

CanaSpec Services Inc.
(An Independent Franchise of AmeriSpec of Canada,
A Division of ServiceMaster Canada Inc.)

AmeriSpec Inspection Services
Inspection Report
(604) 430 – 0343

Prepared For: Client Name

Inspector: Inspector Name
Registered Home Inspector
License #

Inspection Date:

Address:



AmeriSpec Home Inspection Service is pleased to submit the enclosed inspection report. Thank you for selecting our company, we appreciate the opportunity to be of service. The following report will tell you a great deal about the overall condition of this property. Our inspectors are highly trained to perform a thorough visual inspection of all accessible areas to determine if construction, materials and workmanship were standard for the industry when this structure was built.

Realizing that all properties experience some degree of wear, ***cosmetic considerations are not within the scope of this report.*** Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership.

Furthermore, owning any building involves some risk and while we can give an excellent overview of the property, ***we cannot inspect what we cannot see.*** Moving furniture, any dismantling, or lighting gas pilots are not within the scope of this inspection. This report is not an exhaustive technical evaluation, such an evaluation would cost many times more.

Your attention is directed to the **INSPECTION AGREEMENT**. It more specifically delineates the scope of the inspection and the limit of **AmeriSpec Home Inspection Service** liability in performing this inspection.

Please refer to the following definitions when reading your report:

Serviceable: The materials and workmanship are acceptable and in generally satisfactory condition. We will occasionally point out a minor item and still note Serviceable, such as a light fixture with no globe.

N = None: The item does not apply to this property.

In some cases we will simply provide a description of the particular component or system. Any defect or maintenance/safety item will be noted where applicable. Location of rooms and items within rooms, are described as rear, front, middle, left or right. The orientation is based on viewing the property from the side at which the front entrance is located.

We abide by the Home Inspectors Association of British Columbia (HIABC) standards of practice and code of ethics, therefore, ***we cannot make repairs nor refer contractors.***

Realizing you had a number of choices to perform this service, we appreciate you selecting our company for your home inspection needs. If you have any questions regarding this report or any questions related to the general condition of the property, please do not hesitate to call us.

This home is a condominium in a multiple story wood frame building.

This property is located on a sloped lot.

Estimated age is approximately 21 years old.

Weather at time of inspection was cool and clear.



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

100

EXTERIOR

Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. Hairline cracks in stucco, concrete, asphalt, plaster and drywall are common and not a significant defect unless otherwise stated.

- 101 Driveway: Serviceable. Concrete. Common cracking noted.
- 102 Walkways: Serviceable. Concrete. Common cracking noted.
- 104 Siding: Wood. This is a visual inspection only. Moisture ingress is a common and serious problem with buildings. It is not possible to determine the existence or extent of moisture ingress and deterioration through a visual inspection. Recommend reviewing with strata representatives or Management Company. Also reviewing any engineering studies completed about the exterior of this building is strongly recommended.
- 105 Trim: Wood.
- 106 Window Frames: Metal. Unless noted elsewhere in this report, the thermal pane windows in this property appear to be intact. However, conditions such as temperature, humidity and lighting limit the ability to review these windows visually. For more complete information on the thermal panes in this property, the vendor should be consulted.
- 108 Gutters/Down spouts: Serviceable. Metal. Debris noted. It is recommended that gutters and down spouts be cleaned and flushed with water to prevent moisture damage due to water backup.
- 110 Ext. Doors: Serviceable.
- 112 Lot Grade/Drainage: Building is built on a sloped lot.
Grade at foundation appears to be adequate.
It is beyond the scope of our inspection to verify underground drainage systems. Client may wish to obtain further review from a qualified contractor.
- 114 Exposed Foundation: Concrete perimeter, under ground parking garage construction. Common cracking noted. Limited review due to interior finishing and exterior coverings.
- 116 Comments: Limited review due to extensive size.
Exterior and other common areas not referenced in this report

are not included in this inspection service. Water leakage issues are common with buildings. Recommend reviewing with strata representatives or Management Company. Also reviewing any engineering studies completed about the exterior of this building is strongly recommended.

