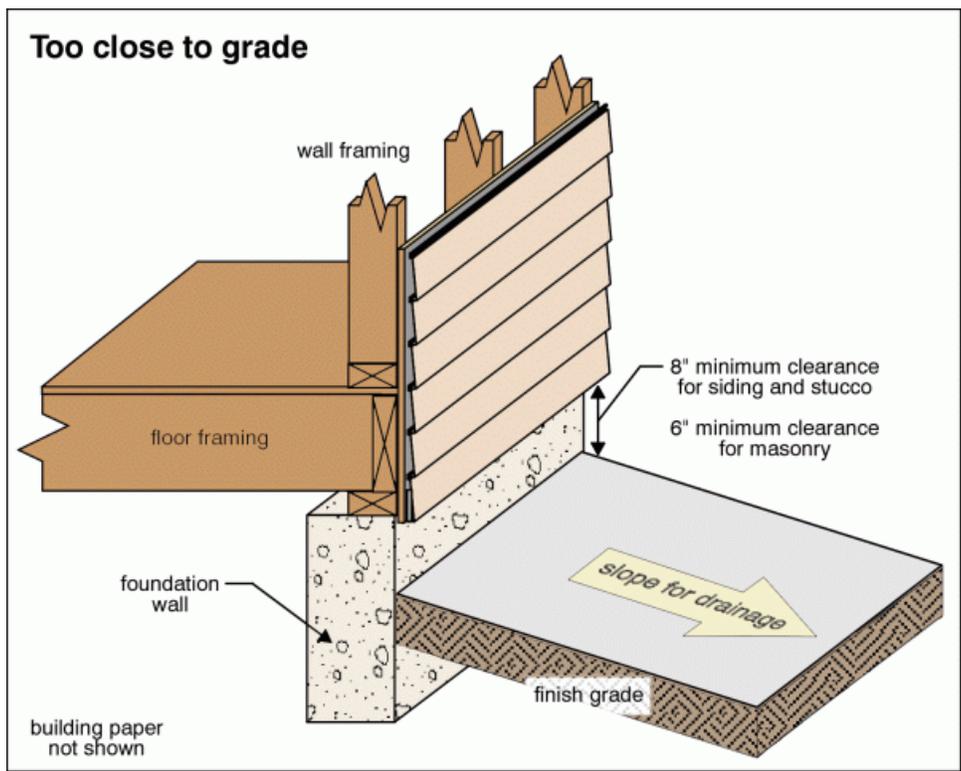
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- SUMMARY
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- STRUCTURE
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6. Wood too close to grade



7. Wood too close to grade

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Heating

GAS HOT WATER BOILER \ Life expectancy

Condition: • Past life expectancy

Gas boiler heating system is past typical life expectancy, heating was tested and no performance issues were noted. Recommend further evaluation of unit by heat tech and replacement if necessary.

Location: Utility Room

Task: Service

Cooling & Heat Pump

AIR CONDITIONING \ Life expectancy

Condition: • Past life expectancy

Air conditioning unit is past typical life expectancy, recommend budgeting for replacement.

Implication(s): Equipment failure | Reduced comfort

Location: East Exterior

Task: Replace

Time: When necessary

Interior

WALLS \ General

Condition: • An anomaly what appears to be missing or water damaged insulation was detected with thermal camera in second floor bedroom walls. Water damage from previous roof leakage is suspected to have occurred in these areas, recommend having further evaluation or testing for concealed damage before removing subjects on property.

Implication(s): Chance of water damage, rot and mold, damage to structure

Location: Southeast Second Floor Bedroom

Task: Further evaluation

Time: Immediate



8. Southeast corner of bedroom



9. Southwest corner of bedroom

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This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

ROOFING

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Description

The home is considered to face : • South

Sloped roofing material:

- Asphalt shingles

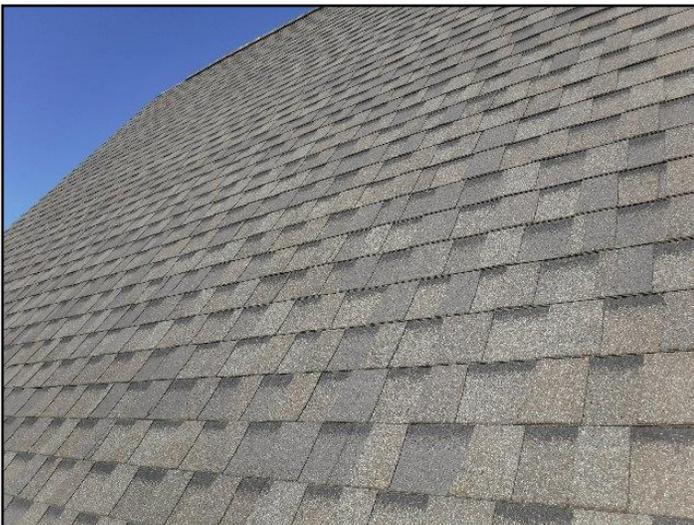
Shingles on roof are approx. 2 years old and in good condition, no performance or installation issues noted. Typical life expectancy of fiberglass mat shingles is 30 years.



10. Asphalt shingles



11. Asphalt shingles



12. Asphalt shingles



13. Asphalt shingles

Sloped roof flashing material: • Metal • Aluminum

Flat roofing material: • Built-up membrane

Flat roof flashing material: • Metal

Probability of leakage: • Low

ROOFING

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Approximate age: • 2 years

Typical life expectancy: • 30+ Years

Roof Shape: • Gable

Limitations

Inspection performed: • By walking on roof • From roof edge

Age determined by: • Visual inspection from roof surface • Receipt from roofing contractor

Not included as part of a building inspection: • Not readily accessible interiors of vent systems, flues, and chimneys

Recommendations

SLOPED ROOFING \ Asphalt shingles

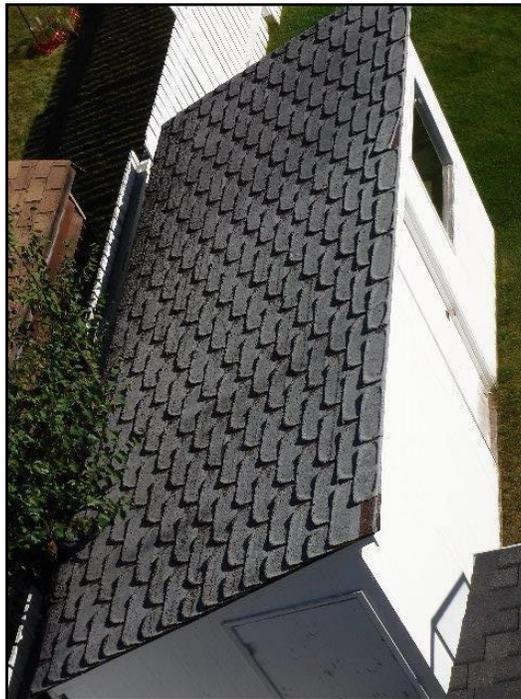
1. Condition: • Old, worn out

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Rear Yard

Task: Replace

Time: When necessary



14. Old, worn out (shed)

FLAT ROOFING \ Built-up

2. Condition: • Leak

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: West Exterior Staircase

ROOFING

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Task: Repair or replace

3. Condition: • Near end of life expectancy

Tar and gravel roofing on stairwell enclosure is old and worn out, recommend replacement by roofer.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Left Side Exterior Staircase

