



Inspection Report

Mr. Joe Somebody

Property Address:
Sample Report
Victoria British Columbia



Highland Home Inspections

Sean Sigalet
250-896-8892
Consumer Protection BC #71664

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Table of Contents

[Cover Page.....1](#)

[Table of Contents.....3](#)

[Intro Page4](#)

[1 Roofing.....5](#)

[2 Exterior.....12](#)

[3 Interiors17](#)

[4 Structural Components19](#)

[5 Plumbing System26](#)

[6 Electrical System33](#)

[7 Heating / Central Air Conditioning.....40](#)

[8 Insulation and Ventilation47](#)

[9 Out Building53](#)

[General Summary.....67](#)

[Invoice.....99](#)

[Back Page..... 100](#)

[Agreement 101](#)

Date: 2017-08-12	Time:	Report ID: 2017-352
Property: Sample Report Victoria British Columbia	Customer: Mr. Joe Somebody	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.

Standards of Practice:

HIA Home Inspectors Association BC

In Attendance:

Vacant (inspector only)

Type of building:

Garden Suite, Single Family (1 story), Single Family (1 story), Garden Suite

Approximate age of building:

Over 80 Years, Approx 80 Years

Temperature:

Below 10°C

Weather:

Sunny

Ground/Soil surface condition:

Damp

Rain in last 3 days:

No

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.

The home inspector shall describe roof coverings and report method(s) used to inspect the roof(s). The home inspector is NOT required to inspect antennae and satellite dishes, interiors of flues or chimneys, and other installed items attached but not related to the roof system(s).

Styles & Materials

Roof Covering:	Viewed roof covering from:	Sky Light(s):
Asphalt/Fiberglass	Ladder	None
Torch-on	Walked roof	
Chimney (exterior):	Roof inspection limited/prevented by:	
Brick	None	
Block		

Items

1.0 Roof Coverings

Comments: Inspected, Repair or Replace

A few shingles are torn on the roof and should be replaced to prevent water ingress. Have a qualified roofer perform the work.



1.0 Item 1(Picture)

1.1 Flashings

Comments: Inspected

1.2 Skylights, Chimneys and Roof Penetrations

Comments: Inspected, Repair or Replace

(1) The concrete block chimney has some areas of deteriorating mortar and should be re-pointed by a qualified mason to prevent further deterioration.



1.2 Item 1(Picture)



1.2 Item 2(Picture)

(2) One of the chimney flues on the brick chimney is not in use. Some of the liner is deteriorated. Recommend capping off this flue to prevent unwanted water and pests from entering.



1.2 Item 3(Picture)

1.3 Roof Drainage Systems

Comments: Inspected, Repair or Replace

Some of the gutters are leaking and should be repaired by a qualified contractor.



1.3 Item 1(Picture)



1.3 Item 2(Picture)



1.3 Item 3(Picture)

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.

Styles & Materials

Siding Style: Lap	Siding Material: Wood	Exterior Entry Doors: Wood
Driveway: Concrete	Viewed Exterior From: Ground level, walking the perimeter	Exterior inspection limited/prevented by: Poor access under steps, deck, porch Vines, shrubs, trees against wall
No or limited access to: Area below steps, deck, porch		

Items

2.0 Wall Cladding Flashing and Trim

Comments: Inspected, Repair or Replace
(1) The cladding on the exterior near the front steps has some rot on either side. A qualified contractor should replace the rotten wood.



2.0 Item 1(Picture)



2.0 Item 2(Picture)

(2) The cladding has bare wood in areas and needs prep and paint by a qualified individual.



2.0 Item 3(Picture)

(3) The trim board holding a receptacle to the house at the front of the house is loose. Please have a qualified person secure.

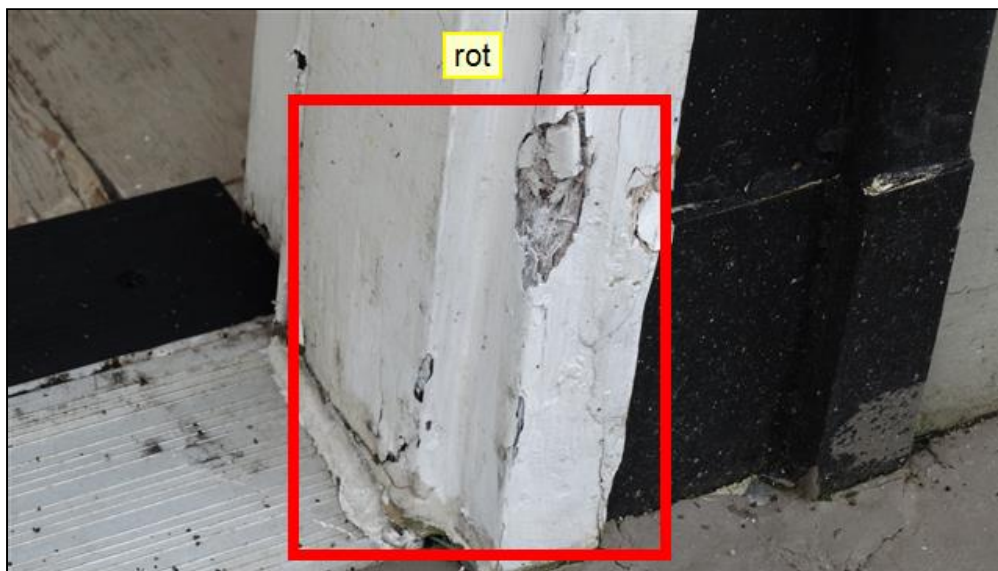


2.0 Item 4(Picture)

2.1 Doors (Exterior)

Comments: Inspected, Repair or Replace

The rear entry door jamb has some rot at the bottom edge on both sides. The jamb should be replaced by a qualified contractor.



2.1 Item 1(Picture)



2.1 Item 2(Picture)

2.2 Windows (from exterior)**Comments:** Inspected

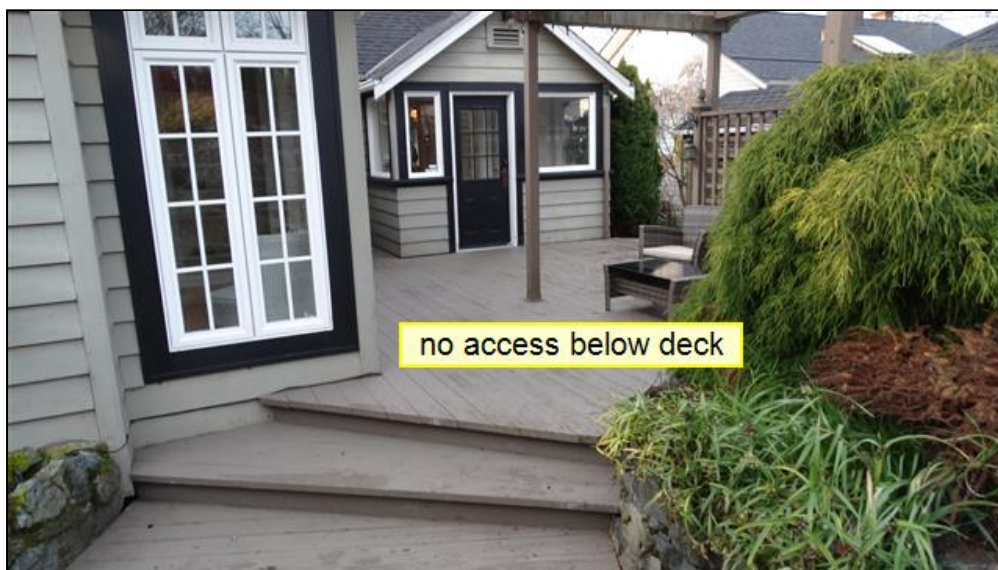
The window sill at the front of the house is rotten and needs to be replaced by a qualified contractor.



2.2 Item 1(Picture)

2.3 Attached or Adjacent Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings**Comments:** Inspected

There is to access to inspect under the deck at the rear of the house. As such, it was inspected from below.



2.3 Item 1(Picture)

2.4 Vegetation, Grading, and Surface Drainage (With respect to their effect on the condition of the building)

Comments: Inspected

2.5 Eaves, Soffits and Fascias

Comments: Inspected, Repair or Replace

The fascia is rotten near the bottom end at the rear of the house. Please have a qualified contractor replace all rotten exterior wood.



2.5 Item 1(Picture)

2.6 Walkways, Patios, Driveways, and Landscaping Structures (With respect to their effect on the condition of the building)

Comments: Inspected

The exterior of the home was inspected from the ground by walking the perimeter 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. 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: <div>Gypsum Board Plaster Wood</div>	Wall Material: <div>Gypsum Board Plaster Wood</div>	Floor Material: <div>Carpet Laminated T&G Tile</div>
Interior Doors: <div>Wood Glass</div>	Window Types: <div>Tilt feature Sliders</div>	Cabinetry: <div>Wood</div>
Countertop: <div>Laminate Stone</div>	Interior inspection limited/prevented by: <div>Storage/furnishings</div>	

Items

- 3.0 Ceilings

Comments: Inspected
- 3.1 Walls

Comments: Inspected
- 3.2 Floors

Comments: Inspected
- 3.3 Steps, Stairways, Balconies and Railings

Comments: Inspected
- 3.4 Counters and Cabinets (representative number)

Comments: Inspected
- 3.5 Doors (representative number)

Comments: Inspected, Repair or Replace

The entry bifold door is missing its guide. Please have a qualified individual repair.



3.5 Item 1(Picture)

3.6 Windows (representative number)

Comments: Inspected

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.

4. 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	Method used to observe Crawlspace: Crawled	Floor Structure: Wood joists
Wall Structure: Wood studs	Columns or Piers: Concrete piers	Ceiling Structure: wood
Roof Structure: wood rafters	Method used to observe attic: Walked From attic hatch	Attic info: Pull Down stairs
Inspection limited/prevented by: Floor and ceiling coverings Insulation		

Items

4.0 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.)

Comments: Inspected

(1) White efflorescence (powder substance) on the foundation wall indicates moisture is in contact with the foundation. This does not necessarily indicate that intrusion will occur. I recommend checking the gutters and the downspout drain lines for proper operation. It should alert you to the possibility that future steps may be needed to divert water away from the structure.



4.0 Item 1(Picture)

(2) A crack in the foundation was noted below a structural beam in the crawlspace. Re-support may be required if the crack starts to grow in size. Recommend monitoring over time and repair if necessary.



4.0 Item 2(Picture)

4.1 Walls (Structural)

Comments: Inspected

4.2 Columns or Piers

Comments: Inspected, Repair or Replace

A support post for a beam in the crawlspace has moved and is out of plumb. Please have a qualified contractor make the repairs.



4.2 Item 1(Picture)

4.3 Floors (Structural)

Comments: Inspected, Repair or Replace

(1) There is evidence of previous insect activity in the crawlspace. Some floor joists have been structurally compromised and previously repaired. Recommend having a pest control specialist visit the house and confirm inactivity of the wood destroying organisms.



4.3 Item 1(Picture)

(2) There is evidence of a previous water leak in the area of the gas water heater. Dry at time of inspection. This is for your information.



4.3 Item 2(Picture)

4.4 Ceilings (Structural)

Comments: Inspected

4.5 Roof Structure and Attic

Comments: Inspected

A few active leaks were found in the attic. Please have a qualified roofer repair these areas.



4.5 Item 1(Picture)



4.5 Item 2(Picture)



evidence of active leak below wet nail



4.5 Item 3(Picture)

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, ***many areas of the home are concealed by interior and exterior finishes***, and 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. Visible mold evaluation is not included in the building inspection report.

5. 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.

Styles & Materials

Water Source: Public	Plumbing Water Supply (into home): Poly	Plumbing Water Distribution (inside home): Copper PEX
Washer Drain Size: Not visible	Plumbing Waste: Cast iron ABS	Water Heater Power Source: Gas (quick recovery)
Water Heater Capacity: Unknown (not visible)	Manufacturer: Unknown (not visible)	Water Heater Location: Concealed hallway panel
Plumbing inspection limited/prevented by: concealed pipes in wall cavities could not access hot water heater		

Items

5.0 Plumbing Drain, Waste and Vent Systems

Comments: Inspected
There is a small leak on the ABS waste plumbing in the crawlspace. Please have a qualified plumber repair.



