



YOUR INSPECTION REPORT

Your Local Professional

PREPARED BY:

Daniel Fedosenko



FOR THE PROPERTY AT:

1868 Knox Tr
Abbotsford, BC

PREPARED FOR:

ANNE KEOUGH

INSPECTION DATE:

Friday, November 8, 2013



Mr Home Inspector

PO BOX 8000 #139 33771 George Ferguson Way, Suite Abbotsford
V2S 6H1, BC Canada

604-837-3603

Fax: 604-853-7494

www.mrhomeinspectorltd.com

Daniel@MrHomeInspectorLtd.com





December 11, 2013

Dear Anne Keough,

RE: Report No. 1645, v.2
1868 Knox Tr
Abbotsford, BC

Thank you for choosing Mr Home Inspector to perform your Home Inspection. We trust the experience was both useful and enjoyable.

Please feel free to contact us with questions about the report or the home itself any time for as long as you own the home. Our consulting service via telephone/email is available at no cost to you for as long as you own the home.

Please visit our website at your convenience www.mrhomeinspectorltd.com and feel free to fill out and return our client questionnaire.

Thanks again for allowing us to work with you.

Sincerely,

Daniel Fedosenko
on behalf of
Mr Home Inspector

Mr Home Inspector
PO BOX 8000 #139 33771 George
Ferguson Way, Suite Abbotsford
V2S 6H1, BC Canada
604-837-3603
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www.mrhomeinspectorltd.com
Daniel@MrHomeInspectorLtd.com



INVOICE

December 11, 2013

Client: Anne Keough

Report No. 1645, v.2

For inspection at:

1868 Knox Tr

Abbotsford, BC

on: Friday, November 8, 2013

Home Inspection		\$450.00
	GST	\$22.50
	Total	<u>\$472.50</u>

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ROOFING

1868 Knox Tr, Abbotsford, BC November 8, 2013

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

General: • Roof covering inspected

General: • Roof drainage systems inspected

General: • Flashings inspected

General: • Skylights, chimneys, and roof penetrations inspected

Sloped roofing material: • [Wood shingles](#)

Probability of leakage: • Low

Limitations

Roof inspection limited/prevented by: • Lack of access (too slippery/fragile)

Inspection performed:

• From roof edge



1. From roof edge



2. From roof edge

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ROOFING

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3. From roof edge



4. From roof edge



5. From roof edge



6. From roof edge

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7. From roof edge

- From the ground

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Description

General: • Exterior doors all checked.

General: • Eaves, soffits, fascias checked.

General: • Walkways, patios, driveways checked.

General: • Exterior wall covering, flashing and trim checked.

General: • Attached decks, balconies, steps, porches, and their associated railings checked.

General: • Vegetation, grading, surface draining checked.

Gutter & downspout material: • Rubber membrane

Gutter & downspout type: • [Integral/built-in](#)

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

Lot slope: • [Away from building](#) • [Flat](#)

Wall surfaces : • [Vinyl siding](#)

Soffit and fascia: • [Wood](#) • [Vinyl](#)

Retaining wall: • [Wood](#) • [Masonry](#)

Driveway: • Concrete

Walkway: • Concrete • Pavers • Gravel

Exterior steps: • Concrete

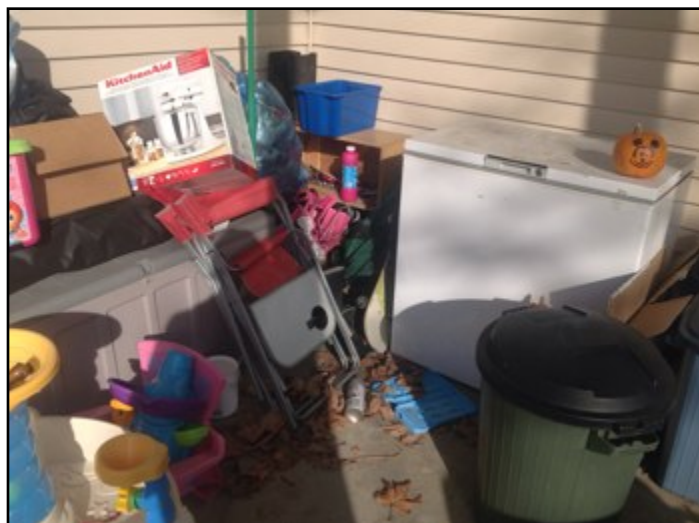
Fence: • Chain link

Limitations

General: • Outbuildings not included in the inspection

Inspection limited/prevented by:

• Storage



8. Storage

EXTERIOR

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- New finishes/paint/trim
- Car/storage in garage
- Vines/shrubs/trees against wall



9. Vines/shrubs/trees against wall

Exterior inspected from: • Ground level

Recommendations

General

1. • Clean outside of home

Location: Various Exterior

Task: Service

Time: Regular maintenance

ROOF DRAINAGE \ Gutters

2. **Condition:** • [Leak](#)

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

Location: Various Exterior

Task: Service

Time: Regular maintenance

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ROOFING

EXTERIOR

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HEATING

COOLING

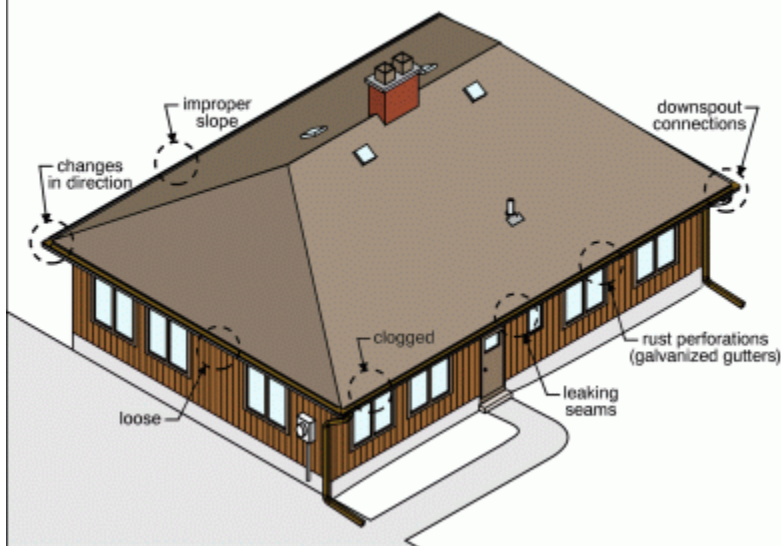
INSULATION

PLUMBING

INTERIOR

REFERENCE

Gutters - common reasons for leakage



[Click on image to enlarge.](#)



