

INSPECTION REPORT



For the Property at:
1606 ANY DRIVE
MY VILLAGE, BC

Prepared for: ABC JHON
Inspection Date: Saturday, October 1, 2022
Prepared by: Gurtej Manj

Ikdil holdings ltd
9418 116 ST, Suite 116 st
DELTA, BC V4C5X3
17788894124

[www.ikdil home and property inspections.com](http://www.ikdilhomeandpropertyinspections.com)
gurtejmanj@hotmail.com

February 5, 2023

Dear ABC Jhon,

RE: Report No. 1020, v.0
1606 Any Drive
My Village, BC

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the HIABC Scope of inspection. 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 HIABC Scope of inspection, 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 behaviour, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit and provide a partial inspection if necessary.

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,

Gurtej Manj
on behalf of
Ikdil holdings ltd

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SUMMARY

1606 Any Drive, My Village, BC October 1, 2022

Report No. 1020, v.0

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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. The summary section of this report contains deficiencies without photographic evidence. The photographic evidence is contained in the main body of the report. Photographs are timed and dated as proof of inspection. The front entrance of the house is considered to face NORTH and all references contained in this report use this as the orientation. The building components are shown on the tabs at the top of the page (roof, exterior, structure etc.) and you can navigate to these subjects by moving your cursor and clicking on the tab that will take you to the relevant section. Otherwise, you may simply scroll down the report where you will be taken to the headings in order. Moving your cursor and clicking on the writing in blue text will take you to further information. For this reason the report is best viewed using a computer as printed copies will not have access to this feature. The opinion of the condition of items inspected is provided in the recommendations section for each system. If appropriate, we will indicate there are no recommendations. We do not provide estimates for repair or replacements costs due to contractor pricing variations and specification anomalies. However, to aid you in the financial planning of repairs or replacement items, please refer to the blue text item "Home Improvement - ballpark costs" at the end of this summary section. Clicking here will take to a common list of household repair and replacement costs. This section is very useful when comparing quotes from contractors or for financial planning. Finally, we include a complete digital copy of the 472 page CARSON DUNLOP HOME REFERENCE GUIDE under the light green "REFERENCE" tab to help you maintain your new home.

FURTHER ADVICE ON LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not.

1) THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE.

The Home Inspection provides you with a basic overview of the condition of the property. Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive. Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential problem that is beyond the scope of the Home Inspection. If you are concerned about any conditions noted in the Home Inspection Report, we strongly recommend that you consult a qualified Licensed Contractor or Consulting Engineer. These professionals can provide a more detailed analysis of any conditions noted in the Report at an additional cost.

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2) THE INSPECTION IS AN OPINION OF THE PRESENT CONDITION OF THE VISIBLE COMPONENTS.

The Home Inspector's Report is an opinion of the present condition of the property. It is based on a visual examination of the readily accessible features of the building. A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, heating, cooling, structure, plumbing and insulation that are hidden or inaccessible. Some intermittent problems may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life. Home Inspectors will not find conditions that may only be visible when storage or furniture is moved. They do not remove wall coverings (including wallpaper) or lift flooring (including carpet) or move storage to look underneath or behind.

3) THE INSPECTION DOES NOT INCLUDE HAZARDOUS MATERIALS.

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This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based insulation, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fireproofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings. The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicides or pesticides. The Home Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

4) WE DO NOT COMMENT ON THE QUALITY OF AIR IN A BUILDING.

The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building. The Inspection does not include spores, fungus, mold or mildew that may be present. You should note that whenever there is water damage noted in the report, there is a possibility that mold or mildew may be present, unseen behind a wall, floor or ceiling. If anyone in your home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens at additional cost.

5) WE DON'T LOOK FOR BURIED TANKS.

Your Home Inspector does not look for and is not responsible for fuel oil, septic or gasoline tanks that may be buried on the property. If the building had its heating system converted from oil, there will always be the possibility that a tank may remain buried on the property. If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

[Priority Maintenance Items](#)

Exterior

RECOMMENDATIONS \ Overview

Condition: • That kind of gap happened because wood pavers will rot over time

Implication(s): Trip hazard safety issue

Location: Front Driveway

Task: Get quote and scope of work from mason

Time: Immediately upon possession

ROOF DRAINAGE \ Downspouts

Condition: • There is pvc drain tile around the house house is about 28 years old and there is water pool in the back yard . The recommended CCTV survey is a preventative maintenance strategy. There was no visual evidence of drainage tile failure on the interior surfaces of the crawlspace .

Implication(s): Water ingress to crawl space

Location: Exterior rear foundation wall

Task: CCTV scope by qualified drainage professional to ascertain condition & to provide scope and cost

Time: before subject remove

GARAGE \ Door into garage from living space (man-door)

Condition: • Door from garage to main floor is not self closing , if an auto mobile in garage is running ,co fumes can enter the house

Implication(s): health and safety issues

Location: Garage

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Task: Repair by carpenter

Time: Immediately upon possession

Structure

FOUNDATIONS \ Crawlspace

Condition: • In crawl space some of the patch work done on foundation and found minor cracks in foundation . Moisture penetration through the foundation back wall from outside because the water pond in the back yard . There was efflorescence on the foundation and floor (Moisture is the main cause of efflorescence) and cannot do the inspection that foundation wall from out side due to wood deck .Find out from owner about that patch work why they did it and who did it ?There was a black pipe through the front foundation wall need to be patched .

Implication(s): water leak may damage materials structure and may cause mould

Location: Crawl Space

Task: Further investigation by structural specialist to determine cause and scope of work

Time: Prior to subject removal

FLOORS \ Joists

Condition: • [Notches or holes](#)

Notched joist and no footing under post

Implication(s): Weakened structure

Location: Crawl Space

Task: Further evaluation by structural specialist to determine scope of work and cost

Time: Prior to subject removal

Electrical

RECOMMENDATIONS \ General

Condition: • There are few extension wires in front yard ,back yard(Near the pond) and right side of the house (near the pool) . Those wires are connected to the pond pumps and water pool pump

Implication(s): life safety hazard ,electric shock

Location: Front, Rear and Right Exterior

Task: : Consult with an electrician for repair, Safety Concern

Time: Immediately upon possession

Condition: • Abandoned / unused / unprotected wire under the kitchen sink and missing marking on panel cover . Right side Front of the garage light is hanging too need to be fix cover plate in crawl space .

Implication(s): Shock / Fire hazard

Location: Kitchen ,out side front and crawl space

Task: Consult with an electrician for repair, Safety Concern

Time: Immediately upon possession

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Plumbing

RECOMMENDATIONS \ General

Condition: • poly B:

This home is plumbed, in part or in whole, with Poly B (Polybutylene) piping. Poly B was manufactured and installed in homes in North America from the late 70's to the mid 90's. Many homes have experienced no problems; however, Poly B has a higher-than-normal failure rate. Plastic fittings were the most problematic. Canadian installers used primarily copper and brass fittings and elbows, which alleviated many of the problems. The visible Poly B in this home uses copper or brass fittings, and no leaks were noted at the time of inspection. Contributing factors for failure are water pressure in excess of 60 PSI, hot water temperatures of over 130F, high chlorine levels, when used in a hot water circulation loop, it may corrode, and it should never be connected directly to a hot water heater, nor exposed to sunlight. Your insurer may want to know if the fittings are copper. Investigate your insurers' position on homes with Poly B plumbing as policies and deductibles can differ dramatically and some may require complete replacement. There are many websites that provide information on Poly B piping, and you are encouraged to do some research. Focus on Canadian sites.

Polybutylene

This home is plumbed, in part or in whole, with Poly B (Polybutylene) piping. Poly B was manufactured and installed in homes in North America from the late 70's to the mid 90's. Many homes have experienced no problems, however Poly B has a higher than normal failure rate. Plastic fittings were the most problematic. Canadian installers used primarily copper and brass fittings and elbows, which alleviated many of the problems. The visible Poly B in this home uses copper or brass fittings, and no leaks were noted at the time of inspection. Contributing factors for failure are: water pressure in excess of 60 PSI, hot water temperatures of over 130F, high chlorine levels, when used in a hot water circulation loop, it may corrode, and it should never be connected directly to a hot water heater, nor exposed to sunlight. Your insurer may want to know if the fittings are copper. Investigate your insurers' position on homes with Poly B plumbing as policies and deductibles can differ dramatically and some may require complete replacement. There are many websites that provide information on Poly B piping and you are encouraged to do some research. Focus on Canadian sites.

Implication(s): : Chance of water damage to structure, finishes and contents | Leakage

Location: Throughout

Task: Discuss with insurance company. Consult a lic. plumber regarding the condition of the piping.

Time: Prior to subject removal

WATER HEATER \ Life expectancy

Condition: • [Near end of life expectancy](#)

Hot water tank is about 9 year old and life expectancy is about 8 to 10 years. One cannot predict with certainty when replacement will become necessary due to failure. However for tanks that are 10 years of age or older most insurance companies require replacement. Check with you home insurer as to their policies regarding tank age and replacement requirements. It is most likely that your insurer will require the tank to be replaced if it is 10 years old or older.

Implication(s): No hot water

Location: Furnace Room

Task: Insurance issue ,Engage a plumber for quote (budget for replace)

Time: Prior to subject removal

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Interior

EXHAUST FANS \ General notes

Condition: • Exhaust fan discharges into soffits ,air exhausted through the soffit will likely be sucked back into the attic through the soffit vents

Implication(s): health and safety issues

Location: Bathroom, Master Bathroom

Task: Get quote and scope of work from HAVC spacialist

Time: upon possession

APPLIANCES \ Range

Condition: • Range hood discharges to the soffits and The flexible metal type of vent connector has the advantage of being quick and easy to install. The disadvantages are that it restricts the air flow within the vent and the interior ridges can trap grease (oil)leading to a potential fire hazard and air exhausted through the soffit will likely be sucked back into the attic through the soffit vents . The condition is mitigated by the short run before the vent connects to the ceiling.

Implication(s): Fire and life safety hazard

Location: Kitchen

Task: Engage a HVAC contractor for quote and scope of work

Time: upon possession

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](#)

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Description

General:

- The inspection of the roofing system included a visual examination of the readily accessible roof coverings, roof drainage systems, flashings, skylights, chimneys and roof penetrations.



1. The inspection of the roofing system...



2. The inspection of the roofing system...

The home is considered to face: • West

Roofing Material:

- [Asphalt shingles](#)



3. Asphalt shingles

Roof Flashing Material:

- Metal

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4. Metal

Approximate age: • 5-7 years

Typical life expectancy:

• 15-20 years

The typical life expectancy of a well maintained asphalt shingle roof ranges between 15 - 20 years. Factors that can influence life expectancy include:

The quality and type of asphalt shingles and how they were installed;

How the roof is ventilated;

The pitch (slope) of the roof;

The amount of exposure to the sun and weather;

Exposure to overhanging trees or debris that may hold water on its surface;

Exposure to shade that may promote moss or lichens growth;

Flashing material, installation quality, proper details.

• 20-25 years

Roof Shape: • Hip

Limitations

General: • There are many different roof types and it is virtually impossible for anyone to detect a leak except as it is occurring. The inspector evaluates every roof carefully but will never predict the life expectancy or guarantee that it will not leak. All roofs should be kept clean and inspected annually. The buyer is advised that this is a limited visual review of the roofing material and no prediction of future performance can be offered.

Inspection performed: • By walking on roof

Age determined by: • Visual inspection from roof surface

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Recommendations

RECOMMENDATIONS \ General

1. Condition: • Roof is only 5 to 7 years old need to be checked and clean any moss build up annually that will extend the life of roof

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

Location: Throughout

Task: Inspect annually

Time: Regular maintenance ,upon possession

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Description

General:

• The inspection of the exterior systems included a visual examination of the wall covering(s), flashing and trim, the exterior doors, attached or adjacent decks, the balconies, steps, porches, and associated railings, eaves, the soffits and fascias where visible/accessible from the ground level, vegetation, attached landscape structures, grading, surface drainage when it is likely to adversely affect the building, walkways, the patios and driveways leading to building entrances, the primary attached or detached garage, the garage doors and operators



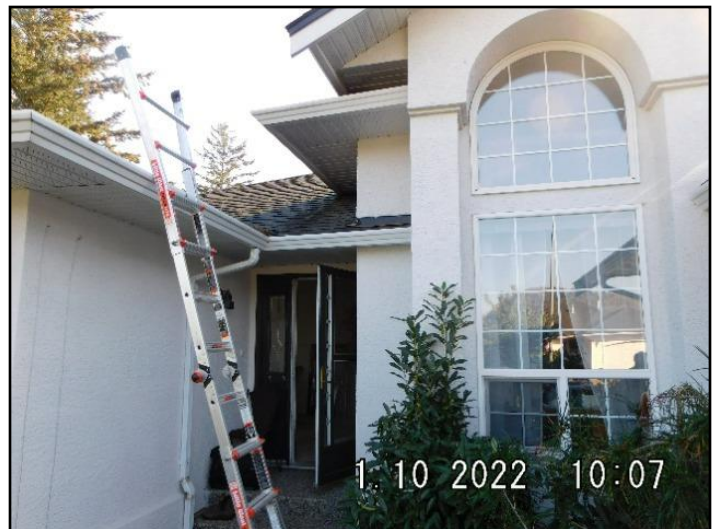
5. Right side.



6. Left side.



7. Back side



8. Front

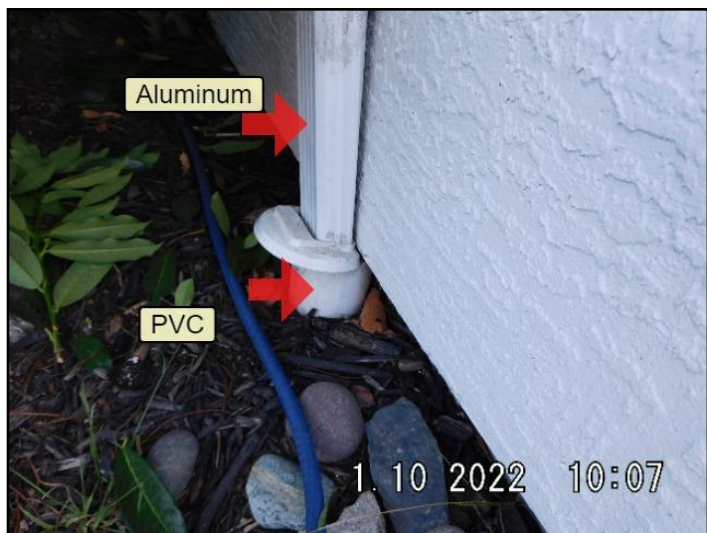
Gutter & downspout material: • Aluminum

Gutter & downspout type: • [Eave mounted](#)

Gutter & downspout discharge: • [Below grade](#)

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Gutter & downspout discharge: • Plastic : PVC Drain tile



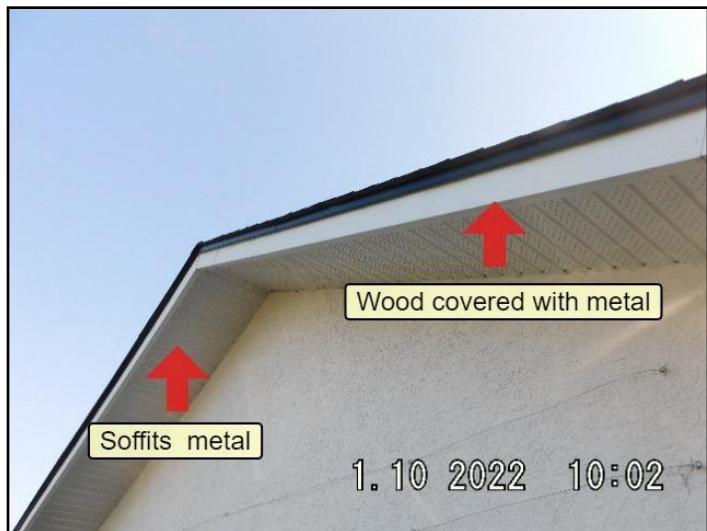
9.