- 5.0 Item 1(Picture)
- 5.1 Plumbing Water Supply, Distribution System(s) Fixtures and Faucets
- Comments:** Inspected, Repair or Replace

(1) The hose bibb at the rear of the home is missing a vacuum breaker. One is required when attached to a garden hose to prevent back-siphonage and a potential cross-connection. Please have a qualified individual make the repairs.



5.1 Item 1(Picture)

(2) The control knob for the toilet in the main bathroom sticks when operated. Please have qualified plumber repair or replace.



5.1 Item 2(Picture)

(3) The faucet for the small sink in the hallway leaks when in use. Please have a qualified plumber repair the faucet or replace.



5.1 Item 3(Picture)



5.1 Item 4(Picture)

5.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Comments: Inspected

I could not access the gas water heater as it is behind a custom cabinet that is screwed shut. Please allow access to the water heater. The date and make are unknown.



5.2 Item 1(Picture)



5.2 Item 2(Picture)

5.3 Main Water Shut-off Device (Describe location)

Comments: Inspected

The main water shut off is located in the crawlspace. This is for your information.



5.3 Item 1(Picture)

5.4 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)

Comments: Inspected

5.5 Main Fuel Shut-off (Describe Location)

Comments: Inspected

The main fuel shut off is at gas meter outside. This is for your information.



5.5 Item 1(Picture)

5.6 Sump Pump

Comments: 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

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.

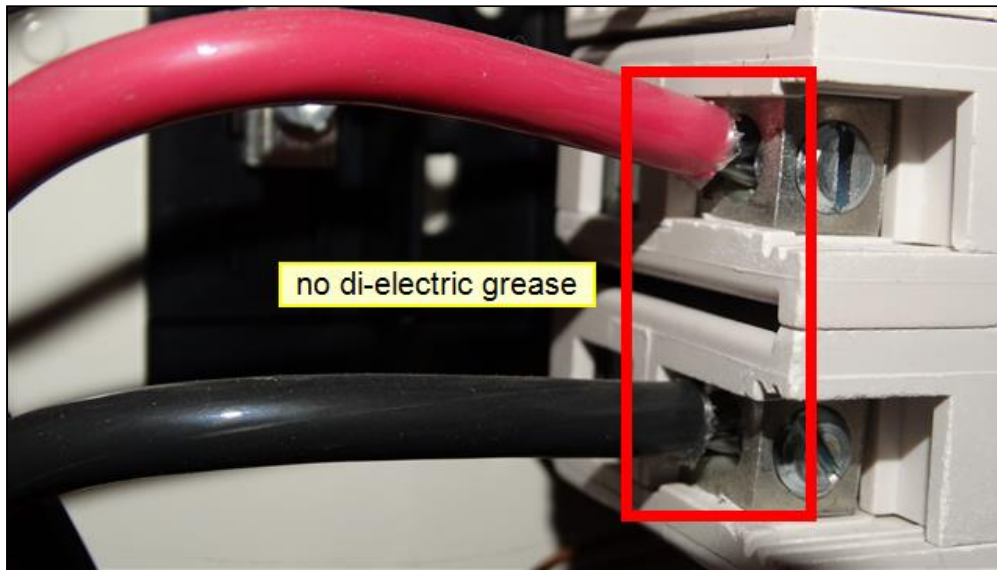
Styles & Materials

Electrical Service Conductors: Overhead service	Panel capacity: 100 AMP	Panel Type: Circuit breakers
Electric Panel Manufacturer: Federal Pioneer	Branch wire 15 and 20 AMP: Copper Aluminum	Wiring Methods: Romex Knob and Tube Not Visible
Location of main disconnet(s): Main floor hallway	Location of subpanel(s): None	System grounding material and type: Not visible Copper
Circuit Interrupters: GFCI and AFCI: GFCI - bathroom GFCI - outside	Electrical inspection limited/prevented by: Insulation Electrical wiring in wall cavities and ceilings	System ground: Continuity not verified Quality of ground not determined
Circuit labels: The accuracy of the circuit index (labels) was not verified		

Items

- 6.0 Service Entrance Conductors
Comments: Inspected
- 6.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels
Comments: Inspected

The stranded aluminum branch wiring in the main electrical panel is not covered in di-electric grease. It is required when wiring with stranded aluminum. Please have a qualified electrician repair.



6.1 Item 1(Picture)

6.2 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

Comments: Inspected

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)

Comments: Inspected, Not Inspected, Repair or Replace

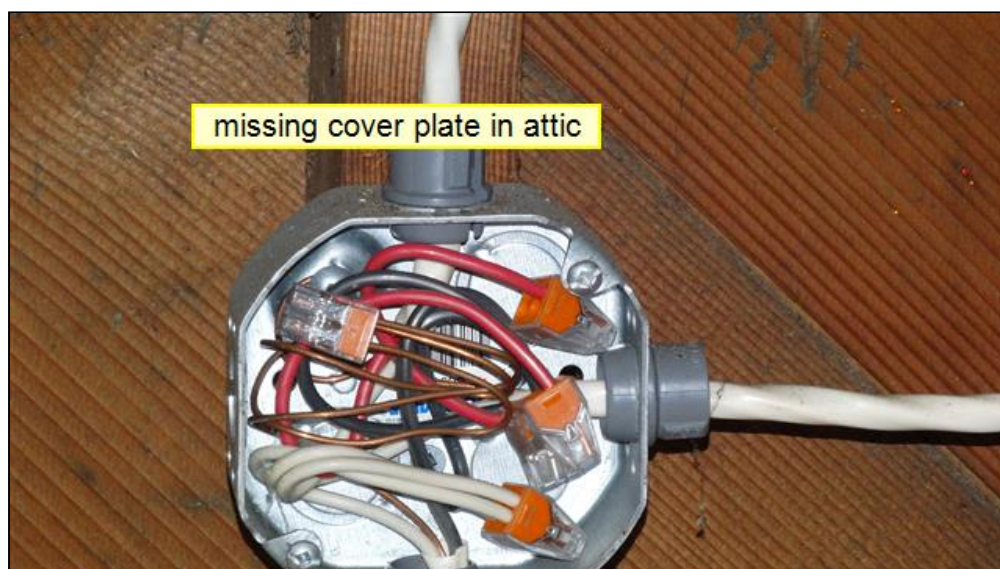
(1) Many junction boxes in the attic and crawlspace are missing their cover plates. They are a safety hazard if left without them. Please have a qualified electrician install the cover plates.



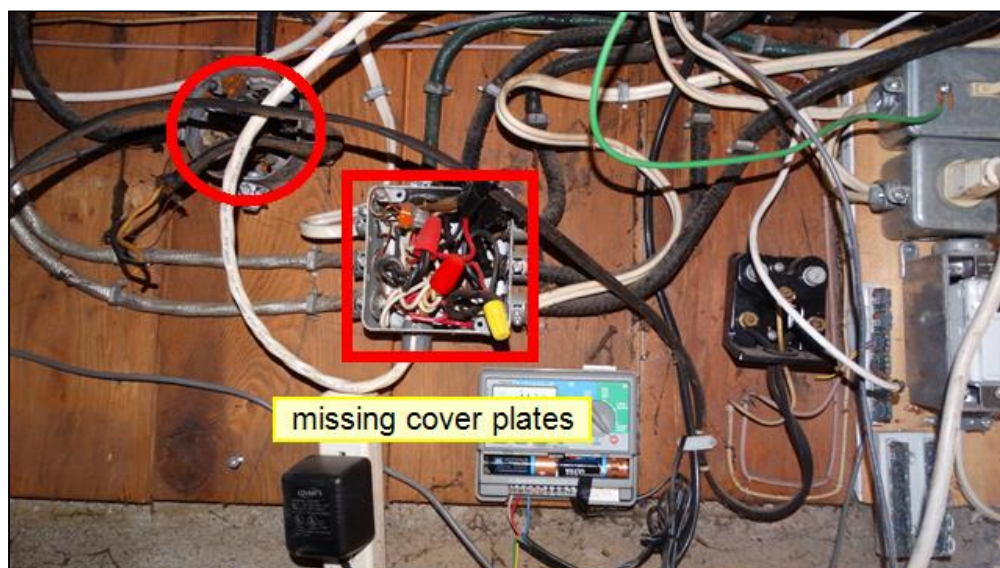
6.3 Item 1(Picture)



6.3 Item 2(Picture)

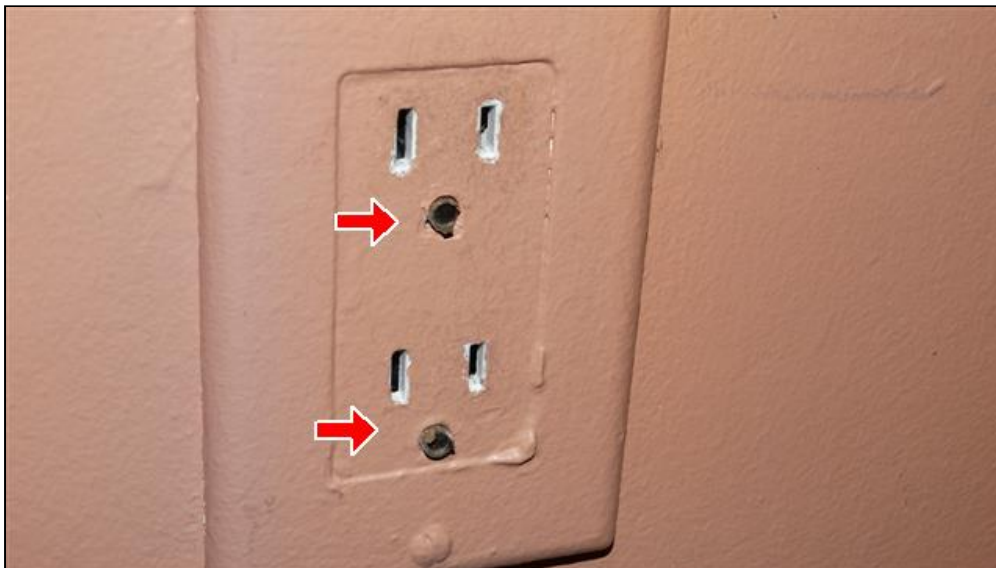


6.3 Item 3(Picture)



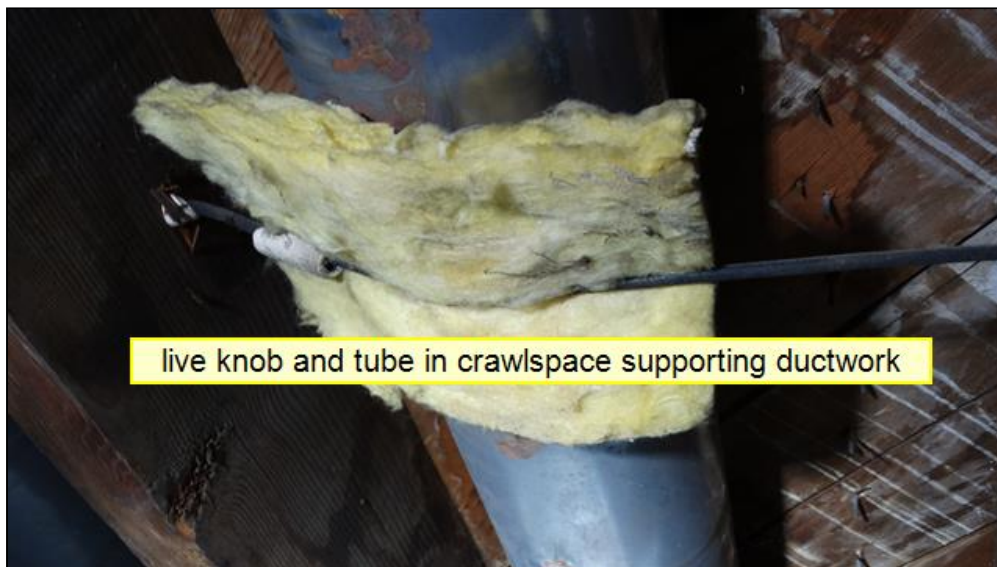
6.3 Item 4(Picture)

(2) The receptacle outside the master bedroom has ground prongs broken off inside of it. Please have a qualified electrician replace the receptacle.