Task: Repair or replace

Time: Immediate



15. Near end of life expectancy



16. Near end of life expectancy

EXTERIOR

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Description

Gutter & downspout material: • Aluminum

Gutter & downspout type: • Eave mounted

Gutter & downspout discharge: • Above grade

Lot slope: • Away from building

Soffit (underside of eaves) and fascia (front edge of eaves): • Aluminum

Wall surfaces and trim: • Stucco

Wall surfaces - masonry: • Stone

Retaining wall: • Concrete • Masonry

Driveway: • Concrete

Walkway: • Concrete

Deck: • Raised • Wood • Railings

Exterior steps: • Concrete

Fence: • Wood • Chain link

Limitations

Exterior inspected from: • Ground level

Recommendations

ROOF DRAINAGE \ Gutters

4. Condition: • Clogged

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Various Exterior

Task: Clean

Time: Regular maintenance

EXTERIOR

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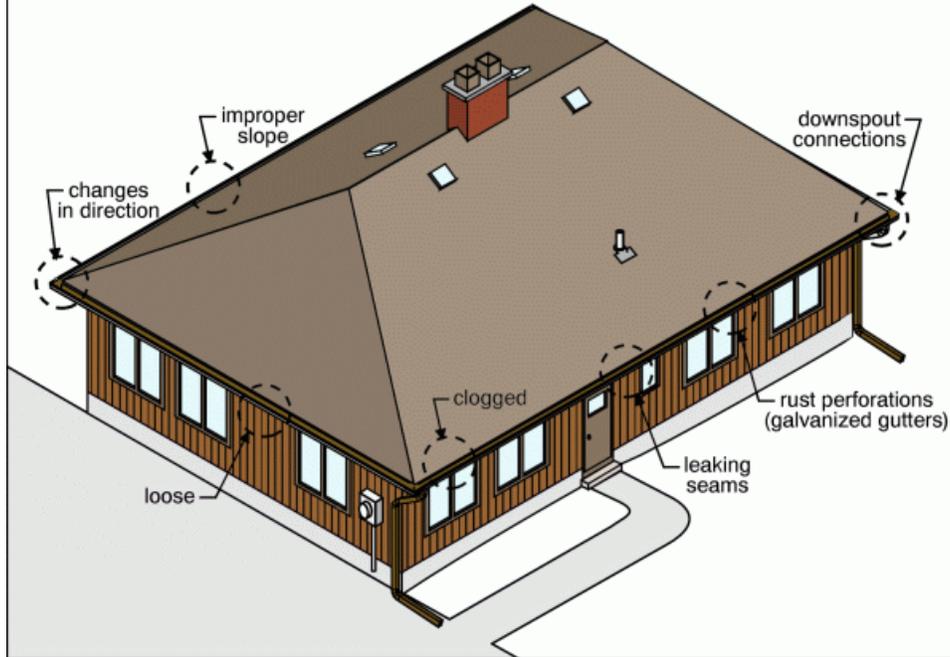
INSULATION

PLUMBING

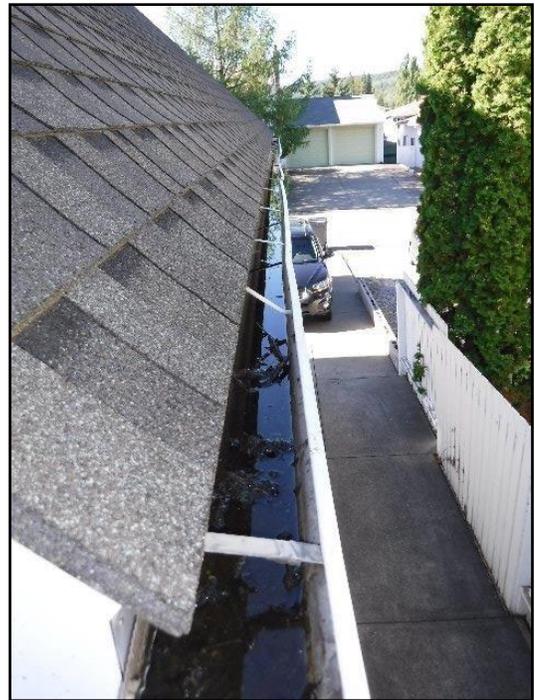
INTERIOR

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Gutters - common reasons for leakage



17. Clogged



18. Clogged

ROOF DRAINAGE \ Downspouts

5. Condition: • Discharge too close to building

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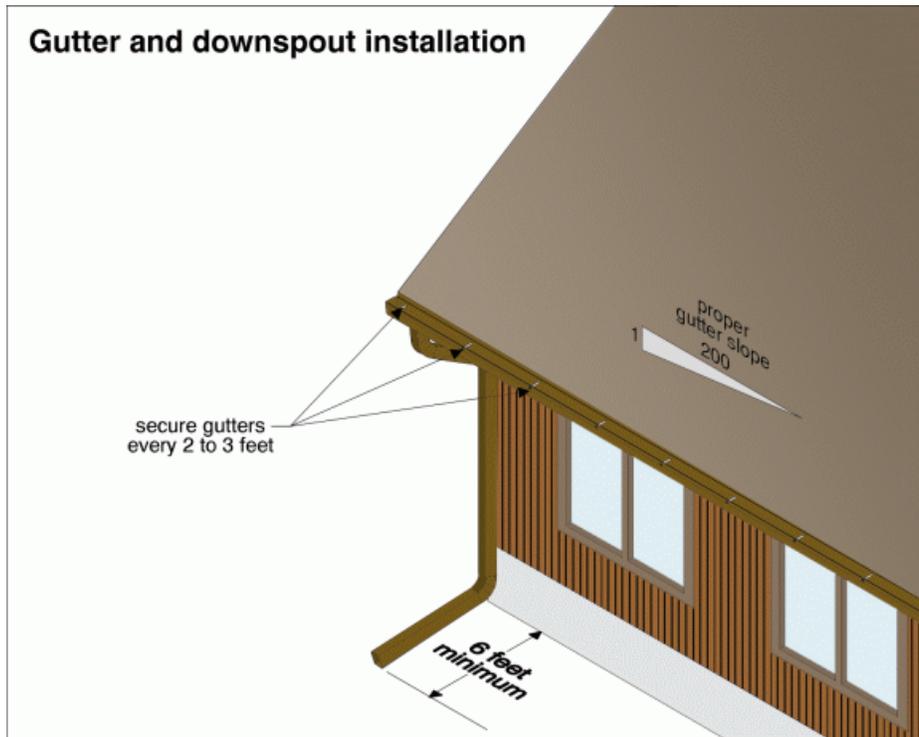
This downspout is causing water damage to foundation parging and wood steps, recommend re-routing away from building.

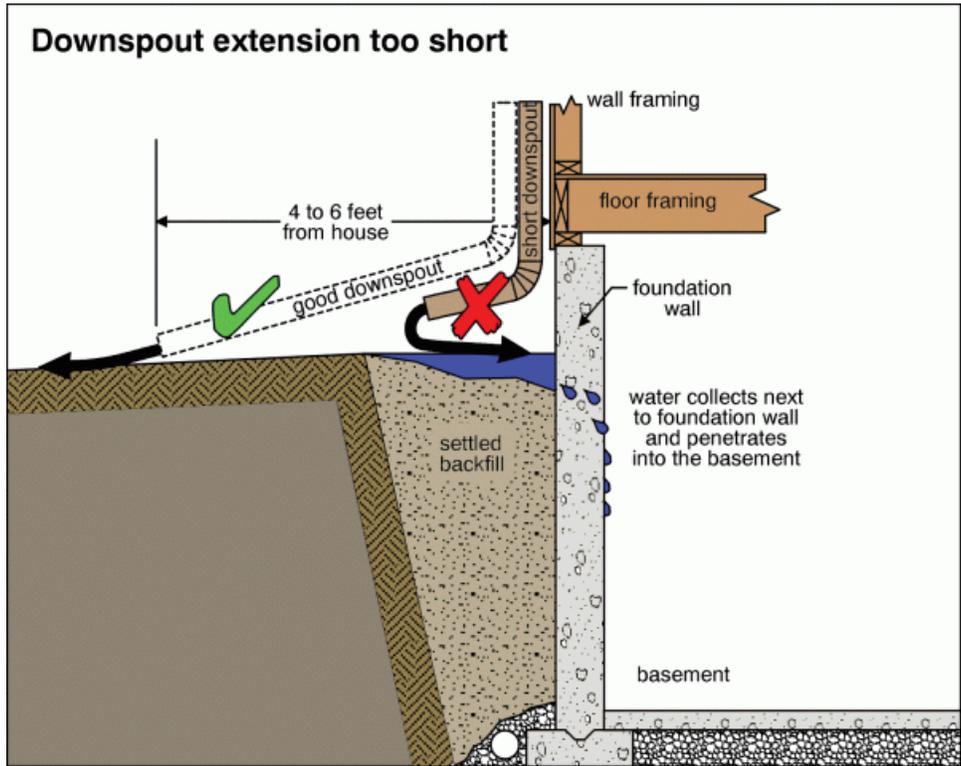
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Rear Left Side Exterior Wall Addition

