



Inspection Report

Property Address:
xxxxxx xxxL AVE, WHITE ROCK

ANTECH HOME SOLUTIONS

**LEO ZHANG BC HOME INSPECTOR#51809
6055 NELSON AVE
BURNABY, BC V5H 4L4
778-8559588**



Canadian
Association
of Home &
Property
Inspectors (BC)



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General Summary

Invoice

Agreement

Date: 31/03/2011	Time:	Report ID:
Property: xxxxx xxxL AVE, WHITE ROCK	Customer:	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance:
Customer and both agents

Type of building:
Single Family (1 story)

Approximate age of building:
Over 25 Years

Temperature:
Below 65/18

Weather:
Cloudy

Ground/Soil surface condition:
Damp

Rain in last 3 days:
Yes

Radon Test:
No

Water Test:
No

1. Exterior/外部

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style:
Cement stucco

Siding Material:
EIFS

Exterior Entry Doors:
Wood
Steel

Appurtenance:
Covered porch

Driveway:
Asphalt

Items

1.0 WALL CLADDING FLASHING AND TRIM

Repair or Replace

(1) Common cracking noted. Seal any openings to prevent moisture damage to exterior/interiors walls. the left side(facing front)stucco was replaced recently but no paint on it noted, paint is desired.



1.0 Picture 1



1.0 Picture 2

(2) The subject house appears to be clad with a product known as Exterior Insulation Finish Systems, "EIFS," also referred to as "Synthetic Stucco." Many EIFS clad houses have revealed

moisture related problems such as deteriorated wood framing and pest infestation. Testing of this cladding is beyond the scope of this inspection. Maintenance and testing guidelines are available from the N.C. Department of Insurance, Engineering Division 1-919-733-3901 and on the web at <http://www.ncdoi.com> (type in EIFS in the search field). Additional information is available at <http://www.ncstucco.com> or by contacting the Senergy/Thoro Claims Administrator at 1-800-350-4730

(3) Siding in contact with ground at right side (facing front). Because the siding is in contact with ground it is possible for framing to be deteriorated. We did not inspect behind this siding. Recommend a ground clearance of six to eight inches where possible.

EFIS siding should terminate 6" to 12" above grade level so it does not draw water up into wall. Water in the wall can lead to algae buildup on EFIS siding, mold buildup behind EFIS siding, and rot in wood siding and structural components. A lower trim piece called a drip screen is missing. The drip screen provides a finished edge, allows drainage and prevents water from being drawn up into wall. Evaluation and repair recommended by a qualified EFIS siding contractor.

Siding below grade level will remain moist and be a path for the entrance of Wood Destroying Insects (WDI).



1.0 Picture 3

1.1 DOORS (Exterior)

Repair or Replace

(1) no door closer noted.



1.1 Picture 1

(2) the new installed door at the left front entrance door, has a gap between the frame and siding, exposed wood noted. Seal the gap and repair are needed.



1.1 Picture 2



1.1 Picture 3

1.2 WINDOWS

Repair or Replace

new windows were replaced but No drip flashings installed. This may allow moisture ingress if exposed to wind driven rain.



1.2 Picture 1



1.2 Picture 2

1.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Inspected

cracks noted between front door stoop and wall, re-seal is desired.



1.3 Picture 1

1.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Repair or Replace

(1) The tree limbs that are in contact with roof or hanging near roof should be trimmed.

There are tree limbs overgrowing the residence that should be trimmed or monitored, to insure that they do not impact or damage the wall or roof or its components

✍️Vegetation is encroaching on the structure, and should be kept a minimum of twelve inches away for the general welfare of the walls and foundation



1.4 Picture 1



1.4 Picture 2

(2) the driveway is damaged by the roots, a trip hazard is noted.