6.3 Item 5(Picture)

(3) This property has “knob and tube” wiring which was commonly installed prior to 1950. It is ungrounded, and considered unsafe by today’s standards. Over time, the wire’s insulation becomes brittle and falls apart, resulting in exposed conductors and a risk of shock and/or fire. This wiring is also easily damaged by covering it with insulation (a common practice), and incorrectly tapping new wiring into it. Some energized knob and tube wiring was found during the inspection. It is not within the scope of this inspection to determine what percentage of this property’s wiring is of the knob and tube type or to determine what percentage of the knob and tube wiring is energized vs. abandoned. A qualified electrician should evaluate this wiring and make repairs or replace wiring as necessary. I recommend you verify acceptability with your insurance company and/or lender prior to closing.



6.3 Item 6(Picture)



6.3 Item 7(Picture)

6.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure

Comments: Inspected, Repair or Replace

The exterior electrical receptacle at the side of the house had no power when tested. An up-stream GFCI may have been tripped. Please have a qualified electrician repair or replace.



6.4 Item 1(Picture)

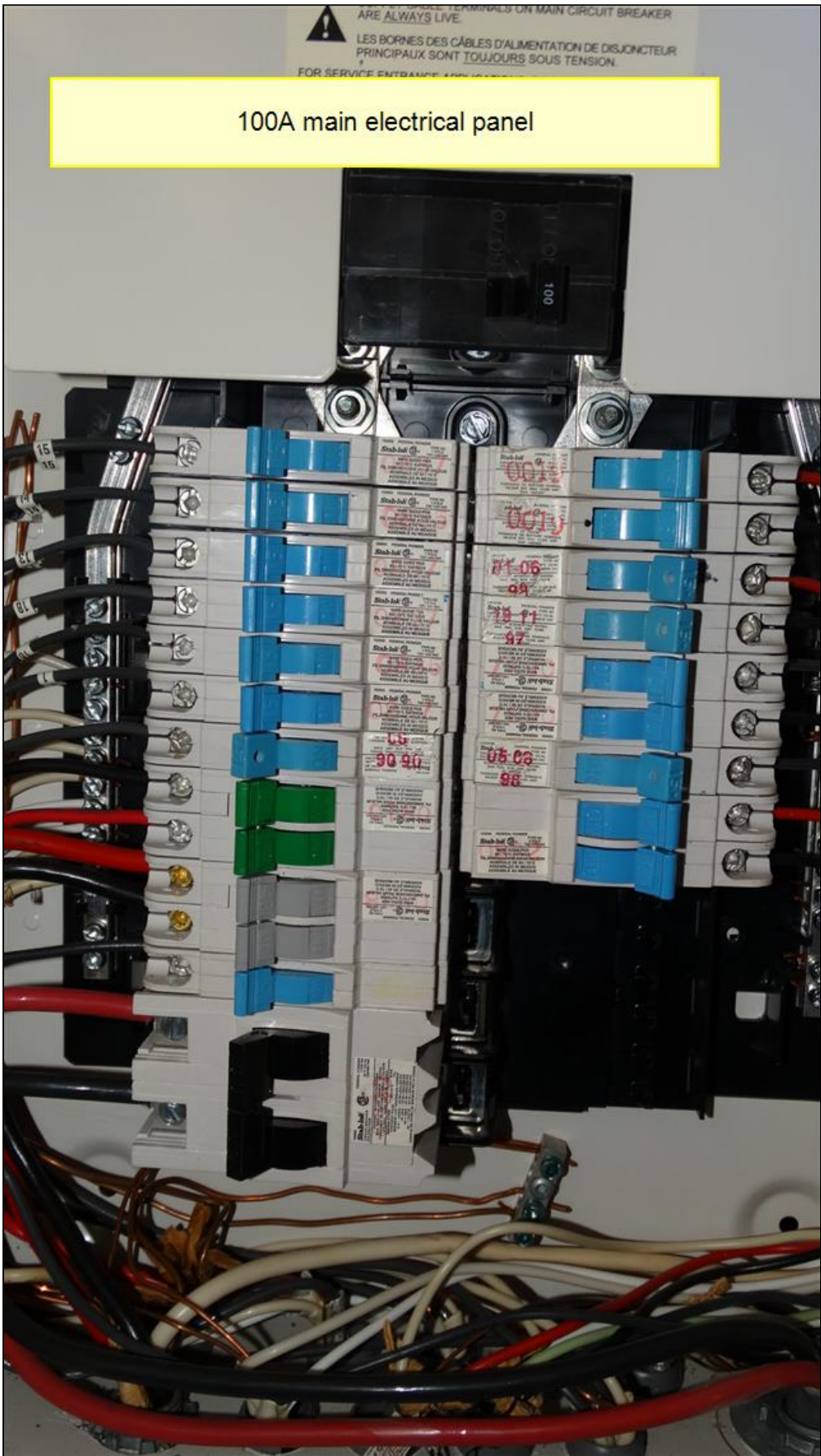
6.5 Operation of GFCI (Ground Fault Circuit Interrupters) and AFCI (Arc Fault Circuit Interrupters)

Comments: Inspected

6.6 Location of Main and Distribution Panels

Comments: Inspected

The main electrical panel is located behind the entry door. This is for your information.



6.6 Item 1(Picture)



6.6 Item 2(Picture)

6.7 Smoke Detectors

Comments: Inspected, Repair or Replace

Smoke detectors over 10 years of age should be replaced by a qualified individual. Please replace this smoke detector.



6.7 Item 1(Picture)

6.8 Carbon Monoxide Detectors

Comments: Not Present, Repair or Replace

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

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: Gas Furnace Gas fireplace Wood fireplace	Energy Source: Gas Wood	Number of Heat Systems (excluding wood): One
Heat System Brand: HEIL	Ductwork: Non-insulated Possible asbestos tape	Filter Type: Disposable
Types of Fireplaces: Conventional Vented gas logs	Operable Fireplaces: One	Chimney/vent: Masonry Sidewall venting
Exhaust Venting Methods: Sealed Combustion Direct Vent	Combustion Air Source: Fresh Air Vent	Number of Woodstoves: None
Heating inspection prevented/limited by: Chimney clean-out not opened Chimney interiors and flues are NOT inspected Gas fireplace was shut off	System data plate: Not legible	

Items

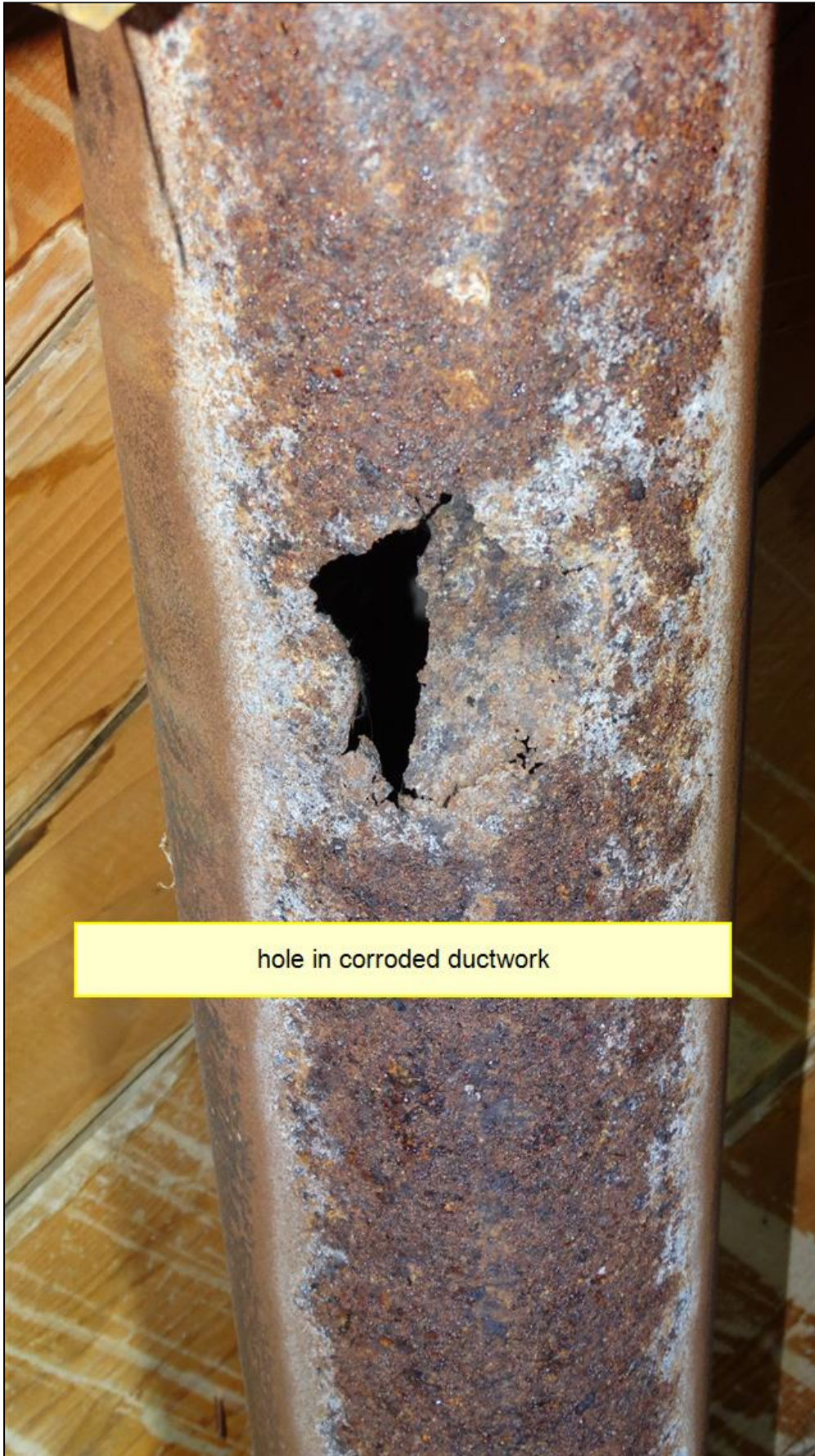
- 7.0 Heating Equipment
Comments: Inspected
- 7.1 Normal Operating Controls
Comments: Inspected
- 7.2 Automatic Safety Controls
Comments: Inspected
- 7.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)
Comments: Inspected, Repair or Replace

(1) The ductwork in the crawlspace has what looks like asbestos tape on it. Recommend having a qualified individual tape over the asbestos tape with foil faced tape.



7.3 Item 1(Picture)

(2) Some of the ductwork in the crawlspace is very rusty and in need of replacement. Please have a qualified HVAC specialist replace the corroded ductwork.



hole in corroded ductwork

7.3 Item 2(Picture)

7.4 Presence of Installed Heat Source in Each Room

Comments: Inspected

7.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Comments: Inspected

7.6 Solid Fuel Heating Devices (Fireplaces, Woodstove)

Comments: Inspected

7.7 Chimneys (Woodstoves)

Comments: Inspected

7.8 Gas/LP Firelogs and Fireplaces

Comments: Inspected, Repair or Replace

The gas fireplace was shut off and not tested. It does have a corroded gas line in the access panel. Recommend it be serviced before operation.



7.8 Item 1(Picture)



7.8 Item 2(Picture)

7.9 Cooling and Air Handler Equipment

Comments: Not Present

7.10 Normal Operating Controls**Comments:** Not Present**7.11 Presence of Installed Cooling Source in Each Room****Comments:** 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. It is recommended that all fireplaces and woodstoves (if present) be inspected by a WETT certified technician prior to use. It is recommended that all HVAC systems (if present) be inspected by a qualified HVAC specialist.

8. 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: Vermiculite	Attic Ventilation: Soffit Vents Roof vents	Dryer Power Source: Electric
Dryer Vent: Unknown / not visible	Floor System Insulation: NONE	Kitchen Ventilation: Window
Main Floor Bathroom Ventilation: Fan and window	Basement/Crawlspace Vapour Barrier: Plastic	Inspection limited/prevented by no access to: Walls which were spot checked only
Presence of Vermiculite: Yes	Powder Room: Fan and Window	

Items

8.0 Insulation in Attic

Comments: Inspected, Repair or Replace

(1) It appears that Vermiculite insulation was used in the attic. Some Vermiculite insulation is known to contain asbestos. Its strongly recommend that Vermiculite insulation is left undisturbed. It is also recommended that you do not store boxes or other items in your attic, do not allow children to play in an attic, and do not attempt to remove the insulation yourself. Hire a professional contractor if you plan to remodel or conduct renovations that would disturb the Vermiculite in your attic or walls to make sure the material is safely handled and/or removed.



