



INSPECTION REPORT
19668 918 Crescent
Imaginary (Rural) BC L8T 8K8

INSPECTED BY
Dallas Peever
CW Inspections
CPBC License #
78804

INSPECTION DATE
📅 2024-01-01
🕒 10:00 AM

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Summary

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Date: 2024-01-01	Time: 10:00 AM	Report ID:
Property: 19668 918 Crescent Imaginary (Rural) BC L8T 8K8	Customer: Mr. Thisa Wonderfulreport	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 their agent	Type of building: Single Family	Style of Property: Trailer
Approximate age of building: 1995, As Per MLS	Building Faces: South	Temperature: -14 (C)
Weather: Overcast	Ground/Soil surface condition: Snow Covered, Icky	Rain/Snow in last 3 days: Yes

RESULTS AT A GLANCE

72 ITEMS INSPECTED Total number in report.	1 SUMMARY COMMENTS Total number in report.	64 PHOTOS Total number in report.
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1. ROOFING

DESCRIPTION

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: ROOFING

Roof Covering:

Metal

Viewed roof covering from:

Camera with a zoom lense
Edge of roof off of my ladder

Sky Light(s):

None

Chimney (exterior):

Metal Flue Pipe

ITEMS: ROOFING

1.0 ROOF COVERINGS

✓ INSPECTED

The roof coverings look to be less than 10 years old. They have a 50+ year life expectancy. This leaves approx 40 years of life left



1.0
Full View



1.0
North



1.0
South

1.1 FLASHINGS

✓ INSPECTED

1.2 ROOF PENETRATIONS

✓ INSPECTED

1.3 ROOF DRAINAGE SYSTEMS

✓ INSPECTED

There are no gutters or downspouts located on the north side of the building. This is normal for a manufactured home. The recommendation for this concern would be to add the rest of the gutter system

to the home. This will ensure the water drainage from the roof does not run down the siding and is carried the appropriate distance away from the structure.



1.3
North Side Of Building

1.4 SKYLIGHTS

☑ NOT PRESENT

1.5 CHIMNEYS

☑ 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.

🏠 2. EXTERIOR

📋 DESCRIPTION

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: EXTERIOR

Method Used To Inspect Exterior Wall Elevations: From Ground From Deck	Siding Style: Lap	Siding Material: Vinyl
Exterior Entry Doors: Wood Steel	Appurtenance: Deck with steps	Driveway: Dirt Gravel

👁️ ITEMS: EXTERIOR

2.0 EXTERIOR PICTURES

✅ INSPECTED

Exterior pictures sometimes needed for the insurer



2.0
Front (South)



2.0
Rear

2.1 WALL CLADDING FLASHING AND TRIM

✅ REPAIR OR REPLACE

(1) I found there to be some gaps under the skirting in multiple areas around the home. These gaps can allow for insect or animal ingress under the home which can lead to the possibility of damage to some of the systems. As well it will allow for heat loss from under the home during the winter months. The recommendation here would be to have a qualified contractor in to assess and repair these affects as the weather permits



2.1
Openings



2.1
Openings

(2) The skirt cladding is an OSB material. This longevity of this material is suspect in this application. Moisture will deteriorate this material faster than a preserved wood. I cannot be sure of the longevity of the system. The recommendation here would be to replace this skirting as needed in the future



2.1
OSB

(3) There are a few minor areas with mechanical damage/missing flashings around the exterior cladding. These are maintenance concerns that if left too long can lead to moisture ingress and hidden damages. The recommendation is to have these areas repaired by a qualified contractor upon purchase of the property.



