

Buchamer Inspection Services Ltd.

Property Inspection Report



Prepared For: Mr & Mrs. Monica

Property Address: 114 West Windsor Road, North Vancouver

Date of Inspection: 02/12/2024

Inspection File #: 2024 Website Report.inspx



Inspected by: Rick Buchamer

BCCP License #47203

PH #604.803.6067

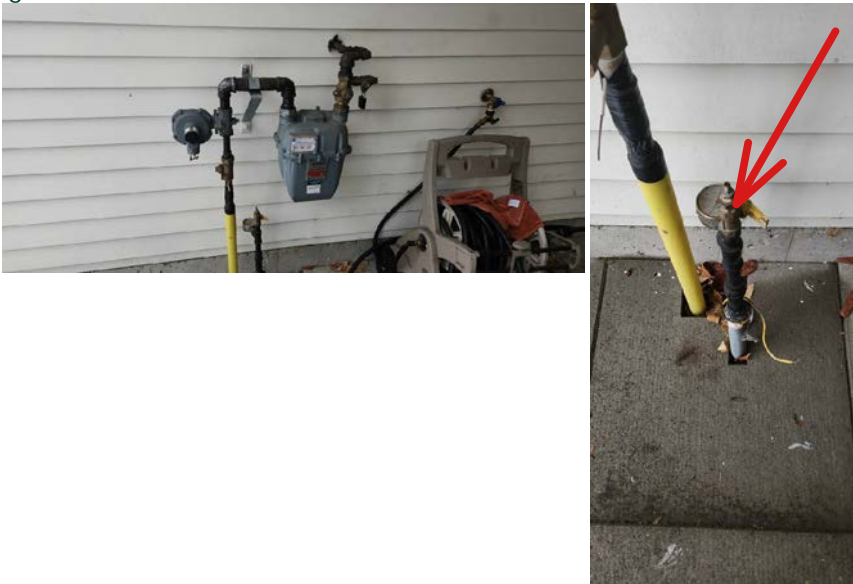
Rick.Buchamer@telus.net

Further Investigation Summary

Condition exists that requires additional review by a qualified contractor. Condition is either outside the usual or requires more detailed/invasive analysis than what is included in the scope of an inspection.

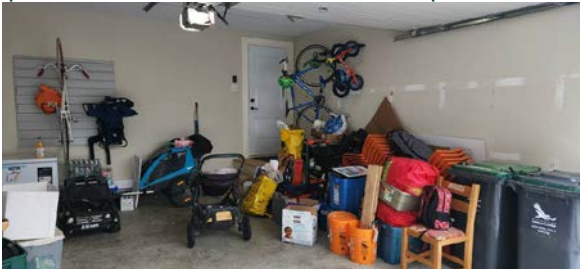
Site Condition:

1. Gas Meter Location East side of the house. Confirm if the extra piping located by the gas meter is for a back up generator.



Garage:

2. West side of the house. Garage/Carport Limited Interior Inspection Due to the occupants possessions. Upon possession check all surfaces for potential deficiencies and/or repairs.



Exterior Wall(s):

3. Lead Paint Identifying building components that contain lead paint is not part of this inspection process. Any home built prior 1960 may components that contain lead and can be hazardous. - Before removing subjects consult a qualified hazardous material contractor for recommendations and removal costs. Removal and disposal of this material can be expensive.



Further Investigation Summary (Continued)

Roof System(s):

4. #1 of 1. Roof Surface Roof Limited Inspection This inspection is limited to the areas and components visible at the time of inspection. Due to some areas were not accessible/not visible, to ensure you are properly aware of all roof features and functionality. After taking possession consult a qualified roofing contractor for a detailed analysis, recommendations, remaining life span and replacement costs.

Living Space:

5. Basement. Living Space Asbestos Identifying building components that contain asbestos is not part of this inspection process. As per Work Safe BC, any home built before 1990 may have components that contain asbestos and can be hazardous.
Removal and disposal of material containing asbestos can be expensive.
Please visit: www.worksafebc.com to familiarize yourself with safe practices for handling asbestos. Health Canada can also provide you with important information
at <https://www.canada.ca/en/health-canada/services/air-quality/indoor-air-contaminants.html>
Full visual - Before removing subjects have a hazard material inspection performed.

Back Up Generator:

6. Condition Evidence of a roughed in generator system. For further details and the costs to install a back up generator consult a qualified contractor for recommendations and costs.

Replacement Summary

Visual review and assessment, this component is at the end of it's typical life span. To be replaced upon possession. Consult a qualified contractor for recommendations and replacement cost. Cost can be well over a minimum of \$1,000.00

Site Condition:

1. Retaining Wall(s) Railroad ties. Evidence the East retaining wall is leaning. To be replaced to prevent further deterioration and/or failure. After taking possession consult a qualified contractor for recommendations and costs.



Repair or Replacement Required Summary

Visual review and assessment this component is at or nearing the end of it's typical life span. To be repaired or replaced upon taking possession. Consult a qualified contractor for recommendations and repair or replacement cost. Cost can potentially be well over a minimum of \$1,000.00.

Exterior Wall(s):

1. Primary Surface Wood. Sealed. Evidence the wood is weathered, cracking and peeling in multiple locations. To be repaired in the spring to prevent further deterioration and moisture damage. Consult a qualified contractor for recommendations and costs.



Exterior Wall(s): (Continued)

Primary Surface (continued)



2. Trim Wood sealed., Doors., Windows. Evidence trim around multiple the windows is weathered/moisture damage, To be repaired this spring to prevent further deterioration and moisture damage. Consult a qualified contractor for recommendations and costs.



Repair or Replacement Required Summary (Continued)

Living Space:

3. Main entrance. Main hallway. Den. Livingroom. Third level hallway. Living Space Window(s) Inspecting window blinds or drapes is not part of this inspection process. Consult vendor for functionality. Upon possession inspect blinds/drapes for condition. Evidence of several of the windows on the main level have broken glazing. To be repaired.

Also a number of windows are painted shut and/or hardware is missing or damage. To be repaired. Consult a qualified contractor for recommendations and costs.



Maintenance Required Summary

Visual review and assessment of this component appears functional, but require annual or frequent maintenance, servicing or minor repair. Value of approximately of a \$1000.00 or less. Consult a qualified contractor for recommendations and repair/servicing cost.

Consult a qualified contractor for a detailed analysis and estimated maintenance/servicing cost.

Site Condition:

1. Steps Concrete Poured., Wood not sealed. **Wood steps to be sealed to prevent deterioration. Install anti slip material to steps. Safety issue. Potential of bodily injury.**



2. Stairwell(s) Concrete Poured. **Drain to be cleaned several times a years to prevent water entering the house causing damage to surfaces, belongings and the structure.**

Install anti slip material to stairs. Safety issue. Potential of bodily injury.

Wood stairs are to be sealed to prevent deterioration.



Maintenance Required Summary (Continued)

3. Vegetation Trees. Trim vegetation in contact with structure to prevent the potential of pest activity and/or moisture damage.



4. Exterior Mechanical Sump(s) Front of the house. The system should be serviced and tested annually before the fall, for performance, longevity and to prevent water from entering the house/basement/crawlspace and causing damage to surfaces, belongs and the structure. Consult vendor for functionality and service history. After taking possession consult a qualified contractor for annual servicing, recommendations, remaining life span and replacement costs.



Garage:

5. West side of the house. Garage/Carport Over Head Door(s) 1 door., Mechanical., With electronic eye door sensor. - Evidence the wall controller is loose. To be secured.