8.0 Item 1(Picture)

(2) ASBESTOS

This home contains what looks like asbestos.

In most BC homes built prior to 1990, the presence of some building materials with asbestos is almost always present. It was commonly used in office buildings, public buildings and schools. It insulated hot water heating systems and was put into walls and ceilings as insulation against fire and sound. It has also been found in many products around the house: clapboard; shingles and felt for roofing; exterior siding; pipe covering; compounds and

cement; textured and latex paints; acoustical ceiling tiles and plaster; vinyl floor tiles; and appliance wiring to name a few. Canada Mortgage & Housing Corporation (CMHC) cautions: "To avoid health risks through prolonged exposure to asbestos fibers, proper precautions must be taken when repairs or renovations disturb asbestos-containing materials, such as: disturbing loose-fill vermiculite insulation which may contain asbestos; removing deteriorating roofing shingles and siding containing asbestos; ripping away old asbestos insulation from around a hot water tank; sanding or scraping vinyl asbestos floor tiles; breaking apart acoustical ceiling tiles containing asbestos; sanding or scraping older water-based asbestos coatings such as roofing compounds, spackling, sealants, paint, putty, caulking or drywall...." Safe practices for handling asbestos can be found at www.worksafebc.com .

We suggest further evaluation and analysis by a qualified professional to determine if asbestos is present.

Health Canada updated their information on asbestos in June 2015: [http:// healthycanadians.gc.ca/healthy-living-viesaine/environnement/air/contaminants/asbestos-amiante-eng.php](http://healthycanadians.gc.ca/healthy-living-viesaine/environnement/air/contaminants/asbestos-amiante-eng.php)

8.1 Insulation Under Floor System

Comments: Inspected, Repair or Replace

(1) Some insulation has fallen down under the master bedroom. Please replace for comfort.



8.1 Item 1(Picture)

(2) The floor system is not insulated in the old part of the house. Heat loss can occur more on this home than one that is properly insulated.

8.2 Vapor Barriers in Unfinished Spaces (Crawlspace or Basement)

Comments: Inspected

Some areas of the crawlspace showed moisture under the vapour barrier. Extra effort may be needed to divert water away from the structure. This is for your information.



8.2 Item 1(Picture)

8.3 Ventilation of Attic and Foundation Areas

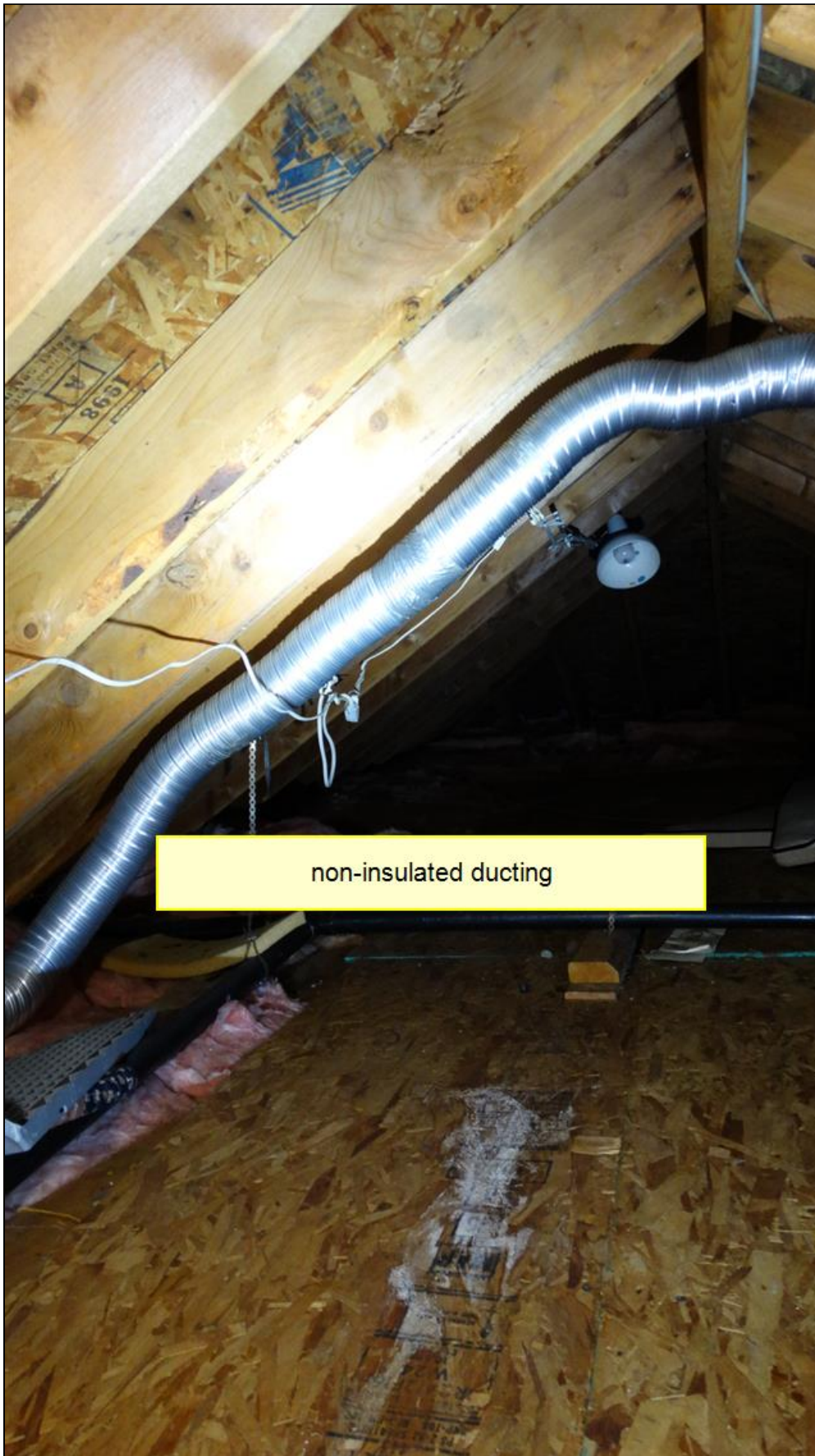
Comments: Inspected

8.4 Venting Systems (Kitchens, Baths and Laundry)

Comments: Inspected, Repair or Replace

The exhaust fans use non-insulated ducting in a non conditioned space (attic).. Ducting that is not insulated in a non-conditioned area can lead to condensation within the ductwork. Please have a qualified contractor repair.

The dryer vent hood is loose from the wall. Please have a qualified person secure.



8.4 Item 1(Picture)



8.4 Item 2(Picture)



8.4 Item 3(Picture)

8.5 Ventilation Fans and Thermostatic Controls in Attic

Comments: 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.

9. Out Building

Styles & Materials		
Foundation: Not Visible	Roof Covering: Asphalt/Fiberglass	Roof Structure: Vaulted ceiling (not visible)
Ceiling Materials: Gypsum Board	Wall Material: Gypsum Board	Floor Material: Laminated T&G
Siding Material: Wood	Interior Doors: Wood Metal	Exterior Entry Doors: Wood
Window Types: Sliders	Plumbing Water Distribution (inside home): PEX	Plumbing Waste: ABS
Electrical Service Conductors: Below ground	Panel capacity: 100 AMP	Wiring Methods: Romex Not Visible
Electric Panel Manufacturer: SIEMENS	System grounding material and type: Not visible	Circuit Interrupters: GFCI and AFCI: GFCI - bathroom GFCI - kitchen
Electrical inspection limited/prevented by: Electrical wiring in wall cavities and ceilings	System ground: Continuity not verified Quality of ground not determined	Circuit labels: The circuits are not labeled at the panel

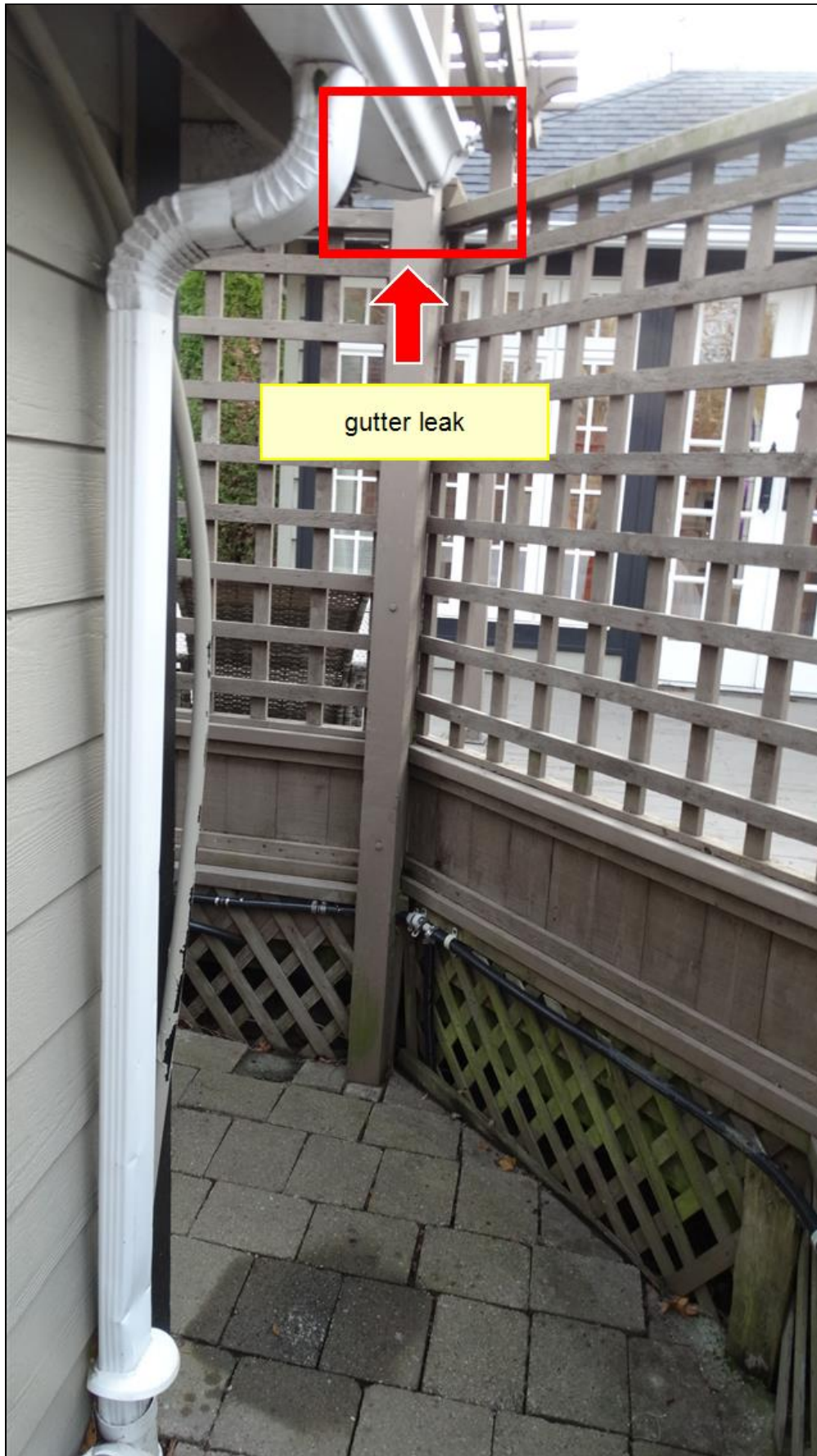
- Items
- 9.0 Foundations (If all crawlspace areas are not inspected, provide an explanation. An opinion on performance is necessary)

Comments: Inspected
- 9.1 Grading and Drainage

Comments: Inspected, Repair or Replace

The gutter is leaking and needs some gutter seal at the front corner of the suite.

The gutter on the left side of the suite (facing suite) is full of debris and needs to be cleaned.