2.1
Add Flashings

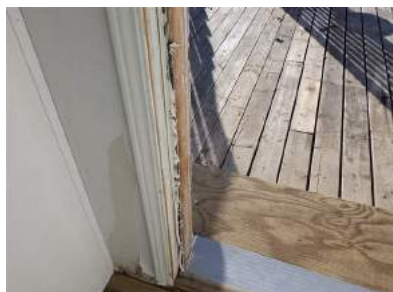


2.1
Add Flashings

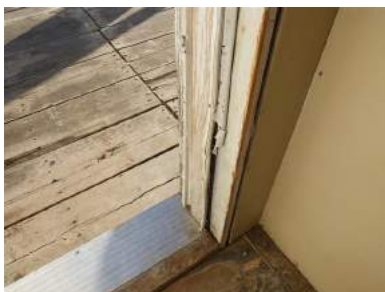
2.2 DOORS (EXTERIOR)

✓ REPAIR OR REPLACE

There was an air gap at both of the entrances. This is a maintenance concern that can effect the efficiency of the building. The recommendation for this affect is to adjust the doors accordingly and upgrade the weather stripping as needed



2.2
South Door

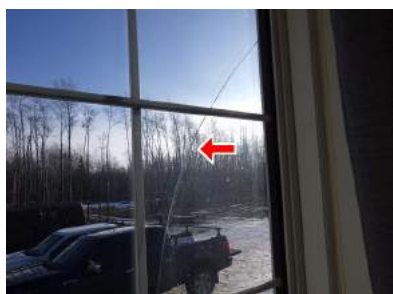


2.2
East Door

2.3 WINDOWS

✓ REPAIR OR REPLACE

(1) I found there to be a damaged windows in east end of the home. This is a maintenance/cosmetic concern. The recommendation for this concern is to repair/replace these damaged panes at your convenience.



2.3
East Window

(2) I found that the glazing between the glass panes are failing at some windows. This is a minor maintenance/cosmetic concern. The recommendation for this concern is to repair or replace the failing windows at your convenience



2.3
East Window



2.3
North Window



2.3
North Window

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

✓ REPAIR OR REPLACE

(1) The posts for the handrails are completely unattached. This is a potential safety concern. I would recommend re-fastening these with the proper bolts and nut upon moving into the home



2.4
Re-Install Handrails

(2) I found some rot/deterioration to the decking around the exterior of the home. This is a maintenance/safety concern. The recommendation here would be to replace the deteriorated areas upon moving into the home



2.4
South Decking



2.4
East Decking



2.4
East Decking



2.4
East Decking

2.5 WALKWAYS, PATIOS, DRIVEWAYS LEADING TO DWELLING ENTRANCES

✓ INSPECTED

2.6 EAVES, SOFFITS AND FASCIAS (ACCESSIBLE FROM GROUND)

✓ INSPECTED

2.7 PRIMARY GARAGE OR CARPORT ATTACHED OR DETACHED

✓ NOT PRESENT

2.8 VEGETATION, GRADING, AND SURFACE DRAINING (AFFECTING THE BUILDING)

✓ INSPECTED

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. STRUCTURAL COMPONENTS

📋 DESCRIPTION

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: STRUCTURAL COMPONENTS

Method used to observe Crawlspace: Crawled	Foundation: Steel Pilling	Floor Structure: Wood joists Not visible
Wall Structure: Wood Not Visible	Ceiling Structure: 2X4 Partially Visible	Method used to observe attic: From entry
Attic info: No Storage Attic hatch	Roof Structure: Engineered wood trusses OSB Sheathing Partially Visible	Roof-Type: Gable

👁️ ITEMS: STRUCTURAL COMPONENTS

3.0 FOUNDATIONS, BASEMENT AND CRAWLSPACE (REPORT SIGNS OF ABNORMAL OR HARMFUL WATER PENETRATION INTO THE BUILDING OR SIGNS OF ABNORMAL OR HARMFUL CONDENSATION ON BUILDING COMPONENTS.)