Task: Correct

Time: As soon as possible





19. Downspouts end too close to building

6. Condition: • Missing
 Moisture penetration at bottom of stair enclosure wall is present due to missing downspout, recommend further evaluation and repair by contractor.
Implication(s): Chance of water damage to contents, finishes and/or structure
Location: Left Side Exterior
Task: Correct
Time: Immediate

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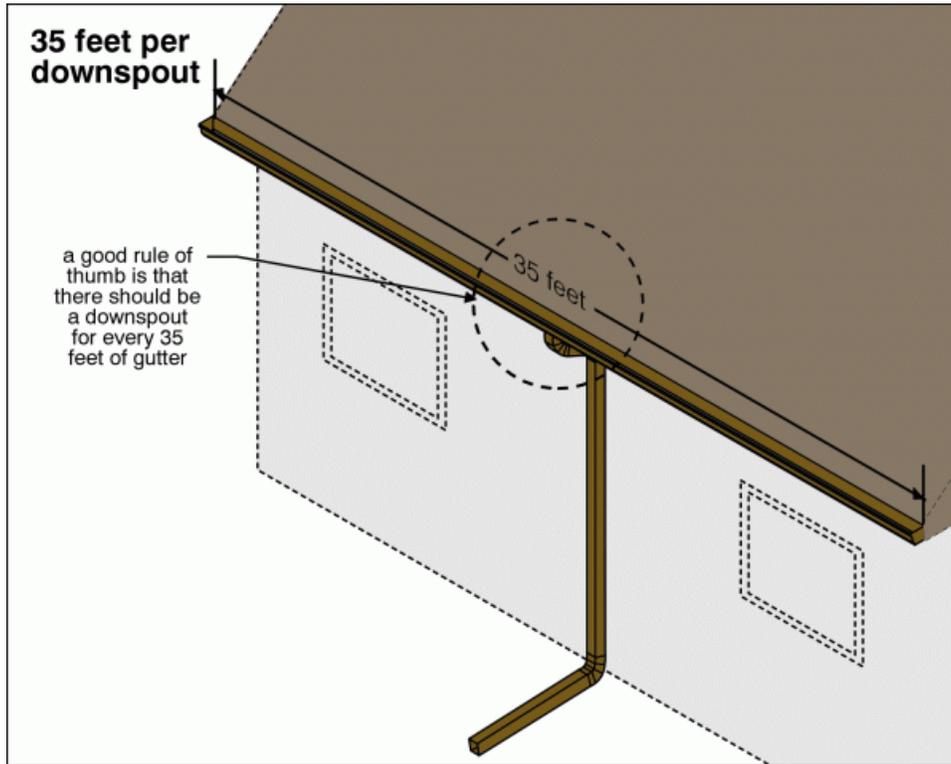
COOLING

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20. Missing

WALLS \ Soffits (underside of eaves) and fascia (front edge of eaves)

7. **Condition:** • Loose or missing pieces

Recommend repair to prevent unwanted pests entering roof space.

Implication(s): Chance of water damage to contents, finishes and/or structure | Chance of pests entering building

Location: Left Side Second Floor Exterior

Task: Protect

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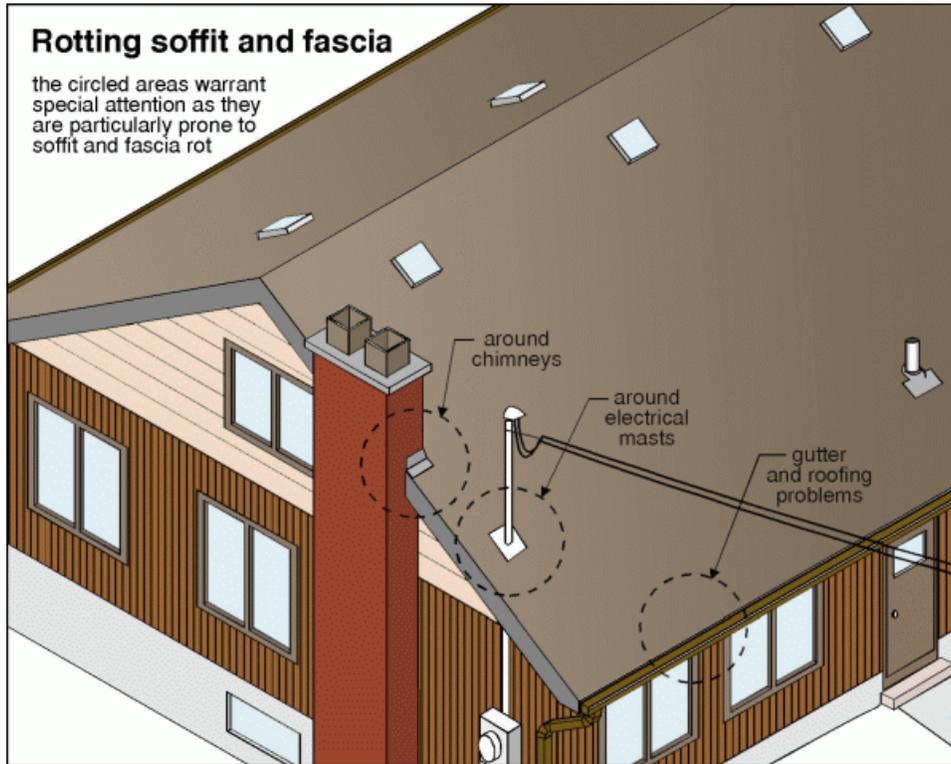
COOLING

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21. Loose or missing pieces

8. Condition: • Loose or missing pieces

Recommend repair to prevent unwanted pests entering roof space.

Implication(s): Chance of water damage to contents, finishes and/or structure | Chance of pests entering building

Location: Front Exterior

Task: Repair

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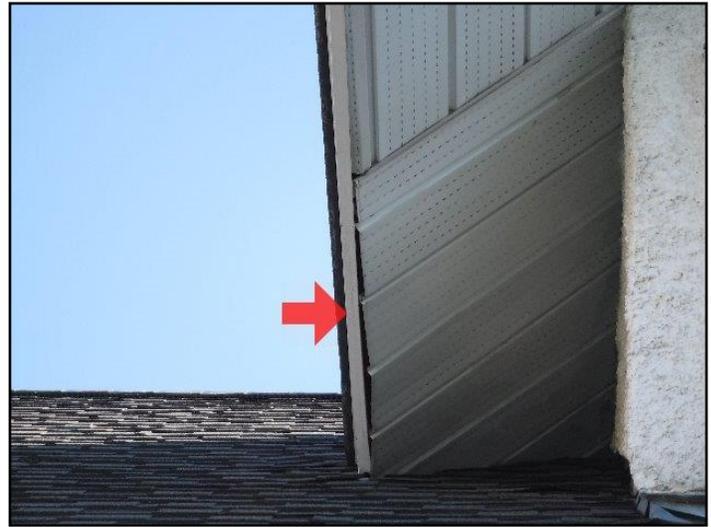
PLUMBING

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22. Loose or missing pieces



23. Loose or missing pieces

WALLS \ Trim

9. Condition: • Caulking missing or deteriorated

Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration

Location: Right Side Exterior Wall

Task: Protect



24. Caulking missing or deteriorated

WALLS \ EIFS (Exterior Insulation and Finishing System) and Stucco

10. Condition: • Moisture penetration

Moisture penetration through stucco was observed on West exterior wall, recommend further evaluation and repair by contractor.

Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration

Location: Left Side Exterior Wall

Task: Repair Improve

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25. Moisture penetration



26. Moisture penetration

DOORS \ Doors and frames

11. Condition: • Delaminated

Implication(s): Chance of damage to finishes and structure

Location: Yard

Task: Replace

Time: Discretionary



27. Delaminated (shed)

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings

12. Condition: • Masonry or concrete cracking

Recommend sealing of cracks to avoid further damage

Location: Front Exterior

Task: Protect

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28. *Masonry or concrete cracking*

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

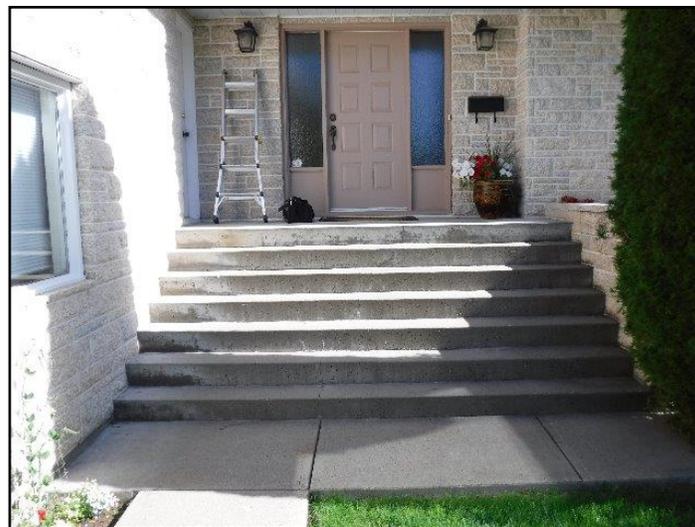
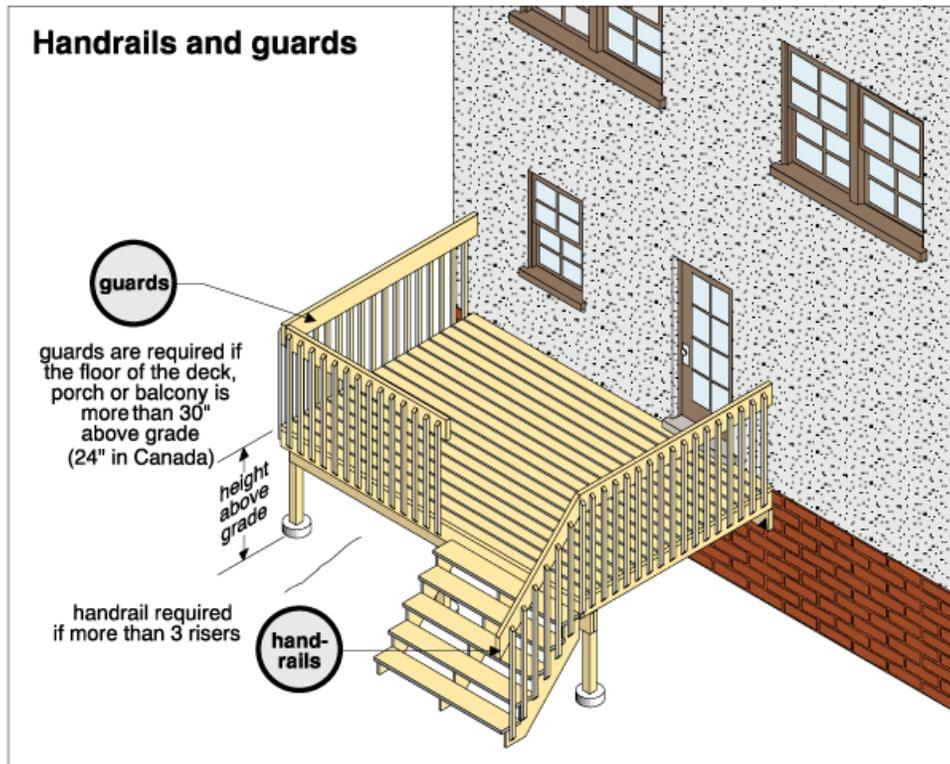
13. Condition: • Missing

Handrail installation is recommended for front exterior steps.