1.4 Picture 3

(3) The walk has cracks and is uneven. Tripping hazard present. I recommend repair by a qualified contractor



1.4 Picture 4

(4) There are various plants and or bushes next to the exterior wall(s). Trim or prune all vegetation in such a way as to allow a minimum of 12 inches of clearance between the plant and the exterior wall. This is necessary in order to prevent damage to the exterior and to inhibit the ability of insects to migrate into the building structure.



1.4 Picture 5

1.5 EAVES, SOFFITS AND FASCIAS

Repair or Replace

between the old soffit and new added room soffit, a gap is noted; the front side soffit has a missing parts. This gaps/hole exists which allows insects or bees to enter attic.



1.5 Picture 1

1.6 OTHER

The exterior of the home was inspected and reported on with the above 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 in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Roofing/屋顶

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roof Covering:

Roll/Selvage
Asphalt/Fiberglass

Viewed roof covering from:

Walked roof

Sky Light(s):

Two

Chimney (exterior):

Brick

Items

2.0 ROOF COVERINGS

Inspected, Repair or Replace

(1) popped out nail noted, re-seal is desired.



2.0 Picture 1

(2) The roof covering looks functional not current leaks noted.

2.1 FLASHINGS

Inspected

2.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Inspected, Repair or Replace

a chimney cap and screen was recommended to install



2.2 Picture 1

2.3 ROOF DRAINAGE SYSTEMS

Inspected

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. 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 in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Structural Components/结构

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation: Poured concrete	Method used to observe Crawlspce: Crawled	Floor Structure: Wood joists
Wall Structure: Wood	Columns or Piers: Supporting walls	Ceiling Structure: 4" or better
Roof Structure: Engineered wood trusses	Roof-Type: Gable	Method used to observe attic: From entry
Attic info: Attic hatch		

Items

3.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Inspected, Repair or Replace

cold poured concrete noted in the crawl space, the entrance well looks liked added later than the foundation made, cracks and sister sills were installed not properly noted. repair are needed.



3.0 Picture 1



3.0 Picture 2



3.0 Picture 3



3.0 Picture 4



3.0 Picture 5



3.0 Picture 6



3.0 Picture 7

3.1 WALLS (Structural)

Repair or Replace

✍ There are hairline cracks on the concrete foundation at rear side of the house which could be caused by concrete cure & should be normal. We suggest owner monitor & caulk the crack including the possibility of moisture intrusion into the crawlspace. Re-grade service needed if necessary



3.1 Picture 1

3.2 COLUMNS OR PIERS

Inspected

3.3 FLOORS (Structural)

Inspected

3.4 CEILINGS (structural)

Inspected

sagging joist noted the attic



3.4 Picture 1

3.5 ROOF STRUCTURE AND ATTIC

Inspected

The structure of the home was inspected and reported on with the above 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 in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Interiors/内部

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Drywall

Floor Covering(s):

Carpet
Laminated T&G
Vinyl

Interior Doors:

Wood

Window Types:

Thermal/Insulated
Single pane

Window Manufacturer:

UNKNOWN

Cabinetry:

Laminate

Countertop:

Laminate

Items

4.0 CEILINGS

Inspected

4.1 WALLS

Inspected

4.2 FLOORS

Inspected, Repair or Replace

I found indications of water beneath the floor covering around the toilet. And the toilet bowl is loose. I checked underneath the bath in the crawl space, no current leak noted but old water stains noted.

I recommend further investigation and repairs as necessary.



4.2 Picture 1



4.2 Picture 2



4.2 Picture 3



4.2 Picture 4

4.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Not Present

4.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Inspected, Repair or Replace

aged and peeled out paint noted on the kitchen cabinet, also some doors hardware need to be adjusted.



4.4 Picture 1



4.4 Picture 2

4.5 DOORS (REPRESENTATIVE NUMBER)

Repair or Replace

some closets doors are out of track or missing parts, repair is needed.



4.5 Picture 1



4.5 Picture 2



4.5 Picture 3

4.6 WINDOWS (REPRESENTATIVE NUMBER)

Repair or Replace

single pane original window noted by the main entrance, high moisture damaged frame and sill noted. repair is desired.