✅ INSPECTED

Pictures For Reference



3.0
1



3.0
3



3.0
4

3.0
53.0
63.0
73.0
83.0
9

3.0

3.1 WALLS (STRUCTURAL)

✓ INSPECTED

3.2 COLUMNS OR PIERS

✓ INSPECTED

3.3 FLOORS (STRUCTURAL)

✓ INSPECTED

3.4 CEILINGS (STRUCTURAL)

✓ INSPECTED

3.5 ROOF STRUCTURE AND ATTIC

✓ INSPECTED

3.6 DECK/BALCONY STRUCTURE

✓ 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. ELECTRICAL SYSTEM

📋 DESCRIPTION

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 SYSTEM

Electrical Service Conductors: Below ground 200A/240V as seen on meter	Main Panel Location: Main Floor	Main Panel Capacity: 200 AMP
Panel Type: Circuit breakers	Main Panel Manufacturer: SQUARE D	Branch wire 15 and 20 AMP: Copper
Wiring Methods: Nonmetallic Cable Partially Visible		

👁️ ITEMS: ELECTRICAL SYSTEM

4.0 SERVICE ENTRANCE CONDUCTORS

✔ INSPECTED

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

✔ INSPECTED

The proper BC Registration/CSA documentation is located on the main panel



4.1
Location Of Data



4.1
BC Registration/CSA Number

4.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATABILITY OF THEIR AMPERAGE AND VOLTAGE

✓ INSPECTED

4.3 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

There are multiple cover plates missing throughout the home. This is a minor safety concern. The recommendation for this affect is to replace all missing cover plates upon moving into the home



4.3
Hallway



4.3
Hallway



4.3
Bedroom

4.4 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

✓ REPAIR OR REPLACE

The GFCI receptacle at the master bathroom was not functioning properly. This is a minor safety concern. The recommendation for this concern is to have a qualified contractor in to assess and repair the damaged receptacles upon moving into the home



4.4
Not Resetting

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

✓ INSPECTED

I found there to be no GFCI protection in the kitchen within 6 feet of the kitchen sink. This is normal for a home of this age. Although this is not needed to be done, the recommendation is to replace these standard receptacles with a GFCI protected receptacle upon moving into the home. This fairly inexpensive upgrade will bring the electrical system in this area up to today's standards



4.5
Kitchen Receptacle

4.6 OPERATION OF AFCI (ARC FAULT CIRCUIT INTERRUPTERS)

✓ NOT PRESENT

4.7 LOCATION OF MAIN AND DISTRIBUTION PANELS

✓ INSPECTED

The main 200 amp panel is located in the dining area



4.7
Cover Off

4.8 SMOKE/CARBON MONOXIDE DETECTORS

✓ INSPECTED

The smoke detection on the property is up to date and should be tested at all common areas, hallways and bedrooms upon moving in to home. Another recommendation is to add a carbon monoxide detector to any area that has a gas appliance located in it. Eg. HWT, Furnace, Gas Stove, Gas Fireplace



4.8
Replace 2026



4.8
Replace 2026

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.

🏠 5. PLUMBING SYSTEM

📋 DESCRIPTION

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: PLUMBING SYSTEM

Water Source: Cistern	Water Filters/Softeners: None	Plumbing Water Supply (Into Buliding): Not visible
Plumbing Water Distribution (inside building): PEX POLY-B With Copper Fittings	Washer Drain Size: 1 1/2" Diameter	Plumbing Waste: ABS
Water Heater Age: 2014 (9 Years)	Water Heater Capacity: 151 Litres/40 Gallons	WH Manufacturer: GSW
Water Heater Power Source: Propane	Water Heater Location: Main Floor Utility Room	Water Heater Down Tube: Yes
Water Heater Containment Pan: No	Floor Drain Present: Yes	Location Of Main Fuel Shut-off: North Facing Exterior Wall Exterior Propane Tank
Location of Main Water Shut off: In the HWT cabinet		

👁 ITEMS: PLUMBING SYSTEM

5.0 MAIN WATER SHUT-OFF DEVICE

✔ INSPECTED

The main water shut off valve is located in the HWT closet



5.0
Main Water Valve

5.1 MAIN FUEL SHUT-OFF

✓ INSPECTED

The main fuel shut off is at north facing exterior wall and at the propane tank outside.



5.1
Propane Percentage



5.1
Rear Of Home



5.1
Propane Tank

5.2 HOT WATER SYSTEMS

✓ INSPECTED

The HWT has a manufacture date 2014. This system has typical life expectancy of 10-15 years depending on your insurer. The recommendation here is to replace as instructed by your insurer



5.2
Data Plate

5.3 PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEM AND FIXTURES

☐ REPAIR OR REPLACE

(1) The floor pan was missing from under the HWT. This is an installation concern and if the system fails, a tank leak could damage the finishes and structure of the home. The recommendation is to add the missing pan to the system upon moving into the home



5.3
Add Floor Pan

(2) The plumbing supply material at the top of the HWT was made from a PEX material. This is improper and could lead to a potential leak in the future. The plumbing material directly above a gas HWT should be made from copper for a minimum of 18 inches to deal with the heat from the system. Copper supply lines will deal with heat better than the PEX material. I would recommend replacing this plumbing upon moving into the home



5.3
Improper Materials

(3) The supply lines for the washing machine are made from rubber. These do have a tendency to crack and leak over time. Although this is not a necessity, the recommendation is to replace these lines with a steel braided line upon moving into the home. This is a minor cost that may save you a major headache



5.3
Washer Supply Lines

(4) I have located POLYB plumbing supply throughout the home and it does contain the proper copper fittings and crimps. I did not locate any areas on concern with the piping at the time of the inspection. This can be a possible insurance concern. I would recommend talking with your insurer prior to purchasing the home.



5.3
PolyB with Copper Fittings



5.3
PolyB with Copper Fittings

5.4 TUB AND SURROUND

✓ INSPECTED

5.5 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

✓ INSPECTED

5.6 FUEL STORAGE AND DISTRIBUTION SYSTEMS (INTERIOR FUEL STORAGE, PIPING, VENTING, SUPPORTS, LEAKS)

✓ INSPECTED

5.7 SUMP PUMP

✓ NOT PRESENT

5.8 BACKWATER VALVE

✓ NOT PRESENT

5.9 LAGOON

✓ NOT INSPECTED

There is a lagoon located on the property. Inspection of a lagoon goes beyond my scope of inspection. I would recommend that this area is fenced at all times



5.9
Lagoon

5.10 CISTERN

☑ NOT INSPECTED

Inspecting these systems goes beyond my scope of inspection. The recommendation for these systems are to ask the homeowners the size of the cistern and if it is on a fill schedule. It is also recommended to have the system cleaned upon moving into the home. Any system that I do not inspect has the possibility of hidden damages or missing components



5.10
Cistern

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. HEATING / CENTRAL AIR CONDITIONING

☰ DESCRIPTION

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: HEATING / CENTRAL AIR CONDITIONING

Heat System Brand: INTERTHERM	Heat Type: Forced Air Furnace	Combustion Air Source: Natural Draft (naturally aspirated)
Exhaust Venting Methods: Induced Draft	Energy Source: Propane	Number of Heat Systems (excluding wood): One
Ductwork: Insulated Not Visible	Filter Type: Disposable	Filter Size: Cut to fit
Types of Fireplaces: Wood Stove	Operable Fireplaces: One	

👁️ ITEMS: HEATING / CENTRAL AIR CONDITIONING

6.0 HEATING EQUIPMENT

✔️ INSPECTED

The heating system has a manufacture date of 2021. These systems typically have a life expectancy of 25 years. The recommendation for this system is to have it serviced yearly by a qualified professional and as well to change the filters every 3 months. This will add to the efficiency and longevity of the system



6.0
Data Plate



6.0
Filter Present



6.0
Functional Burners

6.1 NORMAL OPERATING CONTROLS

✓ INSPECTED

6.2 AUTOMATIC SAFETY CONTROLS

✓ INSPECTED

6.3 DISTRIBUTION SYSTEMS (INCLUDING FANS, PUMPS, DUCTS AND PIPING, WITH SUPPORTS, INSULATION, AIR FILTERS, REGISTERS, RADIATORS, FAN COIL UNITS AND CONVECTORS)

✓ INSPECTED

6.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

✓ INSPECTED

6.5 CHIMNEYS, FLUES AND VENTS (FOR FIREPLACES, GAS WATER HEATERS OR HEAT SYSTEMS)

✓ INSPECTED

6.6 SOLID FUEL HEATING DEVICES (FIREPLACES, WOODSTOVE)

✓ INSPECTED

See WETT Inspection

6.7 GAS/LP FIRELOGS AND FIREPLACES

✓ NOT PRESENT

6.8 COOLING EQUIPMENT

✓ 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.