Implication(s): Fall hazard

Location: Front Exterior

Task: Provide



29. Missing

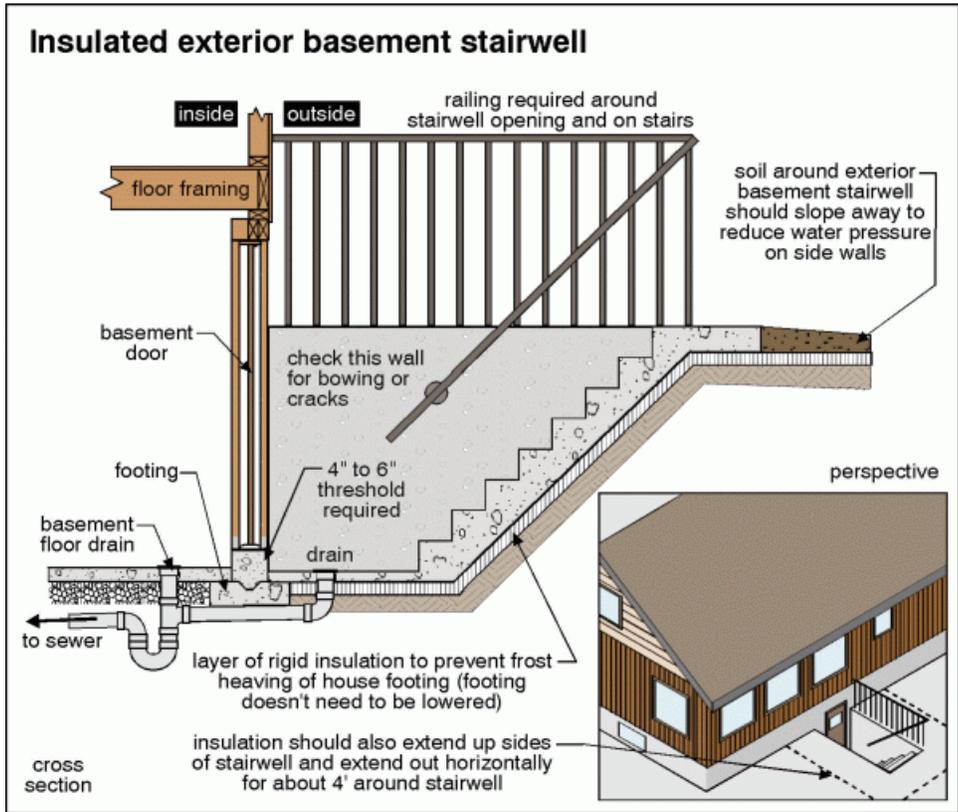
BASEMENT WALKOUTS \ General

14. Condition: • Guard and handrail problems

Implication(s): Fall hazard

Location: Left Side Exterior

Task: Provide



30. Guard and handrail problems

LANDSCAPING \ Walkway

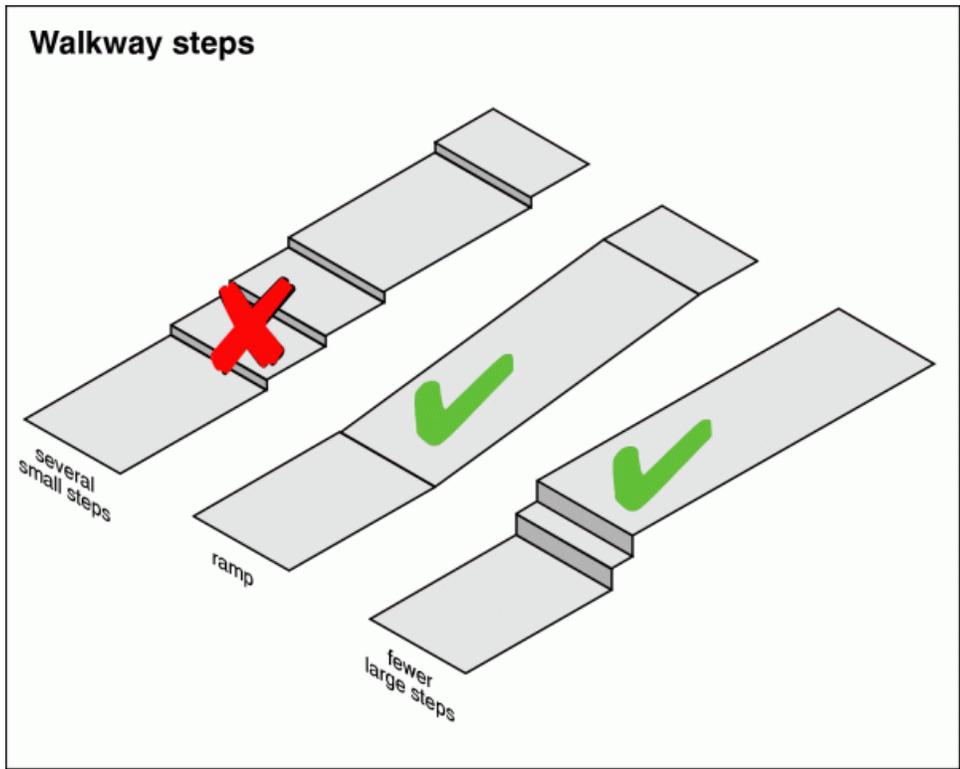
15. Condition: • Uneven (trip hazard)

Implication(s): Physical injury

Location: Rear Yard

Task: Improve

Time: If necessary



31. Uneven (trip hazard)

LANDSCAPING \ Retaining wall

16. Condition: • Mortar - deteriorated, missing

Location: Front Exterior

Task: Repair Protect

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32. Mortar - deteriorated, missing

LANDSCAPING \ Fence

17. Condition: • Leaning

Implication(s): Chance of movement | Damage or physical injury due to falling materials

Location: Rear Yard



33. Leaning

18. Condition: • Rot

Implication(s): Material deterioration

Location: Left Side Yard

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34. *Rot/loose*

Description

Configuration: • Basement

Foundation material: • Poured concrete

Floor construction: • Joists • Built-up wood beams • Subfloor - plywood

Exterior wall construction: • Wood frame

Roof and ceiling framing: • Trusses • Plywood sheathing

Limitations

Attic/roof space: • Inspected from access hatch

Recommendations

FOUNDATIONS \ General

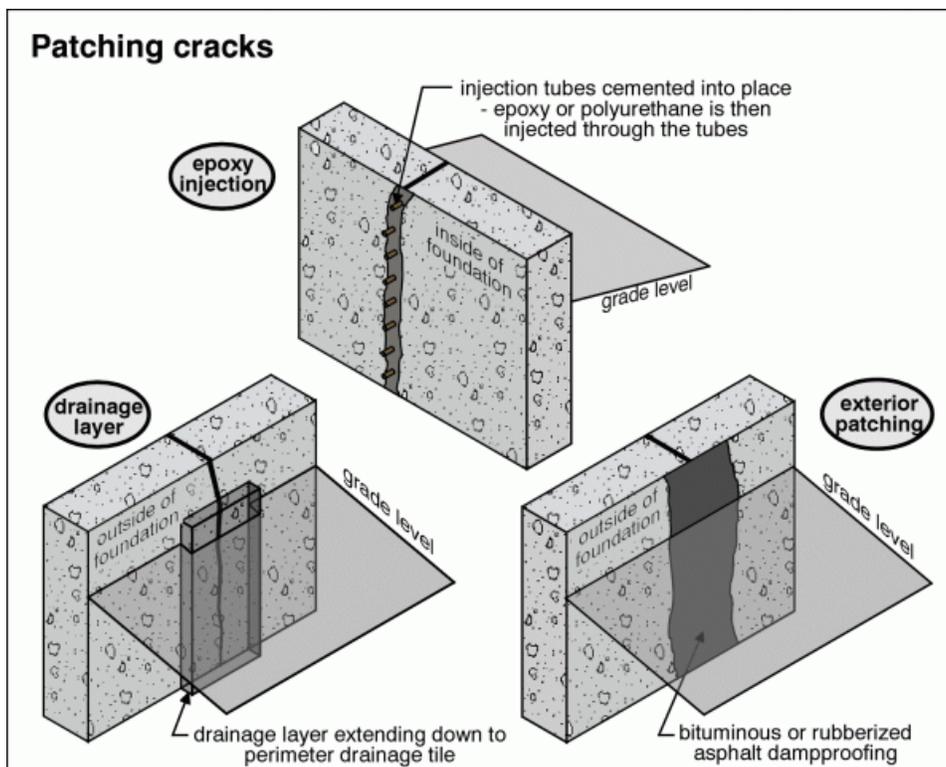
19. Condition: • Typical minor cracks

Typical minor foundation crack with prior repair or patch is present at front of basement. No evidence of current leakage or moisture noted, recommend monitoring and professional crack repair if necessary.

Implication(s): Chance of water entering building

Location: Front Basement

Task: Monitor



Crack repair – epoxy and polyurethane injection

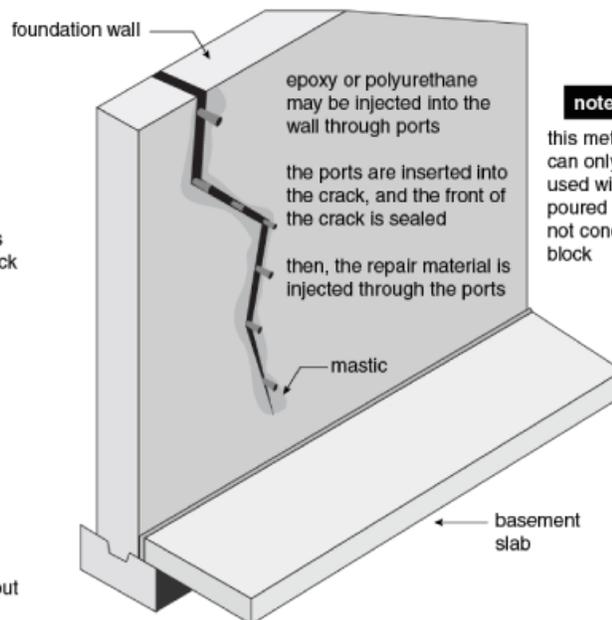
polyurethane is flexible and is not a structural repair, however, it can prevent leakage

it starts out with low viscosity, then expands and hardens in the crack

do-it-yourself crack repair kits usually feature polyurethane foam

epoxy is as strong as concrete and forms a structural seal

however, it hardens slowly, and if there is space at the back of the crack, it may leak out



note:
this method can only be used with poured concrete, not concrete block

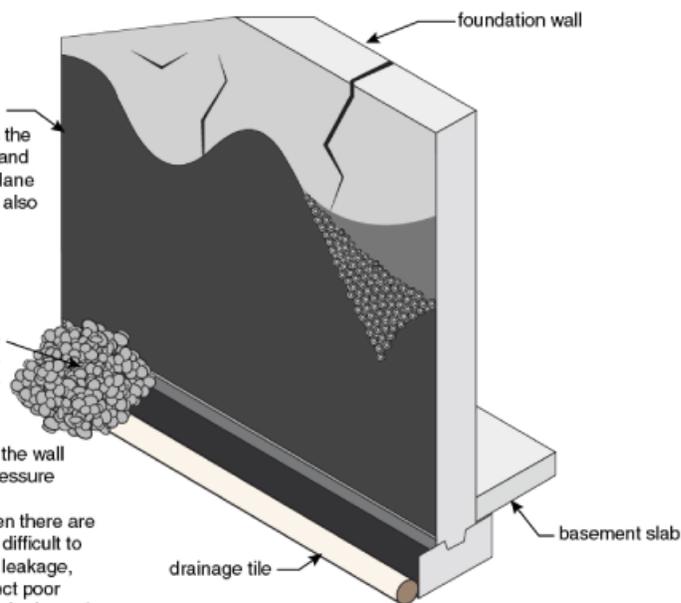
Crack repair – drainage layer

dimpled plastic membrane protects the wall from moisture and provides drainage plane (other methods may also be used)

gravel fill next to wall to facilitate drainage

adding drainage layer next to the wall helps to relieve hydrostatic pressure

this method may be used when there are many small cracks, when it is difficult to identify the specific source of leakage, and when it is difficult to correct poor grading (such as a hill next to the house)