4.6 Picture 1

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. 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 in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Plumbing System/ 供排水系统

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source:

Public

Plumbing Water Supply (into home):

Copper

Plumbing Water Distribution (inside home):

Copper

Plumbing Waste:

ABS

Water Heater Power Source:

Extra Info : N GAS

Water Heater Capacity:

40 Gallon (1-2 people)

Manufacturer:

Extra Info :
JOHNSONWOOD

Water Heater Location:

Extra Info : CLOSET

Items

5.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Inspected

5.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Inspected, Repair or Replace

back yard the water valve no water noted.



5.1 Picture 1

5.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Repair or Replace

Pressure & temperature relief valve installed as a safety feature. A discharge pipe on pressure & temperature relief valve is installed BUT the valve is not close properly, the water dripping directly on to the duck in the crawl space and will rust the duck and add extra moisture to the space.

Recommend repair immediately. Recommend strapping the hot water tank securely to prevent tipping or moving excessively during an earthquake. This may help prevent gas or water lines from cracking or breaking during

a significant earthquake.



5.2 Picture 1



5.2 Picture 2

5.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

Inspected
crawl space



5.3 Picture 1

5.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Not Present

5.5 MAIN FUEL SHUT OFF (Describe Location)

Inspected
by meter

5.6 SUMP PUMP

Not Present

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. 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 in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Electrical System/电气系统

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors:

Overhead service
220 volts

Panel capacity:

100 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

FEDERAL PACIFIC

Branch wire 15 and 20 AMP:

Copper
Aluminum

Wiring Methods:

Romex

Items

6.0 SERVICE ENTRANCE CONDUCTORS

Inspected

6.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Inspected

see the company announcement:

We recommend that residential FPE Stab-Lok electrical panels be replaced entirely or the entire panel bus assembly be replaced entirely, regardless of model number or year of manufacture. We recommend against replacing individual FPE Stab-lok circuit breakers. We do not sell circuit breakers nor any other products. Our site offers impartial, unbiased advice without conflicts of interest. We will block advertisements which we discover or readers inform us are associated with bad business practices, false-advertising, or junk science. Our contact info is at InspectAPedia.com/Contact.htm.



