

# Home Inspection Report

**Confidential**

Prepared exclusively for  
North Vancouver BC



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## Limitations and Conditions

### Scope of Inspections

This report is prepared according to the **STANDARD OF INSPECTION** in the contract attached at the back of this report. Please refer to the limitation section of this contract for more detail.

The scope of the inspection is a visual survey of the accessible areas of the property, building, equipment, and improvements while following the Standards of Inspection. The main systems covered are the roof, exterior, building structure, insulation and ventilation, electrical, heating/cooling and mechanical ventilation, plumbing, and interior along with testing of appliances if considered safe to do so. A professional opinion will be given on the condition of the inspected systems relative to their intended function. The inspection and report will be based upon the conditions at the time of the inspection without dismantling or damaging the property, and without moving furniture, appliances, and storage items. There are limitations to the accuracy of such inspection, and there may be inferences which cannot be confirmed by direct observation within the scope of the inspection.

The home was inspected and reported on with the following information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used for further inspection or repair issues as it relates to the comments in this inspection report.

### Definitions

- I.1. This home inspection is a non-invasive, visual examination of the accessible areas of a residential property (as delineated below), performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector before the inspection process.
- II. The home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.
- III. The home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

1.2. A material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

1.3. A home inspection report shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector.

## **The home inspector is not required to perform the following tasks:**

1. Operate any component or system which is shut down or inoperable.
2. Operate any component or system that does not respond to normal operating controls.
3. Remove or disturb insulation, personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility.

## **Warranty**

The company is not an insurer of the property and does not warrant or guarantee the future performance of systems or components relative to:

- Normal wear and tear
- Normal shrinkage or settlement of materials or structure
- Future land subsidence or resistance to earthquakes or flooding.
- Problems arising from inadequate maintenance, or random failure
- Acts of fraud
- Strata Corporation Common Property

Any dispute between parties arising out of this inspection shall be settled by a single arbitrator, under the regulations of the British Columbia Arbitrators Institute, except that the parties shall select an arbitrator who is familiar with residential construction.

## General Information

This report represents the general condition of the home listed below. As with all homes, it is important to remember that maintenance and improvements to house systems will be required from time to time. The improvements recommended in this report are not considered unusual for a home of this age.

### Site information

Property Address:  
 Date of home inspection: September 28, 2020  
 Inspection start time: 12:00 PM  
 Inspection end time: 15:00:00 PM  
 MLS# not available  
 Year Built: 1968  
 Construction: Concrete / Wood  
 Furnished: Yes  
 Occupied: Yes  
 Floor Area Total: 2263 sq. Ft.

### Structure Description

Style: Single Family  
 Stories: 2  
 Orientation (Front Facing): West  
 Last rain: Last Week  
 Temperature: +18 Centigrade  
 Soil Condition: Dry

### People present at the inspection

The current inspector address:

The current customer address:

Children:.....	No	Buyer's Agent:.....	Yes
Neighbor:.....	No	Family:.....	Yes
Purchaser:.....	Yes	Home Owner:.....	No
Seller's Agent:.....	Yes	Tenants:.....	No

# 1 Chapter Structure

## 1.1 Foundation Wall

**Type:** Concrete



A 3 mm vertical crack was observed in the foundation wall on the north side of the house. Any separation of this width in a foundation is a potential conduit for moisture intrusion and soil gases. I recommend that this crack be sealed by a qualified foundation specialist to prevent water damage. Furthermore, the area should be monitored; if the crack widens or shifts, a structural engineering evaluation may be necessary.

## 1.2 Roof Systems

**Type:** Wood Truss



The attic structure is composed of wood trusses. During the inspection, a section of the roof sheathing (wood board panel) was found to be broken/fractured. This compromises the structural integrity of the roof deck and may lead to premature failure of the exterior roofing materials. I recommend that a qualified roofing contractor replace the damaged sheathing and inspect the surrounding area for any associated moisture damage or truss stress.

## 1.3 Retaining wall

Type: Stone



Significant lateral bowing and uneven surfaces were observed on the brick retaining wall. These conditions indicate that the wall is under excessive hydrostatic pressure or lacks sufficient structural reinforcement. Because a failure of this wall could lead to significant soil erosion, I recommend fixing the wall.

## 2 Chapter Exteriors

### 2.1 Soffits & Fascia

Type: Wood



Wood fascia boards around the perimeter of the house exhibit signs of rot and significant paint peeling. While the visible surfaces are compromised, the full extent of the structural damage to the fascia and underlying rafter tails is unknown. To prevent further decay, I recommend replacing all rotted sections and implementing a periodic painting and maintenance schedule to protect the wood from moisture.

## 2.2 Windows

**Type:** Aluminum



The house is equipped with single-pane windows. These units provide minimal thermal resistance, resulting in significant heat loss and higher energy costs. I recommend upgrading to double-glazed (thermal pane) windows to improve the home's energy efficiency, reduce noise transmission, and minimize interior condensation during winter months.