Crack repair - epoxy and polyurethane injection

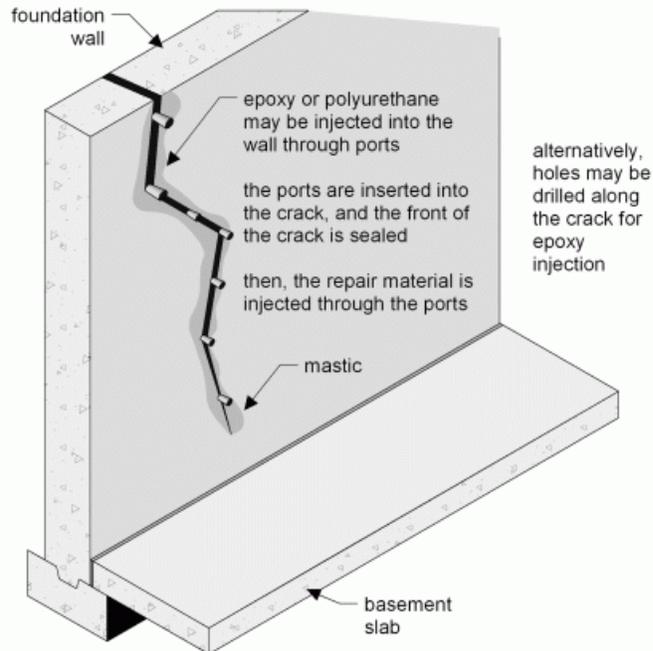
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35. Typical minor cracks

20. Condition: • Parging damaged or missing

Implication(s): Chance of damage to structure | Shortened life expectancy of material

Location: Various Basement Exterior Wall

Task: Repair

Time: Discretionary

STRUCTURE

1234 Sunshine Place, Okanagan, BC May 5, 2013

Report No. 1597, v.3

www.integrapi.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



36. Parging damaged or missing



37. Parging damaged or missing



38. Parging damaged or missing



39. Parging damaged or missing

FOUNDATIONS \ Performance opinion

21. Condition: • Acceptable

Location: Throughout

WALLS \ Wood frame walls

22. Condition: • Wood too close to soil

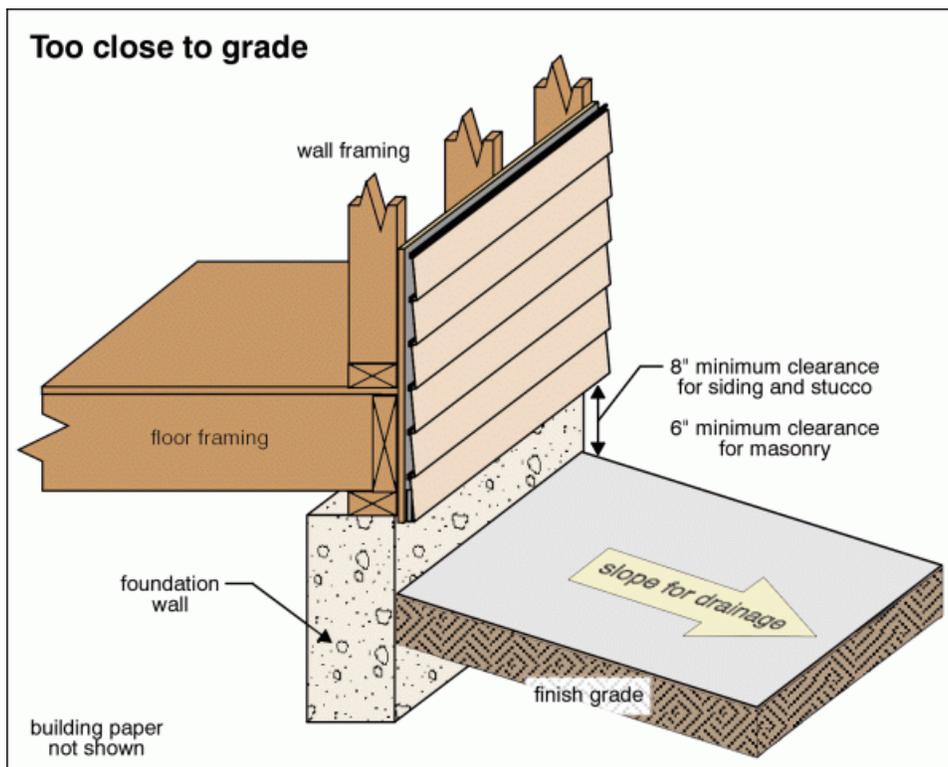
Wood frame walls of North addition are too close to grade and water coming through exterior deck above is pooling against wall promoting rot. Recommend contractor repairs or improvements to avoid further damage.

Implication(s): Weakened structure | Chance of structural movement

Location: North Exterior Wall Addition

Task: Improve

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
REFERENCE									



40. Wood too close to grade



41. Wood too close to grade

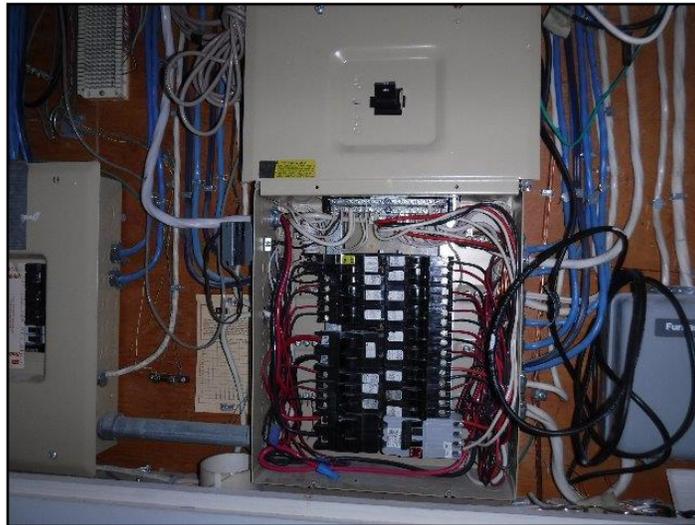
Description

Service entrance cable and location: • Underground - cable material not visible

Service size: • 150 Amps (240 Volts)

Main disconnect/service box rating:

• 150 Amps



42. 150 Amps

Main disconnect/service box type and location: • Breakers - basement

System grounding material and type: • Copper - water pipe

Distribution panel type and location: • Breakers - basement

Distribution panel rating: • 150 Amps

Auxiliary panel (subpanel) type and location: • Breakers - basement

Auxiliary panel (subpanel) rating: • 60 Amps

Distribution wire material and type: • Copper - non-metallic sheathed

Type and number of outlets (receptacles): • Grounded - typical

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • GFCI - bathroom and exterior