120

ROOF

Our evaluation of the roof is a "**visual**" inspection to determine if portions are missing and/or deteriorating and, therefore, subject to possible leaking. Portions of underlayment and decking are hidden from view and cannot be evaluated by our visual inspection; therefore, our review is not a certification, warranty or guarantee as to the water tight integrity of the roof. Inspectors cannot determine water tight integrity of roofs by a visual inspection. If such an inspection is desired, client should contact a licensed roofer.

- 121 Type/Material: Sloped & Flat construction, torch-on membrane and asphalt shingle covering.
Observed from roof.
- 122 Flashing: Suggest re-sealing all through roof vents and projections as part of routine maintenance.
- 123 Roof Comments: Roof shows normal wear for its age and type; appears to be in serviceable condition.
- 124 Skylights: N.
- 125 Chimneys: Prefabricated metal.
Our chimney review is limited to the visible and/or accessible components only. Examination of concealed or inaccessible portions is beyond the scope of this inspection, such as the presence of a flue lining, or for deterioration, damage, or cracks if lining is present; loose, or missing mortar, adequacy of installation, draft, or smoke tests. This was a "limited inspection." If further review is desired, client is advised to consult with a qualified contractor.
- 126 Comments: Review is in relation to building #3690 of this complex only. Recommend reviewing with strata representatives or Management Company.



180

LAUNDRY AREA

- 181 Laundry Tub:
- 183 Washer H/Up:

N.
Operated when tested. Some paint corrosion noted in areas. Repair or replace as required. We do not disconnect the supply hoses to the washer, nor do we operate the valves. These can leak at any time and should be considered a part of normal maintenance.

Washing machines not located on the ground level should have steel braided hoses as a safety feature to reduce the chance of pipe breaks or leaks.

- 184 Dryer H/Up:
- 185 Comments:

Operated when tested. Electric/240 volts. Appears to be vented to exterior. Clean filter regularly for fire safety.
Limited review due to restricted access.

220

BALCONY

- 221 Cover:
- 222 Electrical:
- 223 Deck/Slab:
- 224 Stairs:
- 225 Railing:

- 226 Comments:

N.
Serviceable. No GFI provided to outlet. See #408.
Waterproof membrane over wood structure.
N.
Metal & Glass. Recommend sealing around railing penetrations into balcony to prevent possible moisture ingress. Recommend reviewing with strata representatives or Management Company.
Limited access to underside for inspection.



Recommend sealing around balcony railing penetrations.

300

UNDERGROUND PARKING GARAGE

- 301 Lighting:
- 302 Parking Spot:
- 303 Slab:
- 304 Garage Door:
- 305 Garage Door Hdwr:

Serviceable.
Serviceable.
Concrete. Common cracking noted.
Serviceable.
Serviceable.

- 306 Door Opener: Not tested.
- 307 Ventilation: Openings to exterior. Exhaust system present, not tested/inspected.
- 308 Fire Doors: Serviceable. Self-closers installed as a safety feature.
- 309 Service Doors: Serviceable.
- 310 Fire Wall: Serviceable.
- 311 Walls: Concrete. Common Cracking noted.
- 312 Ceiling: Concrete. Common Cracking noted. No water noted but evidence of previous leaks.
- 313 Electrical: Serviceable.
- 314 Storage Lockers: Serviceable. Located on level 4.
- 314 Comments: Limited review due to extensive size.

400 MAJOR SYSTEMS

Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. Identifying or testing for the presence of asbestos or other potentially hazardous materials is not within the scope of this report. Judging the sufficiency of water flow in plumbing or the air flow and heating efficiency of forced air heating systems, if applicable for this report, is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems to be less than normal. If concerned, we suggest you evaluate these systems prior to subject removal.

- 401 Heating:** Electric baseboard.
- 403 Thermostats: Thermostat in living room was not working adequately at time of inspection. Error signs were showing on display. Indicating problem with thermostat or electric baseboard. Recommend a review by a qualified contractor. Repair or replace as required.



Error signs on thermostat display. Electric baseboard is not working adequately.

- 405 Plumbing:** Water supply provided by public system. Main water shut off not located at time of inspection. Recommend contacting seller or a strata representative. Piping, where visible, is copper.