10. Leak



11. Leak

WALLS \ Soffits and fascia

3. Condition: • [Damage](#)

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

Location: First Floor

Task: Further evaluation

Time: If necessary

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ROOFING

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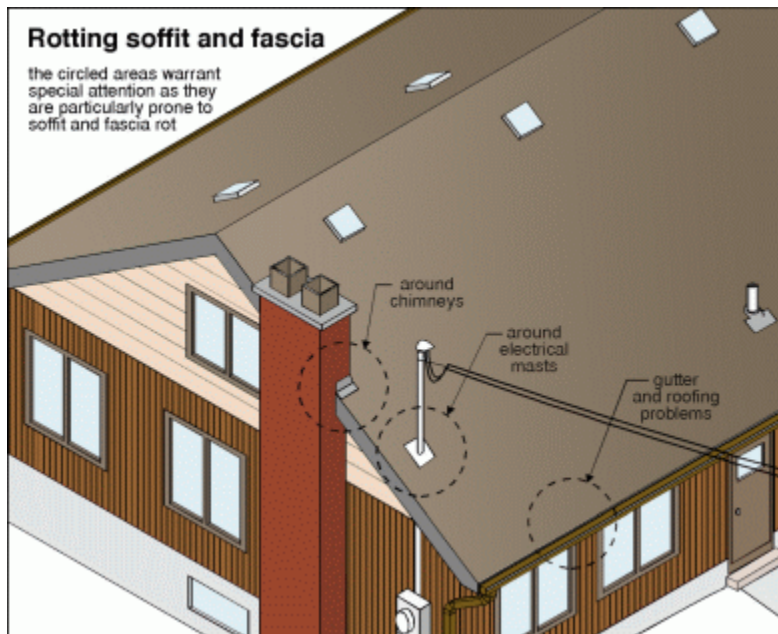
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



[Click on image to enlarge.](#)



12. Damage

WALLS \ Trim

4. Condition: • Paint or stain needed

Location: Various Exterior

Task: Service

Time: Regular maintenance

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13. *Paint or stain needed*

WALLS \ Vinyl siding

5. Condition: • [Mechanical damage](#)

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

Location: Various Exterior

Task: Service

Time: If necessary



14. *Mechanical damage*

EXTERIOR GLASS \ General

6. Condition: • [Water leaks](#)

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

Location: Rear Exterior

Task: Service

Time: If necessary

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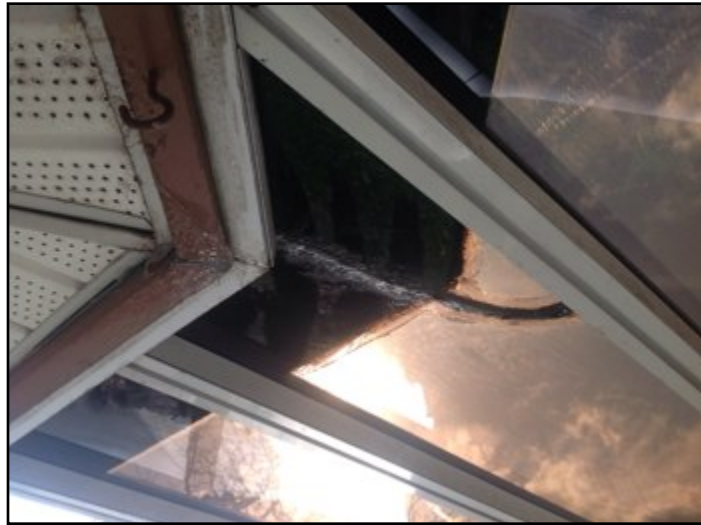
COOLING

INSULATION

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INTERIOR

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15. Water leaks

EXTERIOR GLASS \ Storms and screens

7. Condition: • [Torn or holes](#)

Implication(s): Chance of pests entering house

Location: Various Exterior

Task: Service

Time: Discretionary

DOORS \ Doors and frames

8. Condition: • [Rot](#)

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

Location: Various Exterior

Task: Repair

Time: Regular maintenance



16. Rot



17. Rot

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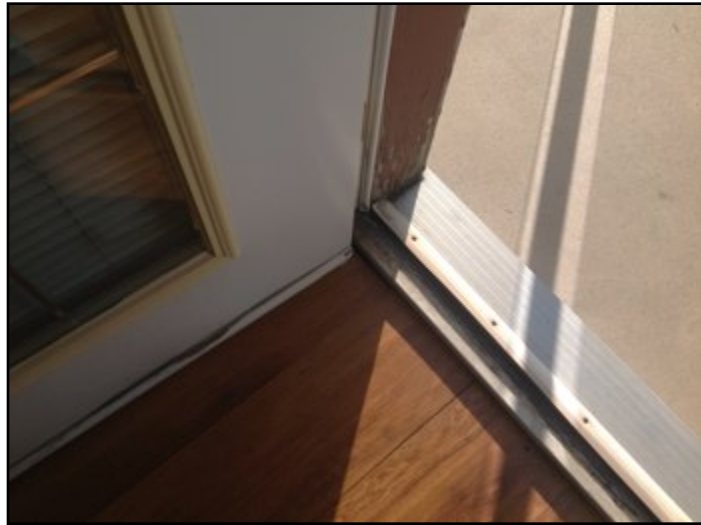
COOLING

INSULATION

PLUMBING

INTERIOR

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18. Rot

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Columns

9. Condition: • [Rot](#)

Implication(s): Weakened structure | Chance of movement

Location: Rear Exterior

Task: Repair

Time: Immediate

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Floors

10. Condition: • [Damage](#)

Implication(s): Weakened structure | Chance of movement

Location: Rear Exterior

Task: Service

Time: If necessary



19. Damage



20. Damage

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21. Damage

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Steps and landings

11. Condition: • [Rot or insect damage](#)

Implication(s): Weakened structure | Material deterioration

Location: Right Side Exterior

Task: Repair

Time: Immediate



22. Rot or insect damage



23. Rot or insect damage

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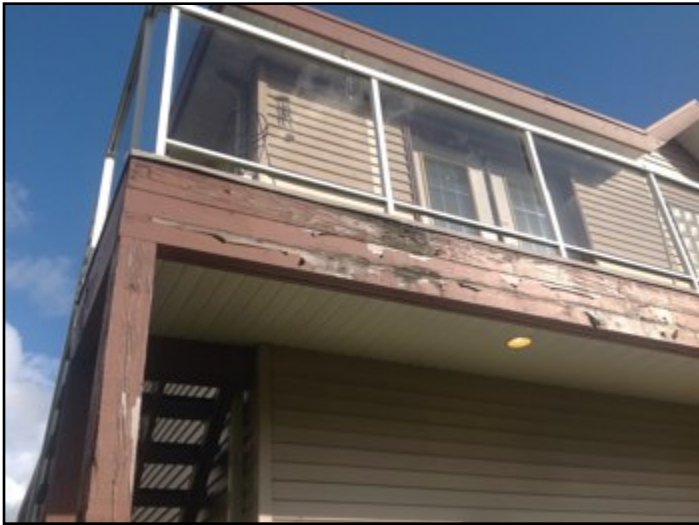
COOLING