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Maintenance Required Summary (Continued)

6. West side of the house. Garage/Carport Flooring Concrete poured. Not sealed. **Flooring to be sealed to prevent staining.**



Exterior Wall(s):

7. Soffit Wood sealed. Closed with no venting. **Close the opening located on the North/East corner to prevent pest activity.**



8. Flashing Flashing is missing over lower windows and doors. **Potential source of water penetration. Will require annual maintenance and caulking.**



Deck System #1:

9. Steps Wood not sealed. **Steps to be sealed to prevent deterioration. Install anti slip material. Safety issue. Potential of bodily injury.**



Maintenance Required Summary (Continued)

10. Flooring Wood not sealed. Limited inspection due to being snow covered. **Flooring to be sealed to prevent deterioration.**



Balcony System #1:

11. Flooring Wood not sealed. **The wood to be sealed to prevent deterioration.**



12. Drain(s) Not visible at time of inspection. Unable to inspect. **The drains to be cleaned several times a year to prevent ponding of water entering the house and damaging the structure and surfaces.**

Roof System(s):

13. #1 of 1. Roof Surface Roof's Condition **Remove leafs and moss.**



Maintenance Required Summary (Continued)

14. #1 of 1. Roof Surface Gutter(s)/Drain(s) Metal. **Recommending cleaning of the gutters and drains, to be cleaned on a regular basis as part of an annually maintenance program. Clogged gutter or drains can cause water to run down exterior walls causing water damage to the siding and the structure.**



Living Space:

15. Main entrance. Main hallway. Den. Livingroom. Third level hallway. Living Space Exterior Door(s) Wood hinged. **Evidence door is difficult to open and close. To be repaired.**



Fireplace(s):

16. Type/Condition Gas metal system. **Gas fireplace should be serviced on a annual basis, for performance and safety. Consult vendor for service history. Consult a qualified fireplace contractor for servicing, remaing life span and replacement costs.**



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Maintenance Required Summary (Continued)

Bathroom(s):

17. #2 of 3., Primary Bedroom Bathroom Shower Moisture test results are normal/dry at time of inspection., Tile.
Evidence caulking is deteriorated. To be replaced before use to prevent further deterioration and moisture damage.

Grout to be cleaned and sealed to prevent staining.



18. #3 of 3. Third level. Bathroom Tub Regular - Evidence hand sprayer is damaged. To be repaired.



Kitchen(s):

19. #1 of 1. Kitchen Sink(s) Qty - 01 - Evidence the faucet is loose. To be secured.



20. #1 of 1. Kitchen Cook Top(s) Gas., - Evidence several element(s)/burner(s) will not respond. To be repaired.



Maintenance Required Summary (Continued)

21. #1 of 1. Kitchen Dishwasher(s) Qty 01. Evidence the dishwasher was not mounted properly. To be repaired as desired.



Bedroom(s):

22. #2 of 3. Third level. Bedroom Interior Door(s) Wood hinged. Evidence door not closing properly. To be repaired.



Electrical System:

23. Service Drop Location Underground - Remove the old disconnected service drop and pole.

Electrical System: (Continued)

Service Drop Location (continued)



Water Supply & Plumbing:

24. Interior Sump(s) Location Basement. Mechanical - System to be serviced annually for performance and longevity and to prevent water/sewage from damaging the surfaces, belongings and the structure. Consult vendor for functionality and service history. Once taking possession consult a qualified plumbing contractor for servicing, recommendations, remaining life span and replacement costs.



Maintenance Required Summary (Continued)

Hot Water System:

25. Basement. Mechanical room. Water Heater Condition **System should be serviced on a regular basis, for performance, longevity and safety. Consult vendor for service history. After taking possession consult a qualified HVAC contractor for annual servicing, remaining life span and replacement costs.**



Furnace System:

26. Basement. Mechanical room. Heating System Condition **Consult vendor for functionality and service history. System to be serviced annually before the fall for performance, longevity and safety. After taking possession consult a qualified HVAC contractor for annual servicing, remaining life span and replacement costs.**



Maintenance Required Summary (Continued)

27. Basement. Mechanical room. Heating System Filter System Disposable. To be replaced approximately every four months.





Safety Issue Summary

Safety issue potential of bodily injury, to be repaired upon taking possession. Consult a qualified contractor for recommendations and cost.

Site Condition:

1. Window Well(s) Rail road ties., Gravel base., Drain not visible. Unable to inspect. Evidence railing or cover is missing. Potential of bodily injury. Safety issue. After possession to be installed. Consult a qualified contractor for recommendations and costs.



Safety Issue Summary (Continued)

Deck System #1:

2. Railings/Wall(s) Missing railing observed. The railing to be installed. Safety issue. Potential of bodily injury. After taking possession consult a qualified contractor for recommendations and costs.



Smoke/Heat/C.O Detector(s):

3. Identifying and/or testing of these components is not part of this inspection process. Upon taking possession of the property consult a qualified fire safety contractor to assure that there are up to date functional smoke alarms and C.O. monitors properly positioned through the house. Safety issue. Systems to be tested/serviced on a annual basis.

Fire Suppression System:

4. Testing of the fire suppression system is not part of this inspection process. Consult vendor for functionality and service history. To assure the system is functional in the event of a fire, upon possession consult a qualified fire suppression contractor for annual servicing and recommendations.



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Safety Issue Summary (Continued)

Living Space:

5. Main entrance. Main hallway. Den. Livingroom. Third level hallway.
Living Space Stairs Plank. Evidence the hand railing located on the second level is to low. Safety issue. Potential of bodily injury. Railing is be a minimum of 34 inches. To be repaired. After taking possession consult a qualified contractor for recommendations and costs.



Not Inspected Summary

This component was not inspected at the time of inspection do to potential safety issues, lack of power, inaccessible, or disconnected at time of inspection.

Site Condition:

1. Exterior Gravity Drainage Sump(s) Unable to locate at time of inspection. Consult the vendor for location.

Garage:

2. West side of the house. Garage/Carport Structural Element(s) Not inspected. Structure elements at not visible. Finished or concealed. Unable to inspect.

Exterior Wall(s):

3. Lighting Fixture(s) Testing of exterior lighting is not part of this inspection process. After taking inspection test all exterior lighting for functionality.
4. Exterior Hose Bibs Testing of this component is not part of this inspection process. After taking possession tests hose bib(s) for functionality.

Deck System #1:

5. Structure Elements Not visible at time of inspection. Do to being finished and/or concealed. Unable to inspect.



Balcony System #1:

6. Structure Elements(s) Not visible at time of inspection. Do to being finished and/or concealed. Unable to inspect.



7. Membrane Not visible at time of inspection. Unable to inspect.



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Not Inspected Summary (Continued)

Patio System #1:

8. Drain(s) Not visible at time of inspection. Unable to inspect.

Kitchen(s):

9. #1 of 1. Kitchen Microwave Testing of the microwave is not part of this inspection process. Consult vendor for functionality.

Electrical System:

10. Main Panel., Basement. Electric Panel Panel Rating Unknown. Not on panel cover.
11. Main Panel., Basement. Electric Panel Main Grounding Not visible at time of inspection. Unable to inspect.
12. Sub panel #1 of 2. Electric Panel Panel Rating Unknown. Not on panel cover.

Water Supply & Plumbing:

13. Waste Clean-Out Location Concealed/not observed at time of inspection. Unable to inspect.

Structure:

14. Foundation Material Not inspected. Not visible at time of inspection. Do to being concealed or finished. Unable to inspect.
15. Footings Not visible at time of inspection. Unable to inspect.
16. Sill Plate Not visible at time of inspection. Unable to inspect.
17. Exterior Wall Not visible at time of inspection. Exterior walls are finished or concealed. Unable to inspect. We noted no evidence of unusual settlement, displacement, or structural cracking in the interior services viewed.
18. Floor Construction Not visible at time of inspection. Do to floor construction being finished and/or concealed. Unable to inspect.