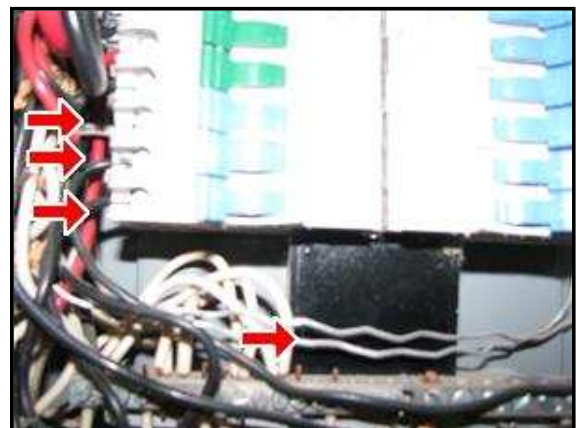
6.1 Picture 1

6.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

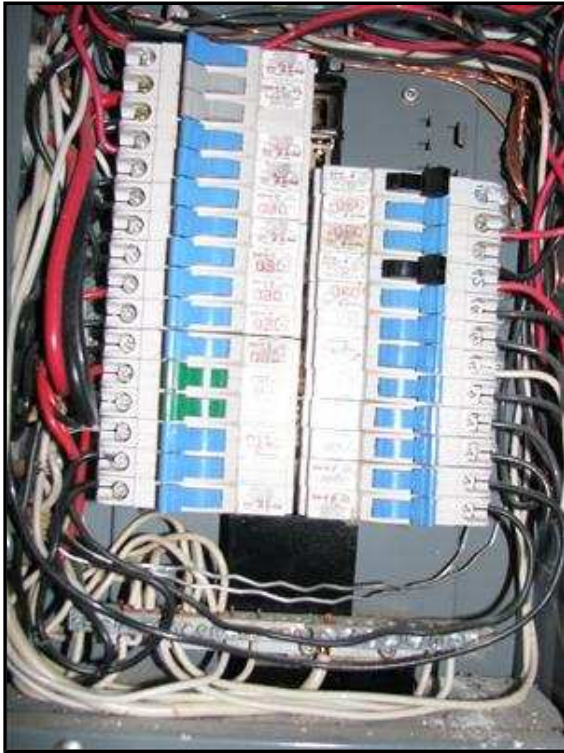
Inspected, Repair or Replace

Aluminum wire is installed on 120 VAC branch electrical circuits in the subject house. These single strand, branch circuit aluminum wires were used widely in houses during the mid 1960s and 1970s. According to the U.S. Consumer Product Safety Commission, problems due to expansion can cause overheating at connections between the wire and devices (switches and outlets) or at splices, which has resulted in fires. For further information on aluminum wiring contact the U.S. Consumer Product Safety Commission via the Internet at <http://www.cpsc.gov/> . It is recommended that the electrical system be evaluated by a licensed electrical contractor.

. This type of wiring was standard at the time of construction. Client should consult with a qualified electrician to ensure proper and safe installation. Some home insurance require that aluminium wiring be checked and/or upgraded as a condition to granting fire insurance.



6.2 Picture 2



6.2 Picture 1



6.2 Picture 3



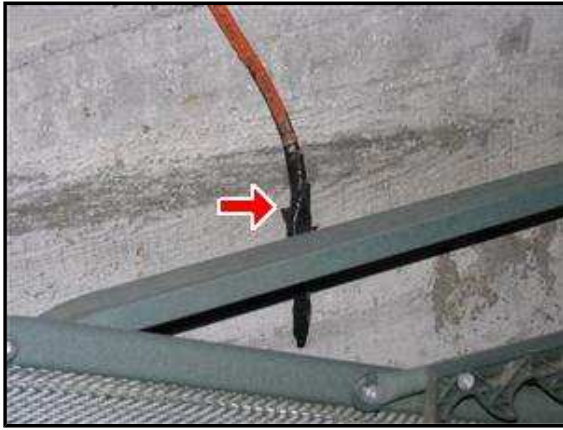
6.2 Picture 4

6.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

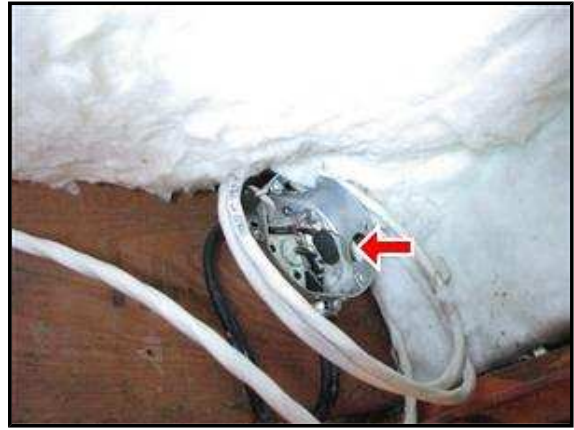
Repair or Replace

exposed wires and junction box noted in crawl space, the old wire need to be removed or covered properly.

the light is too close to the sheathing wood in the attic,contact an electrician make sure the clearance is enough.



6.3 Picture 1



6.3 Picture 2



6.3 Picture 3

6.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Inspected

6.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Inspected

6.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

Inspected

right bedroom (facing front)

6.7 SMOKE DETECTORS

Not Inspected

Installation in living level but not tested. Testing of smoke alarms is beyond the scope of this inspection.

Smoke detectors last 6-10 years. Ten year old detectors are less than 50% effective. Recommend replacing.