INSULATION

PLUMBING

INTERIOR

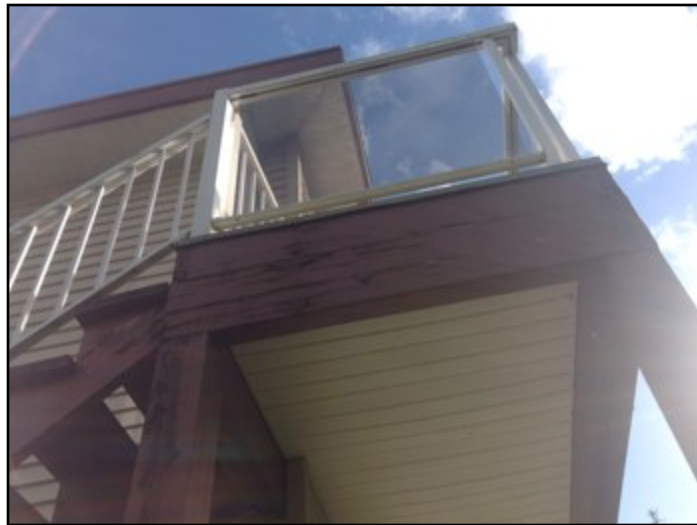
REFERENCE



24. Rot or insect damage



25. Rot or insect damage



26. Rot or insect damage

12. Condition: • [Steps or landings settling or heaving](#)

Implication(s): Weakened structure | Trip or fall hazard

Location: Exterior Right Side

Task: Improve

Time: If necessary

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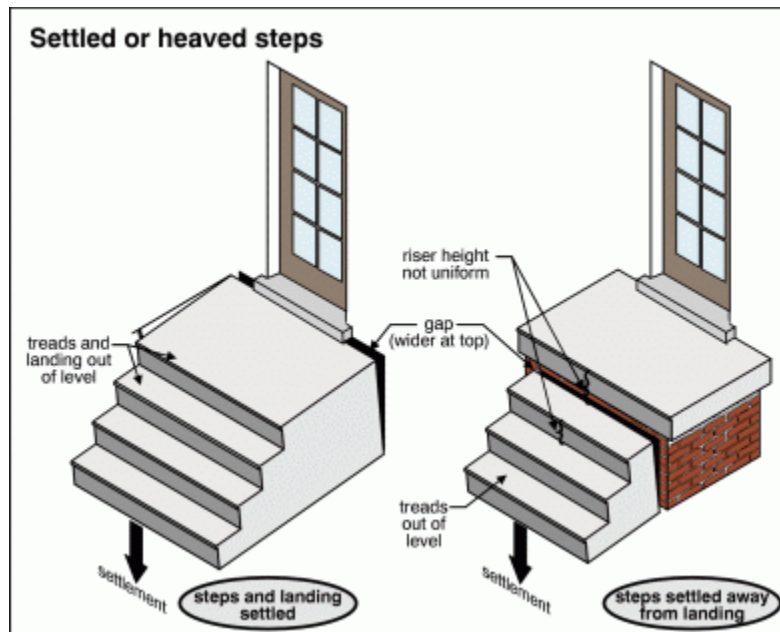
COOLING

INSULATION

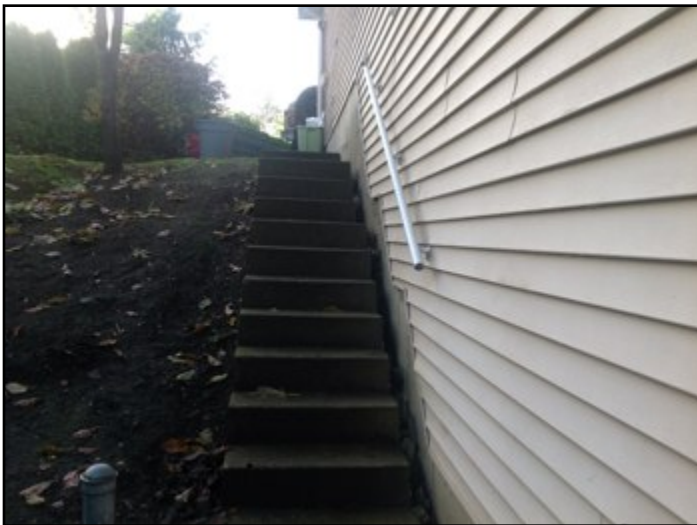
PLUMBING

INTERIOR

REFERENCE



[Click on image to enlarge.](#)



27. Steps or landings settling or heaving



28. Steps or landings settling or heaving

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

13. Condition: • [Missing](#)

Implication(s): Fall hazard

Location: Left Side Exterior

Task: Repair

Time: Immediate

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ROOFING

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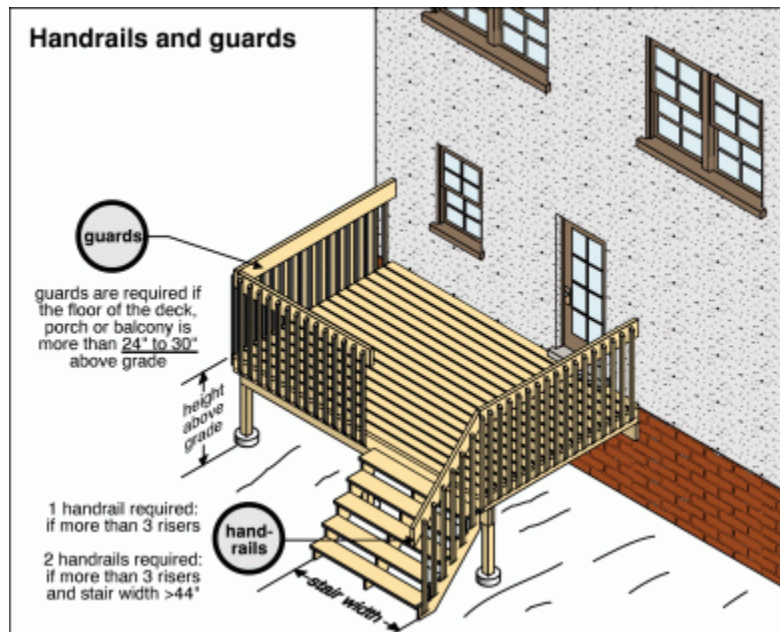
COOLING

INSULATION

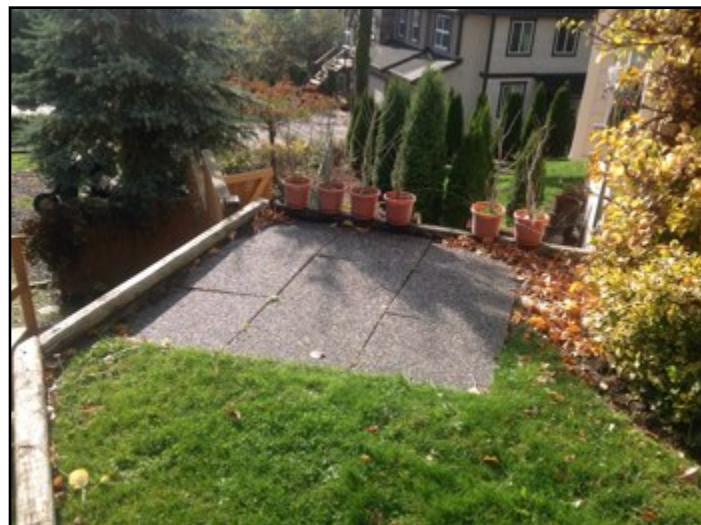
PLUMBING

INTERIOR

REFERENCE



[Click on image to enlarge.](#)



29. Missing

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Roof structure

14. Condition: • Does patio cover have building permit? Consult with owner to make sure patio cover has been built to snow loads in area.

Location: Rear Exterior

Task: Further evaluation

Time: Immediate

EXTERIOR

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30. Does patio cover have building permit?...

LANDSCAPING \ Driveway

15. Condition: • [Cracked or damaged surfaces](#)

Implication(s): Trip or fall hazard

Location: Front

Task: Service

Time: Discretionary



31. Cracked or damaged surfaces

LANDSCAPING \ Walkway

16. Condition: • [Uneven \(trip hazard\)](#)

Implication(s): Physical injury

Location: Right Side

Task: Service

Time: When remodelling

EXTERIOR

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ROOFING

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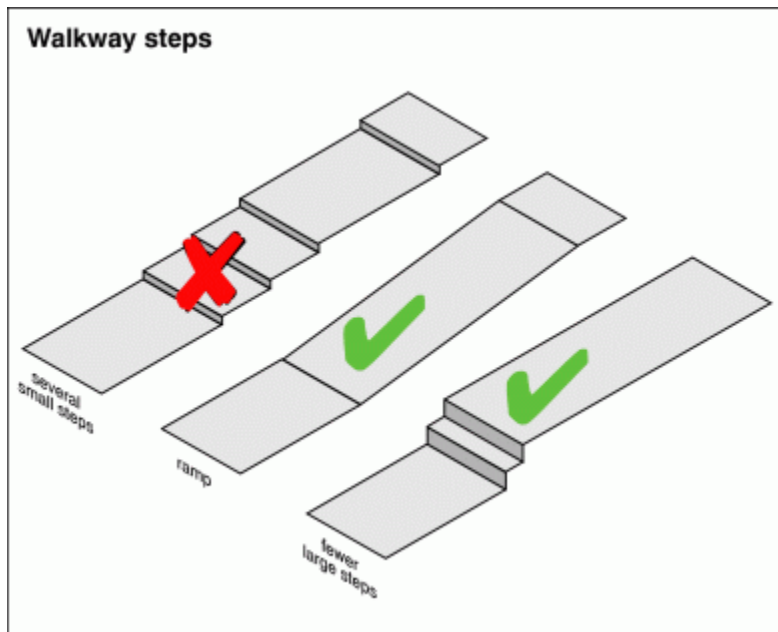
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



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LANDSCAPING \ General

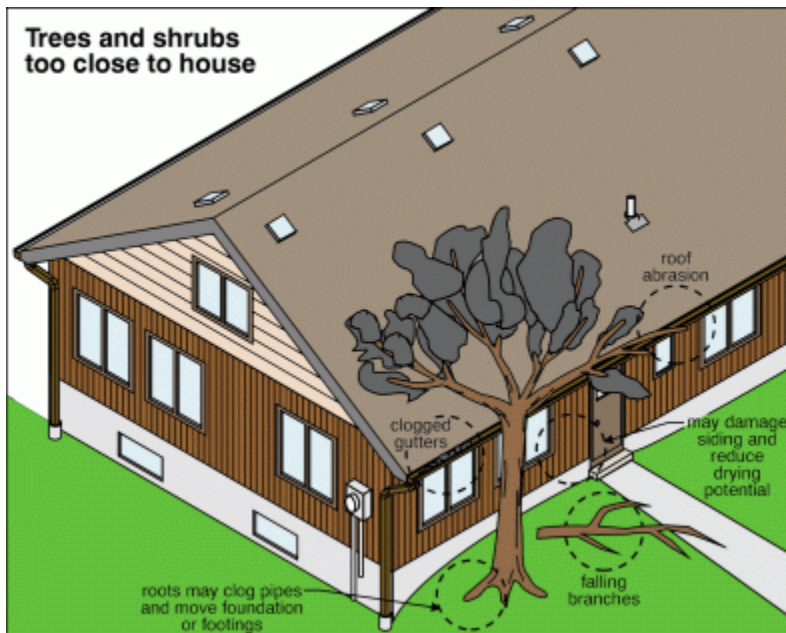
17. Condition: • [Trees or shrubs too close to building](#)

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

Location: Various Exterior

Task: Service

Time: Regular maintenance



[Click on image to enlarge.](#)

EXTERIOR

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ROOFING

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LANDSCAPING \ Retaining wall

18. Condition: • [Rot](#)

Implication(s): Weakened structure | Material deterioration

Location: Right Side

Task: Monitor

Time: Ongoing



32. Rot

Description

General: • Foundation inspected

General: • Framing inspected

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#) • [Concrete](#)

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

Roof and ceiling framing:

• [Trusses](#)

• [Plank sheathing](#)



33. Plank sheathing

Limitations

Inspection limited/prevented by: • Wall, floor and ceiling coverings • Carpet/furnishings • Storage • New finishes/paint • Insulation

Attic/roof space: • Entered but access was limited

Percent of foundation not visible: • 95 %

Not included as part of a building inspection: • Visible mold evaluation is not included in the building inspection report

ROOFING

EXTERIOR

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Description

General: • Service entrance conductors, cables, and raceways inspected

General: • Service equipment and main disconnects inspected

General: • Service grounding checked

General: • Interior components of both service and sub panels checked

General: • Conductors checked

General: • Overcurrent devices checked

General: • Lighting fixtures, switches, and receptacles checked

General: • GFCI checked

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

Service size: • [200 Amps \(240 Volts\)](#)

Main disconnect/service box rating: • [200 Amps](#)

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

System grounding material and type: • [Copper - other](#)

Auxiliary panel (subpanel) rating: • Not available

Auxiliary panel (subpanel) rating: • [60 Amps](#) • [125 Amps](#)

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

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

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

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

Smoke detectors: • [Present](#)

Limitations

Inspection limited/prevented by: • Please note main service panel covers are not taken off according to the Safety Authority as it is too dangerous to do when the power is on for home. As home inspectors we are not permitted to turn power off to inspect this item.

Inspection limited/prevented by: • Storage • Insulation

Panel covers: • Disconnect covers are not removed by the building inspector

System ground: • Continuity not verified • Quality of ground not determined

Circuit labels: • The accuracy of the circuit index (labels) was not verified.