Smoke alarms (detectors): • Present

Carbon monoxide (CO) alarms (detectors): • None noted

Limitations

System ground: • Continuity not verified

Recommendations

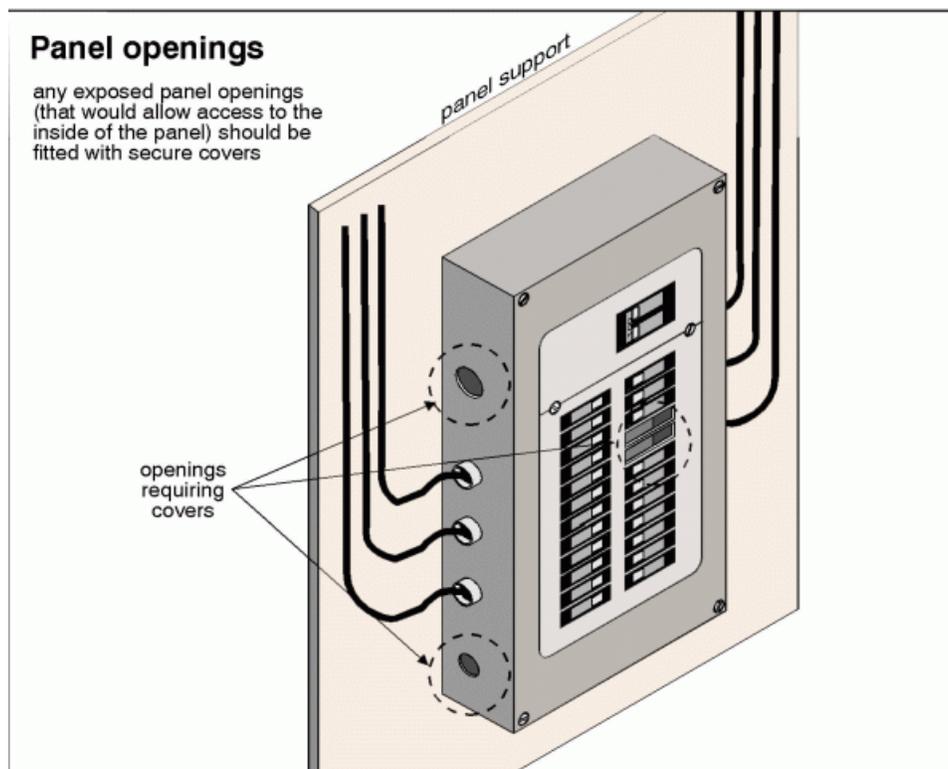
SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

23. Condition: • Openings in panel

Implication(s): Electric shock | Fire hazard

Location: Basement Panel

Task: Correct





43. Openings in panel

DISTRIBUTION SYSTEM \ Wiring - installation

24. Condition: • Abandoned wire

Location: Rear Exterior Deck

Task: Remove



44. Abandoned wire

25. Condition: • Abandoned wire

Implication(s): Electric shock

Location: Second Floor

Task: Remove Protect



45. Abandoned wire

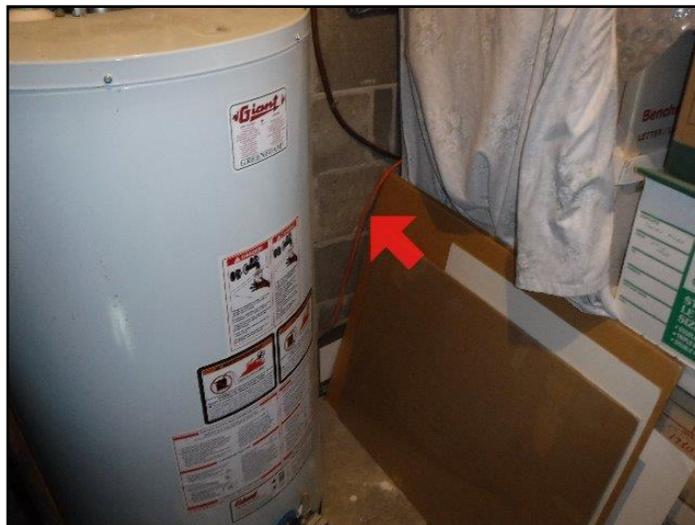
26. Condition: • Extension cord used as permanent wiring

For gas fireplace

Implication(s): Electric shock | Fire hazard

Location: Basement Utility Room

Task: Correct



46. Extension cord used as permanent wiring

DISTRIBUTION SYSTEM \ Lights

27. Condition: • Loose

Implication(s): Electric shock | Fire hazard

Location: Rear Crawl Space Addition

Task: Repair



47. Loose

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

28. Condition: • Old

Location: Various

Task: Replace

Time: Every 5 years



48. Old

HEATING

1234 Sunshine Place, Okanagan, BC May 5, 2013

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SUMMARY

ROOFING

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Description

System type: • Boiler

Fuel/energy source: • Gas

Boiler manufacturer: • Allied Engineering

Heat distribution: • Radiators • Hot water radiant piping

Approximate capacity: • 150,000 BTU/hr

Efficiency: • Conventional

Exhaust venting method: • Natural draft

Combustion air source: • Outside

Approximate age:

• 36 years



49. 36 years

Typical life expectancy: • Boiler (cast-iron) 20 to 35 years

Main fuel shut off at: • Meter

Failure probability: • Medium

Exhaust pipe (vent connector): • Galvanized steel

Fireplace/stove: • Wood-burning fireplace • Gas fireplace

Chimney/vent: • Masonry • Stucco over metal

Chimney liner: • Clay

Mechanical ventilation system for home: • Kitchen exhaust fan • Bathroom exhaust fan

Limitations

Safety devices: • Not tested as part of a building inspection

Heat loss calculations: • Not done as part of a building inspection

Heat exchanger: • Not visible

Recommendations

GAS HOT WATER BOILER \ Life expectancy

29. Condition: • Past life expectancy

Gas boiler heating system is past typical life expectancy, heating was tested and no performance issues were noted. Recommend further evaluation of unit by heat tech and replacement if necessary.

Location: Utility Room

Task: Service

CHIMNEY AND VENT \ Masonry chimney cap

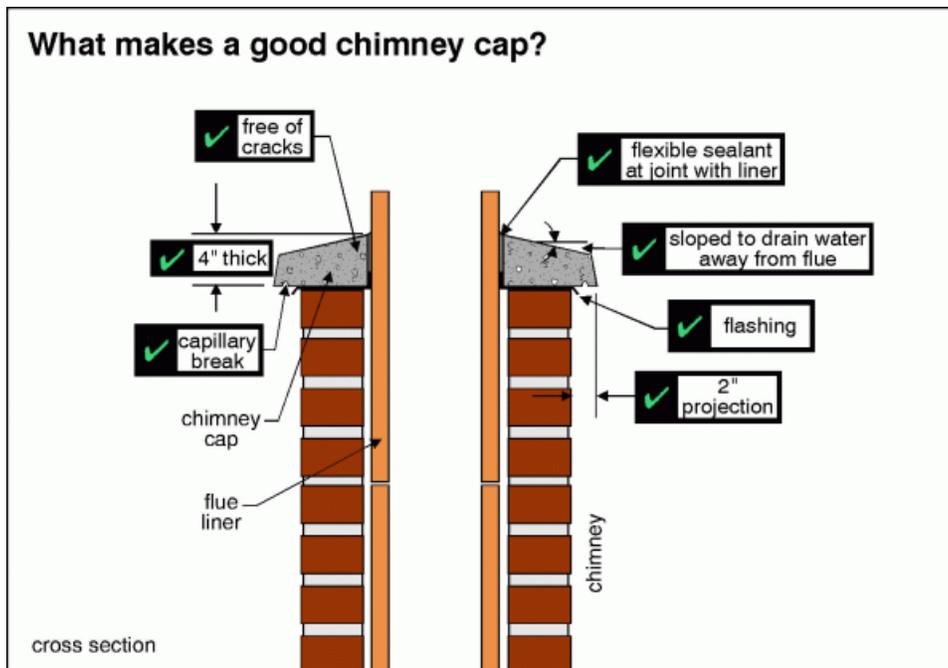
30. Condition: • Cracked

Chimney caps are cracked and causing moisture penetration and cracking of stucco beneath. Recommend mortar wash or sealing of cracks and repairs to stucco as needed.