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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Inspected	Visual review and assessment, with no obvious signs of defect at the time of inspection.
Further Investigation	Condition exists that requires additional review by a qualified contractor. Condition is either outside the usual or requires more detailed/invasive analysis than what is included in the scope of an inspection.
Replacement	<p>This summary is not the entire report. The complete report may include additional information of interest. It is recommended to read the entire report.</p> <p>Visual review and assessment, this component is at the end of it's typical life span. To be replaced upon possession. Consult a qualified contractor for recommendations and replacement cost. Cost can be well over a minimum of \$1,000.00.</p>
Repair or Replacement Required	<p>This summary is not the entire report. The complete report may include additional information of interest. It is recommended to read the entire report.</p> <p>Visual review and assessment this component is at or nearing the end of it's typical life span. To be repaired or replaced upon taking possession. Consult a qualified contractor for recommendations and repair or replacement cost. Cost can potentially be well over a minimum of \$1,000.00.</p>
Maintenance Required	<p>This summary is not the entire report. The complete report may include additional information of interest. It is recommended to read the entire report.</p> <p>Visual review and assessment of this component appears functional, but require annual or frequent maintenance, servicing or minor repair. Value of approximately of a \$1000.00 or less. Consult a qualified contractor for recommendations and repair/servicing cost.</p>
Safety Issue	<p>This summary is not the entire report. The complete report may include additional information of interest. It is recommended to read the entire report.</p> <p>Safety issue potential of bodily injury, to be repaired upon taking possession. Consult a qualified contractor for recommendations and cost.</p>
Not Inspected	<p>This summary is not the entire report. The complete report may include additional information of interest. It is recommended to read the entire report.</p> <p>This component was not inspected at the time of inspection do to potential safety issues, lack of power, inaccessible, or disconnected at time of inspection.</p>
Not Present	This component was not present or not located at time of inspection.

General Information

Property Information

Address 114 West Windsor

Client Information

Municipality North Vancouver

MLS Number R2833246

Type of Inspection Single family house.

Estimated Age 1915. 109 years old. As per MLS. Renovated in 2019 Estimated Square Footage 4,005. As per MLS. Suite(s) None.

Other Structure(s) None

Number Of Level(s) Three., Including walk out basement.

Property Occupied Occupied. Completely furnished.

Client's Name(s) Ruth Andrews & Nik Prem

Client's Address 1234 Blinkbonnie

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General Information (Continued)

Client's Phone Number(s) 604.987.9675
Client's Email(s) Grouselinks.com
Ordered By Mr. & Mrs. Monica Date January 13, 2023
Inspection Email Confirmation Sent.
Inspection Email Agreement Completed.
Buyer's Agent Name Steve Yackimovich
Buyer's Agent Company RE/MAX

Inspection Company

Inspector Name Rick Buchamer
Company Name Buchamer Inspection Services Ltd.
Company's Address 3022 Markham Place, North vancover
Company's Phone Number 604.803.6067
Company's Email rick.buchamer@telus.net.
Inspection File Number 24.01.06
Inspector Rick Buchamer #47203
Present At the Beginning Of The Inspection Tenant(s)., Buyer(s). Present At End Of Inspection Buyer(s).
Payment Received Cash. At time of inspection. Received By Rick Buchamer
Inspection Walk Through Inspection finding shared with Client(s) while performing the inspection.
Report Delivery Time Approximately eight working hours after completion of the inspection

Conditions

Inspection Date 20/01/2024
Approximate Start Time 9:41 AM. Approximate End Time 1:16 PM
Weather Conditions Cloudy, Recent Rain, Recent snow. Soil Conditions Damp., Snow covered.
Temperature 6C

Site Condition:

1. Structure Faces South
2. Limited inspection to those areas visible at time of inspection. Due to being covered in snow.
3. Grade Medium slope



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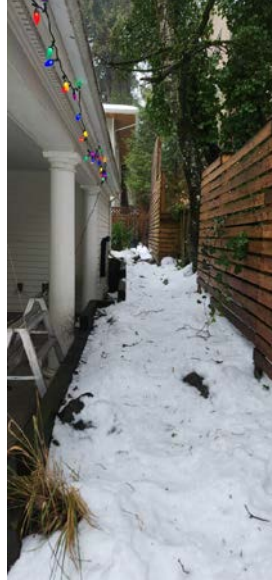


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Site Condition: (Continued)

4. Inspected

Site Drainage On Slope.



5. Inspected

Driveway(s) Asphalt., Concrete Bricks.





Site Condition: (Continued)

6. Inspected

Walkway(s) Concrete Pavers.



7. Maintenance Required

Steps Concrete Poured., Wood not sealed. Wood steps to be sealed to prevent deterioration.
Install anti slip material to steps. Safety issue. Potential of bodily injury.

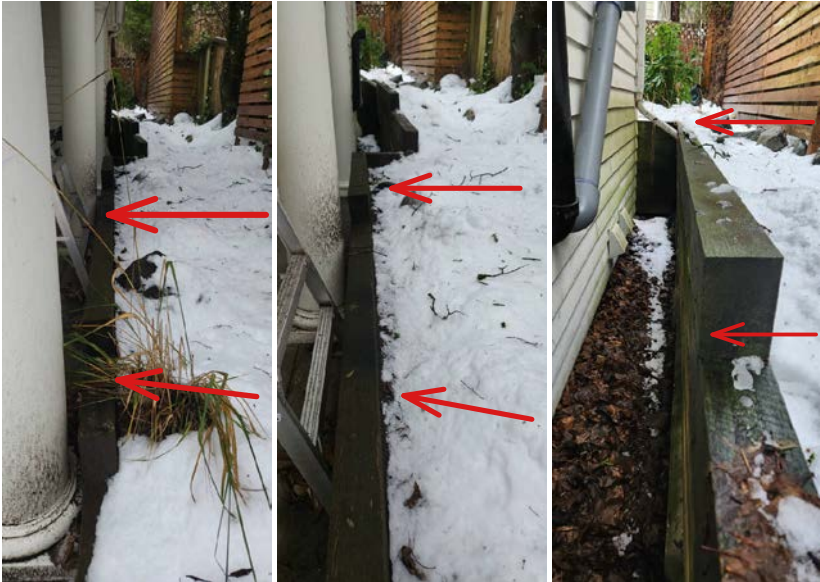




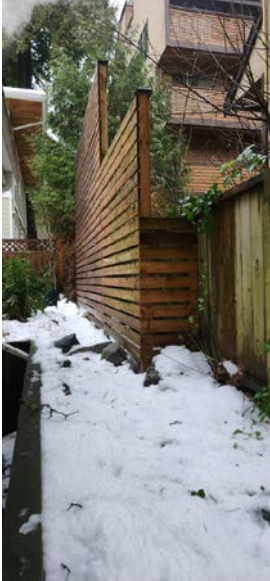
Site Condition: (Continued)

8. Replacement

Retaining Wall(s) Railroad ties. Evidence the East retaining wall is leaning. To be replaced to prevent further deterioration and/or failure. After taking possession consult a qualified contractor for recommendations and costs.


9. Inspected

Fence(s) Wood not sealed.



Site Condition: (Continued)

10. Safety Issue

Window Well(s) Rail road ties., Gravel base., Drain not visible. Unable to inspect. Evidence railing or cover is missing. Potential of bodily injury. Safety issue. After possession to be installed. Consult a qualified contractor for recommendations and costs.





Site Condition: (Continued)

11. Maintenance Required

Stairwell(s) Concrete Poured. Drain to be cleaned several times a years to prevent water entering the house causing damage to surfaces, belongings and the structure.

Install anti slip material to stairs. Safety issue. Potential of bodily injury.

Wood stairs are to be sealed to prevent deterioration.



12. Inspected

13. Inspected

Downspout Connection(s) Underground.
Footing Drain(s) PVC. Inspector is not able to determine where the water drains. After taking possession consult a qualified drainage contractor for an inspection and recommendations.





Site Condition: (Continued)

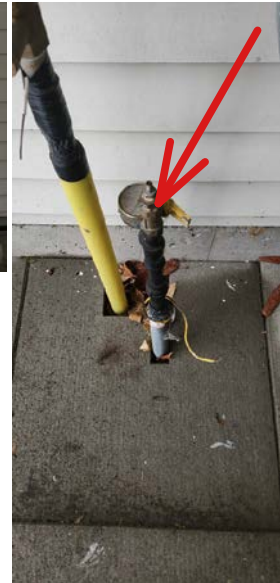
14. Maintenance Required

Vegetation Trees. Trim vegetation in contact with structure to prevent the potential of pest activity and/or moisture damage.