Recommendations

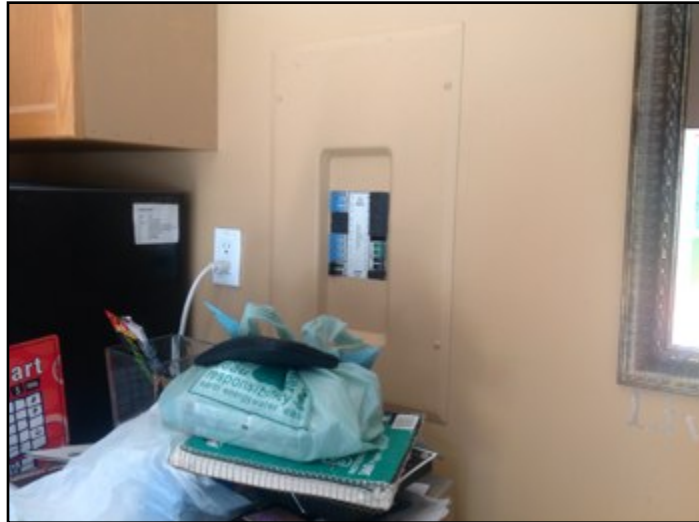
SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

19. Condition: • Oversized panels

Location: Rear Basement Living Room

Task: Improve

Time: If necessary



34. *Oversized panels*

DISTRIBUTION SYSTEM \ Smoke detectors

20. Condition: • [Inoperative](#)

Implication(s): Fire hazard

Location: First Floor Hallway Bathroom

Task: Repair or replace

Time: Immediate

HEATING

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Description

General: • Vent systems, flues, and chimneys checked.

General: • Heating system inspected

Fuel/energy source: • [Gas](#)

System type: • [Furnace](#)

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

Approximate capacity: • [100,000 BTU/hr](#)

Efficiency: • [Mid-efficiency](#)

Approximate age: • [16 years](#)

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

Main fuel shut off at: • Utility room

Failure probability: • [Low](#)

Exhaust pipe (vent connector): • Single wall • Type B

Auxiliary heat: • [Gas fireplace](#) • [Electric baseboard heater](#)

Fireplace: • [Gas fireplace](#)

Chimney/vent: • [Metal](#)

Combustion air source: • Outside

Limitations

General: • A home inspection does not cover inspecting underground for buried oil storage tanks.

Inspection prevented/limited by: • Chimney clean-out not opened • Chimney interiors and flues are not inspected

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

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

Heat exchanger: • Only a small portion visible

Recommendations

General

21. • Cleaning and service needed

Location: Basement Furnace Room

Task: Service

Time: Regular

COOLING & HEAT PUMP

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Description

Air conditioning type: • None present

INSULATION AND VENTILATION

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Description

General: • Insulation and vapor retarders in unfinished spaces checked

General: • Ventilation of attics and foundation areas checked

General: • Mechanical ventilation systems checked

Attic/roof insulation material: • [Glass fiber](#)

Attic/roof insulation amount/value:

• [R-28](#)



35. R-28

Attic/roof ventilation: • [Roof and soffit vents](#)

Attic/roof air/vapor barrier: • [Plastic](#)

Wall insulation material: • [Glass fiber](#)

Wall insulation amount/value: • [R-20](#) • Spot checked only

Wall air/vapor barrier: • Plastic

Foundation wall insulation amount/value: • Not visible

Foundation wall air/vapor barrier: • Not determined

Floor above porch/garage insulation amount/value: • Not visible

Floor above porch/garage air/vapor barrier: • Not determined

Limitations

Inspection prevented by no access to: • Insulation in home limits the visual inspection of house.

Inspection prevented by no access to: • Walls, which were spot checked only

Attic inspection performed: • By entering attic, but access was limited

Roof space inspection performed: • By entering space, but access was limited

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

Mechanical ventilation effectiveness: • Not verified

Recommendations

General

22. • Evidence of some rodent activity in crawl space and some inside house

Implication(s): Health issues/damage can occur

Location: Attic

Task: Further evaluation

Time: Immediate



36. *Evidence of some rodent activity in crawl...*

ATTIC/ROOF \ Insulation

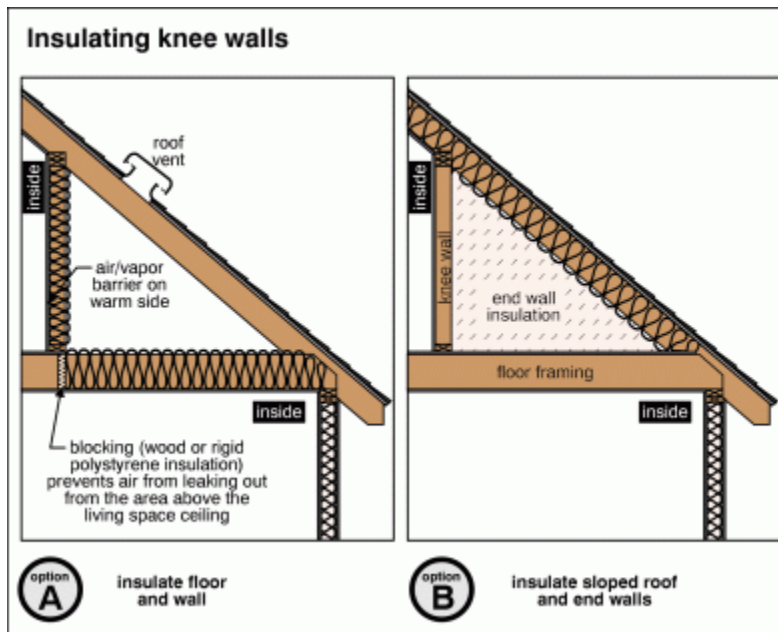
23. Condition: • [Inadequate in knee wall areas](#)

Implication(s): Increased heating and cooling costs | Reduced comfort

Location: attic

Task: Improve

Time: immediate



[Click on image to enlarge.](#)



37. Inadequate in knee wall areas

ROOFING

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Description

General: • Vent systems, flues and chimneys checked.

General: • Interior water supply, and distribution systems, including all fixtures and faucets inspected

General: • Drain, waste and vent systems including all fixtures inspected

General: • Water heating equipment inspected

Water supply source: • Public

Supply piping in building: • Polybutylene with copper connectors

Supply piping in building: • [Plastic](#)

Main water shut off valve at the: • Not found

Water flow and pressure: • [Functional](#)

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

Water heater type: • [Conventional](#)

Tank capacity: • [40 gallons](#)

Water heater approximate age: • 7 years

Typical life expectancy: • 8 to 12 years

Water heater failure probability: • [Low](#)

Waste disposal system: • [Public](#)

Waste piping in building: • [Plastic](#)

Floor drain location: • Near water heater

Limitations

Items excluded from a building inspection: • Hot tub • Sauna

Items excluded from a building inspection: • Well • Water quality • Septic system • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Water heater relief valves are not tested • Pool • Spa