Shut off valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of leaking. We suggest all shut-off valves or angle stops be turned regularly to ensure free movement in case of an emergency.

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

406 Drain/Waste Vent:

Waste disposal system is sewer. Waste lines, where visible, are plastic.

407 Water Heater:

Hot water is provided by a central boiler system, located in underground parking level. Hot water noted at all fixtures inside unit. Boilers are original to complex and are in serviceable condition. Due to the complex and inaccessible nature of these systems, client is advised to consult a qualified heating contractor for verification of performance. Recommend reviewing with strata representatives or Management Company.



Hot water boilers.

408 Electrical:

The electrical service is approximately 100 amps, 120/240 volts. Service entrance is underground.

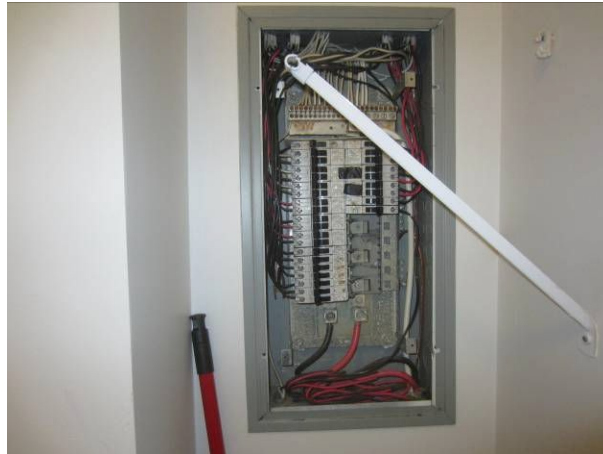
Main panel located at Laundry.

Main service conductor is aluminium.

Overload protection is provided by breakers. Main disconnect breaker not present inside unit. Main service conductor part of panel not accessed due to high voltage present. Some minor corrosion noted at neutral cross bar. Bubbling paint noted to wall at top left corner of electrical box. No moisture was detected at time of inspection. Suggest contacting vendor for further information.

Extra breakers spaces are provided for possible expansion. Low amperage branch circuit conductor is copper, preferred for safety. Grounding system is present.

Ground Fault Circuit Interrupters (GFCI) are an electrical safety feature that may or may not have been required in various areas of the home when built. We suggest client consider upgrading with GFCI's at all receptacles near water sources, such as the kitchen, bathrooms, garage, and exterior outlets to enhance electrical safety.



Electrical panel.

412 Comments:

As noted in our inspection agreement and the Canadian Association of Home & Property Inspectors (CAHPI) standards the testing and inspection of the following auxiliary systems, if present in this home, is beyond the scope of this general home inspection. Appliances. Intercoms. Sound or Home Theatre Systems. Security Systems. In-ground Lawn Sprinklers. Pools/hot tubs and associated equipment. Built-in Vacuums. Fire Sprinkler Systems. Heat Recovery Ventilation Units. Electronic Filters. If any of these systems are present in this home we suggest verifying their operation with the seller and/or having independently reviewed by a qualified specialist or contractor.

600

KITCHENS

The kitchen inspection is a combination of visual and functional. **Built in** appliances are operated, if power is supplied. Calibrations to cooking systems are not evaluated nor life expectancies given to dishwashers. **Note: Dishwashers can fail at any time due to their complexity.** Our review is to determine if the system is free of leaks and excessive corrosion.

600

KITCHEN

601 Floor:	Serviceable. Vinyl.
602 Walls:	Serviceable.
603 Ceiling:	Serviceable.

604 Doors:	N.
605 Window/Skylights:	N.
606 Cabinets:	Serviceable. Wood.
607 Counter Tops:	Serviceable. Plastic laminate finish.
608 Electrical:	Serviceable.
609 Heating:	N.
610 Sinks:	Serviceable. Double, stainless steel.
611 Faucets:	Serviceable.
612 Drain/Supply Pipes:	Serviceable.
613 Disposal:	Serviceable.
614 Dishwasher:	Dishwasher was operated in quick wash cycle. Breaker for dishwasher 'tripped' close to end of wash cycle. Breaker was reset and wash cycle was repeated and completed without breaker tripping again. Unable to determine reason for this. If concerned, recommend a review by a qualified contractor. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. Our inspection is limited to operating the unit on the "normal wash" or "rinse" cycle only.
615 Stove/Cook Top:	Serviceable. Electric.
616 Oven:	Serviceable. Electric.
617 Hood/Fan:	Serviceable. Appears to be vented to exterior. Clean filter regularly for fire safety.
618 Comments:	N.

700 BATHROOMS

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. If a house is occupied at time of inspection, our review underneath sinks will be limited due to personal or household effects.

700 BATHROOM – MAIN HALL

701 Floor:	Tile cracked grout noted in areas. Repair or replace as required.
------------	-------------------------------------------------------------------





Cracked grout noted to bathroom floor tiles.

- 702 Walls: Serviceable.
- 703 Ceiling: Serviceable.
- 704 Doors: Serviceable.
- 705 Electrical: Serviceable. GFCI provided to outlet for safety. See #408.
- 706 Windows/Skylights: N.
- 707 Exhaust Fan: Serviceable.
- 708 Heating: N.
- 709 Tub/Surround: N.
- 710 Tub Encl.: N.
- 711 Tub Faucet: N.
- 712 Shower/Surround: Tile. Cracking noted to grout in areas. Some moisture presence was detected at step and around drain using a non-evasive moisture meter. The preceding conditions should be reviewed by a qualified contractor and repaired or replaced as required.



Cracked grout noted inside shower stall.

- 713 Shower Door: Glass.
- 714 Shower Head: Serviceable.
- 715 Sink: Serviceable.
- 716 Sink Faucet: Serviceable.
- 717 Drain/Supply Pipes: Small drip leak noted from stopper arm. Repair or replace as required.





Drip leak noted at stopper mechanism under sink.

718 Toilet: Serviceable.
719 Counter/Cabinets: Serviceable.
720 Comments: N.

725

BATHROOM – MASTER ENSUITE

726 Floor: Serviceable. Tile.
727 Walls: Serviceable.
728 Ceiling: Serviceable.
729 Doors: Serviceable.
730 Electrical: Serviceable. GFCI provided to outlet for safety. See #408.
731 Windows/Skylights: N.
732 Exhaust Fan: Serviceable.
733 Heating: Serviceable. Electric, baseboard.
734 Tub/Surround: Serviceable. Acrylic.
735 Tub Encl.: Serviceable. Tile.
736 Tub Faucet: Serviceable.
737 Shower/Surround: N.
738 Shower Door: Curtain.
739 Shower Head: Serviceable.
740 Sink: Stopper requires adjusting to close adequately. Repair as required.
741 Sink Faucet: Serviceable.
742 Drain/Supply Pipes: Serviceable.
743 Toilet: Serviceable.
744 Counter/Cabinets: Serviceable.
745 Comments: N.

900

INTERIOR ROOMS

Our interior review is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items, if concerned. If a house is occupied at time of inspection, our review will be limited due to personal or household effects.

900

INTERIOR ROOMS

- 901 Floors: Vinyl. Carpet.
- 902 Walls: Serviceable.
- 903 Ceiling: Serviceable.
- 904 Doors: Entry door catches on wood threshold. Repair as required.
- 905 Windows/Skylights: Damaged window screens noted in areas. Repair or replace as required.
- 906 Electrical: Serviceable.
- 907 Heating: Electric baseboard. Refer to heating comments #401.
- 908 Closets: Serviceable.
- 909 Stairs: N.
- 910 Fireplace: Gas burning. Operated when tested. Recommend regular servicing and cleaning by a qualified contractor.
- 912 Smoke Detectors: Smoke detector noted. Detectors are not always tested at the time of the inspection. Upon taking occupancy, we recommend testing all detectors for your safety. Periodic testing is suggested to ensure proper working order. If gas fired appliances are present in this home, we recommend a carbon monoxide detector be installed for enhanced safety.
- 913 Comments: Limited review due to personal or household effects.