15. Further Investigation

Gas Meter Location East side of the house. Confirm if the extra piping located by the gas meter is for a back up generator.



16. Not Inspected

Exterior Gravity Drainage Sump(s) Unable to locate at time of inspection. Consult the vendor for location.

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Site Condition: (Continued)

17. Maintenance Required

Exterior Mechanical Sump(s) Front of the house. The system should be serviced and tested annually before the fall, for performance, longevity and to prevent water from entering the house/basement/crawlspace and causing damage to surfaces, belongs and the structure. Consult vendor for functionality and service history. After taking possession consult a qualified contractor for annual servicing, recommendations, remaining life span and replacement costs.



Garage:

1. Location West side of the house.



2. Type of Structure Garage., Balcony above. Car Spaces: 2

3. Inspected

Structure Drainage Driveway slopes away from structure.

Garage: (Continued)

4. Exterior siding Part of the main siding. See Exterior Wall Section for details.



5. Inspected

6. Maintenance Required

Trim Wood sealed., Door(s).

Over Head Door(s) 1 door., Mechanical., With electronic eye door sensor. -

Evidence the wall controller is loose.

To be secured.



7. Inspected

8. Inspected

9. Not Inspected

House Door(s) Metal hinged.

Service Door(s) Metal hinged.

Structural Element(s) Not inspected. Structure elements at not visible. Finished or concealed. Unable to inspect.

Foundation - Interior Concrete poured., Limited inspection. Due to the amount of foundation exposed and stores items at time of inspection.



10. Inspected

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Garage: (Continued)

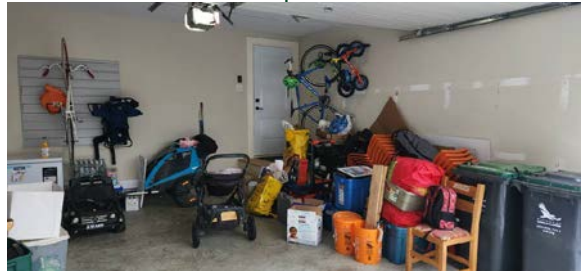
11. Inspected

Steps Wood not sealed.



12. Further Investigation

Limited Interior Inspection Due to the occupants possessions. Upon possession check all surfaces for potential deficiencies and/or repairs.



13. Inspected

Wall(s) Drywall or Plaster. Sealed

14. Maintenance Required

Flooring Concrete poured. Not sealed. Flooring to be sealed to prevent staining.



15. Inspected

Ceiling Flat., Drywall or plaster. Sealed.



16. Inspected

Light Fixture(s) Pot light(s)

17. Inspected

Electrical Outlet(s) Limited inspection due to occupant's belongings or store items. Only a sample of outlets tested. , Regular outlet(s).

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Garage: (Continued)

18. Inspected

Heating and/or A/C System Electric base board. Controller on unit.



19. Not Present

Attic Not Inspected

Exterior Wall(s):

1.



2. Inspection method(s) used to observe the exterior walls From ground

3. Design Type Face sealed.

4. Further Investigation

Lead Paint Identifying building components that contain lead paint is not part of this inspection process. Any home built prior 1960 may components that contain lead and can be hazardous. - Before removing subjects consult a qualified hazardous material contractor for recommendations and removal costs. Removal and disposal of this material can be expensive.

5. Repair or Replacement Required Primary Surface Wood. Sealed. Evidence the wood is weathered, cracking and peeling in multiple locations. To be repaired in the spring to prevent further deterioration and moisture damage. Consult a qualified contractor for recommendations and costs.



Exterior Wall(s): (Continued)

Primary Surface (continued)



Exterior Wall(s): (Continued)

Primary Surface (continued)



Exterior Wall(s): (Continued)

Primary Surface (continued)



6. Repair or Replacement Required Trim Wood sealed., Doors., Windows. Evidence trim around multiple the windows is weathered/moisture damage, To be repaired this spring to prevent further deterioration and moisture damage. Consult a qualified contractor for recommendations and costs.



7. Inspected

Fascia Board Wood sealed. Partially covered by gutter system.



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Exterior Wall(s): (Continued)

8. Maintenance Required

Soffit Wood sealed. Closed with no venting. **Close the opening located on the North/East corner to prevent pest activity.**



9. Maintenance Required

Flashing is missing over lower windows and doors. **Potential source of water penetration. Will require annual maintenance and caulking.**



10. Windows Wood single glazed., Vinyl double glazed.

11. Inspected

12. Not Inspected

13. Inspected

Electrical Outlet(s) Limited inspection. Sample testing only. , Regular outlets.

Lighting Fixture(s) Testing of exterior lighting is not part of this inspection process. After taking inspection test all exterior lighting for functionality.

Perimeter Foundation Basement. Walk out., Concrete poured. Material/condition mentioned here is for those only that were visible at the time of inspection. , Limited inspection due to, Deck, Porch or Patio system(s) against the building.



Exterior Wall(s): (Continued)

Perimeter Foundation (continued)



Exterior Wall(s): (Continued)

16. Inspected

Structural Element(s) Post(s).



17. Not Inspected

Exterior Hose Bibs Testing of this component is not part of this inspection process. After taking possession tests hose bib(s) for functionality.

Deck System #1:

1. Location North East corner of the property.



2. Not Inspected

Structure Elements Not visible at time of inspection. Do to being finished and/or concealed. Unable to inspect.



3. Inspected

Ledger Board Wood not sealed.

Deck System #1: (Continued)

4. Maintenance Required

Steps Wood not sealed. Steps to be sealed to prevent deterioration. Install anti slip material. Safety issue. Potential of bodily injury.



5. Maintenance Required

Flooring Wood not sealed. Limited inspection due to being snow covered. Flooring to be sealed to prevent deterioration.



6. Safety Issue

Railings/Wall(s) Missing railing observed. The railing to be installed. Safety issue. Potential of bodily injury. After taking possession consult a qualified contractor for recommendations and costs.





Balcony System #1:

2. Location Off primary bedroom. Over garage.



3. Not Inspected

Structure Element(s) Not visible at time of inspection. Do to being finished and/or concealed. Unable to inspect.



4. Inspected

Railings/Wall(s) Wood frame with engineered shingles.




5. Inspected

Flashing Metal.



Balcony System #1: (Continued)


6. Maintenance Required	Flooring Wood not sealed. <i>The wood to be sealed to prevent deterioration.</i>
	
7. Maintenance Required	Drain(s) Not visible at time of inspection. Unable to inspect. <i>The drains to be cleaned several times a year to prevent ponding of water entering the house and damaging the structure and surfaces.</i>
8. Not Inspected	Membrane Not visible at time of inspection. Unable to inspect.
	

Patio System #1:

1. Location East of the house.	
	
2. Inspected	Step(s) Concrete pavers.



Patio System #1: (Continued)

3. Inspected	Flooring Concrete pavers	
4. Not Inspected	Drain(s) Not visible at time of inspection.Unable to inspect.	

Patio System #1: (Continued)

6.

Roof System(s):

#1 of 1. Roof Surface

1. Type Of Roof Hip., Multiple levels., Steep slope.



2. Roof Viewed From From the ground., From balcony and/or deck. Access Restricted Due to: Due to the steepness of the slope, not safe to traverse without fall protection equipment.

3. Further Investigation

Roof Limited Inspection This inspection is limited to the areas and components visible at the time of inspection. Due to some areas were not accessible/not visible, to ensure you are properly aware of all roof features and functionality. After taking possession consult a qualified roofing contractor for a detailed analysis, recommendations, remaining life span and replacement costs.

4. Roof Material Asphalt or fiberglass shingles. Material/condition mentioned here is for those only that were visible at the time of inspection.