Recommendations

WATER HEATER - GAS BURNER AND VENTING \ Venting system

24. Condition: • [Poor support](#)

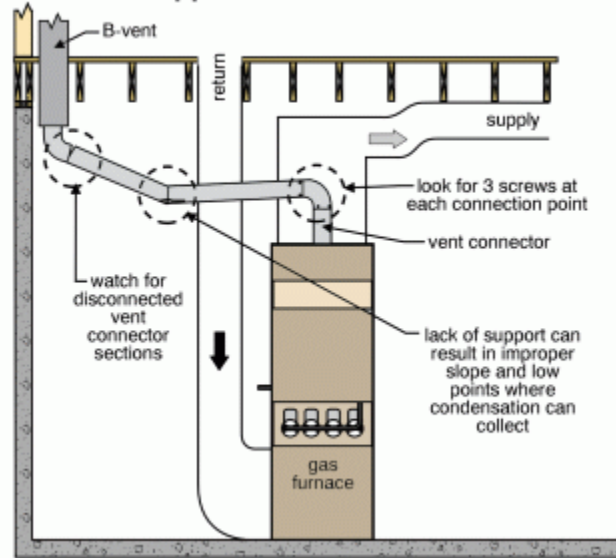
Implication(s): Equipment not operating properly | Hazardous combustion products entering home

Location: Basement Furnace Room

Task: Service

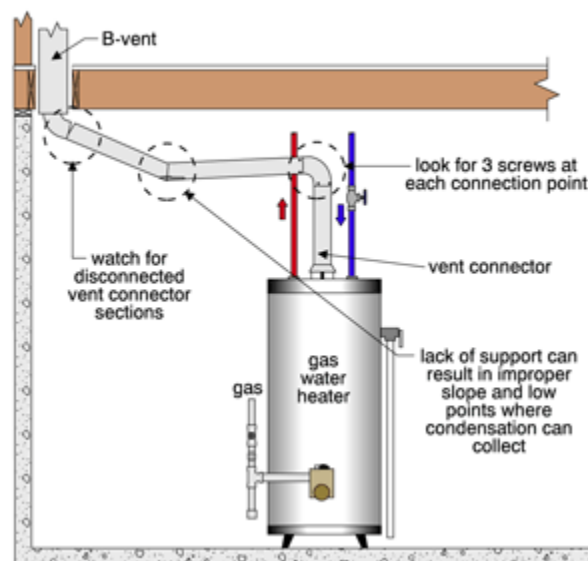
Time: Immediate

Vent connector support



[Click on image to enlarge.](#)

Poor connections



[Click on image to enlarge.](#)

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

25. Condition: • [Loose](#)

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

Location: Front Basement Bathroom

Task: Service

Time: If necessary



38. Loose

26. Condition: • Drain stop ineffective

Implication(s): Nuisance | Reduced operability

Location: Master Bathroom

Task: Repair

Time: Regular maintenance

FIXTURES AND FAUCETS \ Toilet

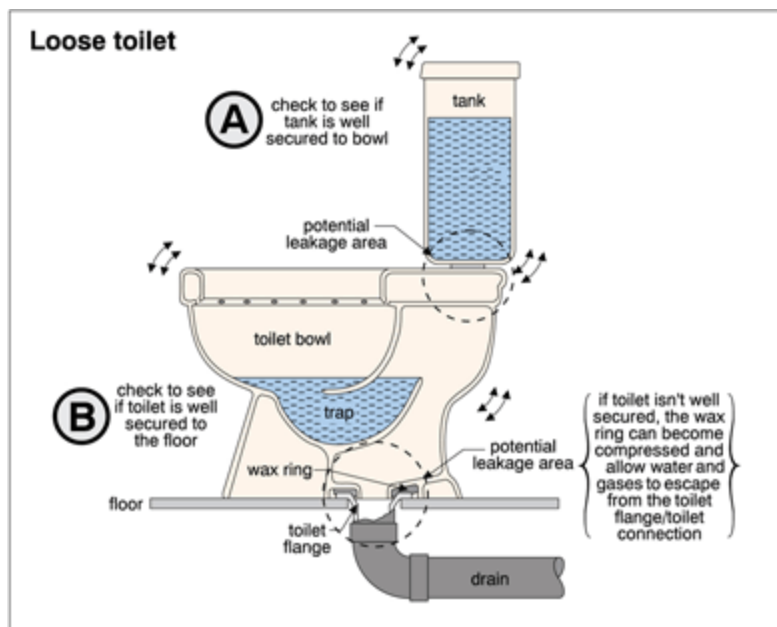
27. Condition: • [Loose](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Sewage entering the house

Location: Basement Bathroom/Rear/Front

Task: Repair

Time: Immediate



[Click on image to enlarge.](#)

FIXTURES AND FAUCETS \ Bathtub

28. Condition: • [Surface defects](#)

Implication(s): Cosmetic defects

Location: First Floor Hallway Bathroom

Task: Service

Time: Discretionary

29. Condition: • Drain stop ineffective

Location: First Floor Hallway Bathroom

Task: Service

Time: If necessary

FIXTURES AND FAUCETS \ Shower stall enclosure

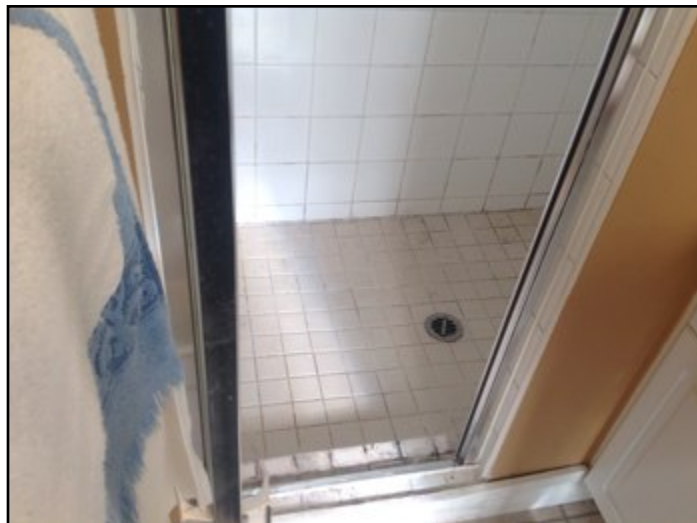
30. Condition: • [Caulking loose, missing or deteriorated](#)

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

Location: Master Bathroom

Task: Repair

Time: Regular maintenance



39. Caulking loose, missing or deteriorated

31. Condition: • [Caulking loose, missing or deteriorated](#)

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

Location: Master Bathroom

Task: Repair

Time: Regular maintenance

FIXTURES AND FAUCETS \ Hose bibb

32. Condition: • [Loose](#)

Implication(s): Reduced system life expectancy

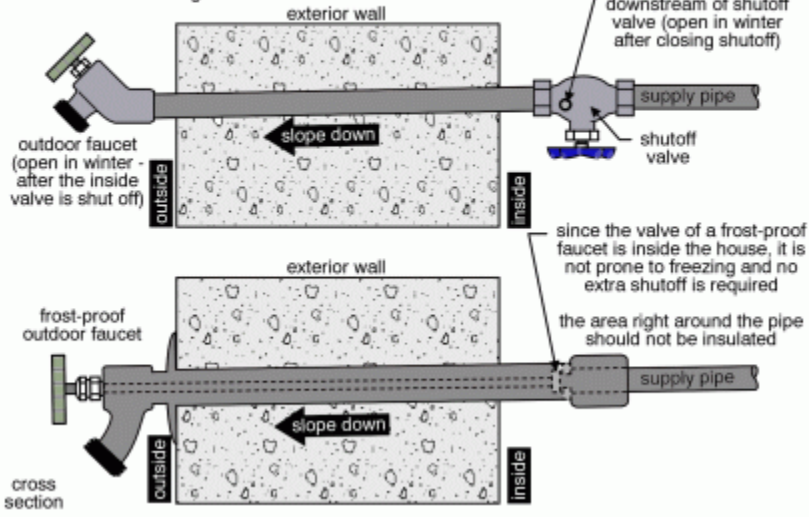
Location: Left Side Exterior

Task: Repair

Time: If necessary

Shut off valves for outside faucets

piping/faucets downstream of the shutoff valve should be sloped downwards for drainage