- **IMPROVE:** Recommend installing one in each bedroom to bring up to modern safety standards. A qualified contractor should

be used to install smoke detectors that are hard wired to the house electrical system.

6.8 CARBON MONOXIDE DETECTORS

Not Present

There is no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. 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 in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Heating / Central Air Conditioning/ 供暖和中央空调

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type: Forced Air Electric Base	Energy Source: Electric Natural gas	Number of Heat Systems (excluding wood): None
Heat System Brand: UNKNOWN	Ductwork: Non-insulated	Filter Type: Disposable
Filter Size: N/A	Types of Fireplaces: Solid Fuel	Operable Fireplaces: None
Number of Woodstoves: None		

Items

7.0 HEATING EQUIPMENT

Inspected

7.1 NORMAL OPERATING CONTROLS

Inspected

7.2 AUTOMATIC SAFETY CONTROLS

Inspected

7.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Inspected

7.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Inspected

7.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Repair or Replace

see 2.2

7.6 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Not Inspected

blocked by owner's stuff



7.6 Picture 1

7.7 GAS/LP FIRELOGS AND FIREPLACES

Not Present

7.8 COOLING AND AIR HANDLER EQUIPMENT

Not Present

7.9 NORMAL OPERATING CONTROLS

Not Present

7.10 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Not Present

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. 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 in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Built-In Appliances/ 房屋家电设施

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Items

8.0 RANGES/OVENS/COOKTOPS

Inspected

8.1 RANGE HOOD

Inspected

8.2 DISHWASHER

Not Inspected, Repair or Replace

portable style, power and water supply/discharge pipe not installed

8.3 GARBURATOR

Not Present

8.4 BUILDING IN MICROWAVE COOKING EQUIPMENT

Not Present

8.5 WAHSER AND DRYER

Inspected

The built-in appliances of the home were inspected and reported on with the above 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 in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation/ 保温和通风

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:

Batt
Fiberglass
Cellulose

Ventilation:

Soffit Vents
Extra Info : roof vent

Exhaust Fans:

Fan with light

Dryer Power Source:

220 Electric

Dryer Vent:

Flexible Metal

Floor System Insulation:

NONE

Items

9.0 INSULATION IN ATTIC

Inspected, Repair or Replace

I do not recommend the use of attics for storage. In most attics structural components are not designed to carry extra loads and in any case, insulation contains or can emit fine fibres which can be deleterious to health.

9.1 INSULATION UNDER FLOOR SYSTEM

Not Present

9.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Not Present

9.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

Inspected, Not Present

no vent in the crawl space

9.4 VENTING SYSTEMS (Kitchens, baths and laundry)

Inspected

9.5 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Not Present

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. 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 in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Garage/车库

Items

10.0 GARAGE CEILINGS

Repair or Replace

cracks and patching noted in the car porch



10.0 Picture 1



10.0 Picture 2

10.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

Inspected

10.2 GARAGE FLOOR

Inspected

10.3 GARAGE DOOR (S)

Not Present

10.4 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

Repair or Replace

see 1.1

10.5 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Not Present

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General Summary



ANTECH HOME SOLUTIONS

**6055 NELSON AVE
BURNABY, BC V5H 4L4
778-8559588**

Customer

Address

xxxxx xxxL AVE, WHITE ROCK

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Exterior/外部

1.0 WALL CLADDING FLASHING AND TRIM

Repair or Replace

(1) Common cracking noted. Seal any openings to prevent moisture damage to exterior/interiors walls. the left side(facing front)stucco was replaced recently but no paint on it noted, paint is desired.