Lot slope: • [Away from building](#)

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

• [Wood](#)

Wood fascias covered with metal



10. Wood /metal

• [Aluminum](#)

Wall surfaces and trim: • [Stucco](#)

Driveway: • Concrete

Walkway: • Concrete

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Deck:

- Pressure-treated wood



11. *Pressure-treated wood*

- Exterior steps:** • Concrete

Garage:

- Attached



12. *Attached*

- Garage vehicle doors:** • Present

- Garage vehicle door operator (opener):** • Present

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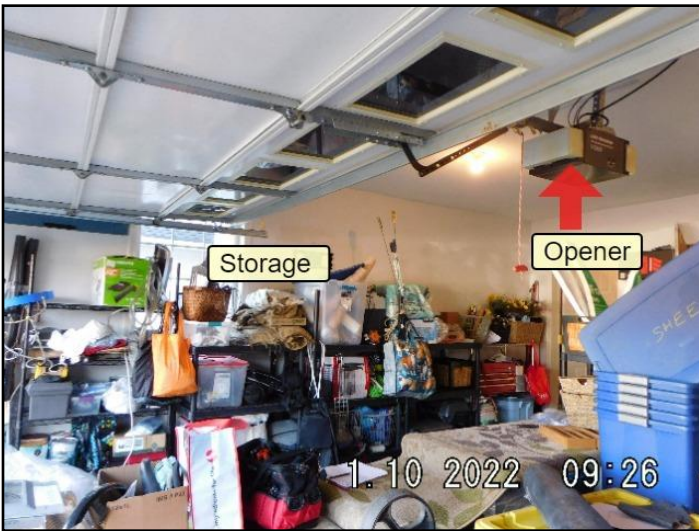
Limitations

General: • Not included as part of a building inspection: Underground components (e.g., oil tanks, septic fields, underground drainage systems). It is beyond the scope of home inspection to evaluate the correct function of the perimeter drainage system. Perimeter drains may become clogged over time causing drains and downspouts to backup which may cause water ingress, concealed damage to structure, materials and finishes. Homeowner to monitor for signs of blockage.

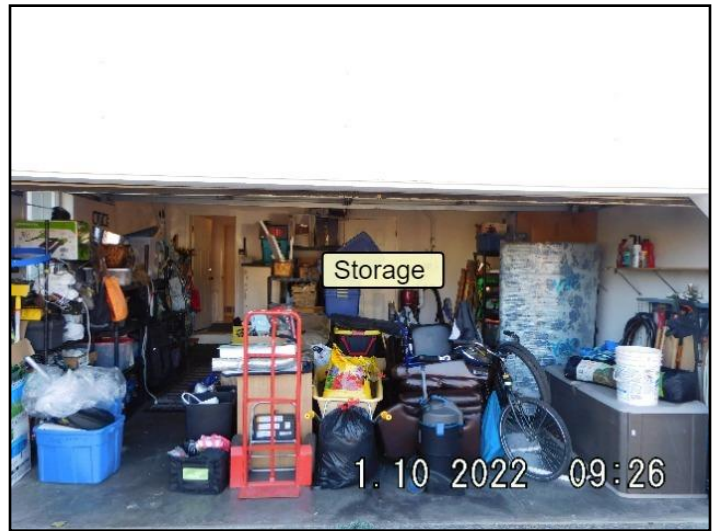
Engage perimeter drain specialist to scope drains and cleanup to ensure optimum performance as part of a preventative maintenance strategy. Fences and boundary walls Geological and soil conditions Outbuildings other than garages and carports Erosion control, earth stabilization measures

Inspection limited/prevented by:

- Storage in garage



13. Storage in garage



14. Storage in garage

- Vines/shrubs/trees against wall



15. Vines/shrubs/trees against wall



16. Vines/shrubs/trees against wall

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17. Vines/shrubs/trees against wall

Exterior inspected from: • Ground level

Recommendations

RECOMMENDATIONS \ Overview

2. Condition: • That kind of gap happened because wood pavers will rot over time

Implication(s): Trip hazard safety issue

Location: Front Driveway

Task: Get quote and scope of work from mason

Time: Immediately upon possession

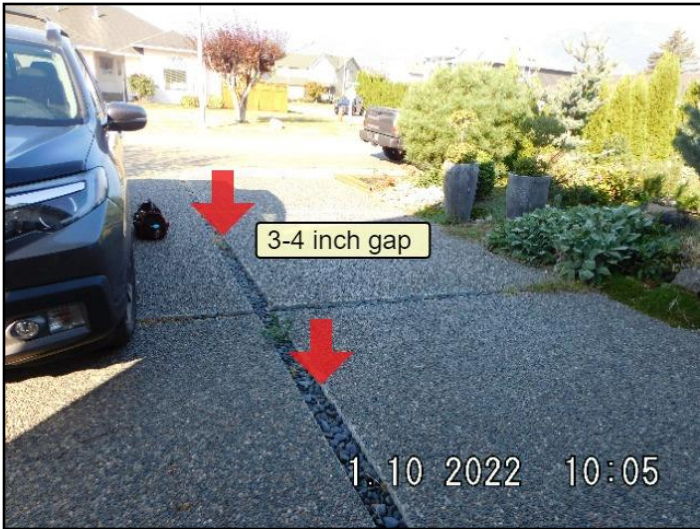
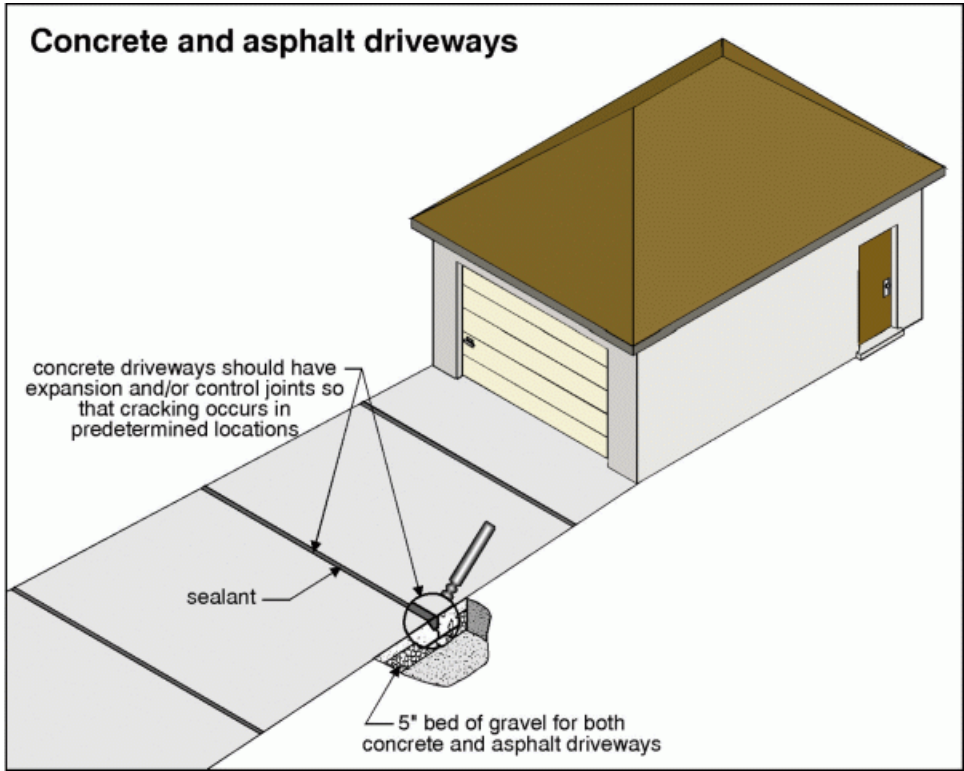
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18.



19.

ROOF DRAINAGE \ Gutters

3. Condition: • [Clogged](#)

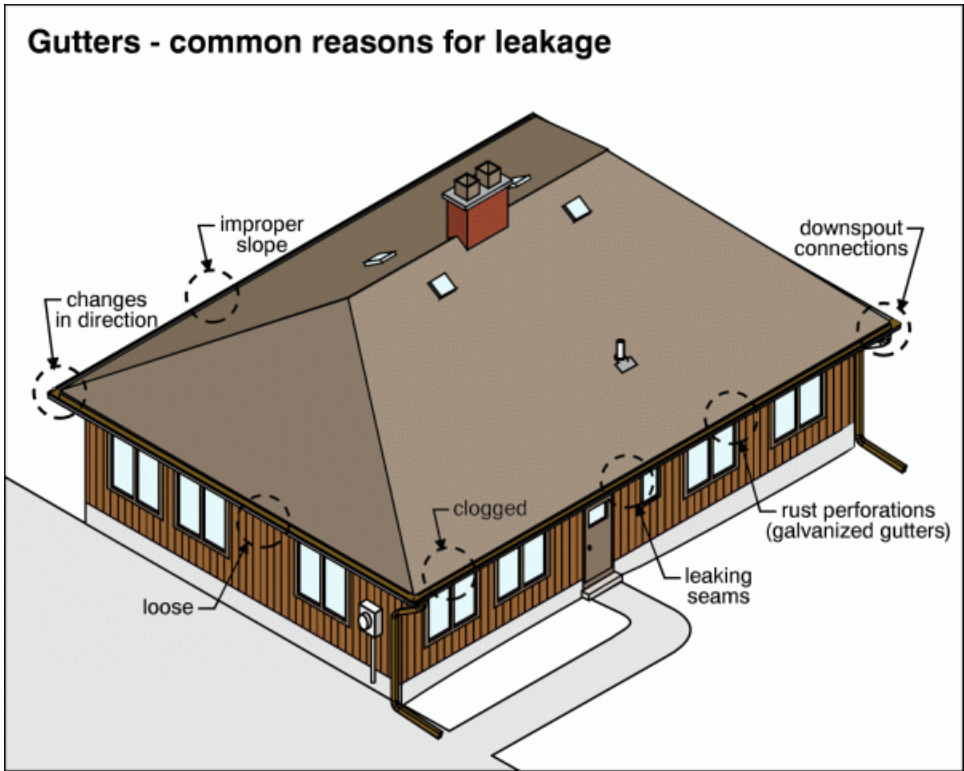
Implication(s): Chance of water damage to structure, finishes and contents

Location: Throughout

Task: Clean gutters

Time: Upon possession & annually thereafter.

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20. Clogged



21. Clogged

4. Condition: • Leak

End cap of the gutter is damaged

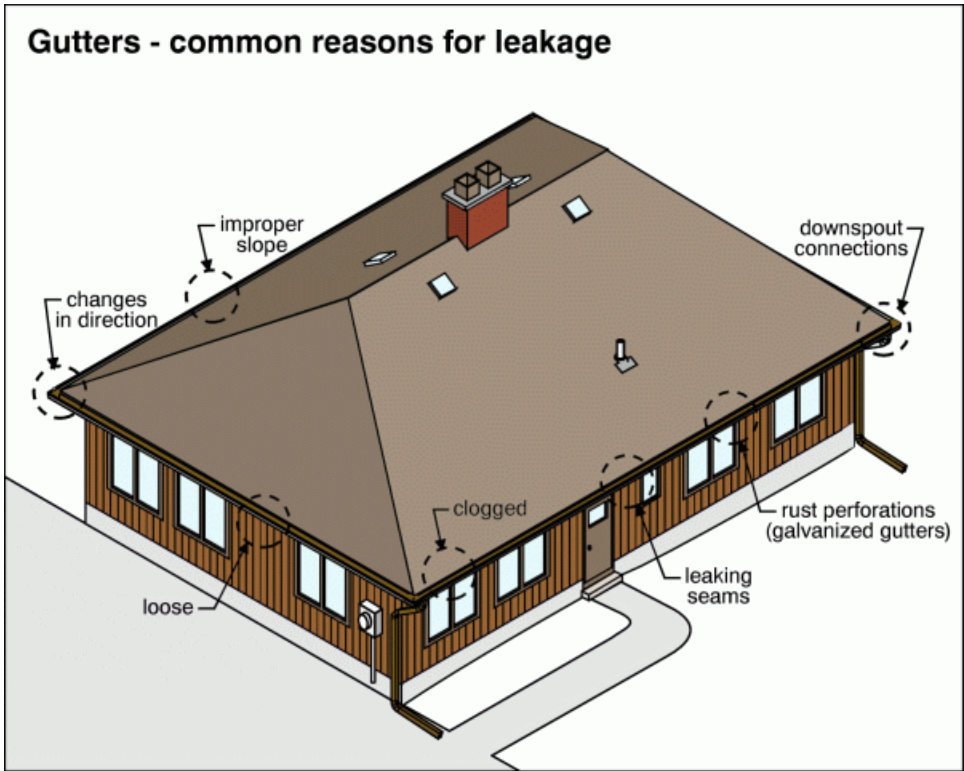
Implication(s): Chance of water damage to structure, finishes and contents

Location: Front Living Room

Task: Repair or replace by gutter installer

Time: upon possession/ Prior to the rainy season

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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22. Leak

ROOF DRAINAGE \ Downspouts

5. Condition: • [Leak](#)

The seam has opened ,the material has rusted through

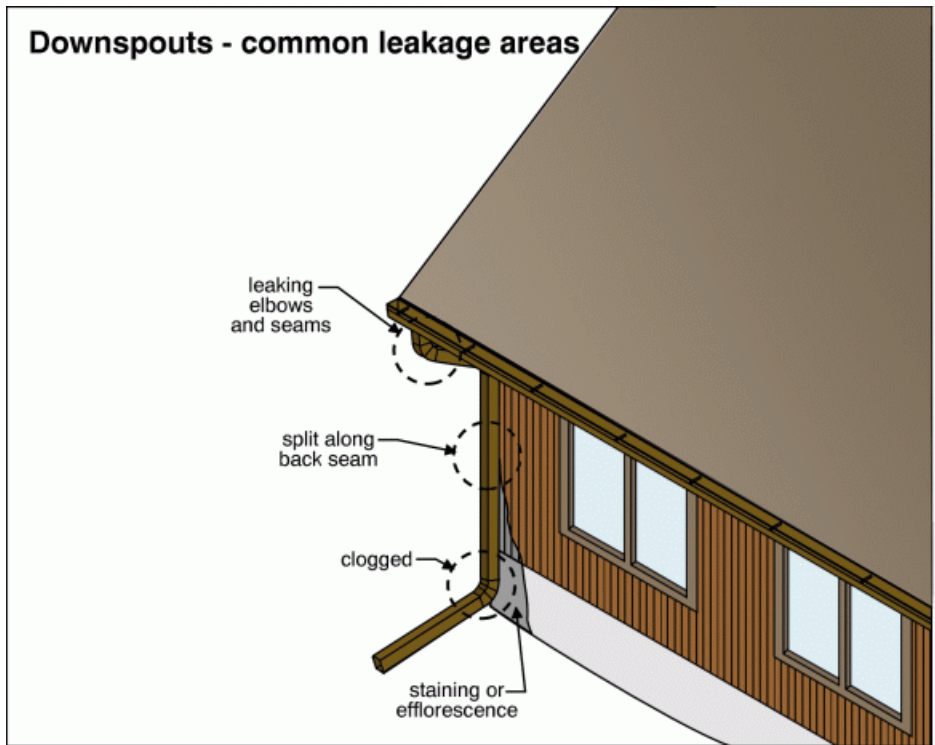
Implication(s): Chance of water damage to structure, finishes and contents

Location: Front

Task: Repair or replace

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Time: Less than 1 year/prior the rainy season



23. Leak



24. Leak

6. Condition: • There is pvc drain tile around the house house is about 28 years old and there is water pool in the back yard . The recommended CCTV survey is a preventative maintenance strategy. There was no visual evidence of drainage tile failure on the interior surfaces of the crawlspace .

