



# Inspection Report

**Jason Matthews**

**Property Address:**  
36 Wellington Avenue  
North Vancouver, BC



**Able Property Inspections Ltd.**

**Lane du Toit - P. Eng.**  
**604-987-5854**

[www.ablepropertyinspections.com](http://www.ablepropertyinspections.com)

<b>Date:</b> 09/01/2006	<b>Time:</b> 11:00 AM	<b>Report ID:</b> 011106-02
<b>Property:</b> 36 Wellington Avenue North Vancouver, BC	<b>Customer:</b> Jason Matthews	<b>Real Estate Professional:</b> Dave Rawlins

### 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.

**Age Of Home:**  
Over 25 Years

**Client Is Present:**  
Yes

**Weather:**  
Clear

**Temperature:**  
5 Centigrade

**Rain in last 3 days:**  
Yes

## 1. Roofing

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:**  
Cedar

**Viewed roof covering from:**  
Ground  
and from upstairs windows.

**Sky Light(s):**  
None


**Chimney (exterior):**  
Brick

		IN	NI	NP	RR
1.0	ROOF COVERINGS				X
1.1	FLASHINGS	X			
1.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	X			
1.3	ROOF DRAINAGE SYSTEMS				X

IN NI NP RR


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### Comments:

 **1.0** The roof covering is old Cedar. While no evidence of leaks were observed it will require repair and extensive regular ongoing maintenance.



1.0 Picture 1 Cedar roof

 **1.3** Rain water pipes empty onto the roof. This is a poor practice that will lead to excessive roof wear. The rain water drains should be extended to drain into the lowest gutter.



1.3 Picture 1



1.3 Picture 2

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.

## 2. Exterior

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.



Paint required

**Styles & Materials**

**Siding Style:**

Lap

**Siding Material:**

Horizontal lapped Cedar siding

**Exterior Entry Doors:**

Wood

**Driveway:**

Concrete

		IN	NI	NP	RR
2.0	GRADING	X			
2.1	WALL CLADDING FLASHING AND TRIM				X
2.2	DOORS (Exterior)				X
2.3	WINDOWS	X			
2.4	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS			X	
2.5	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR	X			X
2.6	EAVES, SOFFITS AND FASCIAS	X			
2.7	ADDITIONAL BUILDINGS ON PROPERTY			X	

IN NI NP RR

IN NI NP RR

2.8	FENCES				X
2.9	WALKWAYS AND RETAINING WALLS				X

IN NI NP RR

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**Comments:**

2.0 Level lot. Drainage will be slower.

 2.1 Paint repairs required



2.1 Picture 1 Paint repairs required



2.1 Picture 2 Paint repairs required



2.1 Picture 3




2.1 Picture 4



2.1 Picture 5




2.1 Picture 6

 **2.2** Gap in side door to garage. Repair required.




2.2 Picture 1 Gap in door

 **2.5** Damaged/disconnected drain. The ground drain located at the rear of home will need periodical cleaning and maintenance.



2.5 Picture 1 Damaged/disconencted drain


 **2.8** Weathered fence. Extensive repairs required.



2.8 Picture 1 Weathered fence



2.8 Picture 2

 **2.9** Cracked walkways can be a tripping hazard. Repairs required to seal cracks.



2.9 Picture 1 Cracked walkways



2.9 Picture 2

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.

### 3. Garage

#### Styles & Materials

**Garage Door Type:**  
Two automatic

**Garage Door Material:**  
Compressed board


**Auto-opener Manufacturer:**  
GENIE

		IN	NI	NP	RR
3.0	GARAGE CEILINGS	X			
3.1	GARAGE WALLS (INCLUDING FIREWALL SEPARATION)	X			
3.2	GARAGE FLOOR	X			
3.3	GARAGE DOOR (S)	X			
3.4	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME				X
3.5	GARAGE DOOR OPERATORS	X			

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**Comments:**

 **3.4** The occupant door from inside garage to inside the home is not a fire rated door. This means that should a fire occur in garage, the occupant door does not afford fire protection. This door should be replaced with a fire rated door. This door also requires a door closer to reduce the risk of Carbon Monoxide fumes from entering the house.