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Roof System(s): (Continued)

- 5. Approximate Age 2019. As per buyers.
- 6. Average Life Expectancy Life span is approximately 25 to 30 years with proper maintenance.
- 7. Maintenance Required

Roof's Condition **Remove leafs and moss.**



- 8. Maintenance Required

Gutter(s)/Drain(s) Metal. **Recommending cleaning of the gutters and drains, to be cleaned on a regular basis as part of an annually maintenance program. Clogged gutter or drains can cause water to run down exterior walls causing water damage to the siding and the structure.**



Downspout(s) Metal.
Flashing Valley(s)

- 9. Inspected
- 10. Inspected
- #1 of 1. Chimney
- 11. Viewed From From the ground with binoculars. Access Restricted Due To Steepness of the slope of the roof and not safe to traverse without fall protection equipment.
- 12. Limited Inspection Inspection is limited to those areas and components that were visible at the time of inspection.



Roof System(s): (Continued)

13. Type of Chimney Wood framed with stucco sealed.



- 14. Inspected
- 15. Inspected
- 16. Inspected
- 17. Inspected

Chimney's Condition
Crown Metal
Flue(s) Direct vent.
Flashing Metal.

Attic(s):

#1 of 1. Bathroom ceiling. Attic

1.



2. Inspection Method Viewed from hatch with flash light and zoom lens, due to to safety of navigating across truss members (miss - stepping and falling through the ceiling or stepping on electrical cables buried in insulation), the negative impact of compacting insulation (we are not allowed to damage the insulation). This inspection is limited to the areas and or components visible at the time of inspection. Before removing subjects consult a qualified contractor for further examinations.

3.





Attic(s): (Continued)

1047 (continued)



4. Inspected

Roof Framing Rafters - 2 X 4. Material/condition mentioned here is for those only that were visible at the time of inspection.

Other finished areas maybe different., Rafters - 2 X 6. Material/condition mentioned here is for those only that were visible at the time of inspection. Other finished areas maybe different.



5. Inspected

Sheathing Plywood. Material/condition mentioned here is for those only that were visible at the time of inspection. Other finished areas maybe different.



6. Inspected

Insulation Fiberglass blown. Material/condition mentioned here is for those only that were visible at the time of inspection. Other finished surfaces maybe different.



7. Inspected

Ventilation Roof vents., Gable venting.

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Smoke/Heat/C.O Detector(s):

1. Safety Issue

Identifying and/or testing of these components is not part of this inspection process. Upon taking possession of the property consult a qualified fire safety contractor to assure that there are up to date functional smoke alarms and C.O. monitors properly positioned through the house. Safety issue. Systems to be tested/serviced on a annual basis.

Fire Suppression System:

1. Safety Issue

Testing of the fire suppression system is not part of this inspection process. Consult vendor for functionality and service history. To assure the system is functional in the event of a fire, upon possession consult a qualified fire suppression contractor for annual servicing and recommendations.



Living Space:

Obtain explanation and/or history of all stains from the vendor.

Full visual inspection of walls/floors is prohibited by furnishings.

Full visual inspection of closet/storage areas is prohibited by stored items.

Normal hair line cracks maybe due, initial settlement, dry of materials and to slight seasonal movement of framing.

ONLY A SAMPLE - of electrical outlets, switches and fixtures are tested!!!

Occupants belongings prevent testing of some outlets and switches.

We do not guarantee the detection of leaking thermal pane seals at windows/sliding doors and skylights. Due to variations in lighting and weather conditions. Consult a qualified glazing specialist for a detailed analysis.

Heating or A/C systems. We cannot confirm adequate response to all rooms. Limited inspection due to furniture and stored items.

Homes built before 1991 may have components that contain asbestos and/or lead.

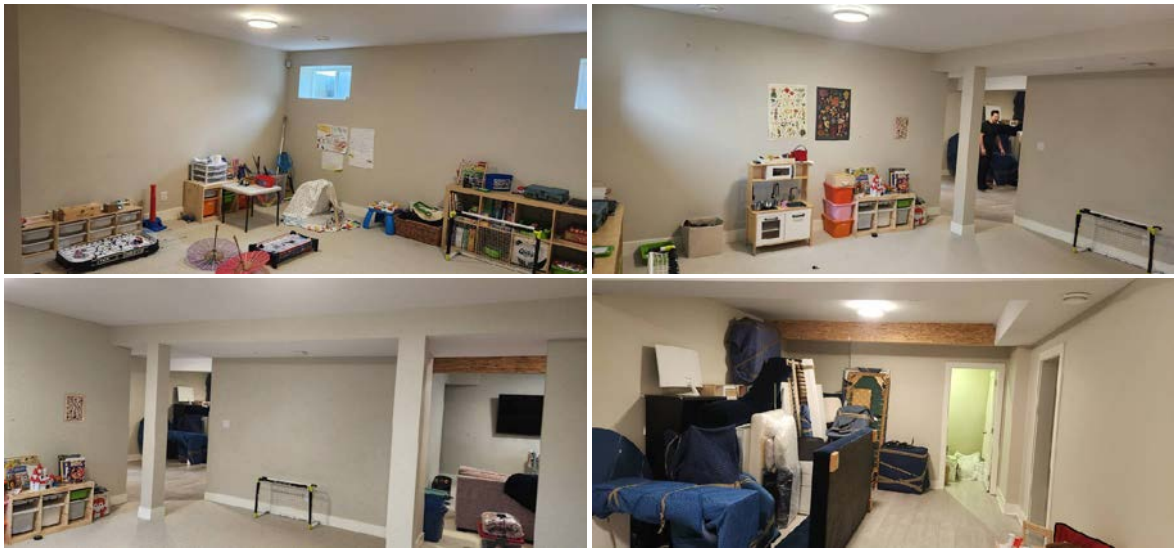
Testing is required to determine the presence of these substances. Consult a qualified contractor for an detailed analysis and recommendations.

Basement. Living Space



Living Space: (Continued)

1.





Living Space: (Continued)

2052 (continued)



2. Further Investigation

Asbestos Identifying building components that contain asbestos is not part of this inspection process. As per Work Safe BC, any home built before 1990 may have components that contain asbestos and can be hazardous. Removal and disposal of material containing asbestos can be expensive. Please visit: www.worksafebc.com to familiarize yourself with safe practices for handling asbestos. Health Canada can also provide you with important information at <https://www.canada.ca/en/health-canada/services/air-quality/indoor-air-contaminants.html>. Full visual - Before removing subjects have a hazard material inspection performed.

3. Inspected

Wall(s) Drywall or plaster. Sealed.

4. Inspected

Window(s) Inspecting window blinds or drapes is not part of this inspection process. Consult vendor for functionality. Upon possession inspect blinds/drapes for condition., Vinyl. Double glazed.

5. Inspected

Ceiling Flat., Beams., Drywall or plaster sealed.

6. Inspected

Flooring Plank., Carpet.

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Living Space: (Continued)

7. Inspected

Stairs Carpet.



8. Inspected

Closet Door(s) Limited inspection due to occupant's possessions/stored items. Upon possession inspect closet for condition that may need repair., Hinged wood .



9. Inspected

Exterior Door(s) Wood hinged., With double glazing.

10. Inspected

Electrical Outlet(s) Limited inspection due to occupant's belongings or store items. Only a sample of outlets tested. Upon possession test all outlets for functionality., Regular outlet(s).

11. Inspected

Lighting Fixture(s) Testing of lamps is not part of this inspection process., Ceiling fixture(s).