Implication(s): Water ingress to crawl space

Location: Exterior rear foundation wall

Task: CCTV scope by qualified drainage professional to ascertain condition & to provide scope and cost

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Time: before subject remove



25. Pond

GARAGE \ Door into garage from living space (man-door)

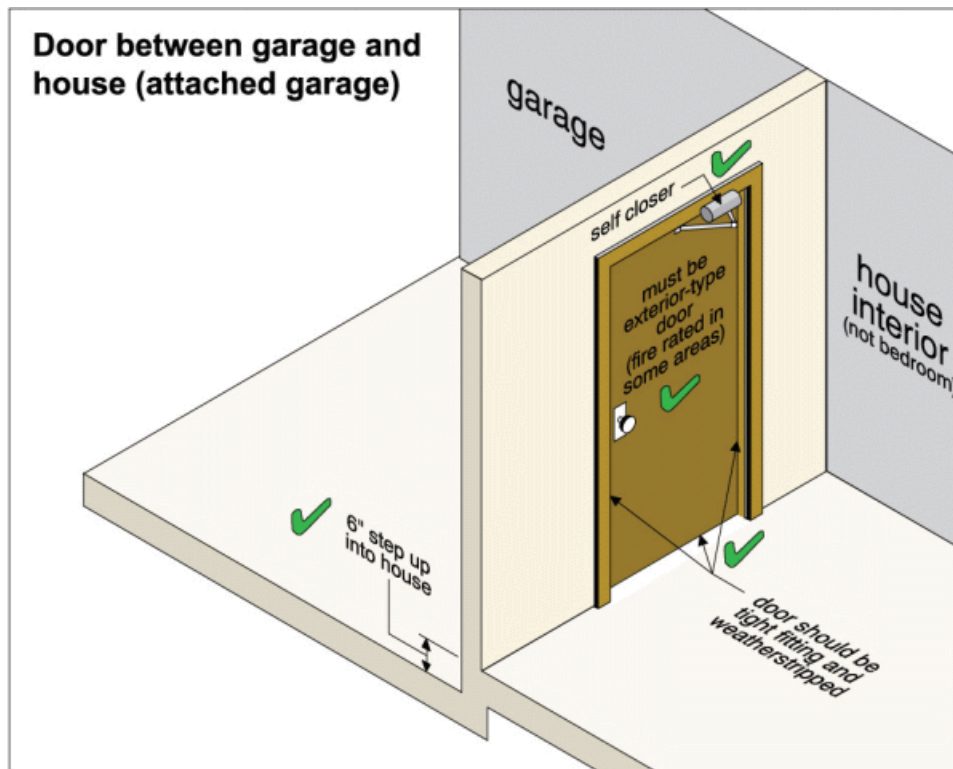
7. Condition: • Door from garage to main floor is not self closing , if an auto mobile in garage is running ,co fumes can enter the house

Implication(s): health and safety issues

Location: Garage

Task: Repair by carpenter

Time: Immediately upon possession



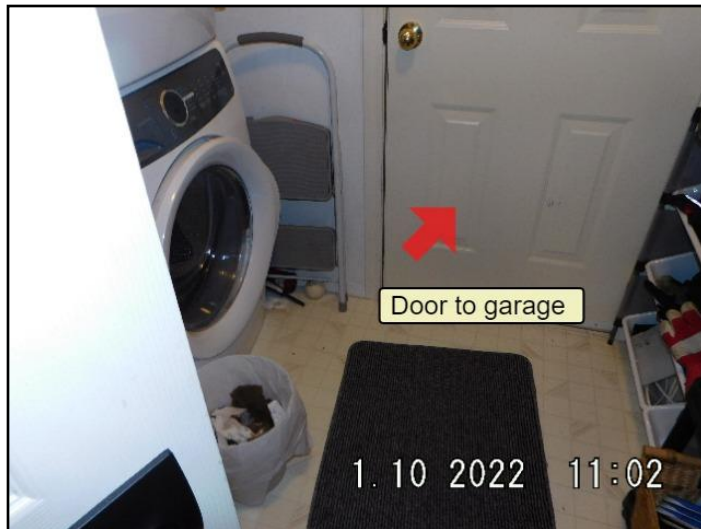
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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	MORE INFO	REFERENCE							



26. Door

OUTBUILDINGS \ Observations

8. Condition: • Scrubs and trees are on Left side and front of the house need to be cleaned at least 2 feet away from the foundation

and siding water may damage structure crack in foundation can damage siding repair may be expensive

Location: Front Left Side Exterior Wall Living Room

Task: cut the scrubs by landscaper

Time: Regular maintenance Immediately upon possession



27.

OTHER \ Observations

9. Condition: • OPTIONAL SYSTEMS G. Other are discussed in the information that follows

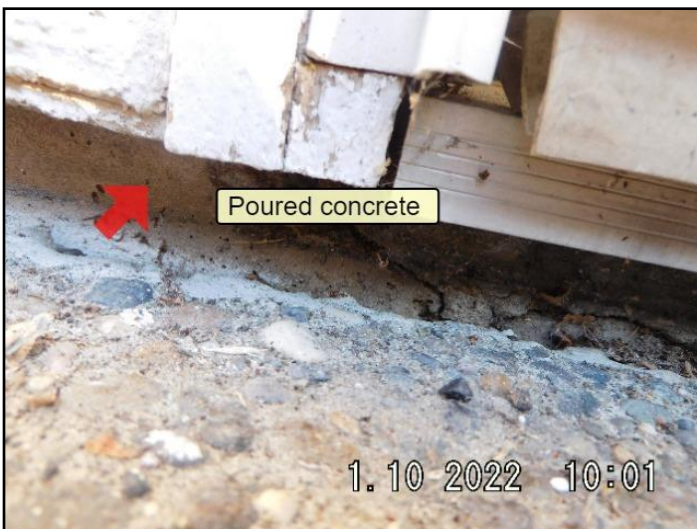
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Description

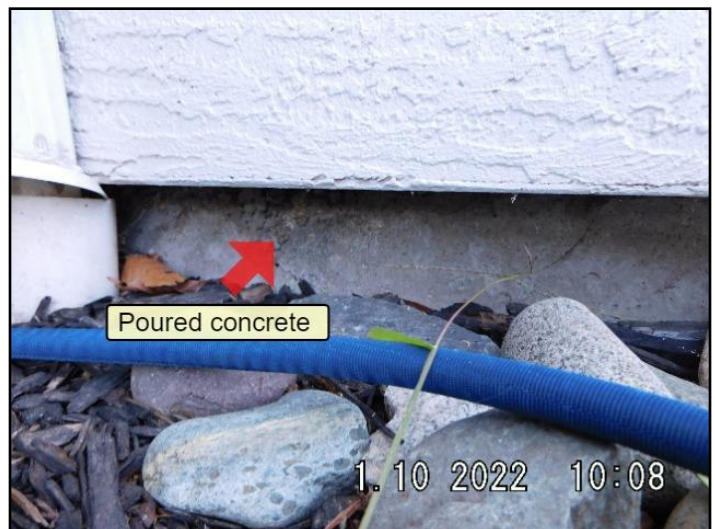
General: • The inspection of the structural systems included a visual examination of the structural components including visible foundation and framing

Foundation material:

- [Poured concrete](#)



28. Poured concrete



29. Poured concrete

Floor construction:

- [Joists](#)



30. Joists



31. Joists

Exterior wall construction: • [Wood frame](#)

Roof and ceiling framing:

- [Trusses](#)

- SUMMARY
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32. Trusses

- [Oriented Strand Board \(OSB\) sheathing](#)

Location of access to under-floor area: • Access to crawl space from master bed room closet



33.

Limitations

General: • Inspection limited/prevented by: Ceiling, wall and floor coverings Carpet/furnishings Storage New finishes/paint Insulation

Not included as part of a building inspection: Visible mold evaluation is not included in the building inspection report
An opinion about the adequacy of structural components Attic load bearing components concealed by insulation cannot be traversed

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Inspection limited/prevented by: • Deck in back on right side water pool and other stuff



34. Wooden deck in back



35. Water pool and storage

Attic/roof space:

- Entered but access was limited
- Access to attic was from garage



36. Entered but access was limited

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Recommendations

FOUNDATIONS \ Crawlspace

10. Condition: • In crawl space some of the patch work done on foundation and found minor cracks in foundation . Moisture penetration through the foundation back wall from outside because the water pond in the back yard . There was efflorescence on the foundation and floor (Moisture is the main cause of efflorescence) and cannot do the inspection that foundation wall from out side due to wood deck .Find out from owner about that patch work why they did it and who did it ?There was a black pipe through the front foundation wall need to be patched .

Implication(s): water leak may damage materials structure and may cause mould

Location: Crawl Space

Task: Further investigation by structural specialist to determine cause and scope of work

Time: Prior to subject removal



37.



38.



39.



40.

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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FLOORS \ Joists

11. Condition: • [Notches or holes](#)

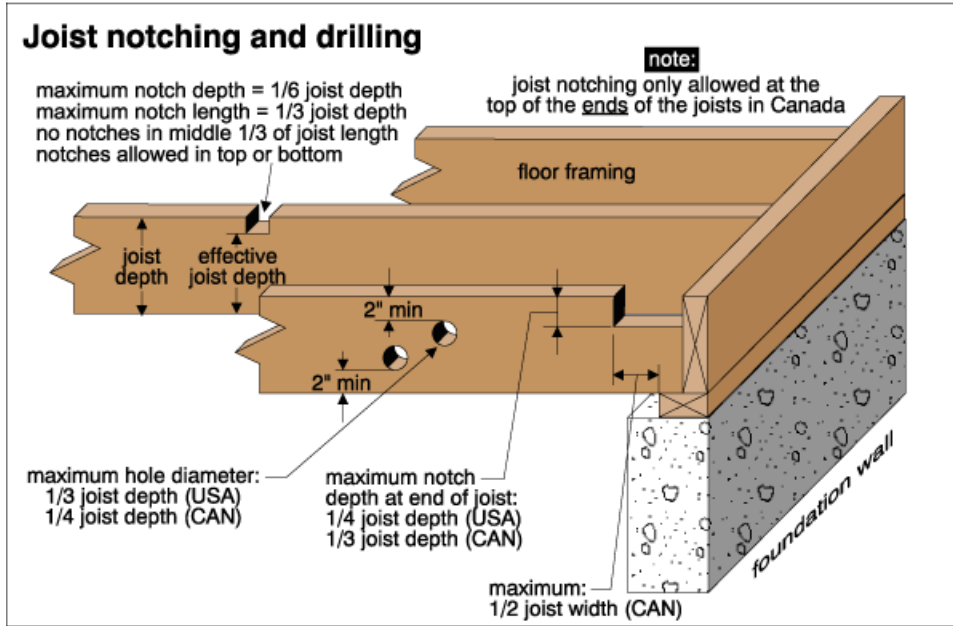
Notched joist and no footing under post

Implication(s): Weakened structure

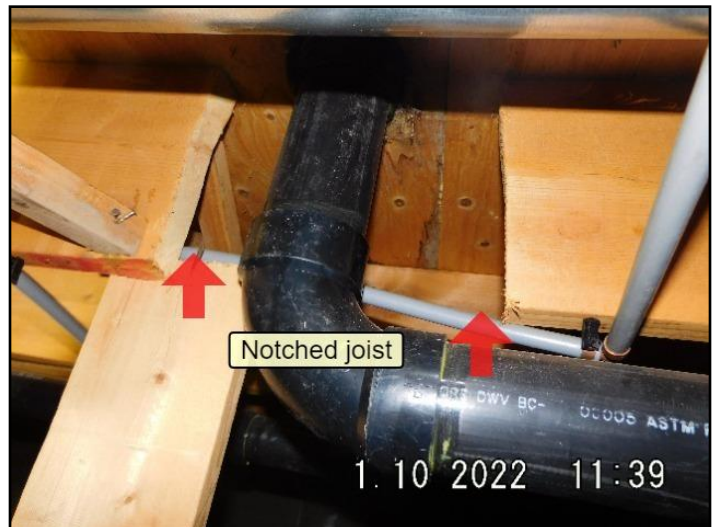
Location: Crawl Space

Task: Further evaluation by structural specialist to determine scope of work and cost

Time: Prior to subject removal



41. Notches or holes



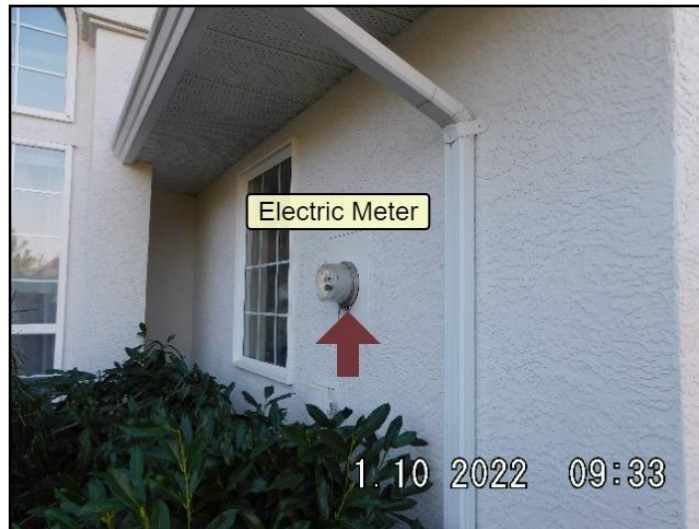
42. Notches or holes

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Description

General: • The inspection of the electrical systems included a visual examination of the service drop, the service entrance conductors, cables and raceways, the service equipment and main disconnect, the service grounding, the interior components of the service panels and sub-panels, the distribution conductors, the over-current protection devices, a representative number of installed fixtures, switches and outlets, the ground fault circuit interrupters (GFCI) and arc fault circuit interrupters.