## 2.3 Driveways, and Sidewalks

**Type:** Concrete slab & Asphalt



The property features an asphalt driveway and a concrete parking pad. Several minor settlement cracks were observed on the concrete surface of the parking area. While these appear to be typical for a structure of this age, I recommend sealing the cracks with a concrete filler to prevent water intrusion, which can lead to further cracking during freeze-thaw cycles.



The property features a poured concrete walkway along the east side of the house. Several significant structural cracks were observed in this area. Some sections exhibit vertical displacement (uneven heights), which constitutes a trip hazard. I recommend that these cracks be repaired by a qualified masonry contractor to restore a level walking surface and prevent further deterioration from water infiltration.

## 2.4 Guard and Handrail

Type: Wood



The guardrail assembly features unsafe conditions that require immediate attention. The baluster spacing exceeds the 4-inch (100 mm) maximum allowed by safety standards, creating a risk of injury for small children. I recommend that a contractor reinforce the guardrail posts and install additional balusters to ensure the assembly is secure and compliant with current safety codes.

## 2.5 Stair

**Type:** Wood



The wood fascia and stair trim on the backyard balcony exhibit advanced stages of rot and moisture decay. This deterioration appears to be caused by inadequate water shedding from the balcony surface. I recommend that a qualified contractor remove and replace all rotted wood and inspect the underlying structural joists for further damage. Ensuring proper flashing is installed during repair will prevent future recurrence.



The exterior wood stairs at the rear of the house exhibit failing finishes and peeling paint. Significant surface checking (cracking) was noted in the treads and the outer stringer. I recommend that the stair assembly be thoroughly cleaned, sanded, and refinished to prevent further wood decay. Neglecting this maintenance may lead to structural rot in the stringers and treads.

## 2.6 Landscaping and Drainage

**Type:**



The exterior grading and concrete slabs on the property currently slope toward the foundation. This 'negative drainage' condition can direct surface runoff from rain and snowmelt against the foundation walls, increasing the risk of moisture intrusion. The ground should maintain a positive slope away from the building at a minimum gradient of 1 inch per foot for the first 6 feet. I recommend re-grading these areas to protect the structural integrity of the foundation.

## 3 Chapter Roof

### 3.1 Gutter and Downspouts

**Type:** Aluminum



The downspouts currently discharge roof runoff in close proximity to the structural columns and the foundation wall. This concentrated water flow can lead to soil erosion and hydrostatic pressure, potentially compromising the stability of the foundation. I recommend installing downspout extensions to divert water at least 6 feet (1.8 meters) away from the building perimeter to ensure proper site drainage.

## 4 Chapter Plumbing

### 4.1 Toilet and Basin Sewage

Type:



Active water leakage was observed at the bathtub waste and overflow piping within the second-floor bathroom. This leak is discharging moisture into the floor cavity, which can lead to significant structural decay and mold growth in the ceiling below. I recommend immediate repair by a licensed plumber to replace the leaking seals or pipe sections and a subsequent assessment of the subfloor for moisture damage.

### 4.2 Hot Water Tanks

Type: Gas



The hot water tank was manufactured in January 2011. While the unit was found to be operational and leak-free at the time of inspection, it has exceeded its typical life expectancy of 8 to 12 years. Appliances of this age are at an increased risk of sudden failure or tank leakage. I recommend that the client budget for a proactive replacement in the near future to avoid potential water damage.



The home's potable water supply system utilizes copper piping. The main water shut-off valve is located within the bedroom closet of the basement suite. The visible sections of the piping appeared to be in good condition with no active leaks or significant corrosion noted at the time of inspection. I recommend ensuring that the area around the shut-off valve remains obstructed and clearly labeled for emergency access

## 5 Chapter Heating and Cooling

### 5.1 Furnaces

**Type:** Natural gas burning



The heating system features an original, natural-draft furnace manufactured in 1968 with a 90,000 BTU input. This unit is approximately 52 years old and has far exceeded its typical design life of 20–25 years. While the furnace was operational at the time of inspection, it is significantly less efficient than modern units and poses a higher risk of heat exchanger failure. I recommend immediate budgeting for replacement with a high-efficiency model to improve safety and reduce energy costs.

## 5.2 Chimney

**Type:** Masonry

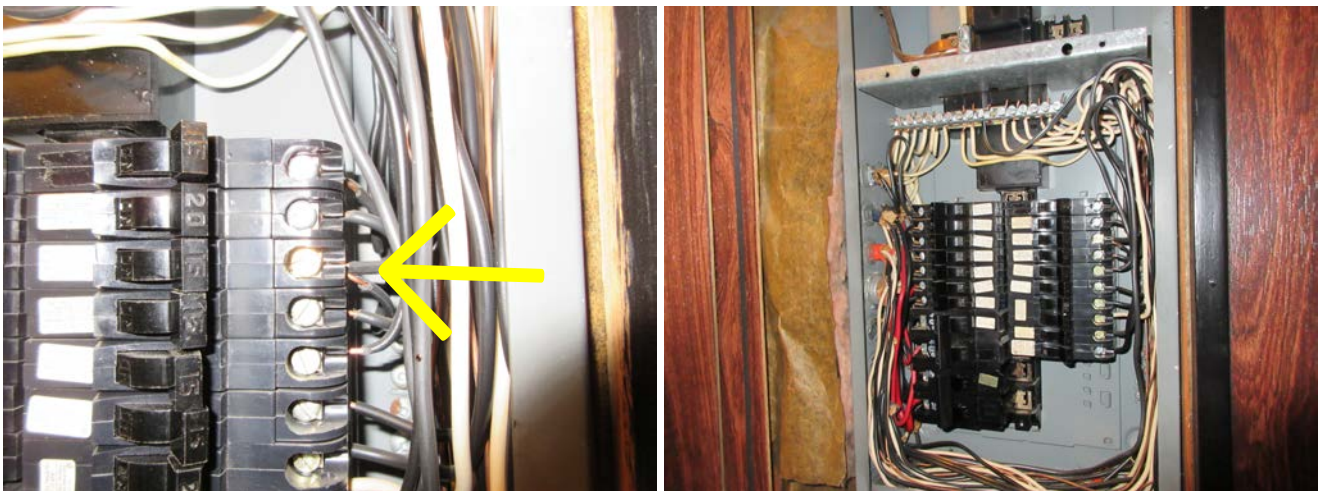


The chimney features a missing rain cap, leaving the interior flue open to the elements. This is a primary source for moisture intrusion, which can damage the fireplace firebox and dampers. Additionally, the chimney's exterior paint is peeling, and moss growth was noted on the masonry. I recommend installing a stainless steel rain cap and having a qualified masonry contractor clean and refinish the exterior to prevent further moisture-related deterioration.

## 6 Chapter Electrical

### 6.1 Main Electrical Panel

**Type:**



The 100-Amp electrical panel features double-tapped circuit breakers, where two conductors are connected to a single-pole breaker. This configuration is a safety concern as it can lead to poor electrical contact and overheating. The home's wiring consists of copper. I recommend a qualified electrician evaluate the panel and install additional breakers or 'tandem' breakers where appropriate to ensure all circuits are properly terminated according to code.

## 6.2 Smoke Detector & Carbon monoxide

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**Type:** Electrical



Smoke detectors have a maximum service life of 10 years, after which the internal sensors become unreliable. I recommend that the client replace all smoke detectors upon taking possession of the home to ensure the devices are current and functional. Additionally, batteries should be replaced annually, and the units should be tested monthly to ensure continued protection for all occupants.

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- The bathroom and kitchen feature standard electrical receptacles rather than Ground Fault Circuit Interrupter (GFCI) protected outlets. This is a safety concern, as GFCI protection is required in moisture-prone areas to prevent electrical shock. I recommend that a qualified electrician upgrade all outlets in the kitchen and bathrooms to GFCI-protected units, or install GFCI breakers in the main panel, to bring the home up to current safety standards.
  - The bedroom circuits currently lack Arc-Fault Circuit Interrupter (AFCI) protection. AFCI devices are designed to detect dangerous electrical arcing—often caused by damaged cords or loose connections—and shut off power before a fire starts. While not a requirement at the time of original construction, I recommend that a qualified electrician install AFCI breakers for all bedroom circuits to enhance fire safety and align with modern building standards.
  - No Carbon Monoxide (CO) alarms were observed during the inspection. This is a critical safety hazard, especially given the presence of a natural-draft furnace, a gas water heater, and a fireplace. Carbon monoxide is an odorless, colorless gas that can be fatal. I recommend the immediate installation of CO detectors on every level of the home, specifically in the hallways leading to bedrooms and near the furnace room, to ensure occupant safety.
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## 7 Chapter Insulation and Ventilation

### 7.1 Attic insulation

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**Type:** Fiberglass



The attic is insulated with fiberglass insulation at a depth of approximately 8–10 inches, providing an estimated thermal resistance of R-25 to R-32. A polyethylene vapour barrier was observed on the attic floor. It is recommended to monitor the attic temperature during the winter to determine if additional insulation is needed.

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- The bathrooms on the ground floor and second floor lack exhaust fans. Without adequate ventilation, high humidity levels can lead to condensate accumulation, resulting in mold growth and damage to the building's interior finishes. I recommend the installation of bathroom-rated exhaust fans in both locations. All fans must be properly ducted to discharge directly to the building's exterior, not into the attic or crawlspace.
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## 8 Chapter Interior

### 8.1 Walls and Materials

**Type:** Drywall



Hairline cracking was observed at the wall-to-ceiling transition in the second-floor bedroom. These cracks appear to be cosmetic in nature, likely caused by seasonal temperature changes or minor settling of the wood frame. I recommend that the client monitor these areas for any widening or lengthening. If the cracks expand significantly or if the ceiling begins to drop, a qualified contractor should be consulted to evaluate the structural connections.



The walls in the workshop and the ground-floor room are currently unfinished, with the structural framing exposed. The interior wall cladding (drywall or sheathing) has not been installed. I recommend the installation of appropriate wall finishes to protect the structural members and, in the case of the workshop, to provide a proper fire-resistant barrier between utility spaces and the rest of the home.