3.4 Picture 1

#### 4. Interiors

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  
Tile

**Interior Doors:**  
Hollow core

**Window Types:**  
Double glazed insulated

**Window Manufacturer:**  
UNKNOWN

**Cabinetry:**  
Laminate

**Countertop:**  
Laminate

		IN	NI	NP	RR
4.0	CEILINGS	X			
4.1	WALLS	X			
4.2	FLOORS				X
4.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	X			
4.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	X			
4.5	DOORS (REPRESENTATIVE NUMBER)				X
4.6	WINDOWS (REPRESENTATIVE NUMBER)	X			
4.7	CENTRAL VACUUM				X
4.8	LAUNDRY EQUIPMENT	X			

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**Comments:**

🏠 4.2 Uneven sloping floor over garage.

🏠 4.5 Dining room pocket door is not hanging plumb. Door jamb is not level. Repair required.



4.5 Picture 1 Dining pocket door

🏠 4.7 Central vacuum ducting is installed but no vacuum is installed.

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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. Structural Components

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

**Wall Structure:**  
Wood

**Columns:**  
Wood

**Roof Structure:**  
2 X 8 Rafters

**Roof-Type:**  
Gable

**Method used to observe attic:**  
From entry

**Attic info:**  
Attic access

**IN NI NP RR**


5.0	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.)	X			
5.1	WALLS (Structural)	X			X
5.2	COLUMNS OR PIERS	X			
5.3	FLOORS (Structural)	X			
5.4	CEILINGS (structural)	X			
5.5	ROOF STRUCTURE AND ATTIC	X			

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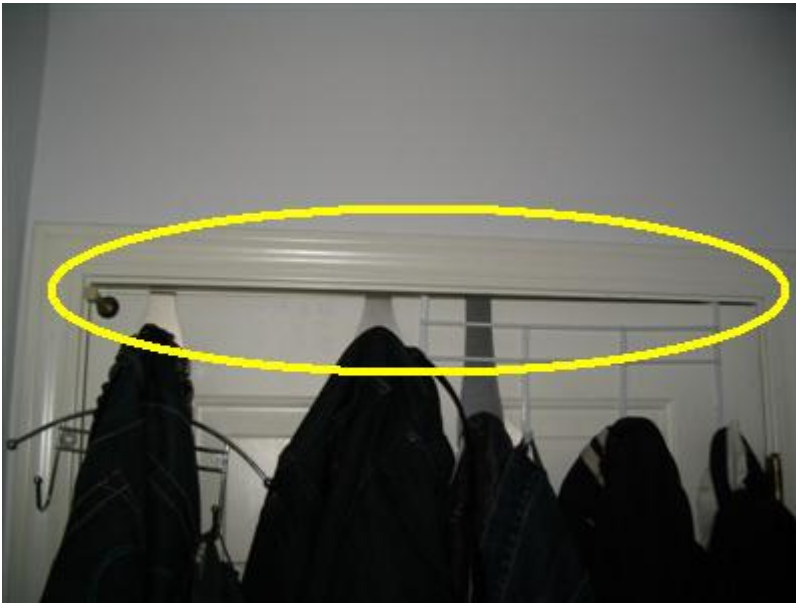
**Comments:**

**5.0** Cracks found in at least two places to concrete slab.

 **5.1** The room over the garage has a sloping floor possibly as a result of building settlement. No structural cracks were observed on the walls but the door jambs to this room were not level. This is for your information only, as a repair would be impractical and costly.



5.1 Picture 1 Door jamb not level



5.1 Picture 2 Jamb not level

**5.3** The room over the garage has a sloping floor possibly as a result of building settlement.



5.3 Picture 1

**5.4** Concrete roof slab in garage is cracked in many areas. Extensive repairs have been carried out. Ongoing maintenance is required to monitor the spread of concrete cracks and to carry out necessary repairs.