[Click on image to enlarge.](#)

INTERIOR

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ROOFING

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Description

General: • Steps, stairways, balconies and railings inspected.

General: • Representative number of countertops and cupboards inspected.

General: • Representative number of doors and windows checked.

General: • Garage passage doors and vehicle door safety mechanisms checked.

General: • Walls, ceilings, and floors inspected

Major floor finishes: • [Laminate](#) • [Ceramic](#)

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

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

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

Windows: • [Fixed](#) • [Sliders](#) • Vinyl

Glazing: • [Double](#)

Exterior doors - type/material: • Metal-clad • Garage door - metal

Doors: • Inspected

Oven fuel: • Electricity • Gas

Range fuel: • Electricity • Gas

Appliances: • Refrigerator • Range hood • Dishwasher • Waste disposal • Microwave oven • Central vacuum • Central vacuum • Door bell • Door bell

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

Kitchen ventilation : • Exhaust fan • Range hood • Discharges to exterior

Bathroom ventilation : • Exhaust fan

Laundry room ventilation: • None

Limitations

General: • Home inspection does not include air quality testing/vermiculite diagnoses for asbestos/whether home contains asbestos or not.

Inspection limited/prevented by:

- Carpet
- Storage/furnishings

INTERIOR

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ROOFING

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40. Storage/furnishings

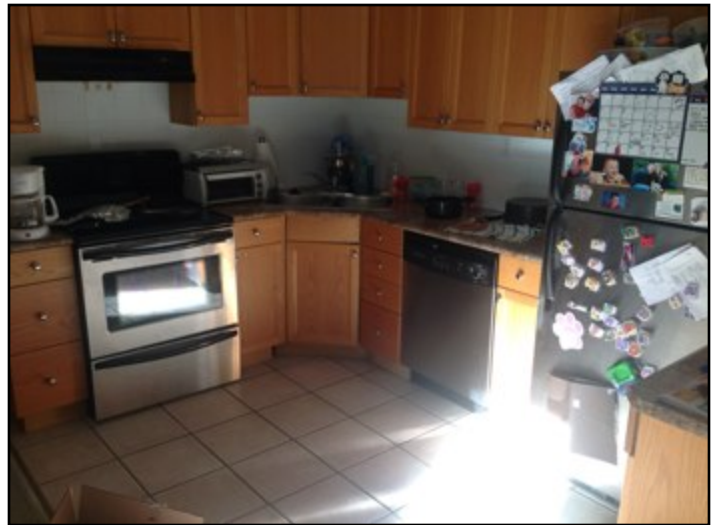


41. Storage/furnishings

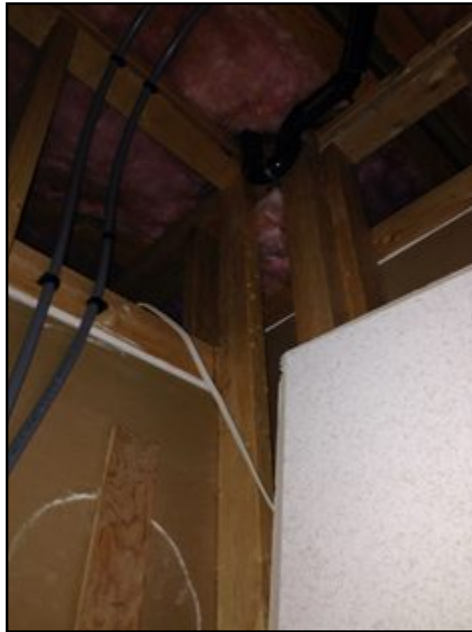


42. Storage/furnishings

- New finishes/paint
- Storage in closets/cupboards



43. Storage/furnishings



44. Storage in closets/cupboards

Not included as part of a building inspection: • Carbon monoxide detectors, security systems, central vacuum • Cosmetic issues • Appliances • Perimeter drainage tile around foundation, if any

Cosmetics: • No comment offered on cosmetic finishes

Appliances: • Appliances are not inspected as part of a building inspection • Self-cleaning features on ovens not tested • Effectiveness of dishwasher drying cycle not tested • Appliances are not moved during an inspection

Percent of foundation not visible: • 95 %

Basement leakage: • Cannot predict how often or how badly basement will leak

Recommendations

FLOORS \ General

33. Condition: • [Water damage](#)

Implication(s): Cosmetic defects | Trip or fall hazard

Location: Master Bathroom

Task: Repair

Time: Immediate

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ROOFING

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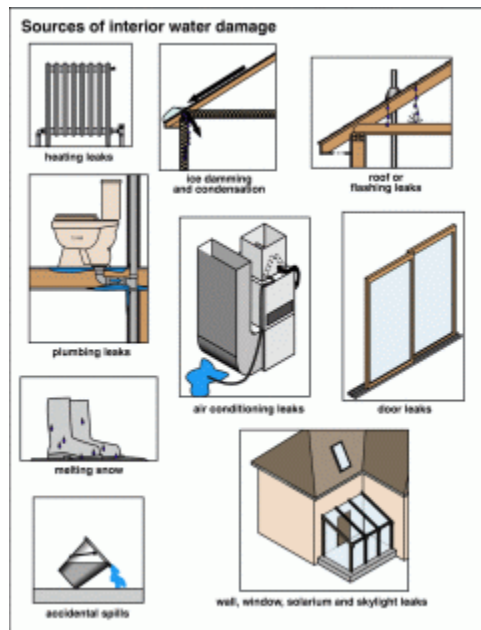
COOLING