9.1 Item 1(Picture)



9.1 Item 2(Picture)

9.2 Roof Covering (If the roof is inaccessible, report the method used to inspect)

Comments: Inspected

The roof over the older lower part of the roof does not have any roof ventilation. Recommend installing roof vents to promote life of the structure.



9.2 Item 1(Picture)

9.3 Roof Structure and Attic (If the attic is inaccessible, report the method used to inspect)

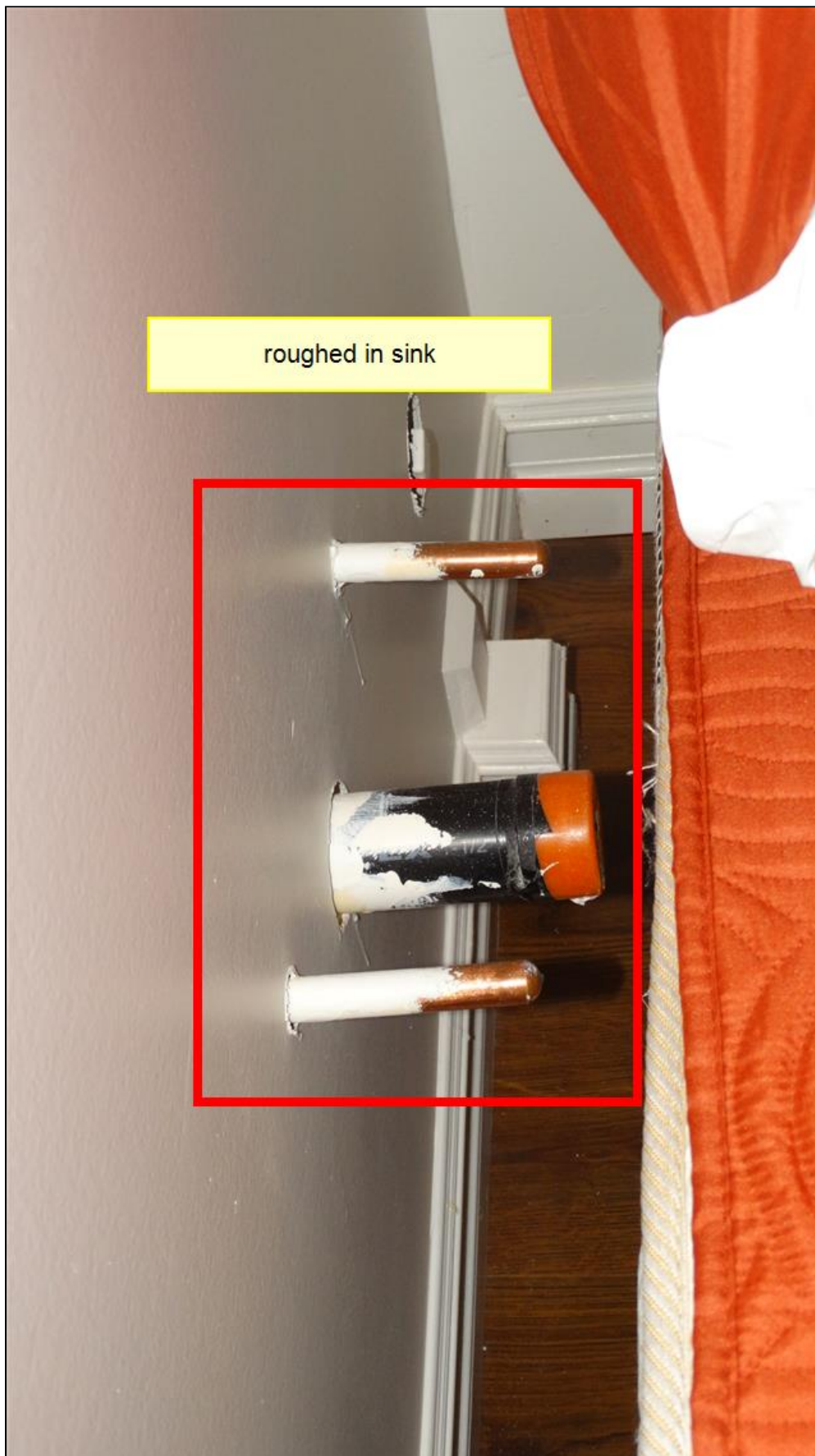
Comments: Not Inspected

There is no attic access in the suite. This is for your information.

9.4 Walls (interior and Exterior)

Comments: Inspected

(1) There is a roughed in sink in the suite bedroom. This is for your information.



9.4 Item 1(Picture)

(2) The exposed eave needs primer and paint at the exterior in areas.



9.4 Item 2(Picture)



9.4 Item 3(Picture)

9.5 Ceiling and Floors

Comments: Inspected

9.6 Doors (Interior and Exterior)

Comments: Inspected

9.7 Windows

Comments: Inspected

9.8 Fireplace/Chimney

Comments: Not Present

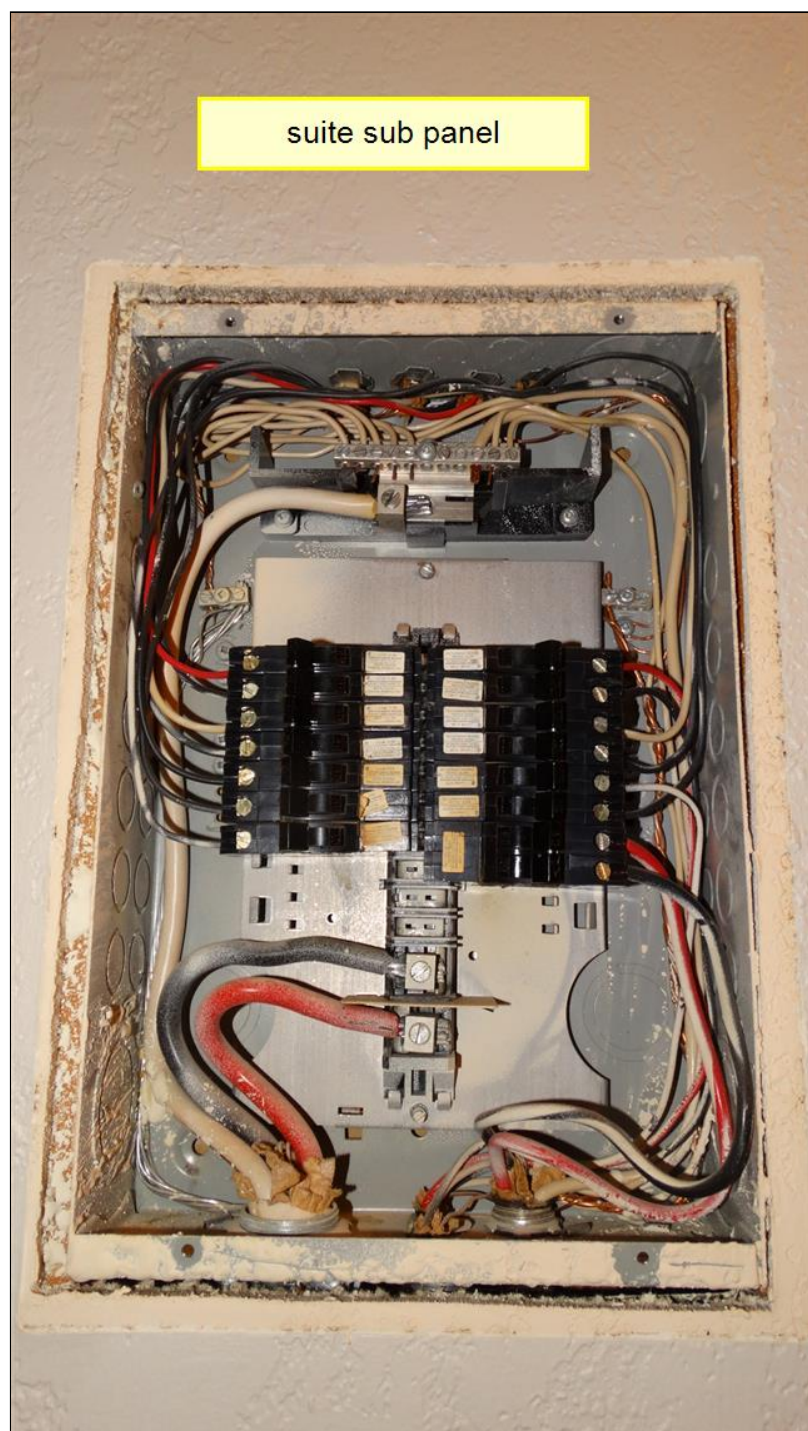
9.9 Porches Decks and Carports (Attached)

Comments: Inspected

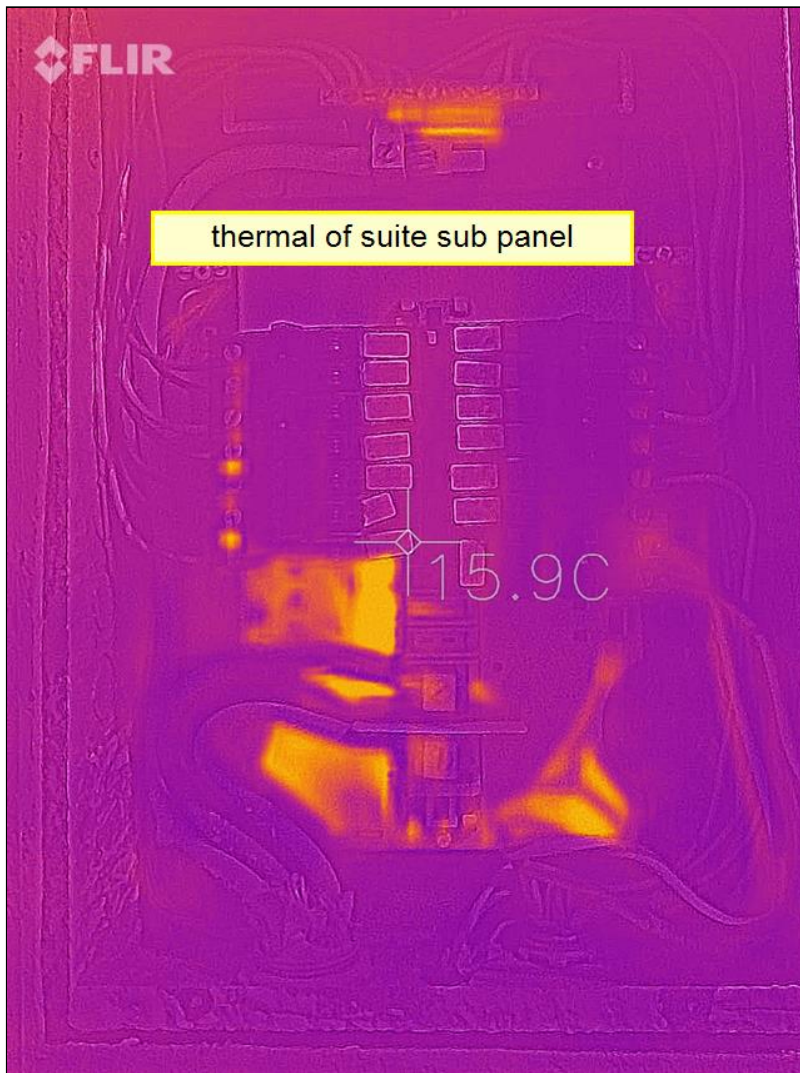
9.10 Service Entrance and Panels

Comments: Inspected

The main electrical panel for the suite is located in the entry hallway.



9.10 Item 1(Picture)



9.10 Item 2(Picture)

9.11 Branch Circuits, Connected Devices and Fixtures (Report as in need of repair the lack of ground fault circuit protection where required.)

Comments: Inspected

9.12 Smoke Detectors

Comments: Inspected

9.13 Heating Equipment

Comments: Inspected

9.14 Cooling Equipment

Comments: Not Present

9.15 Ducts and Vents

Comments: Not Present

9.16 Water Supply System and Fixtures

Comments: Inspected

9.17 Drains, Wastes and Vents

Comments: Inspected, Repair or Replace

The toilet is loose at the floor in the bathroom. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber make the repairs. The thermal imaging camera and moisture meter confirmed water under the flooring in the bathroom from the leaking toilet.



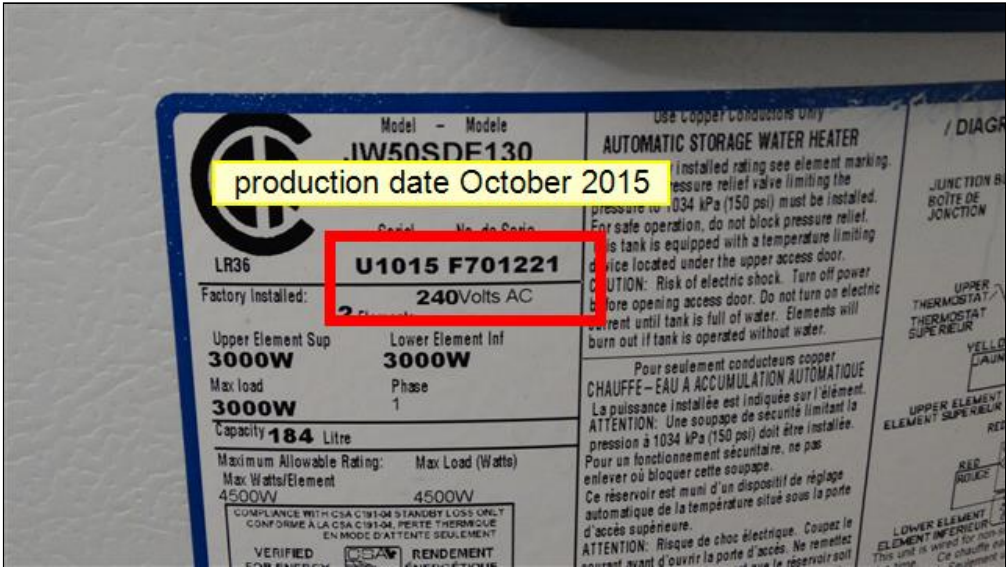
9.17 Item 1(Picture)



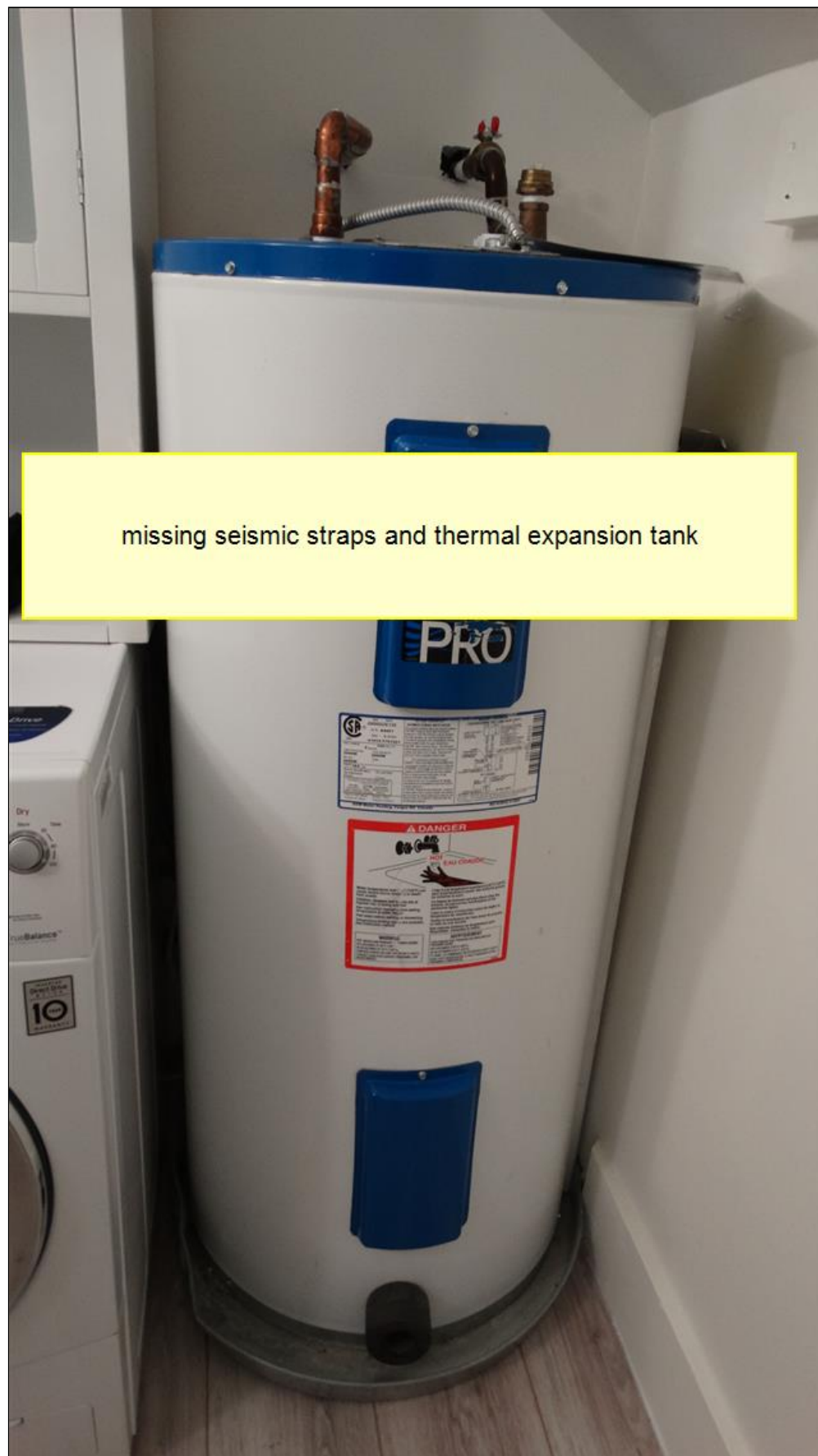
9.17 Item 2(Picture)

9.18 Water Heating Equipment**Comments:** Inspected

In areas determined to have high earthquake risk, it is important that a water heater be fastened in place with two straps to avoid damage. Strapping should be at a point within the upper one-third and lower one-third of the tank's vertical dimension. At the lower point, the strapping should maintain a minimum distance of 4 inches above the controls. Water heater supports and piping supports should be designed to resist seismic loads. Failure of water heater supports has been shown to be a threat to health and safety. In addition to strapping, a thermal expansion tank should be installed.



9.18 Item 1(Picture)



9.18 Item 2(Picture)

9.19 Bathroom Exhaust Fans / heaters

Comments: Inspected

9.20 Venting Systems (Kitchens, Baths and Laundry)

Comments: Inspected

General Summary



Highland Home Inspections

250-896-8892

Consumer Protection BC #71664

Customer

Mr. Joe Somebody

Address

Sample Report

Victoria British Columbia

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

Roof Coverings

Inspected, Repair or Replace

- 1
- A few shingles are torn on the roof and should be replaced to prevent water ingress. Have a qualified roofer perform the work.

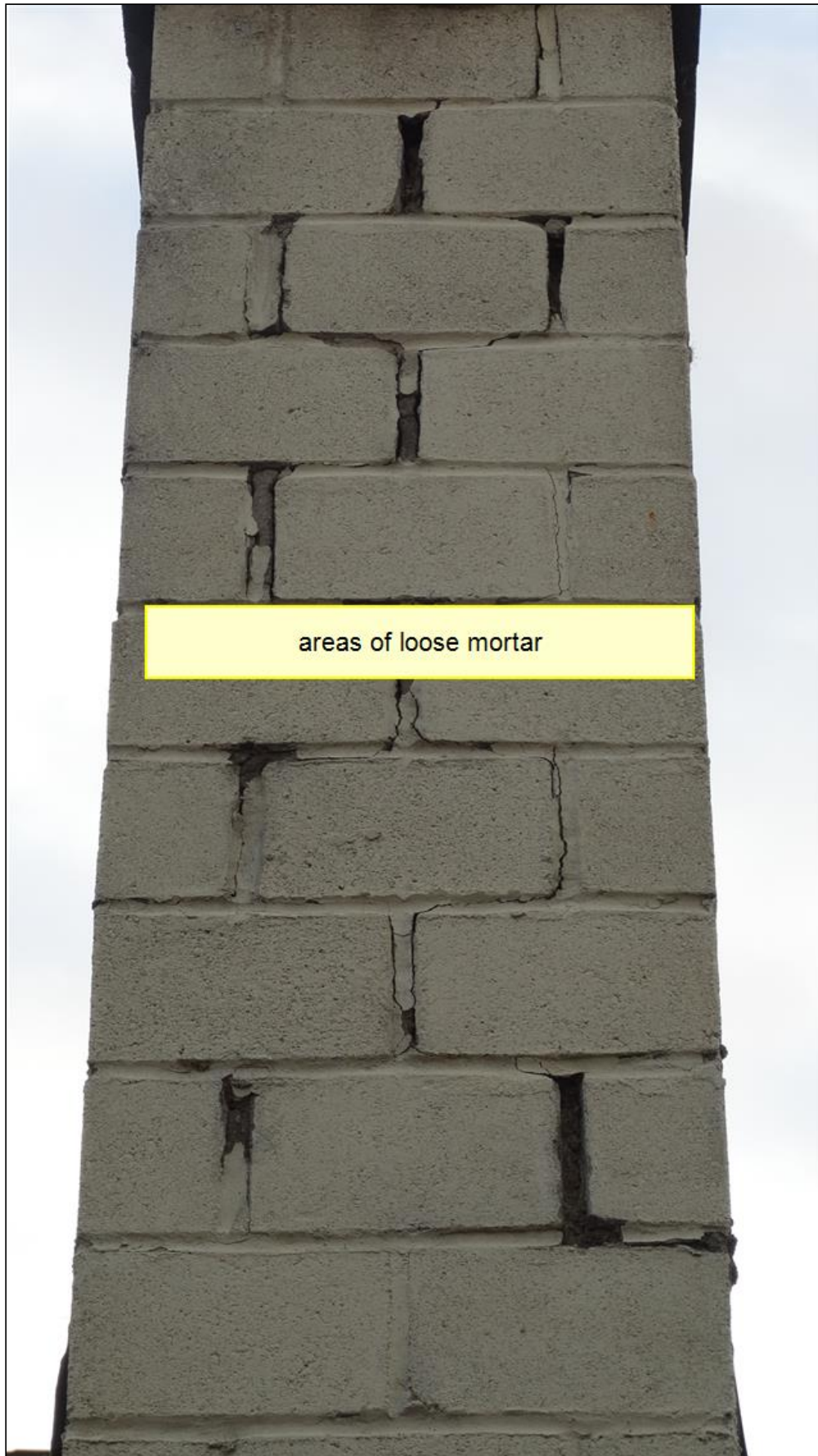


Item 1 - Item 1(Picture)

Skylights, Chimneys and Roof Penetrations

Inspected, Repair or Replace

- 2** (1) The concrete block chimney has some areas of deteriorating mortar and should be re-pointed by a qualified mason to prevent further deterioration.



Item 2 - Item 1(Picture)



Item 2 - Item 2(Picture)

- 3 (2) One of the chimney flues on the brick chimney is not in use. Some of the liner is deteriorated. Recommend capping off this flue to prevent unwanted water and pests from entering.