1. Exterior/外部

1.0 Picture 1

1.0 Picture 2

(2) The subject house appears to be clad with a product known as Exterior Insulation Finish Systems, "EIFS," also referred to as "Synthetic Stucco." Many EIFS clad houses have revealed moisture related problems such as deteriorated wood framing and pest infestation. Testing of this cladding is beyond the scope of this inspection. Maintenance and testing guidelines are available from the N.C. Department of Insurance, Engineering Division 1-919-733-3901 and on the web at <http://www.ncdoi.com> (type in EIFS in the search field). Additional information is available at <http://www.ncstucco.com> or by contacting the Senergy/Thoro Claims Administrator at 1-800-350-4730

(3) Siding in contact with ground at right side (facing front). Because the siding is in contact with ground it is possible for framing to be deteriorated. We did not inspect behind this siding. Recommend a ground clearance of six to eight inches where possible.

EFIS siding should terminate 6" to 12" above grade level so it does not draw water up into wall. Water in the wall can lead to algae buildup on EFIS siding, mold buildup behind EFIS siding, and rot in wood siding and structural components. A lower trim piece called a drip screen is missing. The drip screen provides a finished edge, allows drainage and prevents water from being drawn up into wall. Evaluation and repair recommended by a qualified EFIS siding contractor.

Siding below grade level will remain moist and be a path for the entrance of Wood Destroying Insects (WDI).

1. Exterior/外部



1.0 Picture 3

1.1 DOORS (Exterior)

Repair or Replace

(1) no door closer noted.



1.1 Picture 1

(2) the new installed door at the left front entrance door, has a gap between the frame and sidling, exposed wood noted. Seal the gap and repair are needed.



1.1 Picture 2

1. Exterior/外部



1.1 Picture 3

1.2 WINDOWS

Repair or Replace

new windows were replaced but No drip flashings installed. This may allow moisture ingress if exposed to wind driven rain.



1.2 Picture 1



1.2 Picture 2

1.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND

1. Exterior/外部

RETAINING WALLS (With respect to their effect on the condition of the building)

Repair or Replace

(1) The tree limbs that are in contact with roof or hanging near roof should be trimmed.

There are tree limbs overgrowing the residence that should be trimmed or monitored, to insure that they do not impact or damage the wall or roof or its components

✍Vegetation is encroaching on the structure, and should be kept a minimum of twelve inches away for the general welfare of the walls and foundation



1.4 Picture 1



1.4 Picture 2

(2) the driveway is damaged by the roots, a trip hazard is noted.



1.4 Picture 3

(3) The walk has cracks and is uneven. Tripping hazard present. I recommend repair by a qualified contractor

1. Exterior/外部



1.4 Picture 4

(4) There are various plants and or bushes next to the exterior wall(s). Trim or prune all vegetation in such a way as to allow a minimum of 12 inches of clearance between the plant and the exterior wall. This is necessary in order to prevent damage to the exterior and to inhibit the ability of insects to migrate into the building structure.



1.4 Picture 5

1.5 EAVES, SOFFITS AND FASCIAS

Repair or Replace

between the old soffit and new added room soffit, a gap is noted; the front side soffit has a missing parts. This gaps/hole exists which allows insects or bees to enter attic.



1.5 Picture 1

2. Roofing/屋顶

2.0 ROOF COVERINGS

Inspected, Repair or Replace

(1) popped out nail noted, re-seal is desired.



2.0 Picture 1

(2) The roof covering looks functional not current leaks noted.

2.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Inspected, Repair or Replace

a chimney cap and screen was recommended to install



2.2 Picture 1

3. Structural Components/结构

3.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Inspected, Repair or Replace

cold poured concrete noted in the crawl space, the entrance well looks liked added later than the foundation made, cracks and sister sills were installed not properly noted. repair are needed.

3. Structural Components/结构



3.0 Picture 1



3.0 Picture 2



3.0 Picture 3



3.0 Picture 4

3. Structural Components/结构



3.0 Picture 5



3.0 Picture 6



3.0 Picture 7

3.1 WALLS (Structural)

Repair or Replace

✍ There are hairline cracks on the concrete foundation at rear side of the house which could be caused by concrete cure & should be normal. We suggest owner monitor & caulk the crack including the possibility of moisture intrusion into the crawlspace. Re-grade service needed if necessary

3. Structural Components/结构



3.1 Picture 1

4. Interiors/内部

4.2 FLOORS

Inspected, Repair or Replace

I found indications of water beneath the floor covering around the toilet. And the toilet bowl is loose. I checked underneath the bath in the crawl space, no current leak noted but old water stains noted.

I recommend further investigation and repairs as necessary.



4.2 Picture 1



4.2 Picture 2

4. Interiors/内部



4.2 Picture 3



4.2 Picture 4

4.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Inspected, Repair or Replace

aged and peeled out paint noted on the kitchen cabinet, also some doors hardware need to be adjusted.



4.4 Picture 1



4.4 Picture 2

4.5 DOORS (REPRESENTATIVE NUMBER)

Repair or Replace

some closets doors are out of track or missing parts, repair is needed.



4.5 Picture 1



4.5 Picture 2

4. Interiors/内部



4.5 Picture 3

4.6 WINDOWS (REPRESENTATIVE NUMBER)

Repair or Replace

single pane original window noted by the main entrance, high moisture damaged frame and sill noted. repair is desired.



4.6 Picture 1

5. Plumbing System/ 供排水系统

5.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Inspected, Repair or Replace

back yard the water valve no water noted.



5. Plumbing System/ 供排水系统

5.1 Picture 1

5.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Repair or Replace

Pressure & temperature relief valve installed as a safety feature. A discharge pipe on pressure & temperature relief valve is installed BUT the valve is not close properly, the water dripping directly on to the duck in the crawl space and will rust the duck and add extra moisture to the space.

Recommend repair immediately. Recommend strapping the hot water tank securely to prevent tipping or moving excessively during an earthquake. This may help prevent gas or water lines from cracking or breaking during

a significant earthquake.



5.2 Picture 1



5.2 Picture 2

6. Electrical System/ 电气系统

6.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

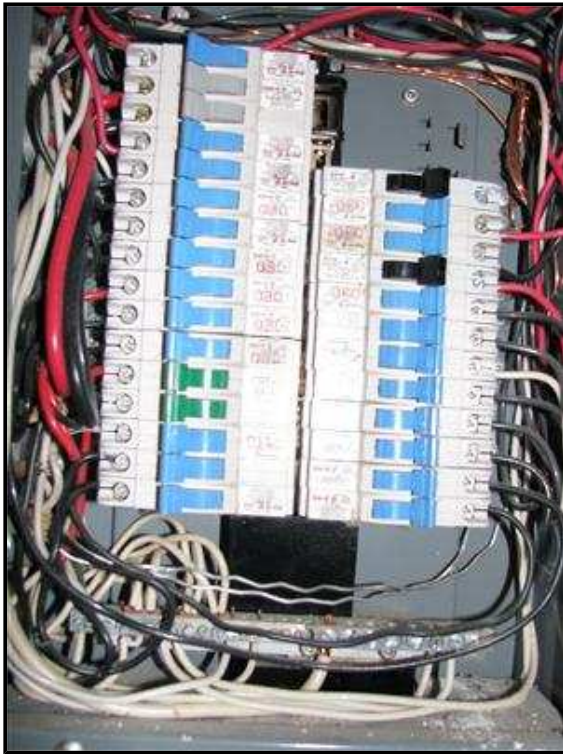
Inspected, Repair or Replace

Aluminum wire is installed on 120 VAC branch electrical circuits in the subject house. These single strand, branch circuit aluminum wires were used widely in houses during the mid 1960s and 1970s. According to the U.S. Consumer Product Safety Commission, problems due to expansion can cause overheating at connections between the wire and devices (switches and outlets) or at splices, which has resulted in fires. For further information on aluminum wiring contact the U.S. Consumer Product Safety Commission via the Internet at