General: • Left side of the garage

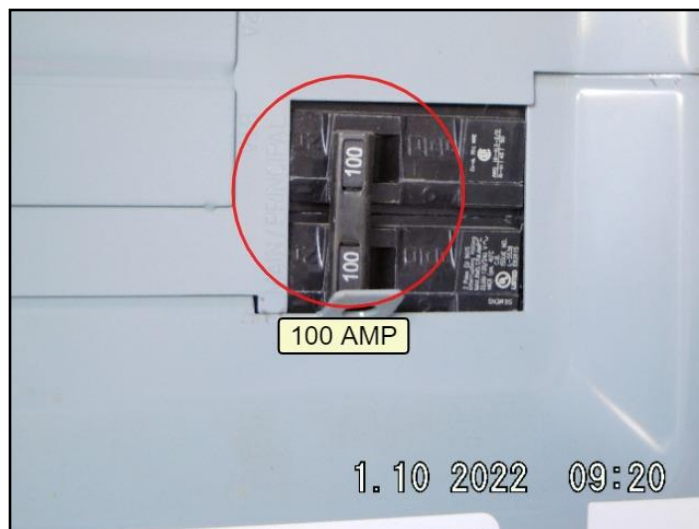


43. Electric Metre

Service entrance cable and location: • [Underground - cable material not visible](#)

Service size:

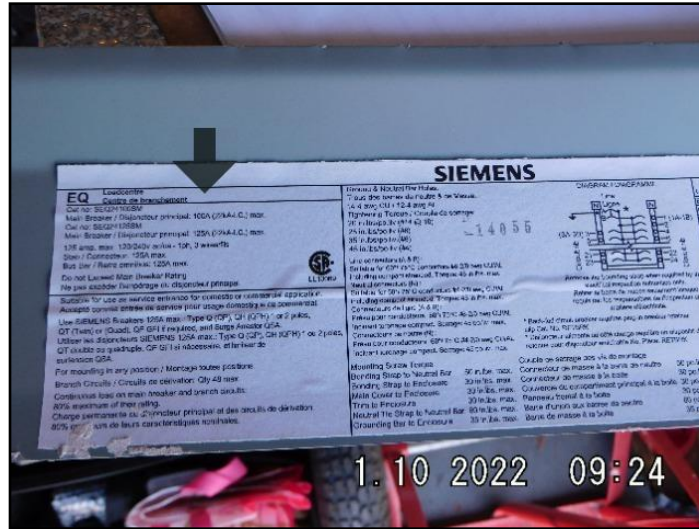
• [100 Amps \(240 Volts\)](#)



44. 100 Amps (240 Volts)

Main disconnect/service box rating:

- [100 Amps](#)

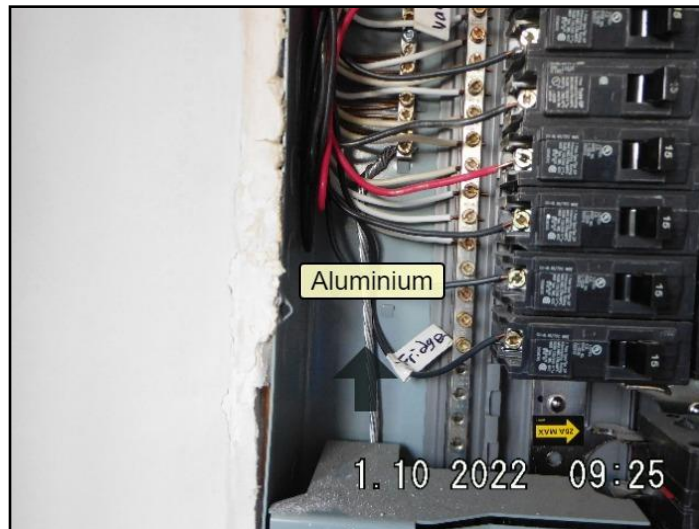


45. 100 Amps

Main disconnect/service box type and location: • [Breakers - garage](#)

System grounding material and type:

- [Aluminum - other](#)

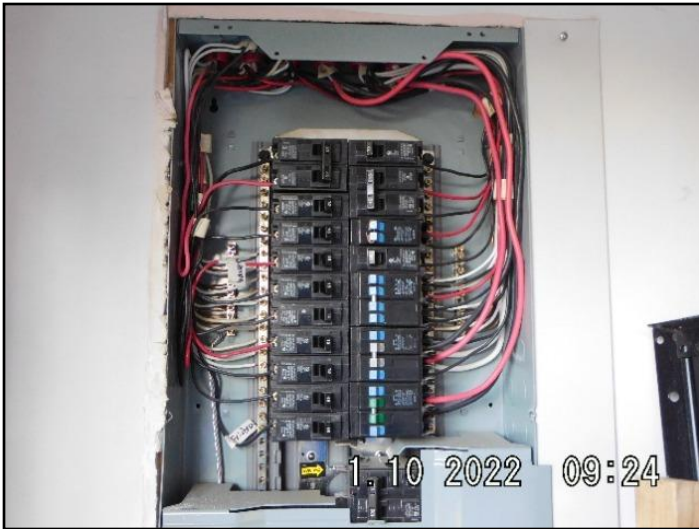


46. Aluminum - other

Distribution panel type and location:

- [Breakers - garage](#)

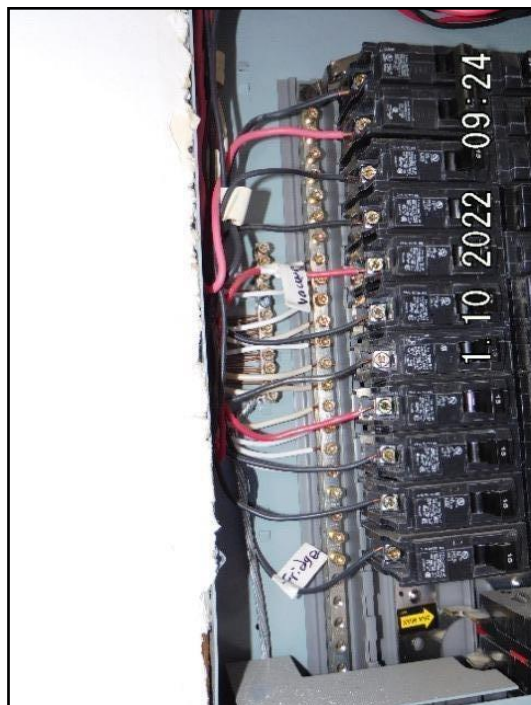
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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47. Breakers



48. Breakers



49. Breakers



50. Breakers - garage

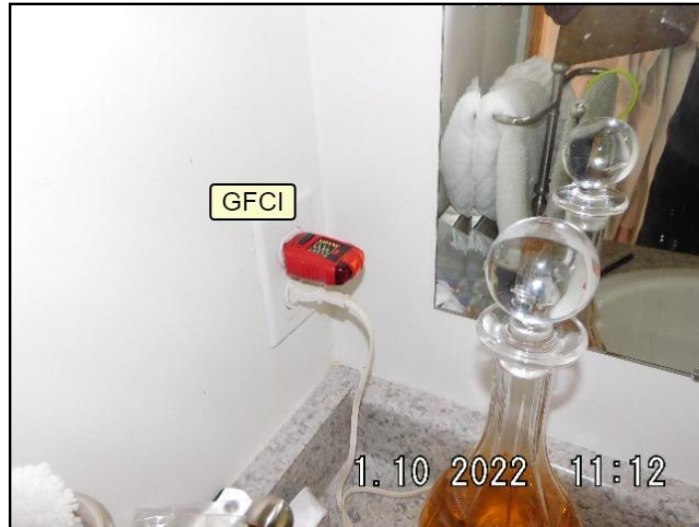
Distribution panel rating: • [100 Amps](#)

Electrical panel manufacturers: • Siemens

Distribution wire (conductor) material and type: • [Copper - non-metallic sheathed](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):

• [GFCI - bathroom and exterior](#)



51. GFCI - bathroom and exterior

Smoke alarms (detectors):

- [Present](#)
- Location
Hallway
- Date of manufacture

Carbon monoxide (CO) alarms (detectors):

- Present
- Location
Hallway

Limitations

Inspection limited/prevented by: • Smoke and carbon monoxide alarms are not tested where the system may be monitored or requires the use of codes

Panel or disconnect cover: • Not safe to remove

Not included as part of a building inspection: • Not included as part of a building inspection: Remote control devices
Low voltage wiring systems and components. The following low voltage systems are not included in a home inspection: intercom, alarm/security, low voltage light control, central vacuum, telephone, television, Internet, and Smart Home wiring systems. Testing of smoke and/or carbon monoxide alarms Amperage, voltage, and impedance measurements
Determination of the age of smoke and carbon monoxide alarms

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Recommendations

RECOMMENDATIONS \ General

12. Condition: • There are few extension wires in front yard ,back yard(Near the pond) and right side of the house (near the pool) . Those wires are connected to the pond pumps and water pool pump

Implication(s): life safety hazard ,electric shock

Location: Front, Rear and Right Exterior

Task : Consult with an electrician for repair, Safety Concern

Time: Immediately upon possession

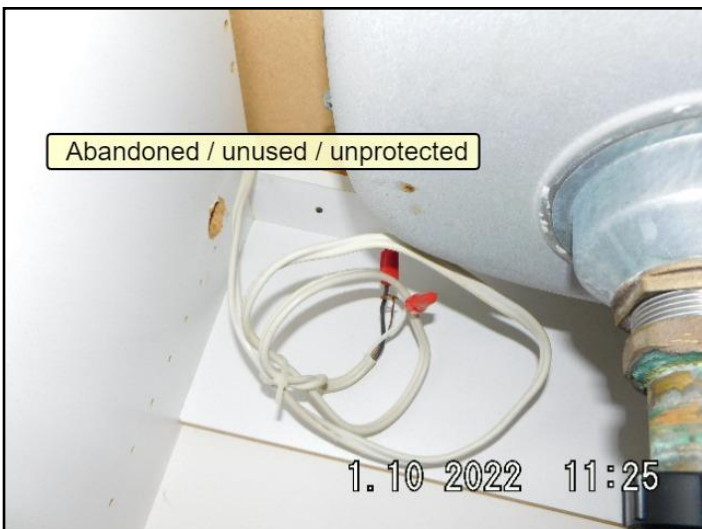
13. Condition: • Abandoned / unused / unprotected wire under the kitchen sink and missing marking on panel cover . Right side Front of the garage light is hanging too need to be fix cover plate in crawl space .

Implication(s): Shock / Fire hazard

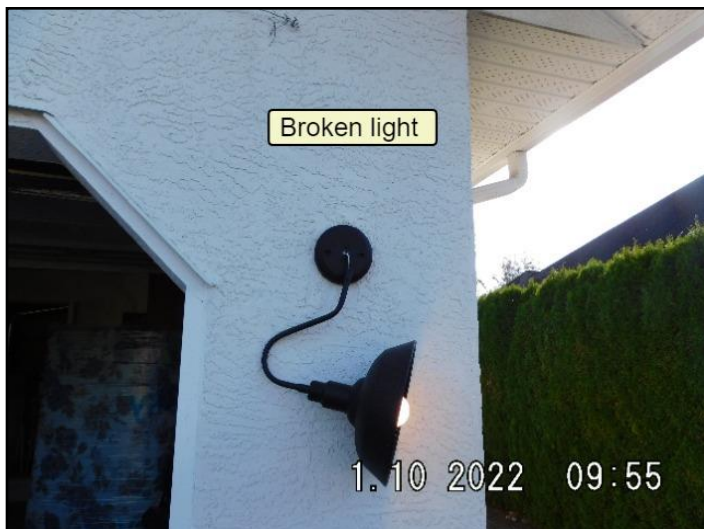
Location: Kitchen ,out side front and crawl space

Task: Consult with an electrician for repair, Safety Concern

Time: Immediately upon possession



52.



53.

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54.

55.



56.

DISTRIBUTION SYSTEM \ GFCI (Ground Fault Circuit Interrupter) protection not noted at

14. Condition: • Kitchen counters

GFCI circuit protected outlets should be provided in areas of the home where there is an elevated risk of shock being in a wet environment or close proximity to water sources. GFCIs should be present at all wet environments like: outdoor outlets, in bathrooms, kitchens and laundry outlets near water sources. Proper weather covers are also needed. An electrician should be consulted for further advice on how best to provide this type of protection for these outlets.

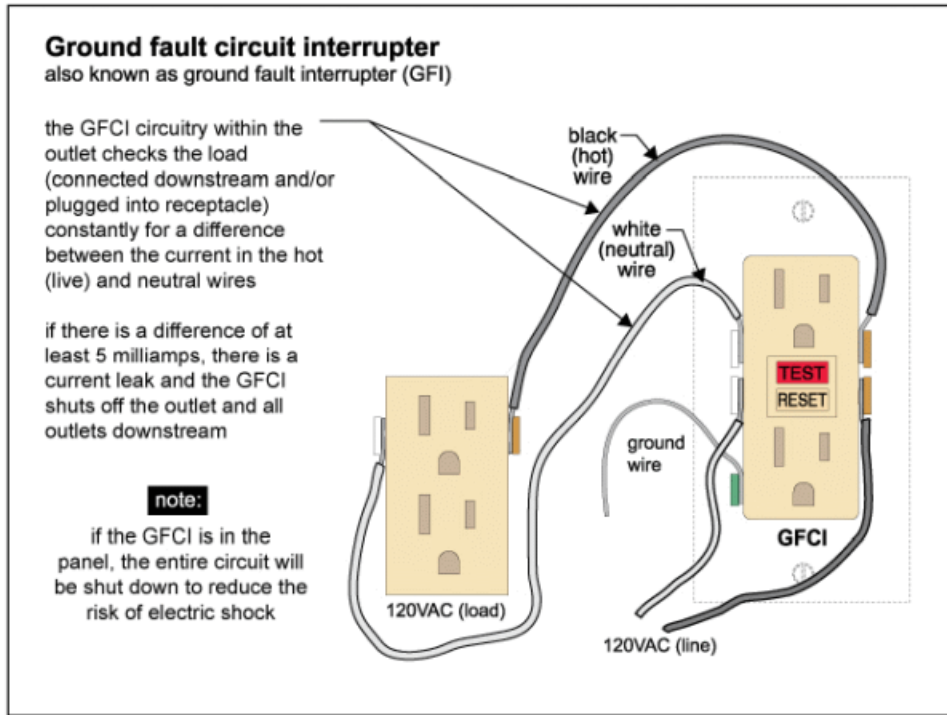
Implications: Electric shock

Location: Kitchen counter

Task: : Provide, Improved safety

Time: upon possession

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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57. Kitchen counters



58. Kitchen counters

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

15. Condition: • Noted smoke detector going to expires in 2023 The installation of independent Carbon Monoxide (CO) detectors or combined Smoke and Carbon Monoxide (CO) detectors on all levels of a home and near sleeping areas is recommended. The provision of CO detectors was added to the safety requirements for homes built in 2012 and after. Any existing smoke detectors can simply be replaced with a combined unit. Providing electrical power for the operation of all safety devices is best rather than battery operated units.

Implication(s): Fire and life safety hazard

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Location: Hallway / living space
Task: provide for improved safety
Time: Immediately upon possession



59. Smoke detector



60. co detector

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Description

General: • The inspection of the heating system included a visual examination of the readily accessible components of installed heating equipment, the vent system, flues and chimneys, the fuel storage and fuel distribution system (if applicable), the fireplace and solid fuel burning appliance system and components including their vent systems and chimneys.

Heating system type: • [Furnace](#)

Fuel/energy source:

- [Gas](#)

Ignition source: Electronic

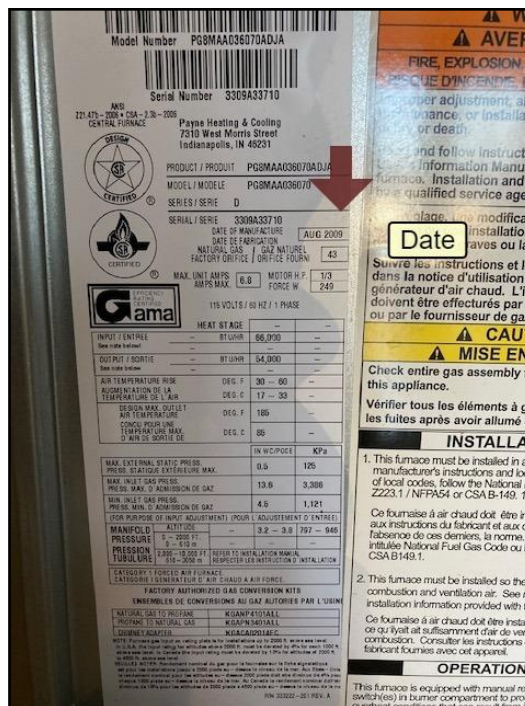
Furnace manufacturer:

- Payne

Manufactured : AUG 2009

Mid - efficiency

Model number: PGSMMA036070 Serial number: 3309A33710



61. Payne

Heat distribution: • [Ducts and registers](#)

Exhaust venting method: • [Forced draft](#) • [Forced draft](#)

Combustion air source: • Outside

Combustion air source: • Spill vent

Approximate age: • [13 years](#)

Typical life expectancy: • Furnace (conventional or mid-efficiency) 18 to 25 years

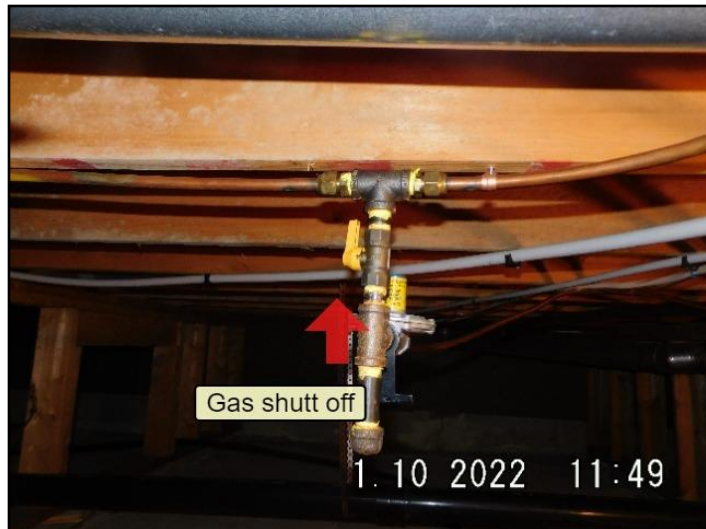
Main fuel shut off at:

- Meter
- Crawlspace

Secondary fuel shut offs near mechanical / heating equipment



62. Secondary shut off



63. Crawlspace

Air filter:

- Disposable
- 14" x 25"
- 1" thick

Exhaust pipe (vent connector): • Type B

Fireplace/stove:

- [Gas fireplace](#)

Noted in living room
Direct vent through roof
Wall switch control

HEATING

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64. Gas fireplace

65. Gas fireplace



66. Gas fireplace

Location of the thermostat for the heating system:

- Hallway

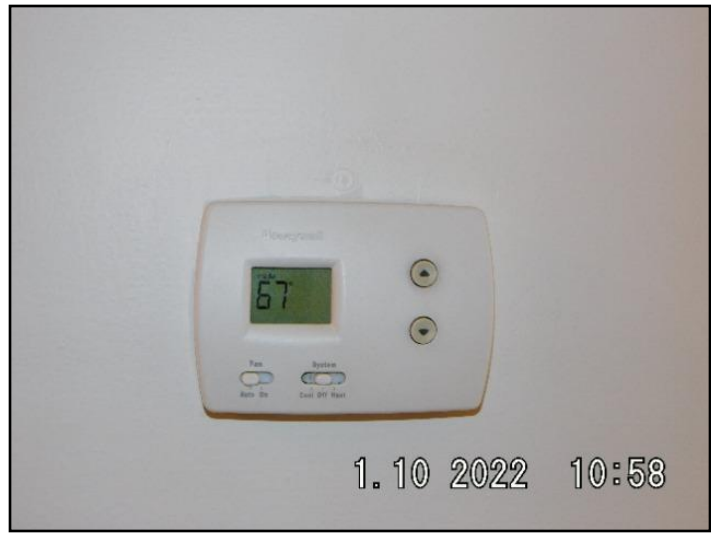
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67. Hallway

Condensate system: • Discharges to exterior

Recommendations

RECOMMENDATIONS \ General

16. Condition: • The fresh air vents for the gas appliances are clogged. This may cause the furnace and hot water tank to operate inefficiently

Location: Exterior Wall

Task: Clearing to restore proper air flow

Time: upon possession

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68. fresh air intake clogged

17. Condition: • No heat in bathroom 1

Implication(s): no heat

Location: Bathroom

Task: Engage a HVAC contractor for quote and scope of work

18. Condition: • Plants over the gas meter, no

Implication(s): An inaccessible meter is an inconvenience for reading ,and may be safety issue in an emergency when have to shut the gas off quickly

Location: Left Side

Task: cutting all the plants and bushes around the gas meter by landscaper

Time: upon possession

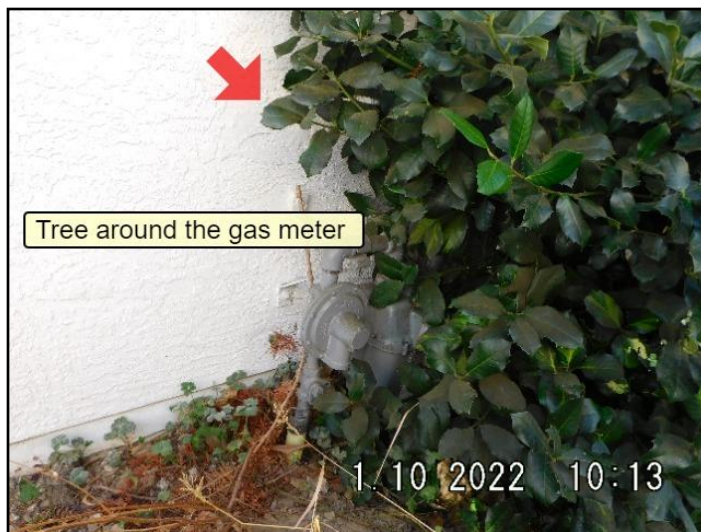
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69.

FURNACE \ General notes

19. Condition: • Service Furnace

This 13 year old furnace . It was found to be operational however it should be further reviewed during a standard service. The system should be cleaned, serviced and adjusted. Regular servicing and maintenance is needed for safe reliable operation, even more so as equipment ages.

Implication: : Reduced system life expectancy | Increased heating costs | Reduced comfort

Location: Furnace Room

Task: Service by a HVAC technician yearly

Time: : Prior to the heating season



70. Service Furnace



71. Service Furnace

FURNACE \ Filter

20. Condition: • [Dirty](#)

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Replace the air filters after all moving activities are completed.

Filters should be checked every three months and replaced as needed for optimum system performance.

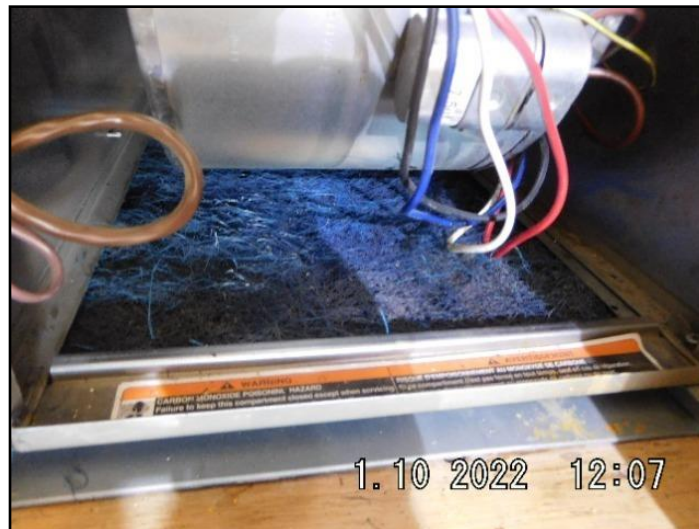
Implications: Dirty air filters will not function as intended and will restrict airflow and can add mechanical stress to the blower fan motor over time.

Implication(s): Increased heating costs | Reduced comfort

Location: Furnace Room

Task: : Replace disposable filter

Time: upon possession-- Regular maintenance



72. Dirty

COMBUSTION \ Air

21. Condition: • [Inadequate combustion air](#)

The gas furnace is located in an enclosed utility closet. No exterior combustion air piping has been installed. This air will not only be used for combustion, it will also be used as make up air that will circulate in the home. As the air being drawn in from the garage can contain gas fumes and carbon monoxide this becomes a health and safety issue.

The doors are required to be sealed and both combustion air and make up air should be drawn from the exterior of the home.

Implication(s): Equipment not operating properly | Hazardous combustion products entering home | Increased heating costs | Reduced comfort | Increased operating costs

Location: Furnace Room

Task: Licensed HVAC professional to conduct appropriate repair

Time: Prior to operation of the furnace

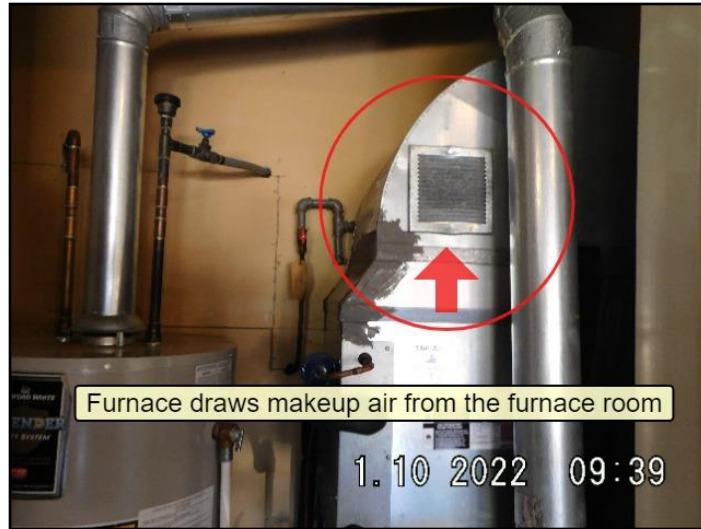
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73. Inadequate combustion air

FIREPLACE \ General notes

22. Condition: • Fireplace was operational at the time of inspection .

Location: Living Room

Task: service the fire place by qualified contractor

Time: upon possession



74. Operational fireplace

COOLING & HEAT PUMP

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Description

Air conditioning type: • Electric

Cooling capacity: • [36,000 BTU/hr](#)

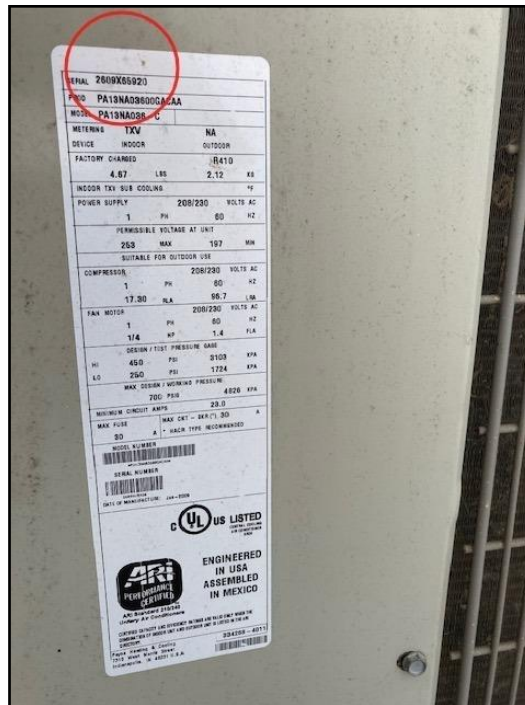
Compressor approximate age:

• 13 years

Manufactured :week 26 -2009 by Payne

3 ton capacity

Model number: PA13NA036-C Serial number: 2609X65920



75. 13 years

Location of the thermostat for the cooling system: • Hallway

Recommendations

RECOMMENDATIONS \ General

23. Condition: • Wire to A/C unit is regular and paint on it .should be protected wire

Implication(s): Fire and safety issues

Location: A/C unit

Task: Repair by certified electrician

Time: upon possession

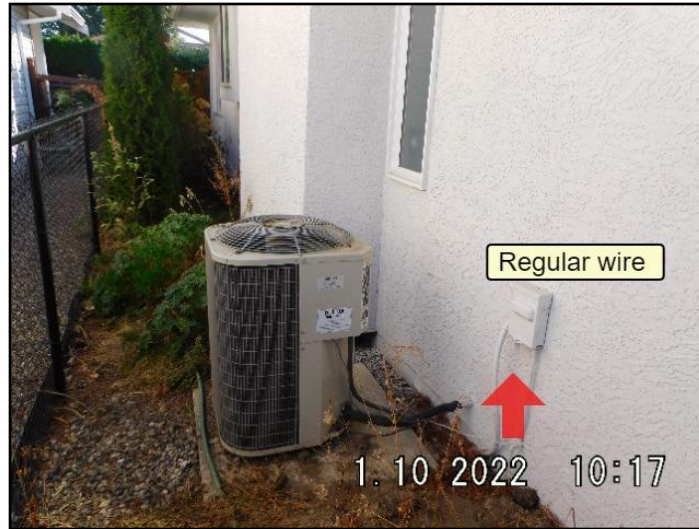
COOLING & HEAT PUMP

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76.

AIR CONDITIONING \ Life expectancy

24. Condition: • [Near end of life expectancy](#)

A/C unit is about 13 year old. Life expectancy of the unit is about 15-20 years .The system should be cleaned, serviced and adjusted.Regular servicing and maintenance is needed for safe reliable operation, even more so as equipment ages. No past service tags were visible.

Implication(s): Equipment failure | Reduced comfort

Location: A/C UNIT

Task: Service by a HVAC technician

Time: upon possession



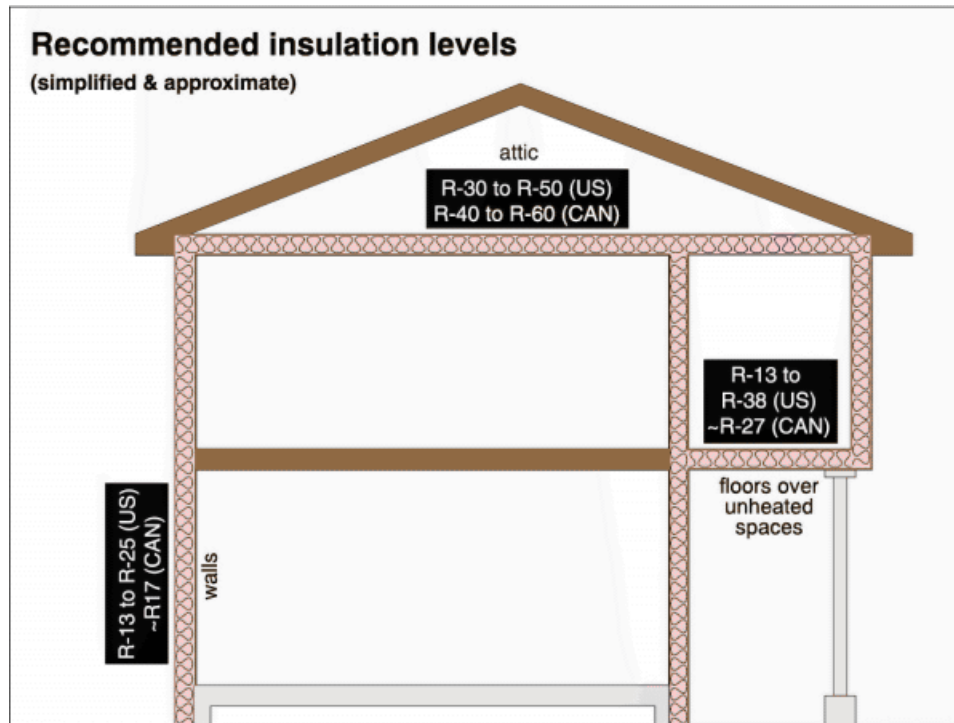
77. Near end of life expectancy

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Description

General:

• The inspection of the insulation system included a visual examination of the insulation and vapor retarders in unfinished spaces, the ventilation of attics and foundation areas, the mechanical ventilation systems, the ventilation systems in areas such as kitchens, bathrooms and laundry areas where moisture is generated. The diagram showing the recommended insulation levels is from a national (Federal) and not a Provincial perspective. The R values stated are estimates based on visual evidence



Attic/roof insulation material:

- [Glass fiber](#)

Loose fill

Model number: I

Attic/roof insulation amount/value:

- [R-24](#)

INSULATION AND VENTILATION

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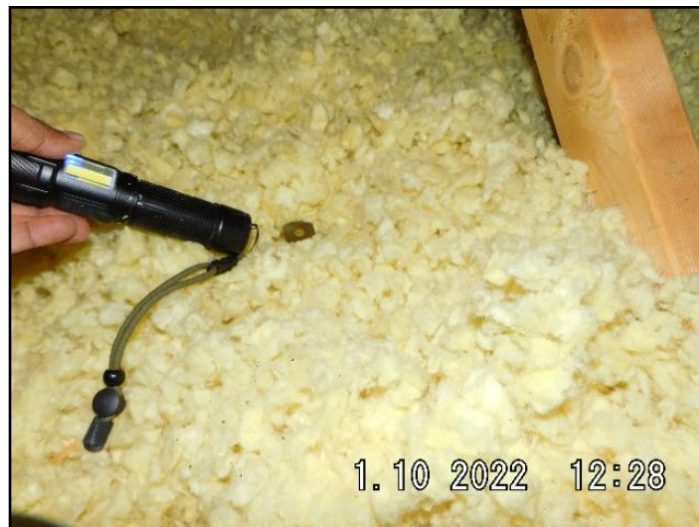
REFERENCE



78. R-24

• [R-40](#)

The R valuation is an estimate only. An insulating material's resistance to conductive heat flow is measured or rated in terms of its thermal resistance or R-value - the higher the R-value, the greater the insulating effectiveness. The typical R value of modern loose fill cellulose insulation ranges from 3.2 - 3.8 per inch of depth. Taking the median of 3.5, and the depth of the attic insulation was about 12" and this equates to an R value of 42.



79. R-40

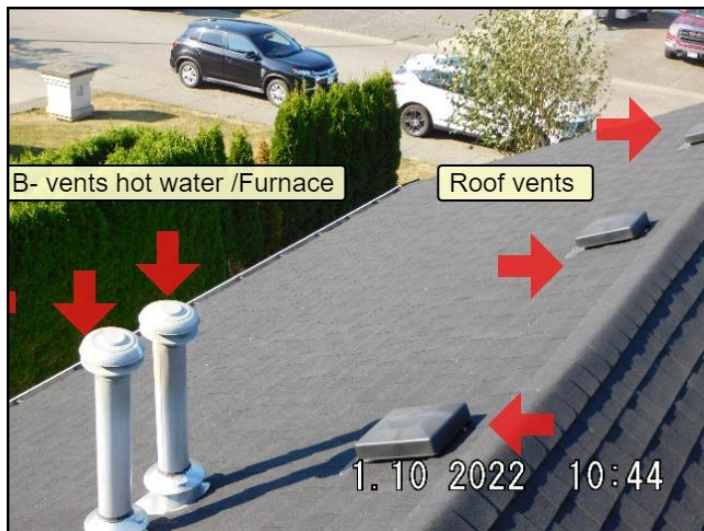
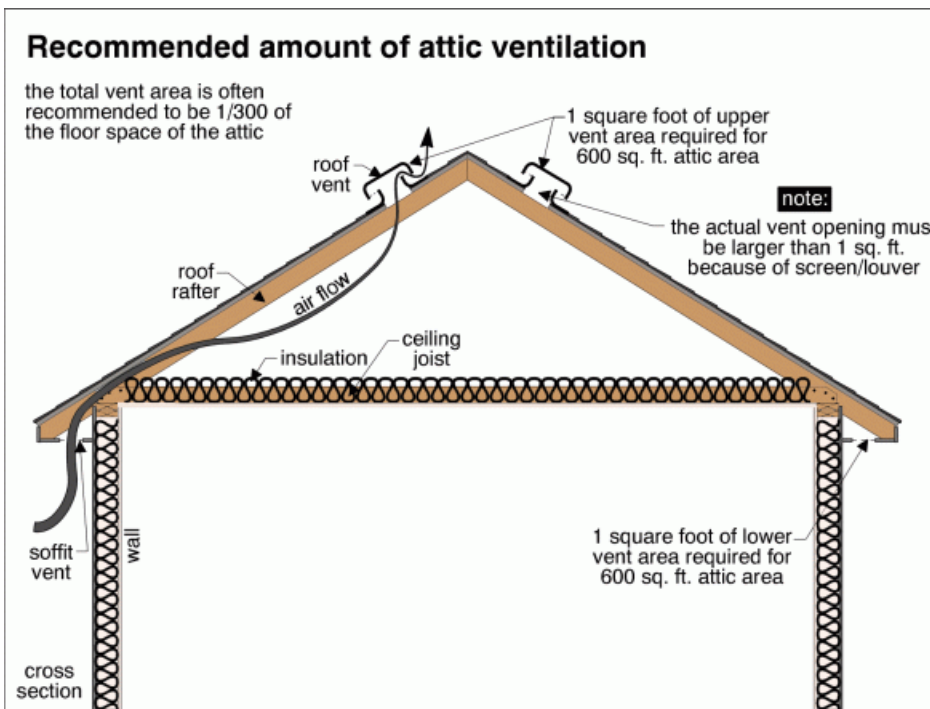
Attic/roof air/vapor barrier: • [None found](#)

Attic/roof ventilation:

• [Roof and soffit vents](#)

Baffles along eaves present

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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80. Roof and soffit vents



81. Roof and soffit vents

Wall insulation material: • Not visible

Wall insulation amount/value: • Not determined

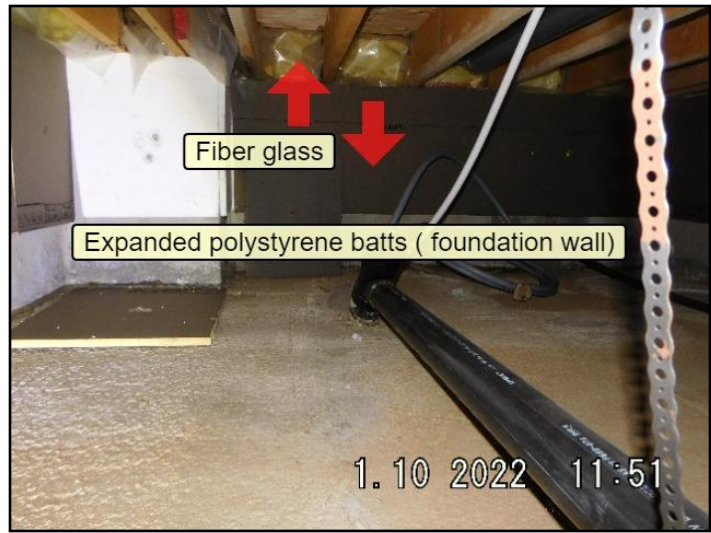
Wall air/vapor barrier: • Not determined

Foundation wall insulation material:

- [Glass fiber](#)
- [Plastic/foam board](#)

The R value of expanded polystyrene (EPS) batt insulation is 3.85 per inch. The depth was 2 inch and the R value is about 8

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82. Plastic/foam board

Foundation wall insulation amount/value: • [R-8](#)

Foundation wall air/vapor barrier: • Plastic

Crawlspace ventilation: • [None found](#)

Mechanical ventilation system for building:

- Kitchen exhaust fan
Exhaust air from kitchen discharged into soffits on side
- Bathroom exhaust fan
into soffits

Limitations

General: • The inspection of the insulation, vapor retarders and ventilation systems of this home was limited to only unfinished, accessible areas that are exposed to view. No invasive inspection methods were used, therefore the presence of required vapor retarders or the type and density of insulation installed behind finished surfaces could not be verified. Even if the type of materials used could be determined, no declarations have been made here as to the installed density or adequacy of concealed materials. Should you wish detailed information concerning the existence/condition of any vapor retarders and insulation concealed in the walls, ceiling cavities or other inaccessible and/or unviewable areas, consulting an insulation contractor or certified energy auditor is recommended.

Attic inspection performed:

- From access hatch

INSULATION AND VENTILATION

1606 Any Drive, My Village, BC October 1, 2022

Report No. 1020, v.0

www.ikdil.com home and property inspections.com

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	MORE INFO	REFERENCE							



83. From access hatch

Crawlspace inspection performed:

- From access hatch



84. From access hatch

Air/vapor barrier system: • Continuity not verified

Mechanical ventilation effectiveness: • Not verified

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Not included as part of a building inspection: • Insulation cannot be disturbed

- SUMMARY
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Recommendations

FOUNDATION \ Interior insulation

25. Condition: • [Exposed combustible insulation](#)

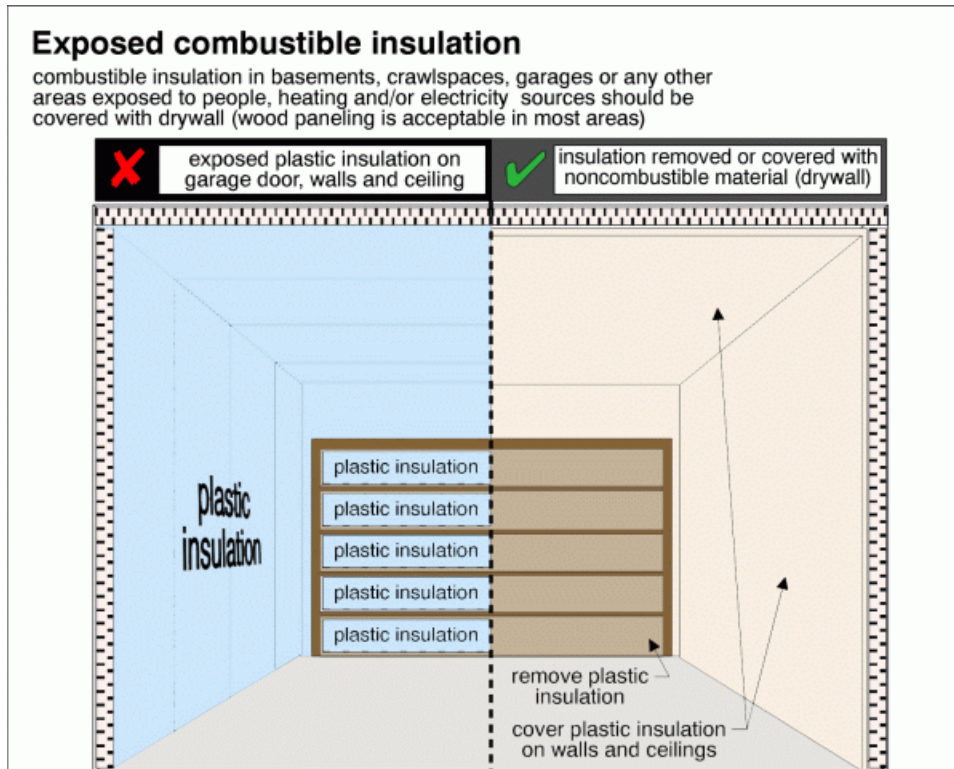
Expanded polystyrene is combustible. The arrangement of having exposed combustible insulation on an interior crawlspace foundation wall is common. The sources of ignition in a crawlspace are usually few. However, an electric baseboard heater (a combustion source when functional) appears to be mounted directly adjacent to the polystyrene batt insulation. However, this arrangement must have satisfied the municipal building inspector who issued the occupancy certificate.

Implication(s): Fire hazard

Location: Crawl Space

Task : Check with municipal building office whether this arrangement is acceptable. If not, correct as per diagram

Time: upon possession



SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	MORE INFO	REFERENCE							

Description

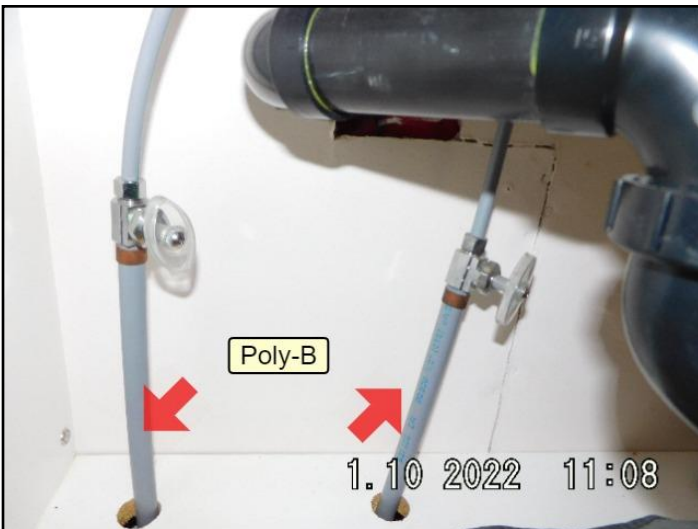
General: • The inspection of the plumbing system included a visual examination of the interior water supply and distribution systems including all fixtures and faucets, the drain, waste and vent systems including all fixtures, the water heating equipment and associated venting systems, flues and chimneys.

Water supply source (based on observed evidence): • Public

Service piping into building: • [Not visible](#)

Supply piping in building: • PEX (cross-linked Polyethylene)

Supply piping in building: • Poly B



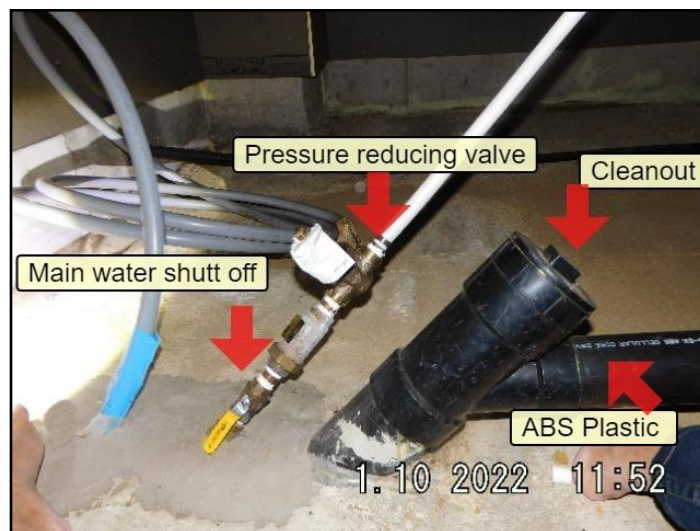
85. POLY-B



86. Poly-B

Main water shut off valve at the:

• Crawlspace



87. Crawlspace

Water flow and pressure:

- [Functional](#)
- [Typical for neighborhood](#)

PRV VISIBLE

Water heater type:

- [Conventional](#)



88. Tank

- Tank

Bradford-white

The age of a Bradford White water heater is determined by the first two letters in the serial number sequence. The first letter represents the year, in this case K = 2013, and the second letter represents the month, H=Aug.

Serial number: KH18697681

Water heater location:

- Furnace room

PLUMBING

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SITE INFO	MORE INFO	REFERENCE							



89. Furnace room

Water heater fuel/energy source: • [Gas](#)

Water heater exhaust venting method: • Direct vent - sealed combustion

Water heater tank capacity: • [40 gallons](#)

Water heater approximate age: • 9 years

Water heater typical life expectancy: • 8 to 12 years

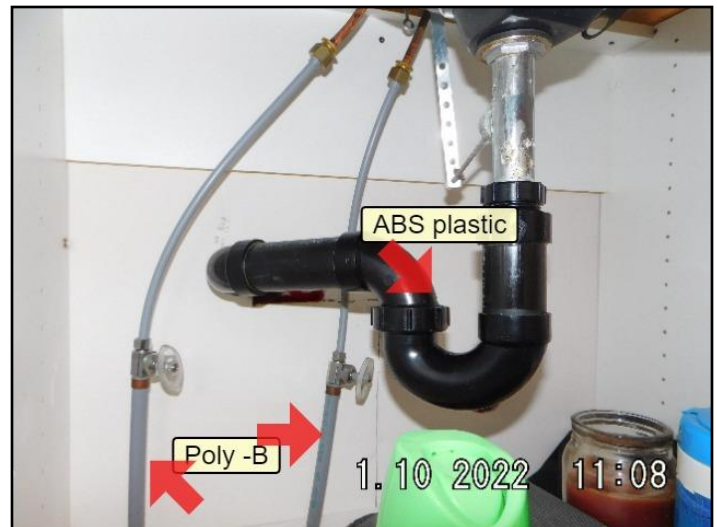
Waste disposal system: • [Public](#)

Waste and vent piping in building:

• [ABS plastic](#)



90. ABS plastic



91. ABS plastic

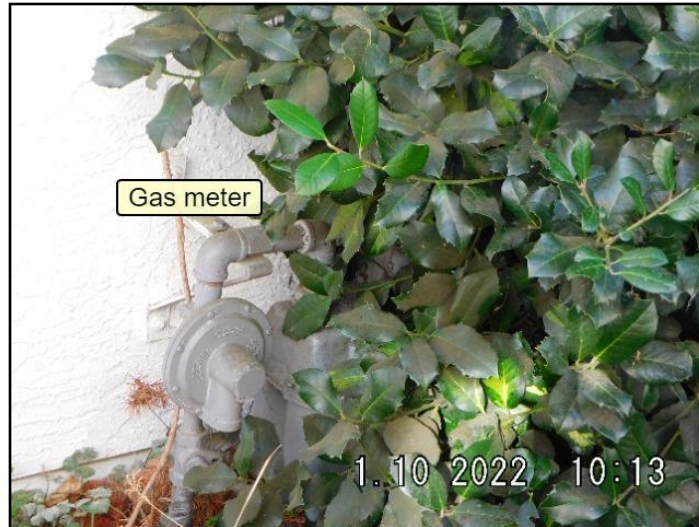
Sewer cleanout location: • Crawlspace

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Floor drain location: • Water heater drain pan

Gas meter location:

• Exterior left side



92. Exterior left side

Gas piping material: • Copper

Main gas shut off valve location: • Gas meter

Exterior hose bibb (outdoor faucet): • Present

Limitations

General: • Items excluded from a building inspection: Water quality Isolating/relief valves & main shut-off valve Concealed plumbing Tub/sink overflows Water heater relief valves are not tested, the performance of floor drains or clothes washing machine drains Not included as part of a building inspection: Washing machine connections Not readily accessible interiors of vent systems, flues, and chimneys

Not included as part of a building inspection: • Washing machine connections

Recommendations

RECOMMENDATIONS \ General

26. Condition: • poly B:

This home is plumbed, in part or in whole, with Poly B (Polybutylene) piping. Poly B was manufactured and installed in homes in North America from the late 70's to the mid 90's. Many homes have experienced no problems; however, Poly B has a higher-than-normal failure rate. Plastic fittings were the most problematic. Canadian installers used primarily copper and brass fittings and elbows, which alleviated many of the problems. The visible Poly B in this home uses copper or brass fittings, and no leaks were noted at the time of inspection. Contributing factors for failure are water pressure in excess of 60 PSI, hot water temperatures of over 130F, high chlorine levels, when used in a hot water circulation loop, it may corrode, and it should never be connected directly to a hot water heater, nor exposed to sunlight. Your insurer may want to know if the fittings are copper. Investigate your insurers' position on homes with Poly B

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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plumbing as policies and deductibles can differ dramatically and some may require complete replacement. There are many websites that provide information on Poly B piping, and you are encouraged to do some research. Focus on Canadian sites.

Polybutylene

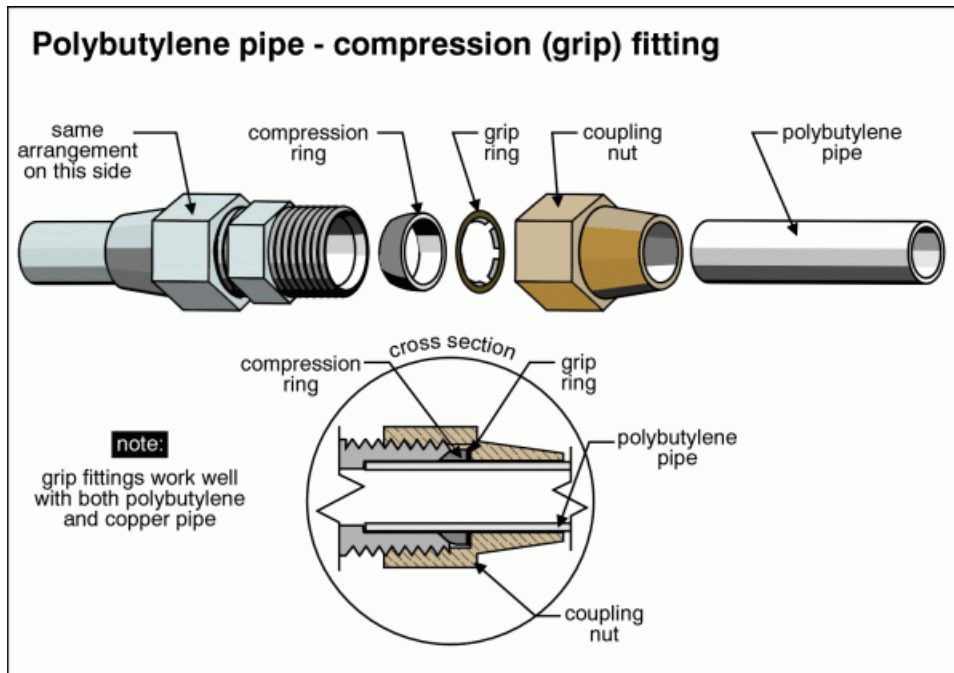
This home is plumbed, in part or in whole, with Poly B (Polybutylene) piping. Poly B was manufactured and installed in homes in North America from the late 70's to the mid 90's. Many homes have experienced no problems, however Poly B has a higher than normal failure rate. Plastic fittings were the most problematic. Canadian installers used primarily copper and brass fittings and elbows, which alleviated many of the problems. The visible Poly B in this home uses copper or brass fittings, and no leaks were noted at the time of inspection. Contributing factors for failure are: water pressure in excess of 60 PSI, hot water temperatures of over 130F, high chlorine levels, when used in a hot water circulation loop, it may corrode, and it should never be connected directly to a hot water heater, nor exposed to sunlight. Your insurer may want to know if the fittings are copper. Investigate your insurers' position on homes with Poly B plumbing as policies and deductibles can differ dramatically and some may require complete replacement. There are many websites that provide information on Poly B piping and you are encouraged to do some research. Focus on Canadian sites.

Implication(s): : Chance of water damage to structure, finishes and contents | Leakage

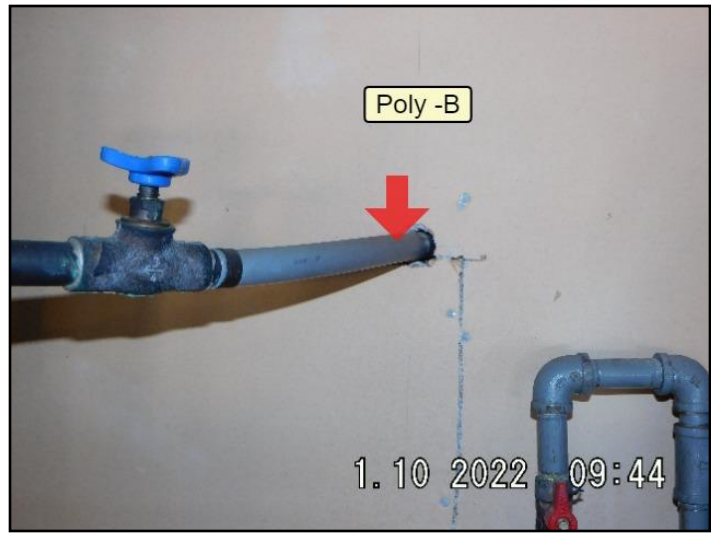
Location: Throughout

Task: Discuss with insurance company. Consult a lic. plumber regarding the condition of the piping.

Time: Prior to subject removal



SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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93. Poly- B

27. Condition: • There is an absence of seismic strapping retaining the hot water tank. Seismic bracing is usually required for water heaters to ensure that they do not fall over in the event of a seismic event. With gas heaters, this can present a fire and life safety hazard.

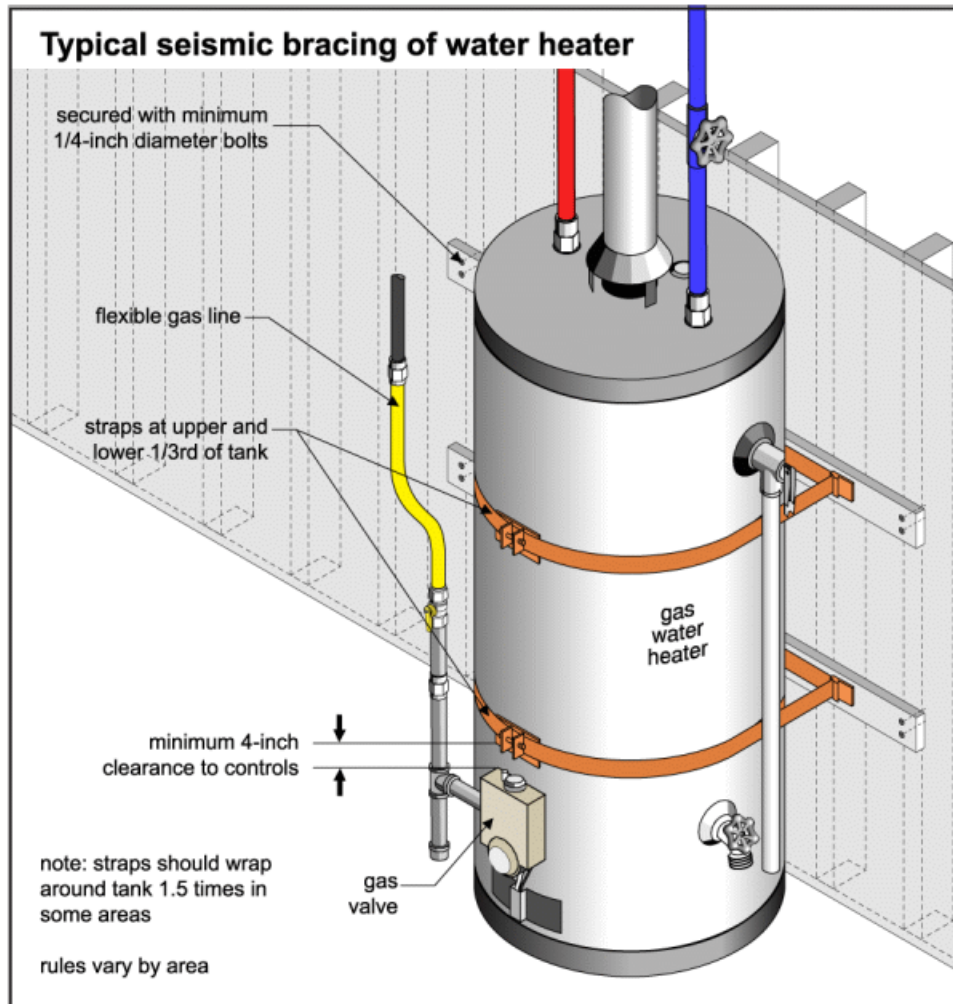
Implication(s): Fire and life safety hazard

Location: Furnace Room

Task: Install seismic bracing as per diagram by licensed plumber by

Time: upon possession

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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WATER HEATER \ Life expectancy

28. Condition: • [Near end of life expectancy](#)

Hot water tank is about 9 year old and life expectancy is about 8 to 10 years. One cannot predict with certainty when replacement will become necessary due to failure. However for tanks that are 10 years of age or older most insurance companies require replacement. Check with you home insurer as to their policies regarding tank age and replacement requirements. It is most likely that your insurer will require the tank to be replaced if it is 10 years old or older.

Implication(s): No hot water

Location: Furnace Room

Task: Insurance issue ,Engage a plumber for quote (budget for replace)

Time: Prior to subject removal



94. Near end of life expectancy

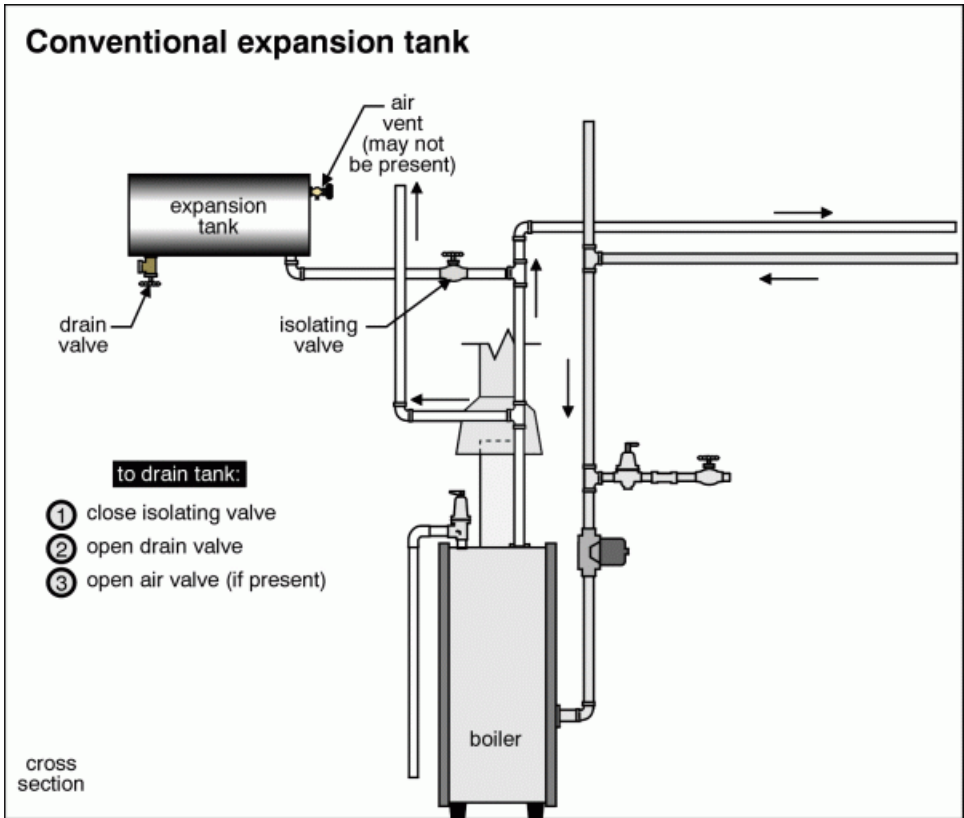
29. Condition: • No expansion tank has been installed on this system. The expansion tank is designed to handle the thermal expansion of water as it heats up in the water heater, preventing excessive water pressure. If water pressure gets too high it can damage valves in plumbing fixtures, joints in supply pipes and the water heater itself. As an alternative a Thermal Expansion Relief Valve (TERV) can be installed. Note this is different than the Temperature Pressure Relief Valve (TPRV) already installed on your hot water tank. Recommend having a licensed HVAC contractor install an expansion tank or TERV when the hot water tank is replaced

Location: Furnace Room/ hot water tank

Task: A licensed HVAC contractor or plumber install an expansion tank or TERV

Time: upon possession

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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30. Condition: • Drip pan under hot water tank is not connected to drain
Implication(s): Chance of water damage to structure, finishes and contents |
Location: Crawl space
Task: Engage a plumber for quote and scope of work
Time: upon possession



95.

- SUMMARY
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FIXTURES AND FAUCETS \ Faucet

31. Condition: • Not Frost free

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

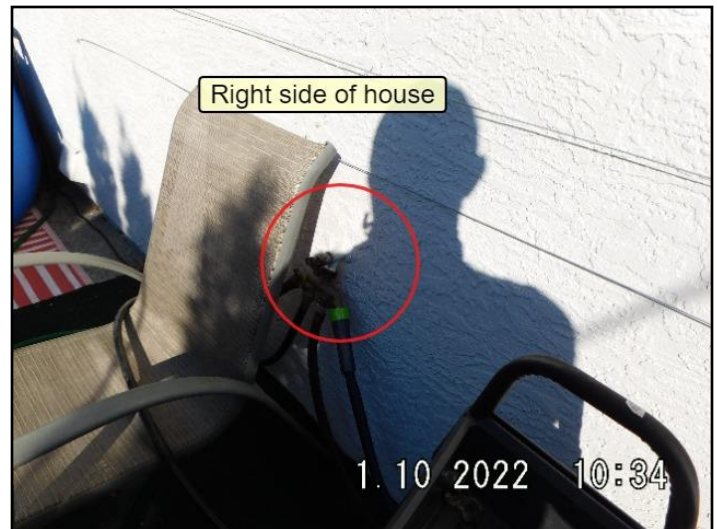
Location: Exterior right and left side of house

Task: Replace with frost free type - or locate shut off valve and drain before winter to prevent freezing.

Time: Before winter



96.



97.

- SUMMARY
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Description

General: • The inspection of the interior systems included a visual examination of the walls, ceilings and floors, the steps, stairways and railings, the countertops and a representative number of installed cabinets, a representative number of windows and doors, the walls, doors and ceiling separating the habitable space from the garage

Major floor finishes:

- [Carpet](#)



98. Carpet

- Tile

Major wall finishes: • [Plaster/drywall](#)

Major ceiling finishes: • [Plaster/drywall](#)

Windows:

- Vinyl



99. Carpet



100. Vinyl / Double Pan

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Glazing: • [Double](#)

Exterior doors - type/material:

- Hinged
- [Wood](#)
- [Metal](#)



101. *Metal*

Doors:

- Inspected



102. *Inspected*

Evidence of crawlspace leakage: • Efflorescence

Range fuel: • Gas

Laundry facilities:

- Washer



103. Washer/Dryer

- Hot/cold water supply



104. Washer

- Dryer
- Vented to outside
- 240-Volt outlet

Kitchen ventilation: • Range hood • Range hood discharges to the exterior

Bathroom ventilation:

- Exhaust fan

INTERIOR

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105. Exhaust fan bathroom 1



106. Exhaust fan bathroom 2

Laundry room ventilation: • Clothes dryer vented to exterior

Counters and cabinets:

• Inspected



107. Inspected



108. Inspected

Limitations

General: • Not included as part of a building inspection: Appliances Perimeter drainage tile around foundation, if any Decorative items Aesthetics or quality of finishes Vermin, including wood destroying organisms. Underground components (e.g., oil tanks, septic fields, underground drainage systems) Paint, wallpaper, and other finishes Floor coverings Window coatings and seals between panes of glass

Appliances:

Appliances are not inspected as part of a building inspection

Appliances are not tested as stated in the HIABC scope as they will be in constant use by the current occupant(s) after the inspection and can potentially fail at any time. It's also hard to guarantee an appliance's performance when they are only run for a short period of time with high risk of giving false condition reports to clients. Some realtors require in a subject that all appliances must be functional at the time of occupancy, and you are recommended to discuss this option with your realtor or to test them prior to occupancy. All appeared to be in serviceable condition. Self-cleaning features on ovens not tested Effectiveness of dishwasher drying cycle not tested Appliances are not moved during an inspection

Not included as part of a building inspection: • Security systems and intercoms • Central vacuum systems • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Environmental issues including asbestos • Paint, wallpaper, and other finishes

Recommendations

DOORS \ Hardware

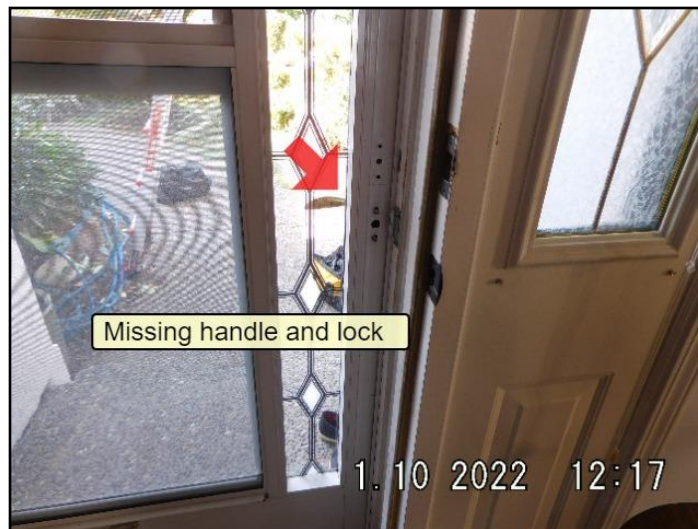
32. Condition: • Missing hardware on the exterior front storm door can not able to open or close and lock the door

Implication(s): Can not open

Location: Front exterior storm door

Task: Repair

Time: Regular maintenance Immediately upon possession



109. Storm door

EXHAUST FANS \ General notes

33. Condition: • Exhaust fan discharges into soffits, air exhausted through the soffit will likely be sucked back into the attic through the soffit vents

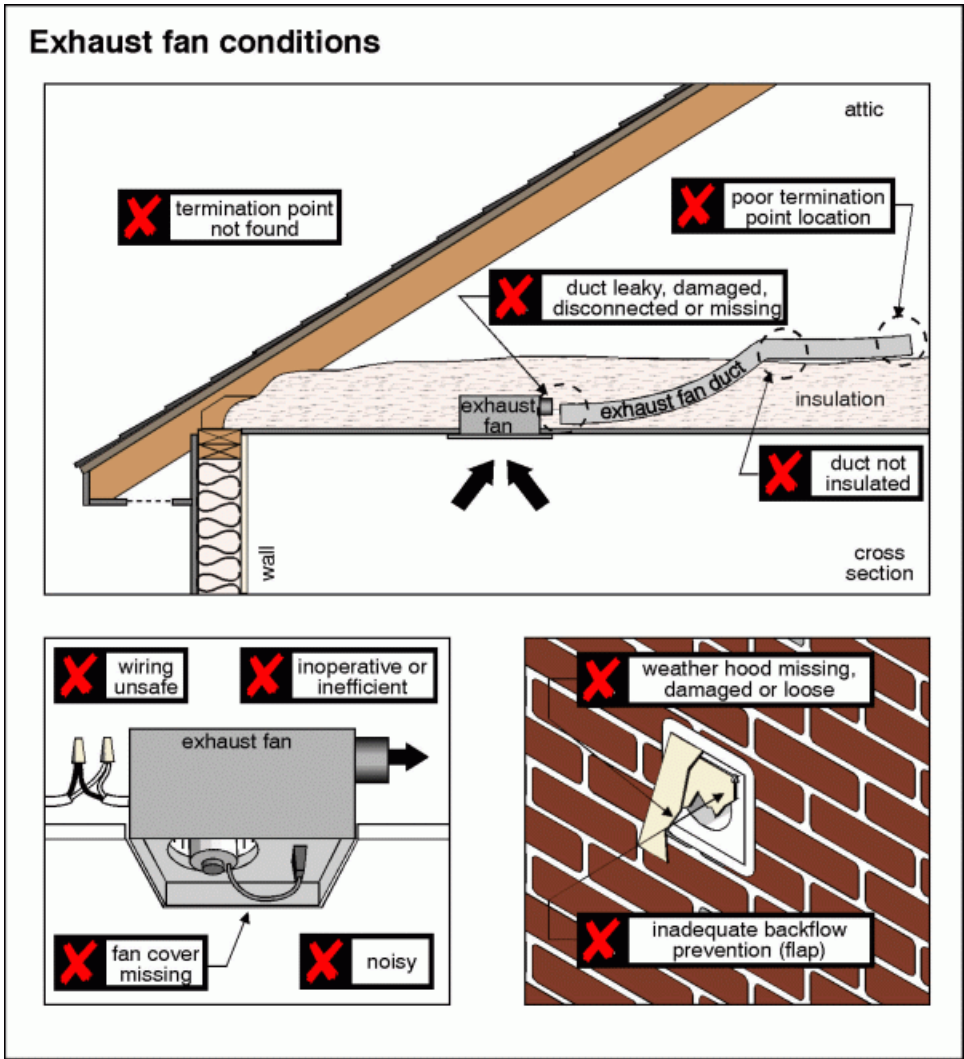
Implication(s): health and safety issues

Location: Bathroom, Master Bathroom

Task: Get quote and scope of work from HVAC specialist

Time: upon possession

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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APPLIANCES \ Range

34. Condition: • Range hood discharges to the soffits and The flexible metal type of vent connector has the advantage of being quick and easy to install. The disadvantages are that it restricts the air flow within the vent and the interior ridges can trap grease (oil) leading to a potential fire hazard and air exhausted through the soffit will likely be sucked back into the attic through the soffit vents . The condition is mitigated by the short run before the vent connects to the ceiling.

Implication(s): Fire and life safety hazard

Location: Kitchen

Task: Engage a HVAC contractor for quote and scope of work

Time: upon possession

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	MORE INFO	REFERENCE							



110.

APPLIANCES \ Observations

35. Condition: • Vent is clogged with lint restricts the air flow within the vent and leading to a potential fire hazard.

Implication(s): : Equipment ineffective | Fire hazard

Location: Exterior

Task: Clean the vent

Time: upon possession



111. Dryer vent

SITE INFO

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SUMMARY

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Description

Weather: • Sunny

Approximate temperature: • 90°

Access to home provided by: • Seller's agent

Occupancy: • There was no one home during the inspection.

Utilities: • All utilities were on during the inspection.

Approximate inspection Start time: • The inspection started at 9:00 a.m.

Approximate inspection End time: • The inspection ended at 4:00 p.m.

Approximate age of home: • 20 to 30 years

Approximate date of construction: • 1994

Approximate size of home: • 1800 ft.²

Building type: • Attached home

Number of stories: • 1

Number of rooms: • 2

Number of bedrooms: • 2

Number of bathrooms: • 2 • 2

Number of kitchens: • 1 • 1

Garage, carport and outbuildings: • Attached two-car garage • Attached two-car garage

Area: • Suburb

Street type: • Residential • Residential

Street surface: • Paved • Paved

MORE INFO

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Description

GOOD ADVICE FOR ALL HOMEOWNERS: • The following items apply to all homes and explain how to prevent and correct some common problems.

Roof Leaks: • Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced.

Annual Roof Maintenance: • We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize the life of your roof.

Ice Dams on Roofs: • [Most roofs are susceptible to ice dams under the right weather conditions. This is where ice forms](#) at the lower edge of a sloped roof, causing melting water from above to back up under the shingles. We cannot predict which roofs will suffer the most damage under adverse weather.

Maintaining the Exterior of Your Home: • Regular maintenance includes painting and caulking of all exterior wood. Trees and shrubs should be kept trimmed away from the walls and roof to prevent vermin access and mechanical damage.

Heating and Cooling System - Annual Maintenance: • Gas fireplaces and heaters should be included in annual service plans with gas furnaces, boilers or water heaters.

Electrical System - Label the Panel: • The electrical panel should be labelled to indicate what is controlled by each fuse or breaker. Where the panel is already labelled, please verify the labelling is correct. Do not rely on the labelling being accurate.

Insulation Amounts - Current Standards: • Current standards for insulation in new construction are outlined below: • Attic and roof space: R-40 (R-50 if electric heat) • Attic and roof space: R-50

Reduce Air Leaks: • Insulation is not effective if air (and the heat that goes with it) can escape from the home. Caulking and weather-stripping help control air leakage, improving comfort while reducing energy consumption and costs. Air leakage control improvements are inexpensive and provide a high return on investment.

Smoke and Carbon Monoxide (CO) Detectors: • Smoke and carbon monoxide (CO) detectors should be provided at every floor level of every home, including basements and crawl spaces. (Even if they are present during the inspection, we recommend replacing detectors.) Smoke detectors should be close to sleeping areas, and carbon monoxide detectors should be in any room with a wood-burning stove or fireplace. These devices are not tested as part of a home inspection. Once you take possession of the home, detectors should be tested regularly, and replaced every 10 years. If unsure of the age of a smoke detector, it should be replaced. Smoke detector batteries should be replaced annually.

END OF REPORT

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	MORE INFO	REFERENCE							

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