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.

## 6. Plumbing System

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.



Water meter



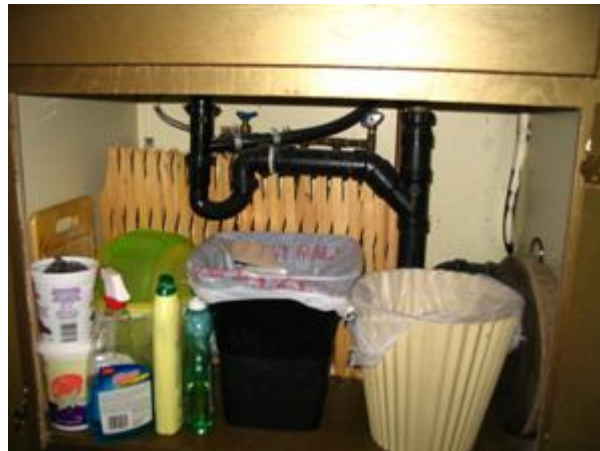
2006 Water heater



Boiler and water heater



Annual servicing recommended



**Styles & Materials**

**Water Source:**

Public

**Water Filters:**

None

**Plumbing Water Supply (into home):**

Galvanized (old)

**Plumbing Water Distribution (inside home):**

Copper

**Plumbing Waste:**

ABS

**Water Heater Power Source:**

Gas

**Water Heater Capacity:**

40 Gallon (1-2 people)

IN NI NP RR

		IN	NI	NP	RR
6.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	X			
6.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	X			
6.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	X			
6.3	MAIN WATER SHUT-OFF DEVICE		X		
6.4	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)	X			
6.5	MAIN FUEL SHUT OFF	X			
6.6	TOILETS				X
6.7	SHOWERS	X			
6.8	BATHS	X			
6.9	BATHROOM HAND BASINS				X
6.10	KITCHEN SINK				X
6.11	EXTERIOR OUTLETS				X

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**Comments:**


**6.1** Toilet is loose and could leak around wax seal. Tighten bolts carefully as porcelain toilet can crack if over tightened.

**6.3** Main water shut-off was NOT located. Present owner was unable to assist and did not know location. Further investigation required

**6.6** Loose toilets. Tightening required



6.6 Picture 1 Loose toilets


 **6.9** One basin has a stuck plug that does not open. Another has a faulty tap that only runs cold. Repairs required.



6.9 Picture 1



6.9 Picture 2 Faulty tap

 **6.10** Loose tap at sink



6.10 Picture 1 Loose tap

🏠 6.11 The outside water faucet is loose, and needs securing to wall at the rear of home.



6.11 Picture 1



6.11 Picture 2

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.

**7. Electrical System**

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:**  
Below ground

**Panel capacity:**  
100 AMP

**Panel Type:**  
Circuit breakers

**Branch wire 15 and 20 AMP:**  
Copper

**Wiring Methods:**  
Romex

		IN	NI	NP	RR
7.0	SERVICE ENTRANCE CONDUCTORS		X		
7.1	METER BASE				X
7.2	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS				X
7.3	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X			
7.4	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)				X
7.5	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	X			
7.6	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	X			
7.7	LOCATION OF MAIN AND DISTRIBUTION PANELS	X			
7.8					

IN NI NP RR


		IN	NI	NP	RR
	SMOKE DETECTORS	X			X
7.9	CARBON MONOXIDE DETECTORS			X	
7.10	COVER PLATES				X

IN NI NP RR

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**Comments:**

7.0 Underground service.

 7.1 Moisture has condensed inside the meter base cover obscuring visibility. Repair required.




7.1 Picture 1 Meter base

 7.2 The main panel has breakers that need labels identifying their location(s). Breaker wiring appears OK.



7.2 Picture 1 Panel open

 7.4 Boiler wiring requires a junction box. A qualified electrician should carry out these repairs.



7.4 Picture 1 Loose wiring



7.4 Picture 2

📍 7.8 Smoke detector required to ground floor.