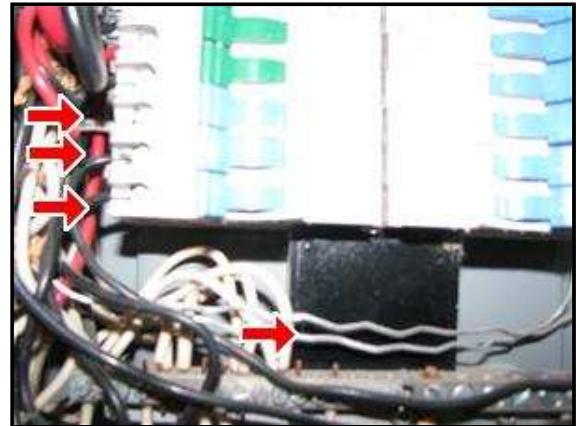
6. Electrical System/电气系统

<http://www.cpsc.gov/> . It is recommended that the electrical system be evaluated by a licensed electrical contractor.

. This type of wiring was standard at the time of construction. Client should consult with a qualified electrician to ensure proper and safe installation. Some home insurance require that aluminium wiring be checked and/or upgraded as a condition to granting fire insurance.



6.2 Picture 1



6.2 Picture 2



6.2 Picture 3



6.2 Picture 4

6.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

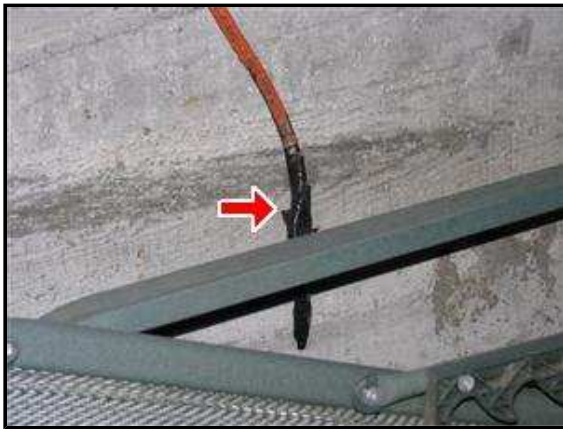
Repair or Replace

exposed wires and junction box noted in crawl space, the old wire need to be removed or covered properly.

the light is too close to the sheathing wood in the attic, contact an electrician make sure the

6. Electrical System/电气系统

clearance is enough.



6.3 Picture 1



6.3 Picture 2



6.3 Picture 3

7. Heating / Central Air Conditioning/供暖和中央空调

7.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Repair or Replace

see 2.2

8. Built-In Appliances/房屋家电设施

8.2 DISHWASHER

Not Inspected, Repair or Replace

portable style, power and water supply/discharge pipe not installed

9. Insulation and Ventilation/保温和通风

9.0 INSULATION IN ATTIC

Inspected, Repair or Replace

I do not recommend the use of attics for storage. In most attics structural components are not designed to carry extra loads

9. Insulation and Ventilation/ 保温和通风

and in any case, insulation contains or can emit fine fibres which can be deleterious to health.

10. Garage/ 车库

10.0 GARAGE CEILINGS

Repair or Replace

cracks and patching noted in the car porch



10.0 Picture 1



10.0 Picture 2

10.4 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

Repair or Replace

see 1.1

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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INVOICE

ANTECH HOME SOLUTIONS
6055 NELSON AVE
BURNABY, BC V5H 4L4
778-8559588
Inspected By: LEO ZHANG

Inspection Date: 31/03/2011
Report ID:

Customer Info:	Inspection Property:
Customer's Real Estate Professional:	xxxxxx xxxL AVE, WHITE ROCK

Inspection Fee:

Service	Price	Amount	Sub-Total
			Tax \$0.00
			Total Price \$0.00

Payment Method:
Payment Status:
Note:

Inspection Agreement

This inspection was performed in accordance with and under the terms of a Pre-Inspection Agreement. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. An unsigned copy of the agreement may be attached to this report for your information or it may also be available on the company web site.