Implication(s): Chance of water damage to contents, finishes and/or structure | Shortened life expectancy of material

Location: Left Side Right Side Exterior

Task: Repair Protect



HEATING

1234 Sunshine Place, Okanagan, BC May 5, 2013

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SUMMARY

ROOFING

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50. Cracked/moisture penetration



51. Cracked



52. Cracked



53. Cracked

HEATING

1234 Sunshine Place, Okanagan, BC May 5, 2013

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SUMMARY

ROOFING

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REFERENCE



54. *Crumbling*

COOLING & HEAT PUMP

1234 Sunshine Place, Okanagan, BC May 5, 2013

Report No. 1597, v.3

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SUMMARY

ROOFING

EXTERIOR

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ELECTRICAL

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COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Air conditioning type: • Air cooled

Cooling capacity: • 4 Tons

Compressor type: • Electric

Compressor approximate age:

• 23 years



55. 23 years

Typical life expectancy: • 15-20 years

Failure probability: • High

Air filter: • Disposable • 16" x 25"

Refrigerant type: • R-410A

Location of the thermostat for the cooling system: • Hallway • First Floor

Condensate system: • Discharges into floor drain

Ancillary components: • Programmable thermostat

Limitations

Heat gain calculations: • Not done as part of a building inspection

COOLING & HEAT PUMP

1234 Sunshine Place, Okanagan, BC May 5, 2013

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SUMMARY

ROOFING

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Recommendations

AIR CONDITIONING \ Life expectancy

31. Condition: • Past life expectancy

Air conditioning unit is past typical life expectancy, recommend budgeting for replacement.

Implication(s): Equipment failure | Reduced comfort

Location: East Exterior

Task: Replace

Time: When necessary

Description

General: • Attic is dry, well insulated and ventilated. No performance issues noted in attic.



56. Attic is dry, well insulated and ventilated...



57. Attic is dry, well insulated and ventilated...



58. Attic is dry, well insulated and ventilated...



59. Attic is dry, well insulated and ventilated...



60. Attic is dry, well insulated and ventilated...

Attic/roof insulation material: • Cellulose

Attic/roof insulation amount/value: • R-40

Attic/roof air/vapor barrier: • Plastic

Attic/roof ventilation: • Soffit vent • Ridge vent

Wall insulation material: • Glass fiber

Wall insulation amount/value: • 2x6 wall indicates R20

Wall air/vapor barrier: • Plastic

Foundation wall insulation material: • Glass fiber

Limitations

Attic inspection performed: • From access hatch

Air/vapor barrier system: • Continuity not verified

Mechanical ventilation effectiveness: • Not verified

Recommendations

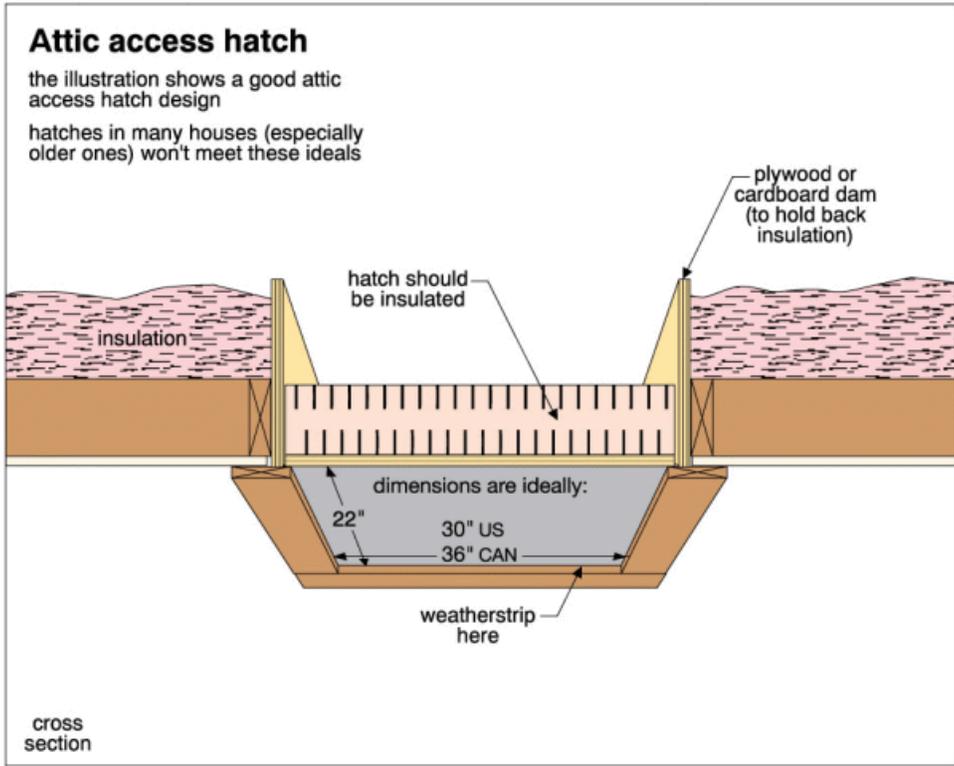
ATTIC/ROOF \ Hatch/Door

32. Condition: • Not insulated and not weatherstripped

Implication(s): Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs | Reduced comfort

Location: Attic

Task: Improve



Description

Water supply source: • Public

Service piping into building: • Copper

Supply piping in building: • Copper

Main water shut off valve at the:

- Front of the basement



61. Front of the basement

Water flow and pressure:

- Typical for neighborhood



62. Good 75psi

Water heater type: • Conventional

Water heater fuel/energy source: • Gas

Water heater manufacturer: • Giant

Water heater tank capacity: • 40 gallons

Water heater approximate age:

• 8 years



63. 8 years

Water heater typical life expectancy: • 8 to 12 years

Water heater failure probability: • Medium

Waste and vent piping in building: • ABS plastic

Floor drain location: • Near heating system • Near water heater

Gas piping: • Steel

Main fuel shut off valve at the: • Gas meter

Exterior hose bibb (outdoor faucet): • Present

Limitations

Items excluded from a building inspection: • Concealed plumbing

Recommendations

WASTE PLUMBING \ Floor drain

33. Condition: • Rusted

Location: Garage

Task: Replace



64. *Rusted*

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

34. Condition: • Loose

Implication(s): Chance of water damage to contents, finishes and/or structure | Damage or physical injury due to falling materials | Sewage entering the building

Location: Laundry Area

Task: Improve



65. Loose

Description

Major floor finishes: • Carpet • Hardwood • Tile

Major wall finishes: • Plaster/drywall

Major ceiling finishes: • Plaster/drywall • Suspended tile

Windows: • Fixed • Sliders • Casement • Wood • Vinyl

Glazing: • Double

Exterior doors - type/material: • Hinged • Sliding glass

Doors: • Inspected

Oven type: • Convection

Oven fuel: • Electricity

Range fuel: • Electricity

Appliances: • Refrigerator • Range hood • Dishwasher • Door bell

Laundry facilities: • Washer • Laundry tub • Hot/cold water supply • Dryer • Vented to outside • 120-Volt outlet • 240-Volt outlet • Waste standpipe

Kitchen ventilation: • Range hood • Discharges to exterior

Bathroom ventilation: • Exhaust fan

Laundry room ventilation: • Clothes dryer vented to exterior

Counters and cabinets: • Inspected

Stairs and railings: • Inspected

Limitations

Not included as part of a building inspection: • Carbon monoxide alarms (detectors), security systems, central vacuum

Recommendations

WALLS \ General

35. Condition: • An anomaly what appears to be missing or water damaged insulation was detected with thermal camera in second floor bedroom walls. Water damage from previous roof leakage is suspected to have occurred in these areas, recommend having further evaluation or testing for concealed damage before removing subjects on property.

Implication(s): Chance of water damage, rot and mold, damage to structure

Location: Southeast Second Floor Bedroom

Task: Further evaluation

Time: Immediate



66. Southeast corner of bedroom



67. Southwest corner of bedroom

EXHAUST FANS \ General

36. Condition: • Noisy

Implication(s): Reduced system life expectancy | Equipment failure

Location: Second Floor Master Bathroom

Task: Replace



68. Noisy

EXHAUST FANS \ Kitchen range exhaust system

37. Condition: • Not vented to exterior

Kitchen range exhaust is recirculating type and does not vent to exterior. (req'd for gas appliance applications)

Recommend venting to exterior or installing electric range/oven appliance.

Location: Basement Suite Kitchen

Task: Correct



69. *Not vented to exterior*

END OF REPORT

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS