

# Your Inspection Report

10-110000 45 AVE  
My Village, BC

**PREPARED FOR:**

J TUR

**INSPECTION DATE:**

Wednesday, June 5, 2024

**PREPARED BY:**

Gurtej Manj, CPBC License #85153 ,HIABC #561



Ikdil home & property inspections  
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Scan to download  
report



July 5, 2024

Dear J Tur,

RE: Report No. 1073, v.0  
10-110000 45 AVE  
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 home & property inspections

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# SUMMARY

10-110000 45 AVE, My Village, BC June 5, 2024

Report No. 1073, v.0

[www.ikdiiinspections.com](http://www.ikdiiinspections.com)

SUMMARY

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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.

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.

## 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.

### 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.

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.

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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.

This inspection is of a residential unit in a strata-titled property. In accordance with the Home Inspectors Association BC (HIABC) Scope of Inspection 2016 under which this Inspection was performed, the Inspection of any common areas and limited common areas in multi-unit housing is beyond the scope of an Inspection. However, as a courtesy to our clients, Ikdil home & property Inspections . performed a partial review of limited sections of the common areas of the strata property, but this is not to be construed as an Inspection of these areas. These areas usually relate to the building envelope (roof & exterior) and the common areas and passageways. The primary object is about briefing our clients about potential cost implications that may be imposed by the strata as a result of deficiencies observed in these areas, should any be found. There may also be deficiencies on the individual unit exterior which may not be known by the strata. You are recommended to examine strata documents such as depreciation reports and any additional documents, such as engineering reports, to assess what repair and maintenance issues may exist. These documents may also contain information about issues that may have a financial impact on you in the future. Strata's are required by Provincial law to commission a depreciation report to budget for capital replacement costs. The legislation allows strata's to vote by a 75% majority not to commission one. If one does not exist then you should be aware of how the strata plans to replace capital items, conduct planned maintenance and pay for these activities. Reading the strata documents is to protect you from unexpected financial burden. In general terms, the strata are usually responsible for the building envelope (roof & exterior), shared common areas and walls, common passageways and the structure. Unit owners are responsible for everything inside the unit. Also, as a unit owner, you need to be aware of what you are responsible for maintaining or replacing. You should discuss these matters with your Realtor.

## Roofing

### RECOMMENDATIONS \ Overview

**Condition:** • The roof is shared common property with other units in the building and development. As such, the maintenance, repairs and eventual replacement of the roof is likely to be a strata responsibility.

**Task:** Check strata documents to confirm the above statement and whether any maintenance, repairs or replacement are due and how the costs will be met

**Location:** Roof Surfaces

**Time:** Prior to subject removal

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## Exterior

### **RECOMMENDATIONS \ General**

**Condition:** • The exterior is a common area shared with other units and the maintenance, repair and eventual replacement of the exterior components is probably the responsibility of the strata.

**Task:** Please check with the strata for any information regarding the building envelope such as the depreciation report, maintenance procedures, engineering evaluation reports, repair history, etc.

**Implication(s):** Financial cost.

**Location:** Exterior

**Time:** Prior to subject removal

## Structure

### **RECOMMENDATIONS \ General**

**Condition:** • The structure is a common area shared with other units and the maintenance, repair and eventual replacement of the exterior components is probably the responsibility of the strata.

**Task:** Please check with the strata for any information regarding the building envelope such as the depreciation report, maintenance procedures, engineering evaluation reports, repair history, etc.

**Implication(s):** Financial cost.

**Location:** Structure

**Time:** Prior to subject removal

## Electrical

### **DISTRIBUTION SYSTEM \ Carbon monoxide (CO) alarms (detectors)**

**Condition:** • Missing/Expired

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 just battery-operated unit

**Implication(s):** Life safety issue

**Location:** Smoke/co detector

**Task:** Replace

**Time:** Upon possession as part of regular maintenance

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## Heating

### SPACE HEATER \ Electric baseboard heater/space heater

**Condition:** • Noted few things on baseboard heater in living room Be sure to keep all drapes, curtains, furniture, electric cords and other flammable items away from these heaters when they are on. Also be careful with small children as baseboard heaters can present a burn hazard if left accessible. If you are concerned about the safety or efficiency of these heaters, consider upgrading the system. .

**Implication(s):** Fire hazard | Reduced comfort

**Location:** Electric baseboard heaters in bedroom and living room

**Task:** Remove all the stuff from baseboard heaters

**Time:** Upon possession - Regular maintenance

## Plumbing

### RECOMMENDATIONS \ General

**Condition:** • Copper pipes generally have a life expectancy of 35 years. These pipes appear to be original to the townhome and therefore are nearing or at their expected life.

**Implication(s):** Financial cost implication should replacement be required - budget accordingly

**Location:** Throughout the townhouse

**Task:** Higher potential for leaks to develop due to their age. Check with strata regarding any replacement upgrading of the copper supply piping.

**Time:** Prior to subject removal

### WATER HEATER \ Life expectancy

**Condition:** • Near end of life expectancy

Hot water tank is about 10 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:** Hot water tank

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

**Time:** Prior to subject removal

## Interior

### STAIRS \ Handrails and guards

**Condition:** • [Missing](#)

A guardrail is needed for the interior stairs to eliminate a safety hazard, especially for children. Railings with openings no larger than 4 inches are recommended for all stairs with three or more stairs. Handrails that have returns into the walls are needed for the length of the stairs. Guardrails should have openings no larger than 4 inches and railing should be 36 inches high and strong enough to hold a falling adult. Hire a carpenter to repair and bring guardrail and handrail up to modern standards.

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**Implication(s):** Fall hazard

**Location:** Staircase gurde railing

**Task:** Repair or replace by carpenter

**Time:** Immediately 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.

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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.

## 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 limited/prevented by:** • Lack of access (too high/steep)

**Inspection performed:** • From the ground

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

## Recommendations

### RECOMMENDATIONS \ Overview

**1. Condition:** • The roof is shared common property with other units in the building and development. As such, the maintenance, repairs and eventual replacement of the roof is likely to be a strata responsibility.

Task: Check strata documents to confirm the above statement and whether any maintenance, repairs or replacement are due and how the costs will be met

**Location:** Roof Surfaces

**Time:** Prior to subject removal



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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



1. Left side



2. Front side

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3. Back side

**Gutter & downspout material:** • Aluminum

**Gutter & downspout discharge:**

- [Below grade](#)



4. Below grade

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

- [Wood](#)

covered with metal flashing

# EXTERIOR

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5. Wood

- [Metal](#)



6. Metal

Wall surfaces and trim:

- [Vinyl siding](#)

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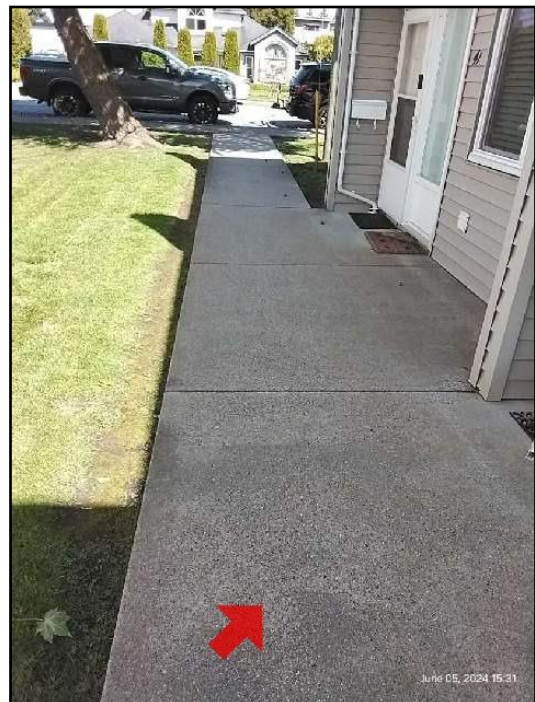
7. Vinyl siding

## Walkway:

- Concrete



8. Concrete



9. Concrete

**Patio:**

- Wood



10. Wood

## 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

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11. Storage on patio



12. Storage on patio

**Exterior inspected from:** • Ground level

**Not included as part of a building inspection:** • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Screens, shutters, awnings, and similar seasonal accessories • Recreational facilities • Outbuildings other than garages and carports

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

## Recommendations

### RECOMMENDATIONS \ General

**2. Condition:** • The exterior is a common area shared with other units and the maintenance, repair and eventual replacement of the exterior components is probably the responsibility of the strata.

Task: Please check with the strata for any information regarding the building envelope such as the depreciation report, maintenance procedures, engineering evaluation reports, repair history, etc.

**Implication(s):** Financial cost.

**Location:** Exterior

**Time:** Prior to subject removal

### ROOF DRAINAGE \ Gutters and Downspouts

**3. Condition:** • The gutters and downspouts require repairs to ensure reliable performance. Gutter and downspout systems are critical for controlling roof runoff and preventing water from damaging the building. These gutters and downspouts are old and close to the end of their useful service life. Have this important drainage system further evaluated by a qualified party and repaired or updated as recommended. If repairs are made, funds should be reserved for updating the gutters and downspouts in the near term. Examples of specific observations noted during inspection include:

Check with strata who will be responsible for downspouts repair.

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

**Location:** Downspout near front door

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**Task:** Repair or replace by gutter installer

**Time:** Upon possession as part of regular maintenance



13. Damage downspouts

## PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General notes

### 4. Condition: • [Rot](#)

The softwood decking on this deck is at the end of its useful service life. The decking is rotting and in poor condition. Temporary repairs can be made by replacing the worst boards, re-setting loose nails and cleaning and re-staining the wood but this deck needs to be re-decked in the near term. The structure should be fully evaluated by a qualified general contractor prior to re-decking. Even treated wood will eventually decay and older decks are seldom built to today's standards. This can make complete deck re-building a better option than just re-decking.

**Implication(s):** Weakened structure

**Location:** Patio floor

**Task:** Repair or replace by carpenter

**Time:** Upon possession as part of regular maintenance

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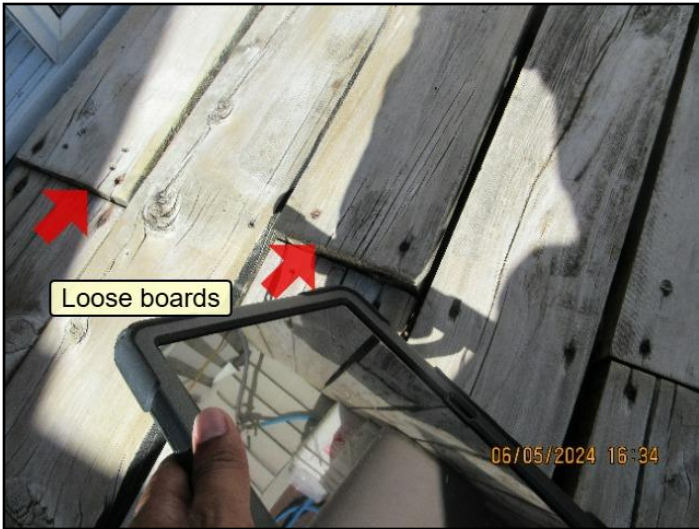
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14. Rot /loose boards



15. Rot



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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

**Configuration:** • [Slab-on-grade](#)

**Foundation material:** • [Poured concrete](#)

**Floor construction:** • [Joists](#) • [Wood I-joists](#) • Slab - concrete

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

**Roof and ceiling framing:** • Not visible

**Party wall:** • [Not visible](#)

## 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

**Inspection limited/prevented by:** • Carpet/furnishings • Storage

**Not included as part of a building inspection:** • Visible mold evaluation is not included in the building inspection report • Less than 24 inches of vertical clearance cannot be entered in under-floor crawlspace areas • Access opening smaller than 16 inches x 24 inches cannot be entered in under-floor crawlspace areas • Attic load bearing components concealed by insulation cannot be traversed

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

## Recommendations

### RECOMMENDATIONS \ General

**5. Condition:** • The structure is a common area shared with other units and the maintenance, repair and eventual replacement of the exterior components is probably the responsibility of the strata.

Task: Please check with the strata for any information regarding the building envelope such as the depreciation report, maintenance procedures, engineering evaluation reports, repair history, etc.

**Implication(s):** Financial cost.

**Location:** Structure

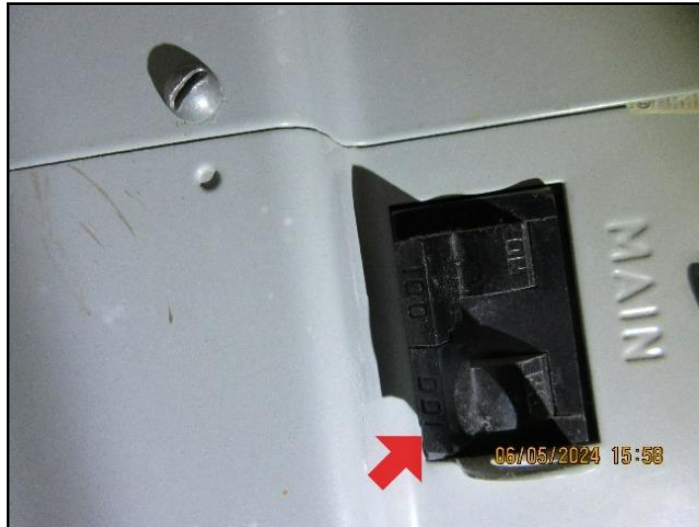
**Time:** Prior to subject removal

## 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.

**Service size:**

- 100 Amps (240 Volts)



16. 100 Amps (240 Volts)

**Main disconnect/service box type and location:**

- [Breakers - utility room](#)



17. Breakers - utility room

### Distribution panel rating:

- [125 Amps](#)



18. 125 Amps

### Electrical panel manufacturers:

- FPE Stab-Lok



19. FPE Stab-Lok

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

- No GFCI



20. No GFCI in kitchen



21. No GFCI in kitchen

- [GFCI - bathroom](#)



22. GFCI - bathroom



23. GFCI - bathroom

- [GFCI - exterior](#)



24. GFCI - exterior

**Smoke alarms (detectors):**

- Present



25. Present

**Limitations**

**General:**

- Index on panel



**26. Index on panel**

- The accuracy of the circuit index (labels) was not verified'

**Panel or disconnect cover:**

- Not safe to remove



**27. 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

## Recommendations

### SERVICE BOX, GROUNDING AND PANEL \ Panel wires

**6. Condition:** • [Not well secured](#)

Noted unsecured wire in electric panel during inspection

**Implication(s):** Electric shock | Fire hazard

**Location:** Electric panel

**Task:** Repair by licensed electrical contractor

**Time:** Upon possession as part of regular maintenance



28. Not well secured

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

**7. Condition:** • No GFCI/GFI (Ground Fault Circuit Interrupter)

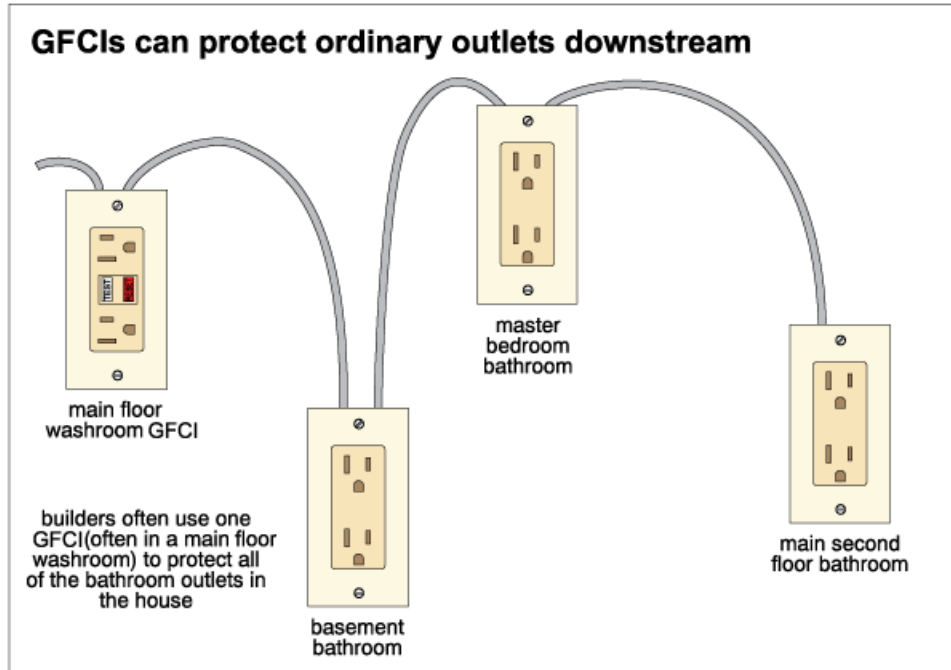
The electrical receptacles within 1.5 meters (5 feet) of the kitchen sink is not GFCI protected. GFCI installation is recommended for safety reasons if this can be achieved with the current wiring configuration. In older construction, if the wiring of the kitchen receptacles are split circuits, usually each rated for 15 Amps, this usually means that GFCI installation may not be possible, but please confirm this with a qualified electrician.itchen counters

**Implication(s):** Shock hazard

**Location:** Kitchen counter plug

**Task:** ,Further evaluation by licensed electrical contractor to determine scope of work and cost

**Time:** Upon possession as part of regular maintenance



29. No GFCI/GFI (Ground Fault Circuit...

**DISTRIBUTION SYSTEM \ Carbon monoxide (CO) alarms (detectors)**

8. **Condition:** • Missing/Expired



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 just battery-operated unit

**Implication(s):** Life safety issue

**Location:** Smoke/co detector

**Task:** Replace

**Time:** Upon possession as part of regular maintenance



30. Missing date

## 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:**

- Electric baseboard heaters

Thermographer with seek systems Canada. Infrared cameras see the infrared radiation emitted from the first 1/1000th of an inch of the target surface. Therefore, infrared cameras do not directly measure or see temperature, only emitted infrared radiation represented by the colour scale. The Stephan-Boltzmann Law showed that a small increase in temperature meant a large increase in infrared radiated energy. Their mathematical formula is what the camera system uses to convert the infrared radiation into temperature equivalents. The lighter the colour in the image, the hotter the temperature. A representative number of infrared images show the baseboard heaters are functional.



31. Electric baseboard heaters Thermographer...



32. Electric baseboard heaters Thermographer...

# HEATING

10-110000 45 AVE, My Village, BC June 5, 2024

Report No. 1073, v.0

[www.ikdilinspections.com](http://www.ikdilinspections.com)

SUMMARY

ROOFING

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SITE INFO

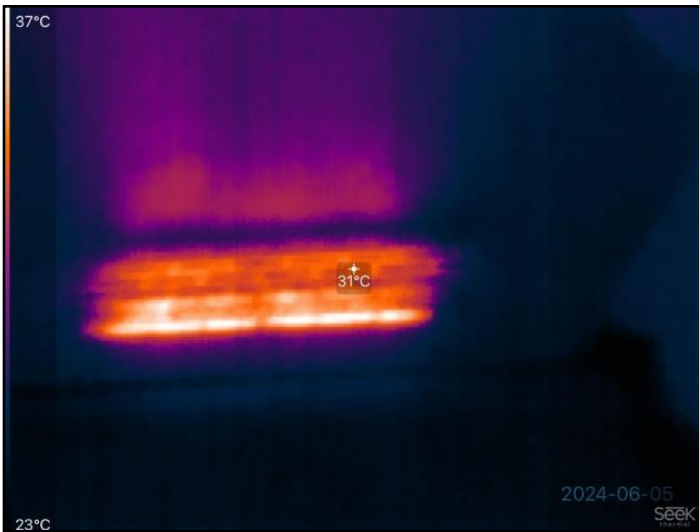
REFERENCE



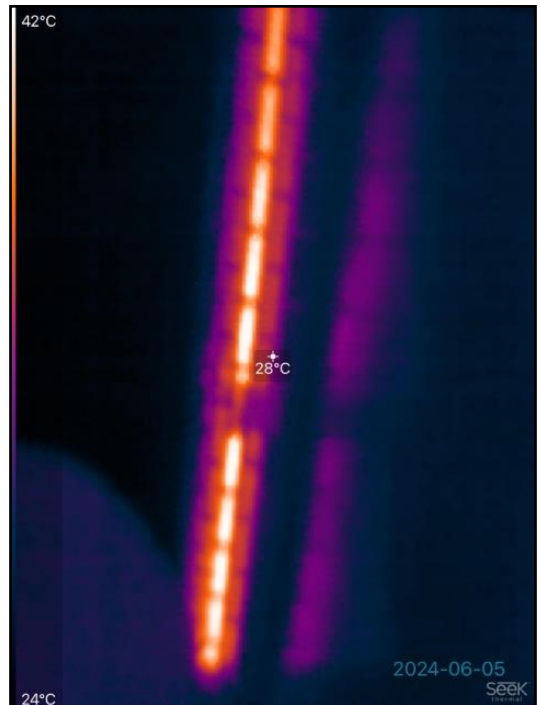
33. Electric baseboard heaters Thermographer...



34. Electric baseboard heaters Thermographer...



35. Electric baseboard heaters Thermographer...



36. Electric baseboard heaters Thermographer...

Fuel/energy source: • [Electricity](#)

Efficiency: • [Conventional](#)

# HEATING

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**Typical life expectancy:** • Electric baseboard heaters are simple devices whose life expectancy can be unpredictable. They can fail at any time but are relatively inexpensive to replace.

**Main fuel shut off at:** • Electrical panel

**Mechanical ventilation system for building:** • Kitchen exhaust fan • Bathroom exhaust fan

**Location of the thermostat for the heating system:**

• Living Room



37. Living Room

• Bedroom

# HEATING

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38. Bedroom



39. Bedroom

**Location of the thermostat for the heating system:** • Baseboard heaters are controlled by thermostats fitted in all rooms where they are located

## Limitations

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

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

**Not included as part of a building inspection:** • Heat loss calculations • Interiors of vent systems, flues, and chimneys • Humidifiers and dehumidifiers • Heating systems using ground source, water source, solar, and renewable energy technology • Heat/energy recovery systems • Whole house mechanical ventilation systems

## Recommendations

### **SPACE HEATER \ Electric baseboard heater/space heater**

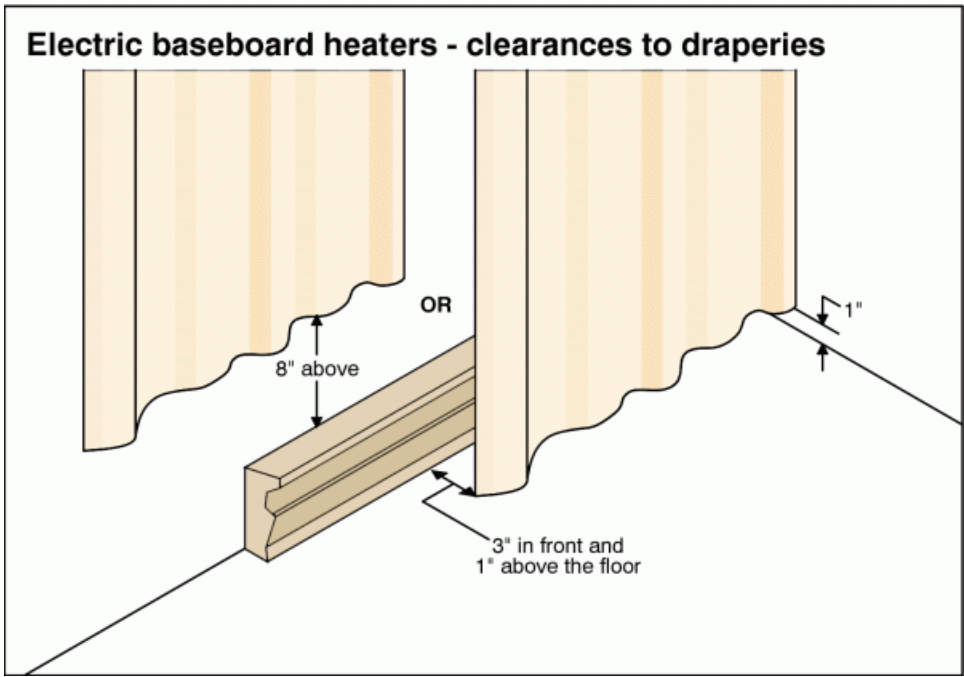
**9. Condition:** • Noted few things on baseboard heater in living room Be sure to keep all drapes, curtains, furniture, electric cords and other flammable items away from these heaters when they are on. Also be careful with small children as baseboard heaters can present a burn hazard if left accessible. If you are concerned about the safety or efficiency of these heaters, consider upgrading the system. .

**Implication(s):** Fire hazard | Reduced comfort

**Location:** Electric baseboard heaters in bedroom and living room

**Task:** Remove all the stuff from baseboard heaters

**Time:** Upon possession - Regular maintenance



40. Noted few things on baseboard heater in...



41. Noted few things on baseboard heater in...

# HEATING

10-110000 45 AVE, My Village, BC June 5, 2024

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42. Noted few things on baseboard heater in...

# COOLING & HEAT PUMP

10-110000 45 AVE, My Village, BC June 5, 2024

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[www.ikdilinspections.com](http://www.ikdilinspections.com)

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## Description

**General:** • Do not have AC in this townhouse.



## 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. • Shut off valves are visually inspected but not operated: Water shut off valves are not operated during an inspection. We do insure there is a valve, that the handle is not missing, and it is not leaking. If the vales are more than a few years old there is a good change that it will leak or not function after being tested for this reason it is not part of the scope of inspection for home inspectors. If you are concerned, we recommend you have a licensed plumber replace the valves as a precautionary measure.

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

**Service piping into building:**

- [Copper](#)



43. Copper

**Supply piping in building:** • [Copper](#)

**Main water shut off valve at the:**

- Near water heater
- Under stairs

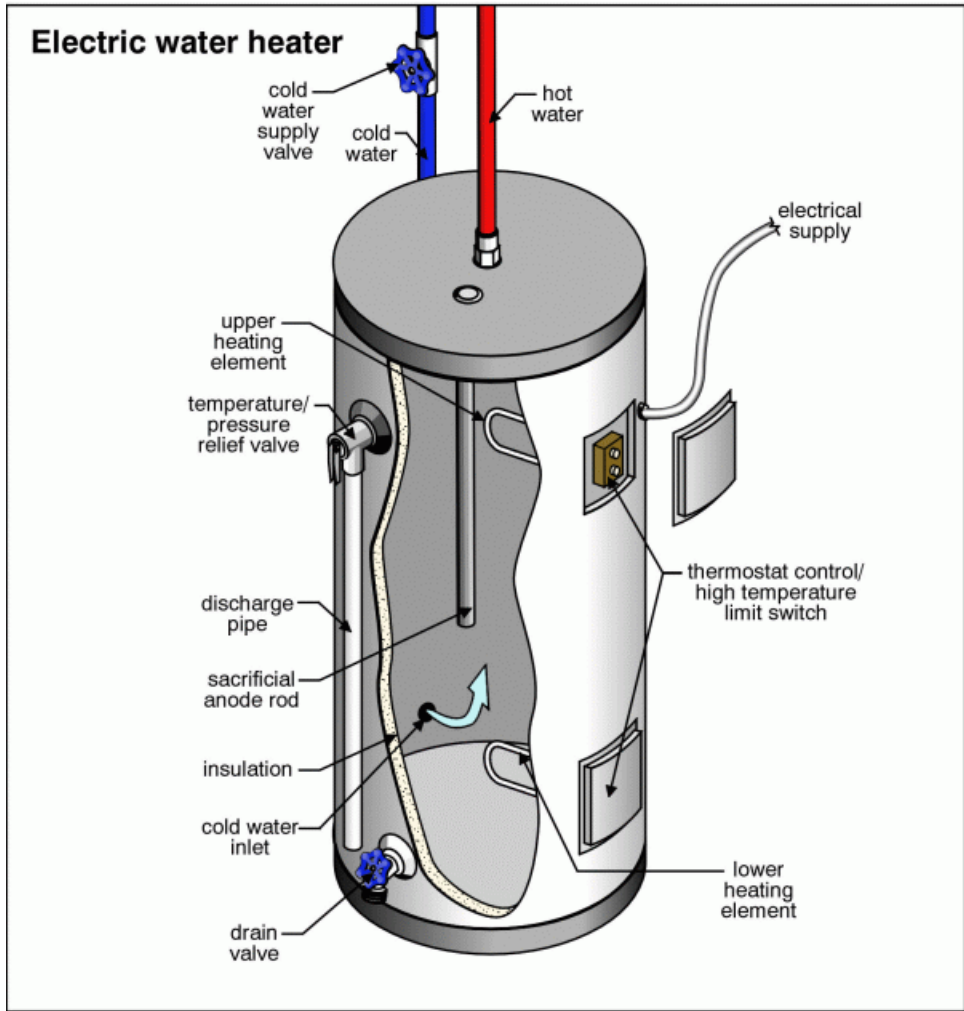


44. Near water heater

Water flow and pressure: • [Typical for neighborhood](#)

Water heater type:

- [Conventional](#)





45. Conventional

**Water heater location:**

- Utility room
- Under stairs



46. Utility room under stairs

**Water heater fuel/energy source:**

- [Electric](#)



47. Electric

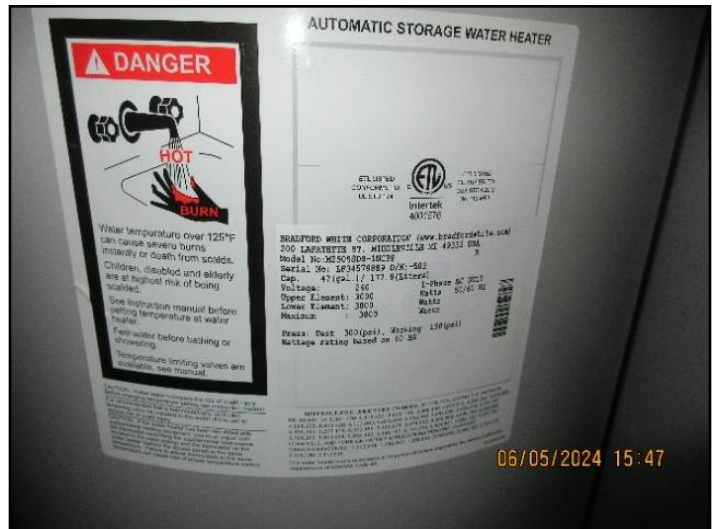
**Water heater manufacturer:**

- Bradford White

Model number: M250S8DS-INCPP Serial number: LF34579889



48. Bradford White



49. Bradford White data plate

**Water heater tank capacity:** • 47 gallons

**Water heater approximate age:**

- 10 years

Got info from tank installed in 2014



50. 10 years

**Water heater typical life expectancy:** • 8 to 10 years

**Waste and vent piping in building:**

- [ABS plastic](#)



51. ABS plastic



52. ABS plastic

**Sewer cleanout location:** • Did not find

**Floor drain location:**

- Water heater drain pan



53. Water heater drain pan

**Exterior hose bibb (outdoor faucet):**

- Present



54. 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 Not readily accessible interiors of vent systems, flues, and chimneys. The short pipe from the water shut off to the faucet or toilet is referred to as flexible supply line. These pipes are separate from the main plumbing water supply piping and are quite often made of inferior piping materials (e.g. plastic), and as such are subject to a higher than usual failure rate. Recommend replacing these lines with wire braided flexible supply lines as precaution.

**Fixtures not tested/not in service:** • Sink • Basin • Bathtub

**Items excluded from a building inspection:** • Well • Isolating/relief valves & main shut-off valve • The performance of floor drains or clothes washing machine drains

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

**Not included as part of a building inspection:** • Washing machine connections • Wells, well pumps, and water storage related equipment • Water conditioning systems • Fire extinguishers and sprinkler systems • Landscape irrigation systems

## Recommendations

### **RECOMMENDATIONS \ General**

**10. Condition:** • Bracing: 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. Although the illustrations relate to a gas water heater, electricity and water mixing in a seismic event is a similar life safety hazard.

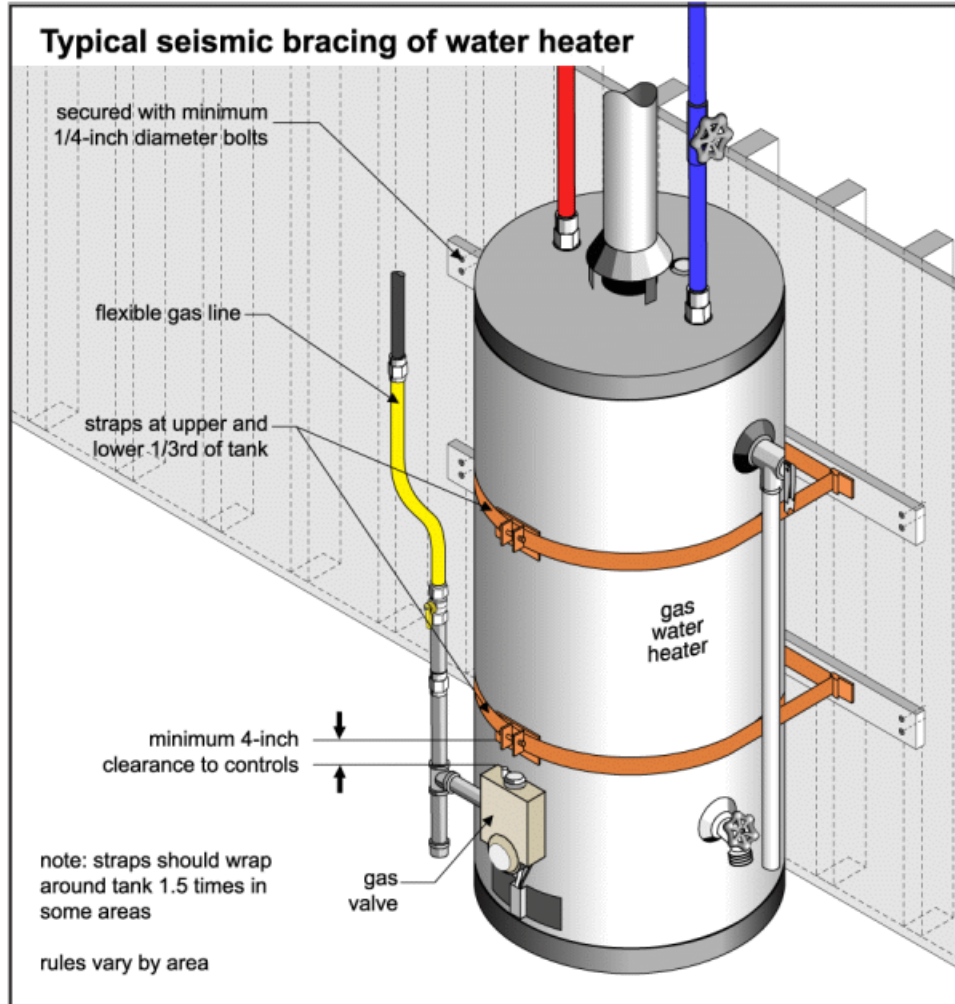
**Implication(s):** Fire and safety hazard

**Location:** Hot water tank



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

**Time:** Upon possession





55. Bracing missing

**11. Condition:** • TERV:

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 plumbing contractor install an expansion tank or TERV when the hot water tank is replaced.

**Location:** Hot water tank

**Task:** A licensed plumber install an expansion tank or TERV

**Time:** Upon possession



56. TERV: No expansion tank has been installed...

**12. Condition:** • Copper pipes generally have a life expectancy of 35 years. These pipes appear to be original to the townhome and therefore are nearing or at their expected life.

**Implication(s):** Financial cost implication should replacement be required - budget accordingly

**Location:** Throughout the townhouse

**Task:** Higher potential for leaks to develop due to their age. Check with strata regarding any replacement upgrading of the copper supply piping.

**Time:** Prior to subject removal



57. Copper piping

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	<b>PLUMBING</b>	INTERIOR	SITE INFO
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**SUPPLY PLUMBING \ Water pressure regulator (Pressure reducing valve)**

**13. Condition:** • Missing

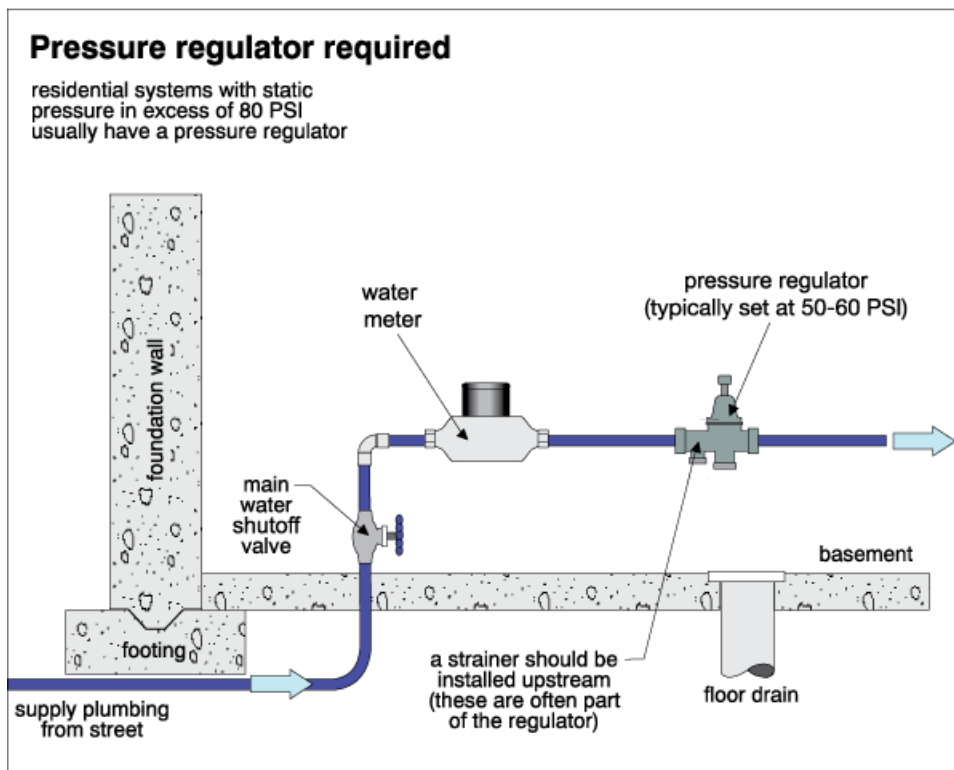
Water hammer arrestors (shock absorbers) should be added on the supply hose lines to the laundry washer if missing. This is a newer requirement for new construction to help protect these water lines and appliances from pressure spikes and possible leaks. These small devices can be easily added to existing homes next to the appliance supply shut offs. Over time, water hammer (pipe movement when automatic valves close quickly) can influence the integrity of pipe connections and valves. The installation of water hammer arrestors is easily done and is suggested as an improvement.

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

**Location:** Laundry Area

**Task:** Provide protection devices.

**Time:** Upon possession





58. Missing

## WATER HEATER \ Life expectancy

**14. Condition:** • Near end of life expectancy

Hot water tank is about 10 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:** Hot water tank

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

**Time:** Prior to subject removal



59. Near end of life expectancy

## **FIXTURES AND FAUCETS \ Hose bib or bibb (outdoor faucet)**

**15. Condition:** • Not Frost Free

Seasonal shut off valves need to be used for the exterior hose bib faucets to protect the fixtures from freezing causing damage during cold weather. Installing frost free faucets is another option. Consult further with a plumber if you choose to update these outdoor fixtures. Freezing damage to fixture and pipe resulting in water damage to wall, interior & contents of home

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

**Location:** Exterior bib

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

**Time:** Before winter.

# PLUMBING

10-110000 45 AVE, My Village, BC June 5, 2024

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60. Not Frost Free Seasonal shut off valves nee...

## 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](#)



61. *Carpet*

- [Laminate](#)



# INTERIOR

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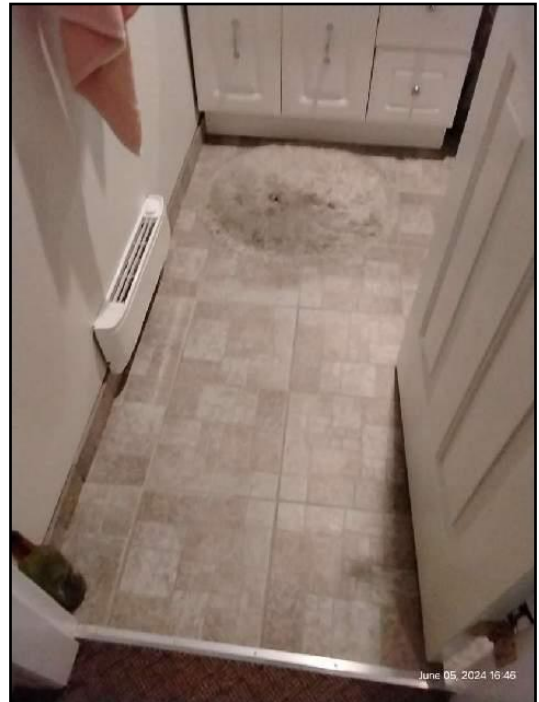


62. Laminate

• Tile



63. Tile



64. Tile in bathroom

**Windows:**

- [Sliders](#)



65. Sliders



66. Sliders

**Exterior doors - type/material:**

- [Sliding glass](#)



67. Sliding glass

- [Storm](#)

# INTERIOR

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68. Storm

- [Wood](#)



69. Wood

**Range fuel:**

- Electricity



70. Electricity

**Laundry facilities:**

- Hot/cold water supply



71. Hot/cold water supply

- Vented to outside



**72.** Vented to outside

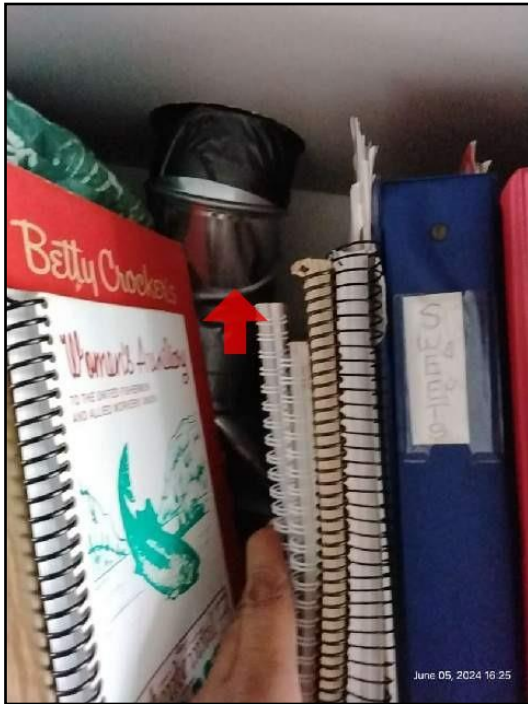
- 120-Volt outlet
- 240-Volt outlet
- Washer/dryer combo



**73.** Washer/dryer combo

**Kitchen ventilation:**

- Range hood discharges to the exterior



74. Range hood discharges to the exterior



75. Range hood discharges to the exterior

**Bathroom ventilation:**

- Exhaust fan



76. Exhaust fan

## Counters and cabinets:

- Inspected



*77. Inspected*

## Stairs and railings:

- Inspected



78. Inspected

**Inventory Dishwasher:**

- Samsung



79. Samsung



## Inventory Refrigerator:

- Kenmore



80. Kenmore

## 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

### Inspection limited/prevented by:

- Storage/furnishings

# INTERIOR

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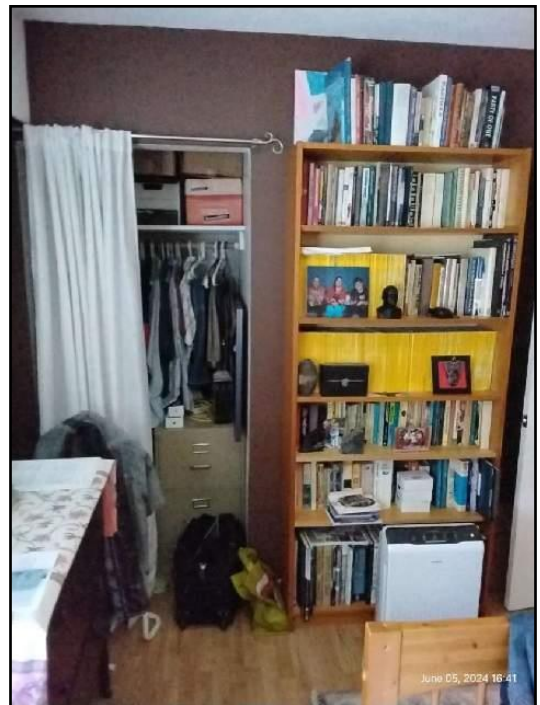
81. Storage/furnishings



82. Storage/furnishings



83. Storage/furnishings



84. Storage/furnishings



85. Storage/furnishings

**Appliances:** • Appliances are not inspected as part of a building inspection

## Recommendations

### WALLS \ General notes

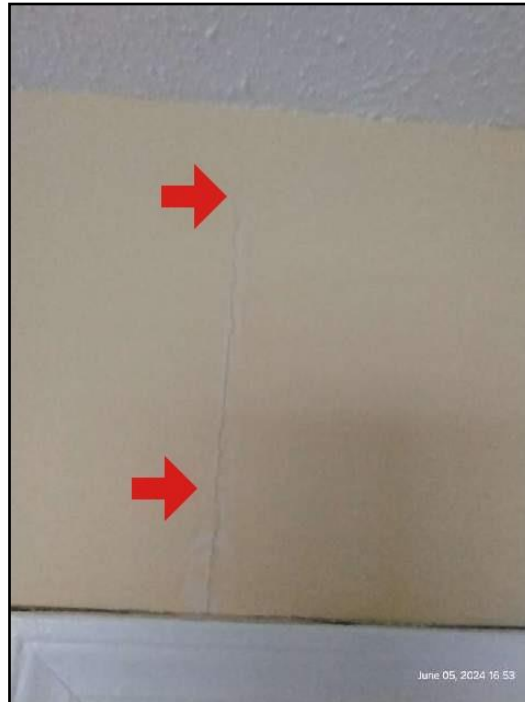
**16. Condition:** • Crack was noted in the wall . Cracking can be due to routine settlement or moderate seasonal expansion and contraction of the home. Cracks can also be related to workmanship - how the drywall was installed, and fastened. The seasonal types of cracking can be the most problematic as they will tend to re-open after repair. Repair and paint cracks as needed and monitor.

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

**Location:** Master Bedroom above the door

**Task:** Repair by drywaller

**Time:** Upon possession as part of regular maintenance



86. Crack was noted in the wall . Cracking can...

## STAIRS \ Handrails and guards

### 17. Condition: • [Missing](#)

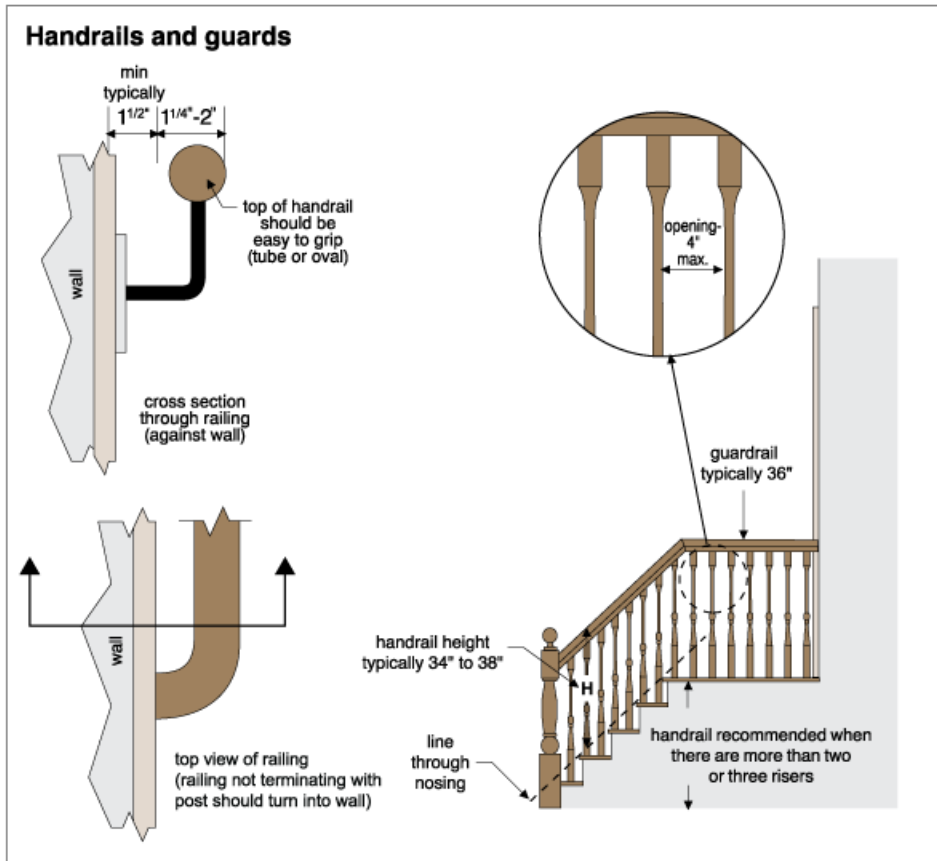
A guardrail is needed for the interior stairs to eliminate a safety hazard, especially for children. Railings with openings no larger than 4 inches are recommended for all stairs with three or more stairs. Handrails that have returns into the walls are needed for the length of the stairs. Guardrails should have openings no larger than 4 inches and railing should be 36 inches high and strong enough to hold a falling adult. Hire a carpenter to repair and bring guardrail and handrail up to modern standards.

**Implication(s):** Fall hazard

**Location:** Staircase gurde railing

**Task:** Repair or replace by carpenter

**Time:** Immediately upon possession



87. Missing



88. Missing

**EXHAUST FANS \ Kitchen range exhaust system (range hood)**

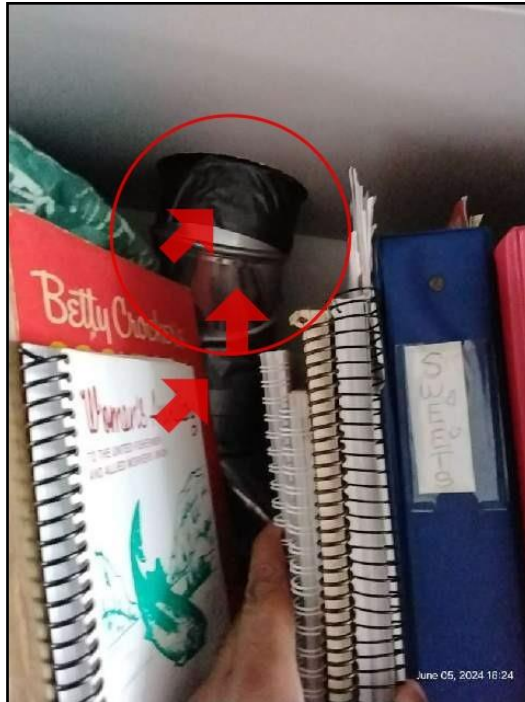
**18. Condition:** • The ductwork for the kitchen exhaust fan done with utility duct tape. This should be sealed with foil tape to prevent leaking air and inhibiting proper

**Implication(s):** Fire and safety issue

**Location:** Kitchen hood fan duct

**Task:** Repair or replace

**Time:** Regular maintenance



89. utility duct tape

# SITE INFO

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## Description

**Weather:** • Sunny

**Approximate temperature:** • 14°

**Attendees:** • Buyer arrived late • Buyer's representative

**Access to home provided by:** • Seller

**Occupancy:** • The home was occupied at the time of the inspection.

**Utilities:** • All utilities were on during the inspection.

**Approximate inspection Start time:** • The inspection started at 3:30 p.m.

**Approximate inspection End time:** • The inspection ended at 5:00 p.m.

**Approximate age of home:** • 50 to 55 years

**Approximate date of construction:** • 1969

**Approximate size of home:** • Less than 1000 ft.<sup>2</sup>

**Building type:** • Townhome

**Number of stories:** • 2

**Number of rooms:** • 5

**Number of bedrooms:** • 2

**Number of bathrooms:** • 1

**Number of kitchens:** • 1

**Area:** • City

**Street type:** • Residential

**Street surface:** • Paved

**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