12. Inspected

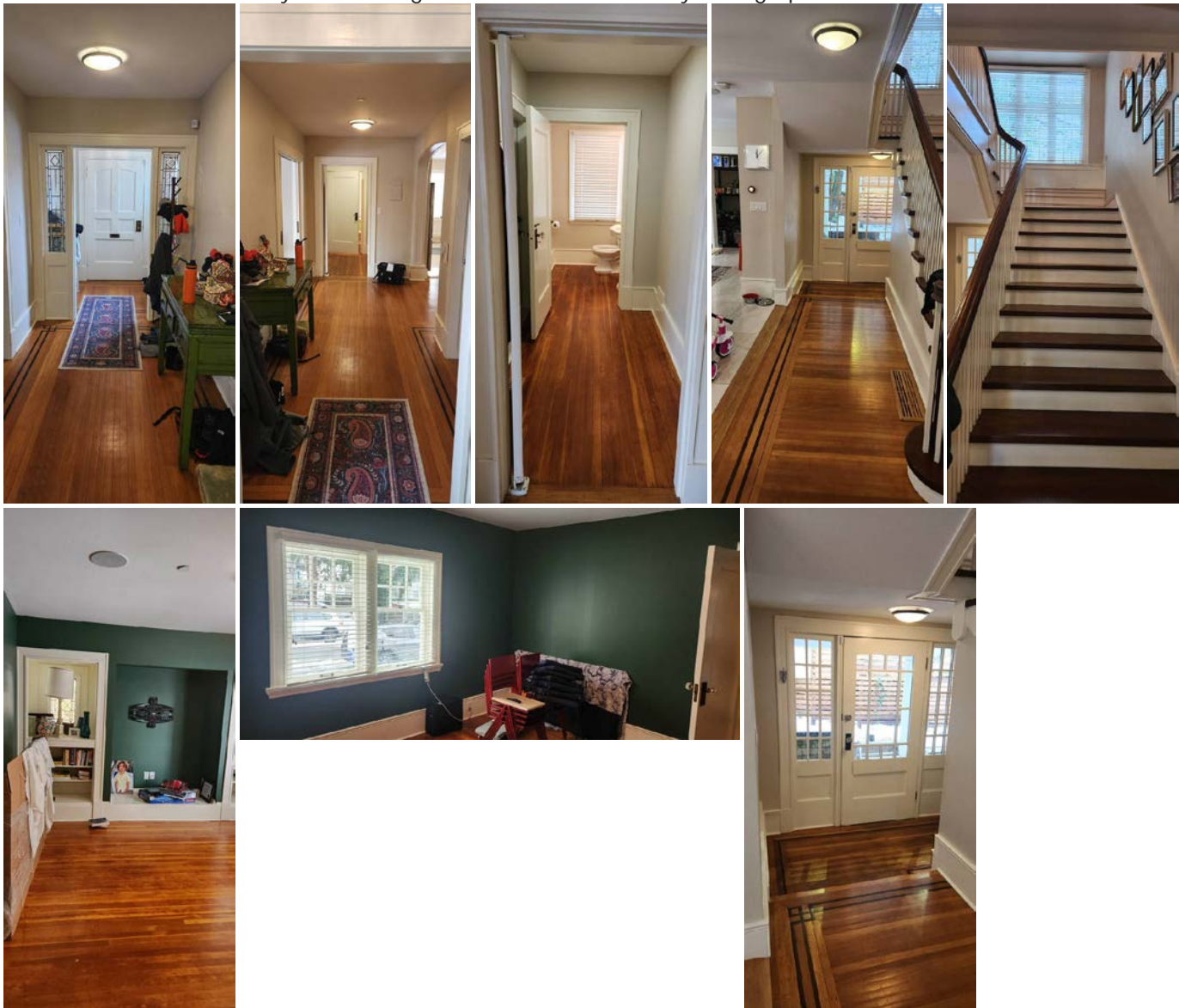
Heating and/or A/C System Forced Air. See Furnace Section for details.



Living Space: (Continued)

Main entrance. Main hallway. Den. Livingroom. Third level hallway. Living Space

13.





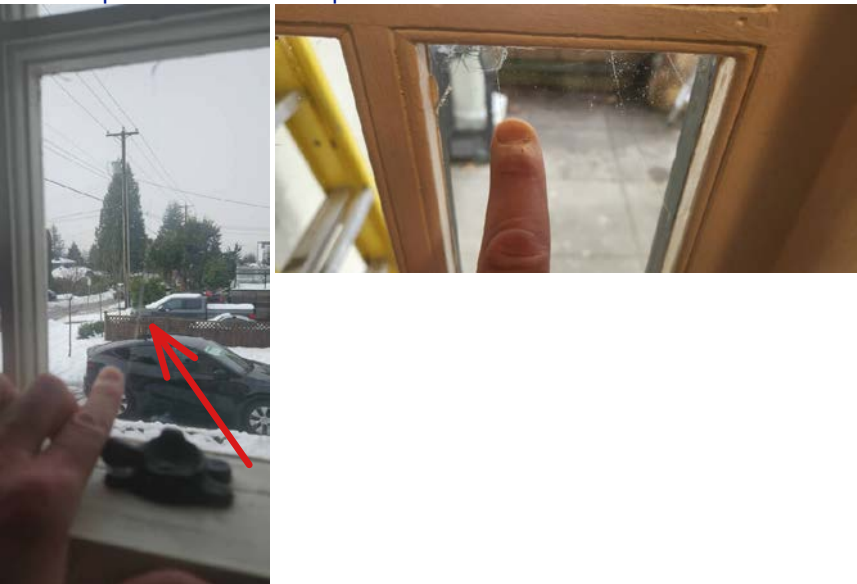
Living Space: (Continued)

692 (continued)



- 14. Inspected Wall(s) Drywall or plaster. Sealed.
- 15. Repair or Replacement Required Window(s) Inspecting window blinds or drapes is not part of this inspection process. Consult vendor for functionality. Upon possession inspect blinds/drapes for condition. Evidence of several of the windows on the main level have broken glazing. To be repaired.

Also a number of windows are painted shut and/or hardware is missing or damage.
To be repaired. Consult a qualified contractor for recommendations and costs.



- 16. Inspected Ceiling Flat., Drywall or plaster sealed.
- 17. Inspected Flooring Plank.

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Living Space: (Continued)

18. Safety Issue

Stairs Plank. Evidence the hand railing located on the second level is to low. Safety issue. Potential of bodily injury. Railing is be a minimum of 34 inches. To be repaired. After taking possession consult a qualified contractor for recommendations and costs.



19. Inspected

Interior Door(s) Wood hinged., Pocket door(s) with glazing

20. Maintenance Required

Exterior Door(s) Wood hinged. Evidence door is difficult to open and close. To be repaired.



21. Inspected

Lighting Fixture(s) Testing of lamps is not part of this inspection process., Ceiling fixture(s).

22. Inspected

Heating and/or A/C System Forced Air. See Furnace Section for details.

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Fireplace(s):

1. Location #1 of 1. Livingroom.



2. Maintenance Required

Type/Condition Gas metal system. Gas fireplace should be serviced on a annual basis, for performance and safety. Consult vendor for service history. Consult a qualified fireplace contractor for servicing, remaing life span and replacement costs.



3. Inspected

4.

Flue Direct vent.

Bathroom(s):

#1 of 3. Main level. Bathroom

- 1.



2. Number of Fixtures 2 Piece

3. Inspected

4. Inspected

Wall(s) Drywall or plaster. Sealed.

Window(s) Inspecting window blinds or drapes is not part of this inspection process. Consult vendor for functionality. Upon possession inspect blinds/drapes



Bathroom(s): (Continued)

Window(s) (continued)

for condition., Wood. Single glazed - Evidence of failed seal(s). To be repair or replaced.
Ceiling Flat., Drywall or plaster. Sealed.

5. Inspected



- 6. Inspected
- 7. Inspected
- 8. Inspected
- 9. Inspected
- 10. Inspected

Flooring Plank.
Room Door(s) Wood hinged.
Electrical Outlet(s) GFCI(s).
Lighting Fixture(s) Wall fixture(s).
Sink(s) Qty 01.



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Bathroom(s): (Continued)

11. Inspected Sink Plumbing ABS., PEX.



12. Inspected Toilet
13. Inspected Ventilation Fan(s) - tested at time of inspection including toilet paper test for draw., Window.
14. Not Present Heating and/or A/C System

#2 of 3., Primary Bedroom Bathroom



16. Number of Fixtures 3 Piece
17. Inspected Wall(s) Drywall or plaster. Sealed.

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Bathroom(s): (Continued)

18. Inspected

Ceiling Flat., Drywall or plaster. Sealed., Vaulted.



19. Inspected

Flooring Tile.

20. Inspected

Room Door(s) Wood hinged.

21. Inspected

Electrical Outlet(s) GFCI(s).