🏠 7. INSULATION AND VENTILATION

📋 DESCRIPTION

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: INSULATION AND VENTILATION

Attic Insulation:

Blown in Cellulose

Ventilation:

Ridge vents

Soffit Vents

Kitchen Exhaust Fans:

Vented Outside

Microwave/Light/Fan System

Bathroom Exhaust Fans:

Fan only

Vented Outside

Dryer Power Source:

220 Electric

Dryer Vent:

Vented Outside

Floor System Insulation:

Insulation bag under home

Venting Insulation:

Insulation Sleeves Over Exhaust

Pipes in the Attic

👁️ ITEMS: INSULATION AND VENTILATION

7.0 INSULATION IN ATTIC

✅ INSPECTED

Pictures For Reference



7.0
1



7.0
2



7.0
3

7.0
47.0
57.0
6

7.1 INSULATION UNDER FLOOR SYSTEM

✓ INSPECTED

7.2 VAPOR RETARDERS (IN CRAWLSPACE, BASEMENT, AND ATTIC)

✓ REPAIR OR REPLACE

The vapor barrier (plastic) on the crawlspace ground is missing. A vapor barrier provides added protection to the floor system from moisture or dampness that can enter from ground. A qualified person should repair or replace as needed.

7.2
Missing

7.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

✓ INSPECTED

7.4 VENTING SYSTEMS (KITCHENS AND BATHS)

✓ INSPECTED

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.

8. INTERIORS

DESCRIPTION

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: INTERIORS

Ceiling Materials:

Gypsum Board

Interior Doors:

Hollow core

Raised panel

Kitchen Countertop:

Laminate

Asbestos Present?:

No

Wall Material:

Vinyl covered drywall

Window Types:

Thermal/Insulated

Single-hung

Sliders

Vinyl Cladding

Bathroom Cabinetry:

Veneered Doors

Melamine Boxes

Floor Covering(s):

Mixed Flooring

Kitchen Cabinetry:

Veneered Doors

Melamine Boxes

Bathroom Countertop:

Laminate

ITEMS: INTERIORS

8.0 CEILINGS

 INSPECTED

8.1 WALLS

 INSPECTED

8.2 FLOORS

 INSPECTED

8.3 ASBESTOS

 NOT PRESENT

8.4 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

 NOT PRESENT

8.5 KITCHEN AND BATHROOM CAULKING

✓ INSPECTED

8.6 COUNTERS AND CABINETS (REPRESENTATIVE NUMBER)

✓ INSPECTED

8.7 DOORS (REPRESENTATIVE NUMBER)

✓ INSPECTED

8.8 WINDOWS (REPRESENTATIVE NUMBER)

✓ REPAIR OR REPLACE

There were multiple window screens missing throughout the home. These are minor maintenance concerns. The recommendation for this affect is to replace the missing screens at your convenience



8.8
Missing

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.

SUMMARY

CW Inspections

Fort St. John, B.C.

250-668-7685

CPBC License # 78804

Customer

Mr. Thisa Wonderfulreport

Address

19668 918 Crescent

Imaginary (Rural) BC L8T 8K8

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.

5. PLUMBING SYSTEM

5.3 PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEM AND FIXTURES

REPAIR OR REPLACE

(4) I have located POLYB plumbing supply throughout the home and it does contain the proper copper fittings and crimps. I did not locate any areas on concern with the piping at the time of the inspection. This can be a possible insurance concern. I would recommend talking with your insurer prior to purchasing the home.



5.3
PolyB with Copper Fittings



5.3
PolyB with Copper Fittings

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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