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

📍 7.10 Missing cover plate. This is a safety issue.



7.10 Picture 1 Missing cover plate

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.

## 8. Heating / Central Air Conditioning

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.



Four heat zones

**Styles & Materials**

**Heat Type:**  
Radiant base boards

**Energy Source:**  
Gas

**Number of Heat Systems (excluding wood):**  
Two

**Types of Fireplaces:**  
Solid Fuel

**Operable Fireplaces:**  
Two

**Number of Woodstoves:**  
None

		IN	NI	NP	RR
8.0	HEATING EQUIPMENT				X
8.1	NORMAL OPERATING CONTROLS				X
8.2	SAFETY CONTROLS				X
8.3	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X			
8.4	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	X			
8.5	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)	X			
8.6	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)	X			
8.7	GAS/LP FIRELOGS AND FIREPLACES			X	
8.8	COOLING AND AIR HANDLER EQUIPMENT			X	
8.9	NORMAL OPERATING CONTROLS	X			
8.10	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM			X	

IN NI NP RR


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**Comments:**

 **8.0** Chimney Cleaning required if wood fireplace is to be used.




8.0 Picture 1 Chimney Cleaning required

 **8.1** The Boiler shut off switch is not working. The switch wiring appears to be disconnected. Repairs required by a qualified electrician.



8.1 Picture 1 Wire disconnected in boiler closet

 **8.2** The Boiler shut off switch is not working. The switch wiring appears to be disconnected. Repairs required by a qualified electrician.



8.2 Picture 1 Boiler switch not functioning

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.

## 9. Insulation and Ventilation

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

**Dryer Power Source:**

220 Electric

**Ventilation:**

Soffit Vents

**Dryer Vent:**

Flexible Vinyl

**Exhaust Fans:**

None

		IN	NI	NP	RR
9.0	INSULATION IN ATTIC				X
9.1	INSULATION UNDER FLOOR SYSTEM		X		
9.2	VENTILATION OF ATTIC AND FOUNDATION AREAS	X			
9.3	VENTING SYSTEMS (Kitchens, baths and laundry)				X
9.4	VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)			X	

IN NI NP RR


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**Comments:**

 **9.0** Attic access cover requires insulation inside attic.



9.0 Picture 1 Attic access cover

 **9.3** (1) No ventilation fan is installed for the bathroom upstairs. Normally an exhaust fan is needed for proper ventilation. I recommend installing a ventilation fan. Lower bathroom has vent but it no working fan.



9.3 Picture 1 Fan not working

(2) A cover is required for the dryer duct outlet.



9.3 Picture 2 Dryer duct outlet

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. Built-In Kitchen Appliances

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.

**Styles & Materials**

**Exhaust/Range hood:**

NONE

		IN	NI	NP	RR
10.0	DISHWASHER	X			
10.1	RANGES/OVENS/COOKTOPS	X			
10.2	RANGE HOOD			X	
10.3	TRASH COMPACTOR			X	
10.4	FOOD WASTE DISPOSER			X	

IN NI NP RR

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**Comments:**

10.4 No garburator has been installed.



10.4 Picture 1 No garburator

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.

## General Summary



Able Property Inspections Ltd.

604-987-5854

**Customer**

Jason Matthews

**Property Address**


36 Wellington Avenue  
North Vancouver, BC

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. Roofing


#### 1.0 ROOF COVERINGS

**Repair or Replace**

-  The roof covering is old Cedar. While no evidence of leaks were observed it will require repair and extensive regular ongoing maintenance.

#### 1.3 ROOF DRAINAGE SYSTEMS

**Repair or Replace**

-  Rain water pipes empty onto the roof. This is a poor practice that will lead to excessive roof wear. The rain water drains should be extended to drain into the lowest gutter.

### 2. Exterior


#### 2.1 WALL CLADDING FLASHING AND TRIM

**Repair or Replace**

-  Paint repairs required


#### 2.2 DOORS (Exterior)

**Repair or Replace**

-  Gap in side door to garage. Repair required.