22. Inspected

Lighting Fixture(s) Wall fixture(s)., Pot light(s).

23. Inspected

Counter/Cabinet(s) Stone/laminate.

24. Inspected

Sink(s) Qty 01.



25. Inspected

Sink Plumbing Limited inspection due to occupant's stored items. Before use inspect under sink for any condition that may require repair., ABS., PEX.



26. Inspected

Toilet

27. Maintenance Required

Shower Moisture test results are normal/dry at time of inspection., Tile. Evidence caulking is deteriorated. To be replaced before use to prevent further deterioration and moisture damage.

Grout to be cleaned and sealed to prevent staining.



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Bathroom(s): (Continued)

28. Inspected

Ventilation Fan(s) - tested at time of inspection including toilet paper test for draw.



29. Not Present

Heating and/or A/C System

#3 of 3. Third level. Bathroom

30.



31. Number of Fixtures 5 Piece

32. Inspected

33. Inspected

Wall(s) Drywall or plaster. Sealed.

Window(s) Inspecting window blinds or drapes is not part of this inspection process. Consult vendor for functionality. Upon possession inspect blinds/drapes for condition., Wood. Single glazed

34. Inspected

Ceiling Flat., Vaulted., Drywall or plaster. Sealed.



35. Inspected

Flooring Tile.

36. Inspected

Room Door(s) Wood hinged.

37. Inspected

Electrical Outlet(s) GFCI(s).

Bathroom(s): (Continued)

38. Inspected
39. Inspected
40. Inspected

Lighting Fixture(s) Pot light(s).
Counter/Cabinet(s) Stone/laminate.
Sink(s) Qty 02.



41. Inspected

Sink Plumbing ABS., PEX., Limited inspection due to occupant's stored items.
Before use inspect under sink for any condition that may require repair.



42. Inspected
43. Maintenance Required

Toilet
Tub Regular - Evidence hand sprayer is damaged. To be repaired.



44. Inspected

Shower Moisture test results are normal/dry at time of inspection., Tile.

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Bathroom(s): (Continued)

Shower (continued)



45. Inspected

Ventilation Window., Fan(s) - tested at time of inspection including toilet paper test for draw.

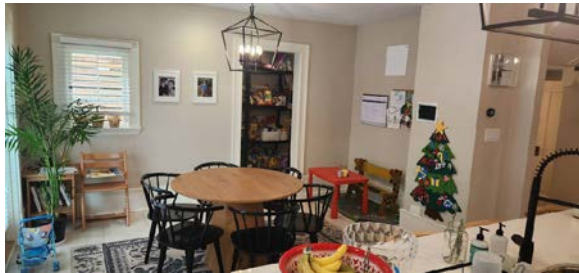
46. Inspected

Heating and/or A/C System Forced Air. See Furnace Section for details.

Kitchen(s):

#1 of 1. Kitchen

1.



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Kitchen(s): (Continued)

2. Inspected

Wall(s) Drywall or plaster. Sealed.

3. Inspected

Window(s) Inspecting window blinds or drapes is not part of this inspection process. Consult vendor for functionality. Upon possession inspect blinds/drapes for condition., Wood. Single glazed

4. Inspected

Ceiling Flat., Drywall or plaster. Sealed.



5. Inspected

Flooring Tile.

6. Inspected

Closet Door(s) Limited inspection due to stored items. Upon possession inspect closet for condition that may require repair. Missing.



7. Inspected

Exterior Door(s) Wood hinged., With double glazing.

8. Inspected

Cabinets Melamine.

9. Inspected

Counter Top(s) Stone.

10. Inspected

Back Splash Tile.

11. Inspected

Lighting Fixture(s) Ceiling fixture(s)., Pot light(s).

12. Inspected

Electrical Outlet(s) Limited inspection due to occupant's belongings or store items. Only a sample of outlets tested., Regular outlet(s).

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Kitchen(s): (Continued)

13. Maintenance Required

Sink(s) Qty - 01 - Evidence the faucet is loose. To be secured.



14. Inspected

Sink Plumbing Limited inspection due to occupant's stored items. Before use inspect under sink for any condition that may require repair., ABS., PEX.



15. Inspected

Disposal(s) Qty 01.



16. Not Inspected

Microwave Testing of the microwave is not part of this inspection process. Consult vendor for functionality.

17. Inspected

Hood Fan(s)



18. Maintenance Required

Cook Top(s) Gas., - Evidence several element(s)/burner(s) will not respond. To be repaired.

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Kitchen(s): (Continued)

Cook Top(s) (continued)



19. Inspected

Oven(s) Gas.



20. Inspected

Fridge(s) Qty 01., Water and/or ice maker tested at time of inspection. Limited inspection. See Disclaimer Section for details.



21. Maintenance Required

Dishwasher(s) Qty 01. Evidence the dishwasher was not mounted properly. To be repaired as desired.



22. Inspected

Heating and/or A/C System Forced Air. See Furnace Section for details.



Bedroom(s):

#1 of 3. Third level. Bedroom

1.



2. Inspected

3. Inspected

4. Inspected

Wall(s) Drywall or plaster. Sealed.
Window(s) Inspecting window blinds or drapes is not part of this inspection process. Consult vendor for functionality. Upon possession inspect blinds/drapes for condition., Wood. Single glazed
Ceiling Flat., Vaulted., Drywall or plaster. Sealed.



5. Inspected

6. Inspected

Flooring Plank.
Interior Door(s) Wood hinged.

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Bedroom(s): (Continued)

7. Inspected

Closet Door(s) Limited inspection due to occupant's possessions/stored items. Upon possession inspect closet for condition that may need repair., Hinged wood .



8. Inspected

Lighting Fixture(s) Testing of lamps is not part of this inspection process., Ceiling fixture(s).

9. Inspected

Electrical Outlet(s) Limited inspection due to occupant's belongings or store items. Only a sample of outlets tested. Upon possession test all outlets for functionality., Regular outlet(s).

10. Inspected

Heating and/or A/C System Forced Air. See Furnace Section for details.

#2 of 3. Third level. Bedroom

11.



12. Inspected

Wall(s) Drywall or plaster. Sealed.

13. Inspected

Window(s) Inspecting window blinds or drapes is not part of this inspection process. Consult vendor for functionality. Upon possession inspect blinds/drapes



Bedroom(s): (Continued)

Window(s) (continued)

14. Inspected

for condition., Wood. Single glazed
Ceiling Flat., Drywall or plaster. Sealed.



15. Inspected

Flooring Plank.

16. Maintenance Required

Interior Door(s) Wood hinged. Evidence door not closing properly. To be repaired.



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Bedroom(s): (Continued)

17. Inspected Closet Door(s) Limited inspection due to occupant's possessions/stored items. Upon possession inspect closet for condition that may need repair., Hinged wood .



18. Inspected Lighting Fixture(s) Testing of lamps is not part of this inspection process., Ceiling fixture(s).

19. Inspected Electrical Outlet(s) Limited inspection due to occupant's belongings or store items. Only a sample of outlets tested. Upon possession test all outlets for functionality., Regular outlet(s).

20. Inspected Heating and/or A/C System Forced Air. See Furnace Section for details.

#3 of 3., Third level., Primary Bedroom



22. Inspected Wall(s) Drywall or plaster. Sealed.

23. Inspected Window(s) Inspecting window blinds or drapes is not part of this inspection process. Consult vendor for functionality. Upon possession inspect blinds/drapes

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Bedroom(s): (Continued)

Window(s) (continued)

24. Inspected

for condition., Wood. Single glazed
Ceiling Flat., Drywall or plaster. Sealed.



25. Inspected
26. Inspected
27. Inspected

Flooring Plank.
Interior Door(s) Wood hinged.
Closet Door(s) Limited inspection due to occupant's possessions/stored items.
Upon possession inspect closet for condition that may need repair. Missing.