INSULATION

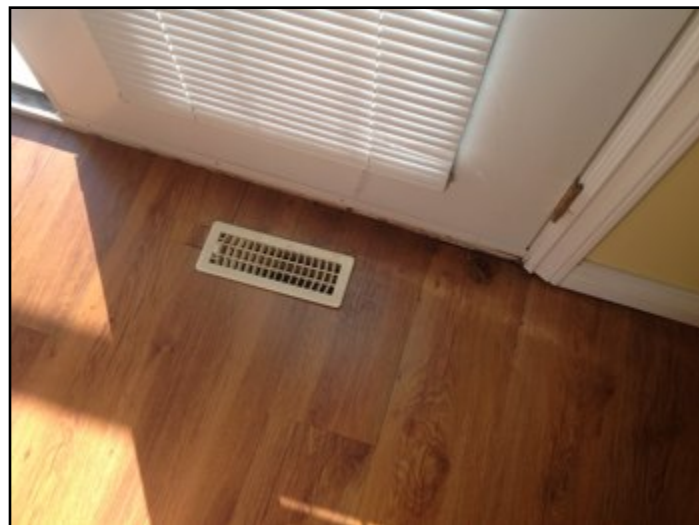
PLUMBING

INTERIOR

REFERENCE



[Click on image to enlarge.](#)



45. Water damage

CEILINGS \ General

34. Condition: • [Water damage](#)

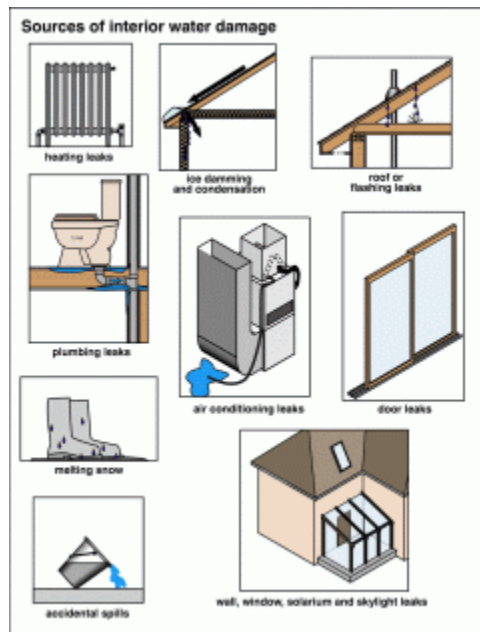
Dry at time of inspection

Implication(s): Cosmetic defects | Chance of movement

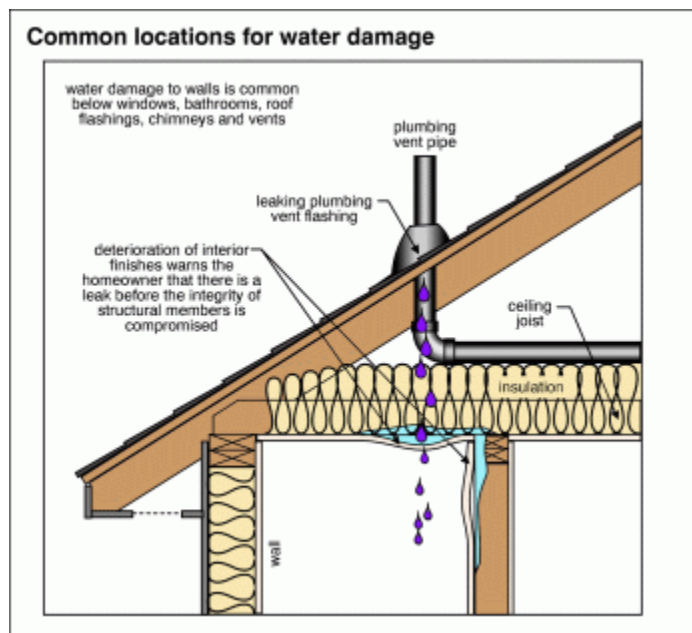
Location: Rear Basement Living Room/Basement bedroom

Task: Repair

Time: When remodelling



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)

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46. Water damage



47. Water damage



48. Water damage

35. Condition: • [Water damage](#)

Implication(s): Cosmetic defects | Chance of movement

Location: Garage

Task: Repair

Time: Immediate

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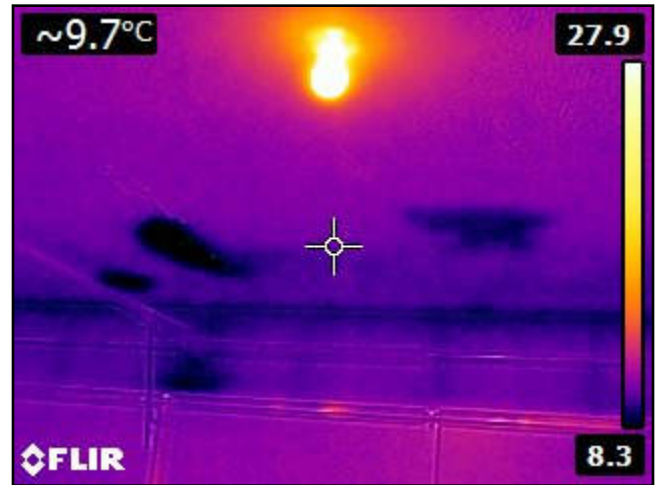
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



50. Water damage

49. Water damage

WINDOWS \ General

36. Condition: • Clean window tracks of mold.

Location: Various

Task: Service

Time: Regular maintenance



51. Clean window tracks of mold.

WINDOWS \ Hardware

37. Condition: • [Broken](#)

Implication(s): Cosmetic defects | System inoperative or difficult to operate

Location: Various

Task: Further evaluation/Repair

Time: If necessary

STAIRS \ Handrails

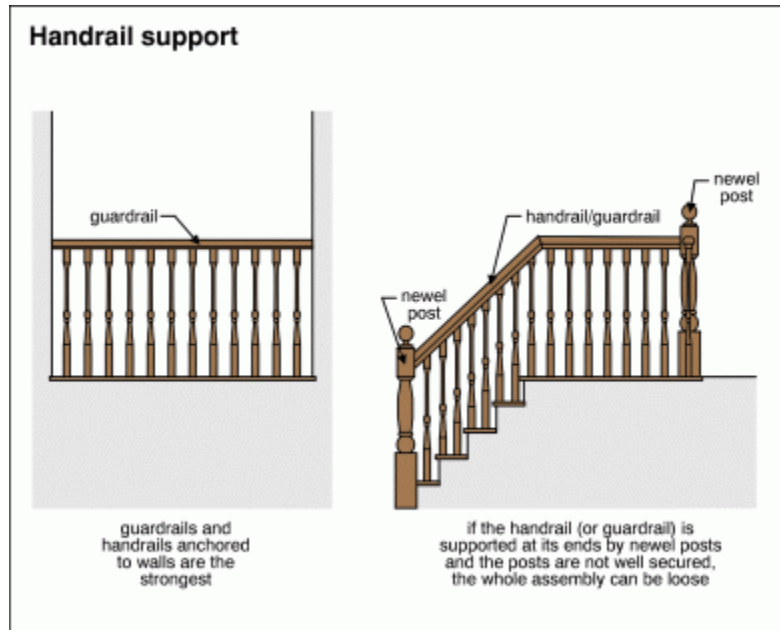
38. Condition: • [Loose](#)

Implication(s): Fall hazard

Location: Bedroom Front Second Floor/Basement

Task: Repair

Time: Regular maintenance



[Click on image to enlarge.](#)

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