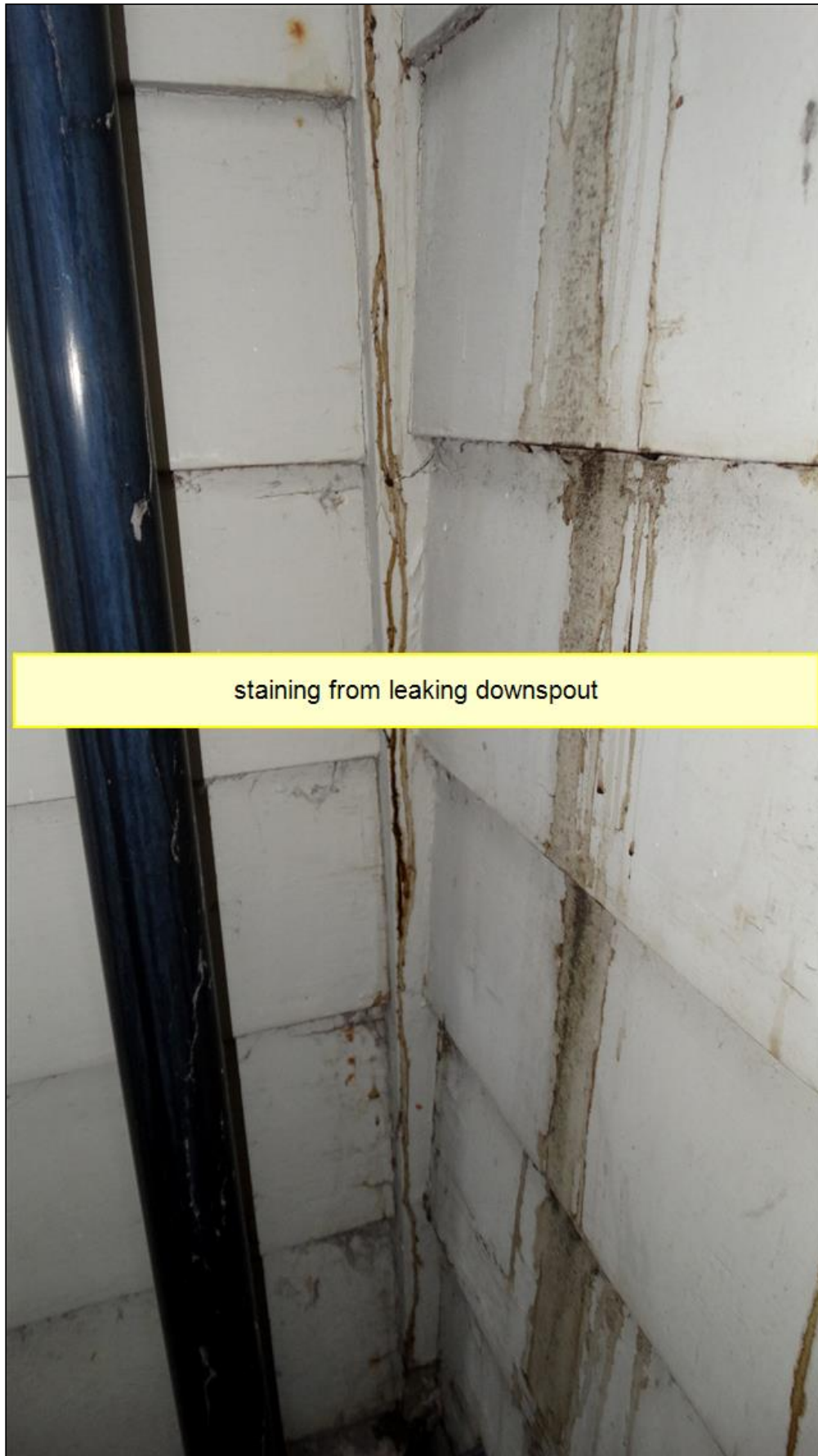


Item 3 - Item 1(Picture)

Roof Drainage Systems

Inspected, Repair or Replace

- 4 Some of the gutters are leaking and should be repaired by a qualified contactor.



Item 4 - Item 1(Picture)



Item 4 - Item 2(Picture)



Item 4 - Item 3(Picture)

2. Exterior



Wall Cladding Flashing and Trim

Inspected, Repair or Replace

5

(1) The cladding on the exterior near the front steps has some rot on either side. A qualified contractor should replace the rotten wood.



Item 5 - Item 1(Picture)



Item 5 - Item 2(Picture)

- 6 (2) The cladding has bare wood in areas and needs prep and paint by a qualified individual.



Item 6 - Item 1(Picture)

- 7 (3) The trim board holding a receptacle to the house at the front of the house is loose. Please have a qualified person secure.

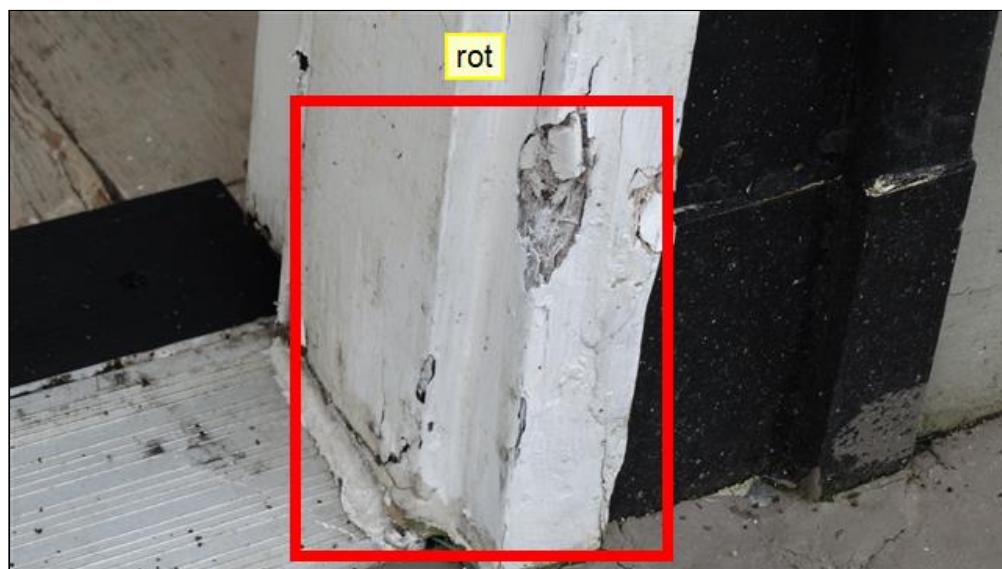


Item 7 - Item 1(Picture)

Doors (Exterior)

Inspected, Repair or Replace

- 8 The rear entry door jamb has some rot at the bottom edge on both sides. The jamb should be replaced by a qualified contractor.



Item 8 - Item 1(Picture)



Item 8 - Item 2(Picture)

Eaves, Soffits and Fascias

Inspected, Repair or Replace

- 9
- The fascia is rotten near the bottom end at the rear of the house. Please have a qualified contractor replace all rotten exterior wood.



Item 9 - Item 1(Picture)

3. Interiors

Doors (representative number)

Inspected, Repair or Replace

- 10
- The entry bifold door is missing its guide. Please have a qualified individual repair.



Item 10 - Item 1(Picture)

4. Structural Components

Columns or Piers

Inspected, Repair or Replace

- 11 A support post for a beam in the crawlspace has moved and is out of plumb. Please have a qualified contractor make the repairs.



Item 11 - Item 1(Picture)

Floors (Structural)

Inspected, Repair or Replace

- 12 (1) There is evidence of previous insect activity in the crawlspace. Some floor joists have been structurally compromised and previously repaired. Recommend having a pest control specialist visit the house and confirm inactivity of the wood destroying organisms.



Item 12 - Item 1(Picture)

- 13
- (2) There is evidence of a previous water leak in the area of the gas water heater. Dry at time of inspection. This is for your information.



Item 13 - Item 1(Picture)

5. Plumbing System

Plumbing Water Supply, Distribution System(s) Fixtures and Faucets

Inspected, Repair or Replace

- 14
- (1) The hose bibb at the rear of the home is missing a vacuum breaker. One is required when attached to a garden hose to prevent back-siphonage and a potential cross-connection. Please have a qualified individual make the repairs.



Item 14 - Item 1(Picture)

- 15** (2) The control knob for the toilet in the main bathroom sticks when operated. Please have qualified plumber repair or replace.



Item 15 - Item 1(Picture)

- 16** (3) The faucet for the small sink in the hallway leaks when in use. Please have a qualified plumber repair the faucet or replace.



Item 16 - Item 1(Picture)



Item 16 - Item 2(Picture)

6. Electrical System

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)

Inspected, Not Inspected, Repair or Replace

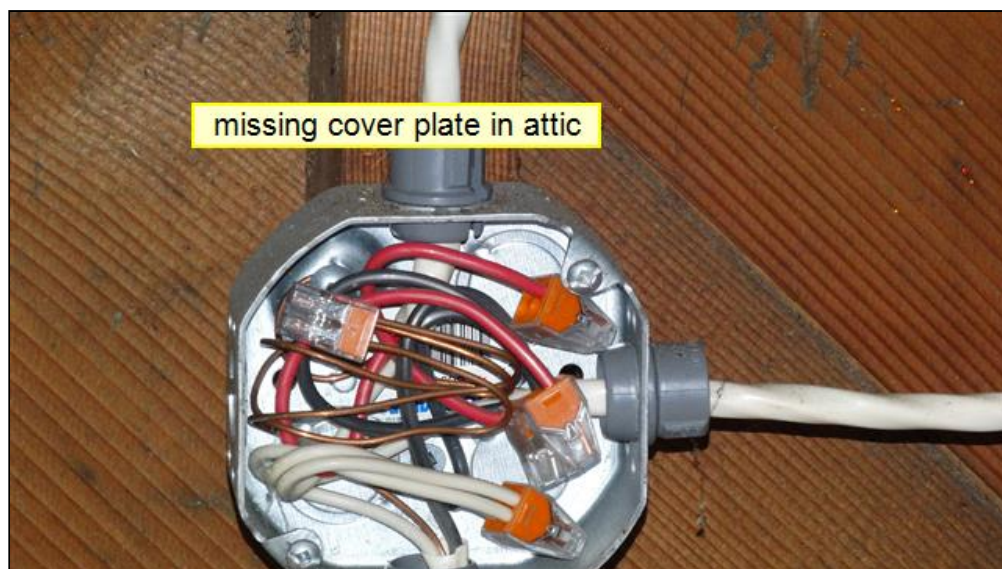
- 17 (1) Many junction boxes in the attic and crawlspace are missing their cover plates. They are a safety hazard if left without them. Please have a qualified electrician install the cover plates.



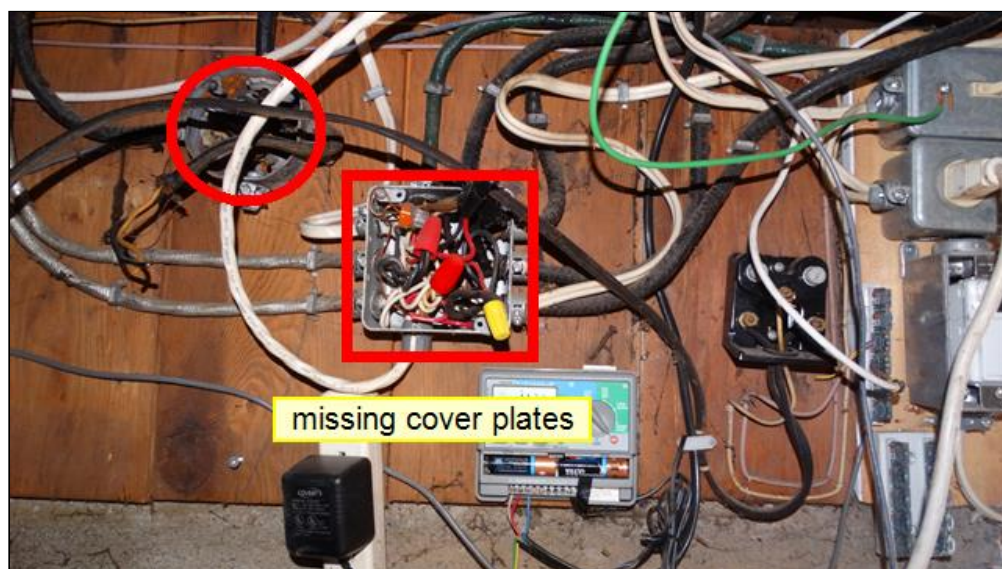
Item 17 - Item 1(Picture)



Item 17 - Item 2(Picture)