28. Inspected
29. Inspected
30. Inspected
31. Inspected

Exterior Door(s) Metal hinged., With double glazing.
Lighting Fixture(s) Testing of lamps is not part of this inspection process., Ceiling
fixture(s).
Electrical Outlet(s) Limited inspection due to occupant's belongings or store
items. Only a sample of outlets tested. Upon possession test all outlets for
functionality., Regular outlet(s).
Heating and/or A/C System Forced Air. See Furnace Section for details.

Laundry Facilities:

#1 of 1., Basement Laundry Room/Area



Laundry Facilities: (Continued)

1.



2. Inspected

Washer



3. Inspected

Washer Drainage Standing pipe.

4. Inspected

Water Supply Recessed in the wall., Braided metal.



Laundry Facilities: (Continued)

5. Inspected

Dryer



6. Inspected

Dryer Venting Flexible metal.



7. Inspected

Sink Plumbing Limited inspection due to occupant's stored items. Before use inspect under sink for any condition that may require repair.

Electrical System:



Electrical System: (Continued)

1. Maintenance Required

Service Drop Location Underground - **Remove the old disconnected service drop and pole.**



2. Inspected

Electrical Meter(s) Location South/East of the house.



Main Panel., Basement. Electric Panel

3. Inspected

Electrical System: (Continued)

1241 (continued)



- 4. Inspected
- 5. Not Inspected
- 6. Not Inspected
- 7. Inspected

Service Capacity 200 AMPS
Panel Rating Unknown. Not on panel cover.
Main Grounding Not visible at time of inspection. Unable to inspect.
Main Disconnect 200 AMPS.



- 8. Inspected

Aproximate Room for Expansion 12





Electrical System: (Continued)

9. Inspected	Breaker(s) Regular., AFCI. Not tested at time of inspection do to sellers electronics. Upon possession test all AFCI for functional. Safety issue.
10. Inspected	Circuit Wiring Copper. Material/condition mentioned here is for those only that were visible at the time of inspection.
Sub panel #1 of 2. Electric Panel	
11. Inspected	Basement. Mechancial room.



Electrical System: (Continued)

12. Inspected

Service Capacity 100 AMPS



13. Not Inspected

Panel Rating Unknown. Not on panel cover.

14. Inspected

Main Disconnect Located on main panel.

15. Inspected

Aproximate Room for Expansion 11

16. Inspected

Breaker(s) Regular., AFCI. Not tested at time of inspection do to sellers electronics. Upon possession test all AFCI for functional. Safety issue.



17. Inspected

Circuit Wiring Copper. Material/condition mentioned here is for those only that were visible at the time of inspection.

Back Up Generator:

System will be tested to make sure it turns on at the time of inspection. A detailed analysis to determine the the system's configuration, servicing and/or recommendations is not part of this inspection process. Please consult a qualified contractor for support.

1. Location
2. Further Investigation
3. Inspected

Condition Evidence of a roughed in generator system. For further details and the costs to install a back up generator consult a qualified contractor for recommendations and costs.

Electrical Panel Basement.



Water Supply & Plumbing:

1. Inspected

Main Water Shut Off Location Basement. Mechanical room



2. Inspected
3. Inspected

Type of Supply Pipe Copper. Material/condition mentioned here is for those only that were visible at the time of inspection.

Pressure Reducing Valve Pressure reducing value was observed. Inspector have no way of determining the life expectancy of the unit. If you see a sudden increase in pressure, immediately consult a qualified plumber for recommendations and replacement cost.

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Water Supply & Plumbing: (Continued)

4. Inspected

Interior Supply Piping PEX. Material/condition mentioned here is for those only that were visible at the time of inspection.



5. Inspected

Interior Drain Piping ABS. Material/condition mentioned here is for those only that were visible at the time of inspection.

6. Not Inspected

Waste Clean-Out Location Concealed/not observed at time of inspection. Unable to inspect.

7. Maintenance Required

Interior Sump(s) Location Basement. Mechanical - **System to be serviced annually for performance and longevity and to prevent water/sewage from damaging the surfaces, belongings and the structure. Consult vendor for functionality and service history. Once taking possession consult a qualified plumbing contractor for servicing, recommendations, remaining life span and replacement costs.**



8. Sewage Public

9. Main Water Source Public

10. Main Gas Shut Off Located at the Main Gas Meter.



Hot Water System:

Basement. Mechanical room. Water Heater

1.



2. Type & Energy Source Natural gas, On Demand Approximate Capacity Not applicable.

3. Manufacturer Noritz

4. Approximate Age 2016. As per serial number



5. Average Life Expectancy Is approximately 10 years with proper maintenance. Even though some do last longer



Hot Water System: (Continued)

6. Maintenance Required

Condition System should be serviced on a regular basis, for performance, longevity and safety. Consult vendor for service history. After taking possession consult a qualified HVAC contractor for annual servicing, remaining life span and replacement costs.



- 7. Inspected
- 8. Inspected
- 9. Inspected
- 10. Inspected
- 11. Inspected
- 12. Inspected

Venting Method PVC or ABS piping.
Combustible Air Supply PVC or ABS piping.
PRV - Pressure Relief Valve
Water Shut of Value
Gas Shut Off
Piping(s) PEX.

Structure:

- 1. Perimeter Foundation Full basement with walk out.
- 2. Not Inspected Foundation Material Not inspected. Not visible at time of inspection. Do to being concealed or finished. Unable to inspect.
- 3. Not Inspected Footings Not visible at time of inspection. Unable to inspect.
- 4. Not Inspected Sill Plate Not visible at time of inspection. Unable to inspect.
- 5. Not Inspected Exterior Wall Not visible at time of inspection. Exterior walls are finished or concealed. Unable to inspect. We noted no evidence of unusual settlement, displacement, or structural cracking in the interior services viewed.

Structure: (Continued)

6. Inspected

Interior Structure 2 X 6 construction. Material/condition mentioned here is for those only that were visible at the time of inspection. Other finished walls maybe different.



7. Not Inspected

Floor Construction Not visible at time of inspection. Do to floor construction being finished and/or concealed. Unable to inspect.

8. Inspected

Ceiling See Attic section for details.

Furnace System:

Basement. Mechanical room. Heating System

1.

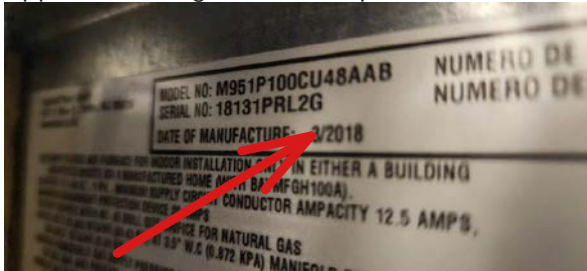


2. Type High efficiency.

3. Manufacturer Ameristar.

Furnace System: (Continued)

- 4. Fuel Type Natural gas
- 5. Approximate Age 2018., As per label



- 6. Average Life Expectancy
- 7. Maintenance Required

Condition Consult vendor for functionality and service history. System to be serviced annually before the fall for performance, longevity and safety. After taking possession consult a qualified HVAC contractor for annual servicing, remaining life span and replacement costs.



- 8. Inspected
- 9. Inspected

Ignition Electronic start
Blower Fan Direct drive .

Furnace System: (Continued)

10. Maintenance Required

Filter System Disposable. To be replaced approximately every four months.



11. Inspected

Thermostat(s) Centralized wall mounted.

12. Inspected

Venting Method PVC or ABS piping.

13. Inspected

Combustable Air Supply PVC or ABS piping.

14. Inspected

Duct work Sheet Metal., Limited inspection do to duct work being concealed.

15. Inspected

Warm Air Supply Appears adequate. Confirming adequate heating to all rooms and/or areas of the structure is not part of this inspection process.

16. Inspected

Condensing Unit

Inspection Report

The inspection report is prepaid at the request of the client, as defined in the inspection contract, and is for the exclusive use of the client. It is not reasonable for any other party to rely on the inspection report. Liability for errors, omissions, breaches of contract and/or negligence in any part of the inspection or inspection report to any person other than the client is expressly denied and, accordingly, no responsibility is accepted for any damage suffered by such person as a result of decisions made or actions based on the inspection report.

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