#### 2.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR

**Inspected, Repair or Replace**

-  Damaged/disconnected drain. The ground drain located at the rear of home will need periodical cleaning and maintenance.

## 2.8 FENCES

### Repair or Replace

-  Weathered fence. Extensive repairs required.

## 2.9 WALKWAYS AND RETAINING WALLS


### Repair or Replace

-  Cracked walkways can be a tripping hazard. Repairs required to seal cracks.

## 3. Garage

### 3.4 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME


#### Repair or Replace

-  The occupant door from inside garage to inside the home is not a fire rated door. This means that should a fire occur in garage, the occupant door does not afford fire protection. This door should be replaced with a fire rated door. This door also requires a door closer to reduce the risk of Carbon Monoxide fumes from entering the house.

## 4. Interiors


### 4.2 FLOORS

#### Repair or Replace

-  Uneven sloping floor over garage.

### 4.5 DOORS (REPRESENTATIVE NUMBER)

#### Repair or Replace

-  Dining room pocket door is not hanging plumb. Door jamb is not level. Repair required.

### 4.7 CENTRAL VACUUM


#### Repair or Replace

-  Central vacuum ducting is installed but no vacuum is installed.

## 5. Structural Components

### 5.1 WALLS (Structural)


#### Inspected, Repair or Replace

-  The room over the garage has a sloping floor possibly as a result of building settlement. No structural cracks were observed on the walls but the door jambs to this room were not level. This is for your information only, as a repair would be impractical and costly.

## 6. Plumbing System

### 6.6 TOILETS

#### Repair or Replace

-  Loose toilets. Tightening required

### 6.9 BATHROOM HAND BASINS

#### Repair or Replace

- 🏠 One basin has a stuck plug that does not open. Another has a faulty tap that only runs cold. Repairs required.

#### **6.10 KITCHEN SINK**

##### **Repair or Replace**

- 🏠 Loose tap at sink

#### **6.11 EXTERIOR OUTLETS**

##### **Repair or Replace**

- 🏠 The outside water faucet is loose, and needs securing to wall at the rear of home.

### **7. Electrical System**

#### **7.1 METER BASE**

##### **Repair or Replace**

- 🏠 Moisture has condensed inside the meter base cover obscuring visibility. Repair required.

#### **7.2 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS**

##### **Repair or Replace**

- 🏠 The main panel has breakers that need labels identifying their location(s). Breaker wiring appears OK.

#### **7.4 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**

- 🏠 Boiler wiring requires a junction box. A qualified electrician should carry out these repairs.

#### **7.8 SMOKE DETECTORS**

##### **Inspected, Repair or Replace**

- 🏠 Smoke detector required to ground floor.

#### **7.10 COVER PLATES**

##### **Repair or Replace**

- 🏠 Missing cover plate. This is a safety issue.

### **8. Heating / Central Air Conditioning**

#### **8.0 HEATING EQUIPMENT**

##### **Repair or Replace**

- 🏠 Chimney Cleaning required if wood fireplace is to be used.


#### **8.1 NORMAL OPERATING CONTROLS**

##### **Repair or Replace**

- 🏠 The Boiler shut off switch is not working. The switch wiring appears to be disconnected. Repairs required by a qualified electrician.

#### **8.2 SAFETY CONTROLS**


##### **Repair or Replace**

-  The Boiler shut off switch is not working. The switch wiring appears to be disconnected. Repairs required by a qualified electrician.

## 9. Insulation and Ventilation


### 9.0 INSULATION IN ATTIC

#### Repair or Replace

-  Attic access cover requires insulation inside attic.

### 9.3 VENTING SYSTEMS (Kitchens, baths and laundry)

#### Repair or Replace

-  (1) No ventilation fan is installed for the bathroom upstairs. Normally an exhaust fan is needed for proper ventilation. I recommend installing a ventilation fan. Lower bathroom has vent but it no working fan.

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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.

## 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 home inspection company web site.