

M: Maintenance **R:** Repair or Replace **N/A:** Not applicable **N/V:** Not visible **N/C:** Not Checked **C:** Checked

NOTE: cracks are potential sources of water infiltration.

Foundation Type: **C**

- Perimeter wall / footing
- Slab on grade Post and beam

Foundation Material: **C**

- Poured concrete Concrete block
- Stone Wood
- Brick

Foundation Condition **C**

Where Visible:

- Visible above grade only
- Routine hairline cracks
- Deflection / movement observed
- Cracks - foundation should be monitored and may require structural repairs or reinforcement in the future.
- Excessive cracking indicates foundation movement. Further evaluation is required

Note: in the west coast and Vancouver Island regions, foundation problems are commonly caused by poor water management around buildings.

Slab On Grade: **N/A**

- Full Partial
- Minor cracks Uneven settlement
- Floor coverings limit visibility

Consult with a structural engineer for further evaluation of the foundation re: repairs. **N/A**

Basement Type: **C**

- Full Partial
- Grade level
- Thorough inspection of basement limited by stored items
- In finished areas, structural elements cannot be fully evaluated

Basement Floor: **C**

- Concrete Wood sub floor
- Routine shrinkage cracks
- Uneven surface
- Floor coverings limit visibility

Interior Upper Floor Support: **C**

- Columns Beams
- Partition wall
- Wood Steel

Moisture Evidence: **N/V**

- Walls Floor
- Wet Damp
- Efflorescence
- Evidence of previous flooding / leaks
- Monitor problems during wet seasons

Floor Drain: **N/C**

- Basement Crawlspace
- Not visible Not checked / tested
- Install a proper drain cover

ADDITIONAL COMMENTS:

UNPREDICTABILITY OF LEAKS

Please be aware that due to the unpredictable nature of foundation leaks and the difficulty in detecting potential leaks, no assurance or warranty can be provided that the basement will not develop leaks at any time in the future. Leaks can develop where no leaks were apparent in the past. The basement may have potential or previous leaks that were not evident at the time of this inspection and may become evident after living in the house and when the house has been exposed to various weather conditions not present at the time of this inspection.

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Method Used To Inspect Under-Floor Crawlspace: N/A

- Interior wall / floor hatch
- Exterior wall Hatch

Crawlspace Viewed From: N/A

- Access hatch
- Traverse of crawlspace
- Insufficient headroom / stored items blocking access

Crawlspace Floor: N/A

- Earth floor
- Concrete floor
- With moisture barrier
- Add moisture barrier to cover exposed soil

Crawlspace Support: N/A

- Columns Beams
- Partition walls Wood
- C / B Concrete
- Steel Brick

Crawlspace Insulation: N/A

- Fiberglass batts Rigid foam
- Repair insulation Spray foam

Ventilation: N/A

- Screened foundation vents
- Upgrade / add crawlspace vents
- Clean exterior foundation vents
- Crawlspace heated
- Forced air furnace duct outlets
- Baseboard heaters
- Suggest adding a baseboard heater

Moisture Evidence: N/A

- Walls Floor
- Standing water Wet
- Efflorescence Damp
- Evidence of previous flooding / leaks

Drain: N/V

- Crawlspace floor
- Not visible
- Not checked / tested
- Install a proper drain cover

Roof Structure: C

- Manufactured truss Wood rafter
- 2 X 4 @ 24"

Ceiling Structure: C

- Roof truss bottom chord
 - Wood joist
- 2 X 4 @ 24"

Upper Wall Structure: N/A

- X @

Upper Floor Structure: N/A

- Manufactured joist Wood joist
- Sub floor:**
- Plywood OSB
 - Lumber
- X @

Main Wall Structure: N/V

- X @

Main Floor Structure: C

- Manufactured joist Wood joist
- Sub floor:**
- Plywood OSB
 - Lumber
- X @

Pony Wall Structure: N/A

- X @

Sill Plate: N/V

- Basement Crawlspace
- Partially visible Anchor bolts visible

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WALLS

Material: **C**
 Drywall Plaster

Coverings: **C**
 Wallpaper Paint

Wood paneling
 Indeterminate

Condition: **C**

- Holes / mechanical damage
- Step cracks Horizontal cracks
- Possible mold / organic growth (further evaluation required)
- Recent painting / decorating

Water Stains Noted At: **N/V**

Moisture meter reading: /

Moisture meter reading: /

CEILINGS

Material: **C**
 Drywall Plaster

Indeterminate T-bar tile
 Acoustic tile Wood

Finish: **C**

Textured Painted

Condition: **C**

- Leaks / stains
- Possible organic growth / mold (further investigation required)

FLOORS

Material: **C**
 Wood Engineered wood

Laminate Carpet
 Vinyl / VA tile Ceramic
 Marble / stone Other

Note: we do not inspect or comment on the condition of floor coverings unless the condition is a possible indication of a structural problem. For example, cracked tile can indicate structural movement.

Uneven / sloped areas noted

Interior Doors: **C**

- Doors missing Doors damaged
- Hardware needs repair / adjustment
- Install door stops to prevent wall damage

Stairs: **C**

- Insufficient headroom
- Steep
- Use stairs with caution
- Uneven risers / potential trip hazard
- Missing / loose handrail; add or repair
- Raise handrails which are too low

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KITCHEN

Cabinets: **C**
 Wood Plastic laminate
 Other

Counter: **C**
 Plastic laminate Ceramic
 Granite / stone Wood
 Other

Sink: **C**
 Double basin Single basin
 Stainless steel Porcelain
 Composite Other
 Minor chip, scratch or damage

Faucet / Trap / Drain: **C**
 Sprayer
 Sprayer not functioning
 Faucet(s) leak
 Trap deteriorated or leaks

Dishwasher: **C**
 Inoperable
 Repair door springs Leaking

Disposal: **N/A**
 Jammed and / or inoperable

Range / Oven: **C**
 Gas Electric

Exhaust Fan: **C**
 Vents to exterior Recirculating
 No fan - plan to install
 Vent fan to exterior
 Kitchen exhaust fan discharge to exterior not confirmed

Cooktop: **N/A**
 Gas Electric

Refrigerator: **C**

SUITE KITCHEN

Cabinets: **N/A**
 Wood Plastic laminate
 Other

Counter: **N/A**
 Plastic laminate Ceramic
 Granite / stone Wood
 Other

Sink: **N/A**
 Double basin Single basin
 Stainless steel Porcelain
 Composite Other
 Minor chip, scratch or damage

Faucet / Trap / Drain: **N/A**
 Sprayer
 Sprayer not functioning
 Faucet(s) leak
 Trap deteriorated or leaks

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ADDITIONAL COMMENTS:

APPLIANCES

Please be aware that appliances were not operated through cycles but were turned on to ensure hookups were functional and that no water leaks were apparent at the time of the inspection. Upgrading suggestions are provided as a courtesy - inspection of appliances is beyond the scope of this inspection report. For inspection and evaluation of the current condition of appliances, consult with appliance service technicians. There are no warranties or guarantees given on any household appliances.

MAINTENANCE

Dishwasher feed hoses: braided hoses are not all created equally. Although a hose can appear to be a stainless braided hose, it may not be, and can chafe on the hole it passes through from under the kitchen sink to the dishwasher. The result can be a burst hose spraying hot water all through the kitchen, soaking cabinets, floors and if on an upper floor, ceilings below, causing substantial damage. Confirm that the dishwasher hose is a stainless braided hose, and if not, replace.