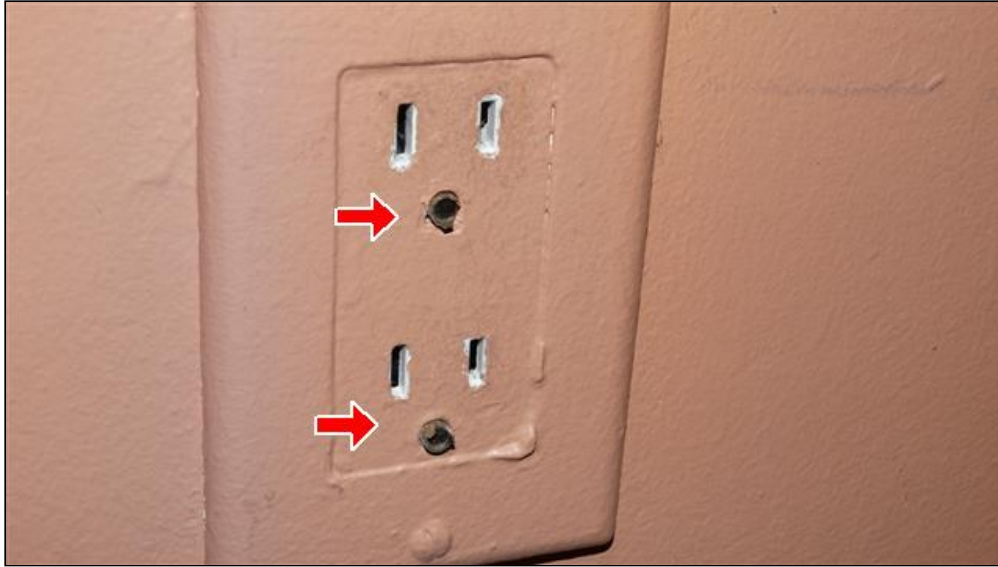


Item 17 - Item 3(Picture)



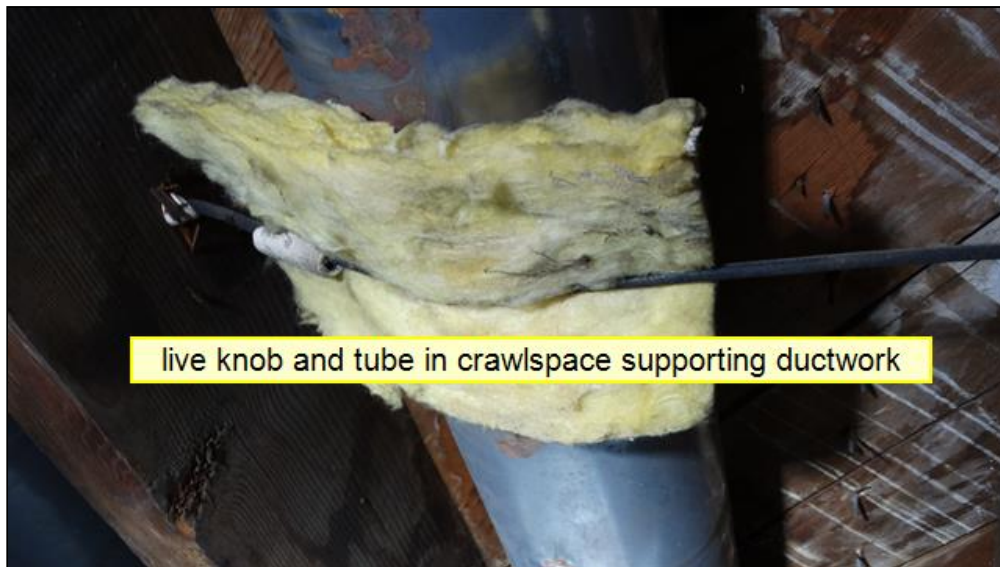
Item 17 - Item 4(Picture)

- 18 (2) The receptacle outside the master bedroom has ground prongs broken off inside of it. Please have a qualified electrician replace the receptacle.



Item 18 - Item 1(Picture)

- 19 (3) This property has "knob and tube" wiring which was commonly installed prior to 1950. It is ungrounded, and considered unsafe by today's standards. Over time, the wire's insulation becomes brittle and falls apart, resulting in exposed conductors and a risk of shock and/or fire. This wiring is also easily damaged by covering it with insulation (a common practice), and incorrectly tapping new wiring into it. Some energized knob and tube wiring was found during the inspection. It is not within the scope of this inspection to determine what percentage of this property's wiring is of the knob and tube type or to determine what percentage of the knob and tube wiring is energized vs. abandoned. A qualified electrician should evaluate this wiring and make repairs or replace wiring as necessary. I recommend you verify acceptability with your insurance company and/or lender prior to closing.



Item 19 - Item 1(Picture)



Item 19 - Item 2(Picture)

Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure

Inspected, Repair or Replace

- 20 The exterior electrical receptacle at the side of the house had no power when tested. An up-stream GFCI may have been tripped. Please have a qualified electrician repair or replace.



Item 20 - Item 1(Picture)

Smoke Detectors

Inspected, Repair or Replace

- 21 Smoke detectors over 10 years of age should be replaced by a qualified individual. Please replace this smoke detector.



Item 21 - Item 1(Picture)

Carbon Monoxide Detectors

Not Present, Repair or Replace

- 22
- There is no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions.

7. Heating / Central Air Conditioning

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

Inspected, Repair or Replace

- 23
- (1) The ductwork in the crawlspace has what looks like asbestos tape on it. Recommend having a qualified individual tape over the asbestos tape with foil faced tape.



Item 23 - Item 1(Picture)

- 24
- (2) Some of the ductwork in the crawlspace is very rusty and in need of replacement. Please have a qualified HVAC specialist replace the corroded ductwork.



Item 24 - Item 1(Picture)

Gas/LP Firelogs and Fireplaces**Inspected, Repair or Replace**

- 25 The gas fireplace was shut off and not tested. It does have a corroded gas line in the access panel. Recommend it be serviced before operation.



Item 25 - Item 1(Picture)



Item 25 - Item 2(Picture)

8. Insulation and Ventilation**Insulation in Attic****Inspected, Repair or Replace**

- 26 (1) It appears that Vermiculite insulation was used in the attic. Some Vermiculite insulation is known to contain asbestos. Its strongly recommend that Vermiculite insulation is left undisturbed. It is also recommended that you do not store boxes or other items in your attic, do not allow children to play in an attic, and do not attempt to remove the insulation yourself. Hire a professional contractor if you plan to remodel or conduct renovations that would disturb the Vermiculite in your attic or walls to make sure the material is safely handled and/or removed.



Item 26 - Item 1(Picture)

27 (2) ASBESTOS

This home contains what looks like asbestos.

In most BC homes built prior to 1990, the presence of some building materials with asbestos is almost always present. It was commonly used in office buildings, public buildings and schools. It insulated hot water heating systems and was put into walls and ceilings as insulation against fire and sound. It has also been found in many products around the house: clapboard; shingles and felt for roofing; exterior siding; pipe covering; compounds and cement; textured and latex paints; acoustical ceiling tiles and plaster; vinyl floor tiles; and appliance wiring to name a few. Canada Mortgage & Housing Corporation (CMHC) cautions: "To avoid health risks through prolonged exposure to asbestos fibers, proper precautions must be taken when repairs or renovations disturb asbestos-containing materials, such as: disturbing loose-fill vermiculite insulation which may contain asbestos; removing deteriorating roofing shingles and siding containing asbestos; ripping away old asbestos insulation from around a hot water tank; sanding or scraping vinyl asbestos floor tiles; breaking apart acoustical ceiling tiles containing asbestos; sanding or scraping older water-based asbestos coatings such as roofing compounds, spackling, sealants, paint, putty, caulking or drywall...." Safe practices for handling asbestos can be found at www.worksafebc.com.

We suggest further evaluation and analysis by a qualified professional to determine if asbestos is present.

Health Canada updated their information on asbestos in June 2015: [http:// healthycanadians.gc.ca/healthy-living-viesaine/environnement-environnement/air/contaminants/asbestos-amiante-eng.php](http://healthycanadians.gc.ca/healthy-living-viesaine/environnement-environnement/air/contaminants/asbestos-amiante-eng.php)

Insulation Under Floor System

Inspected, Repair or Replace

- 28 (1)** Some insulation has fallen down under the master bedroom. Please replace for comfort.



Item 28 - Item 1(Picture)

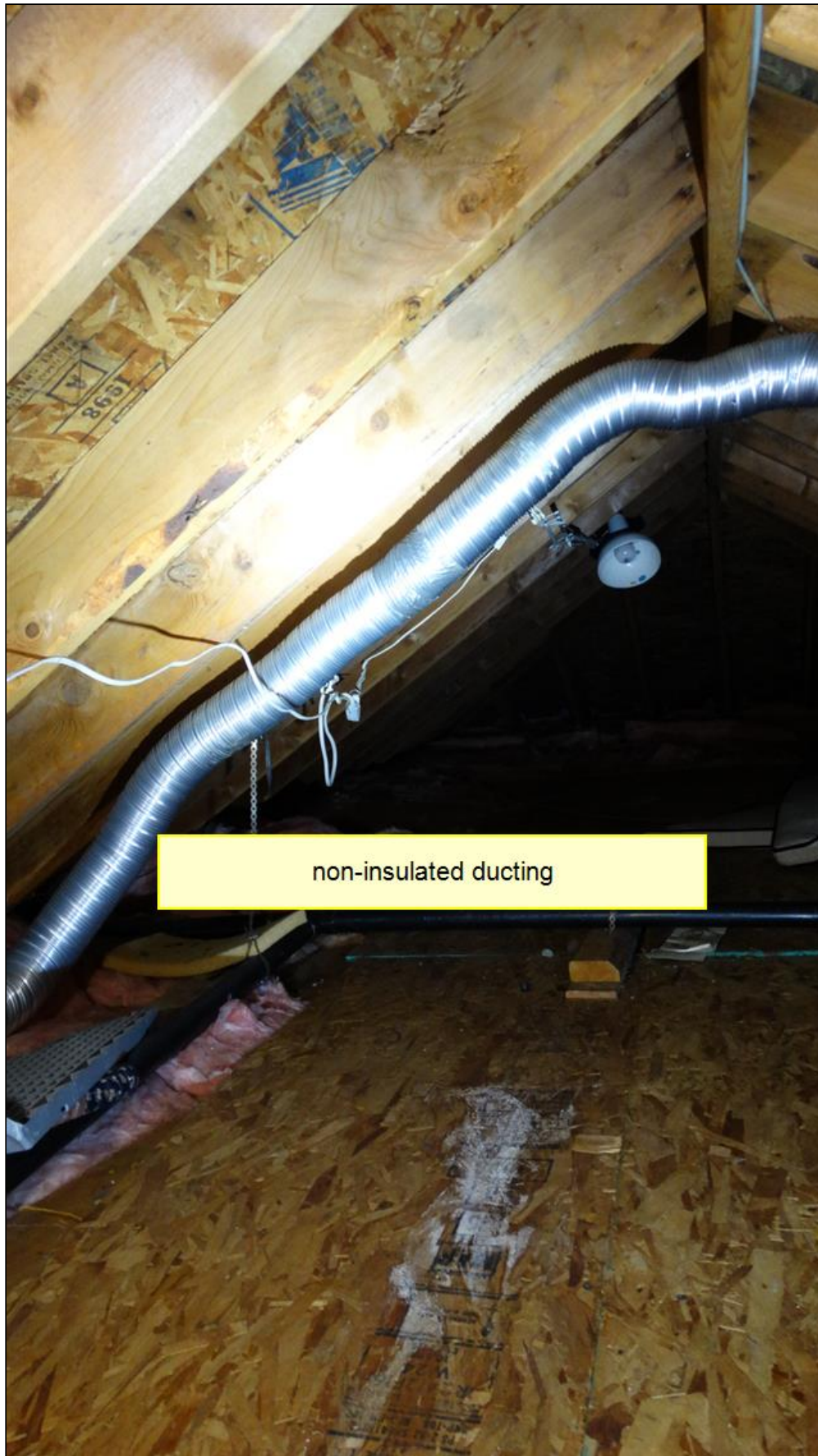
- 29** (2) The floor system is not insulated in the old part of the house. Heat loss can occur more on this home than one that is properly insulated.

Venting Systems (Kitchens, Baths and Laundry)

Inspected, Repair or Replace

- 30** The exhaust fans use non-insulated ducting in a non conditioned space (attic).. Ducting that is not insulated in a non-conditioned area can lead to condensation within the ductwork. Please have a qualified contractor repair.

The dryer vent hood is loose from the wall. Please have a qualified person secure.



Item 30 - Item 1(Picture)



Item 30 - Item 2(Picture)



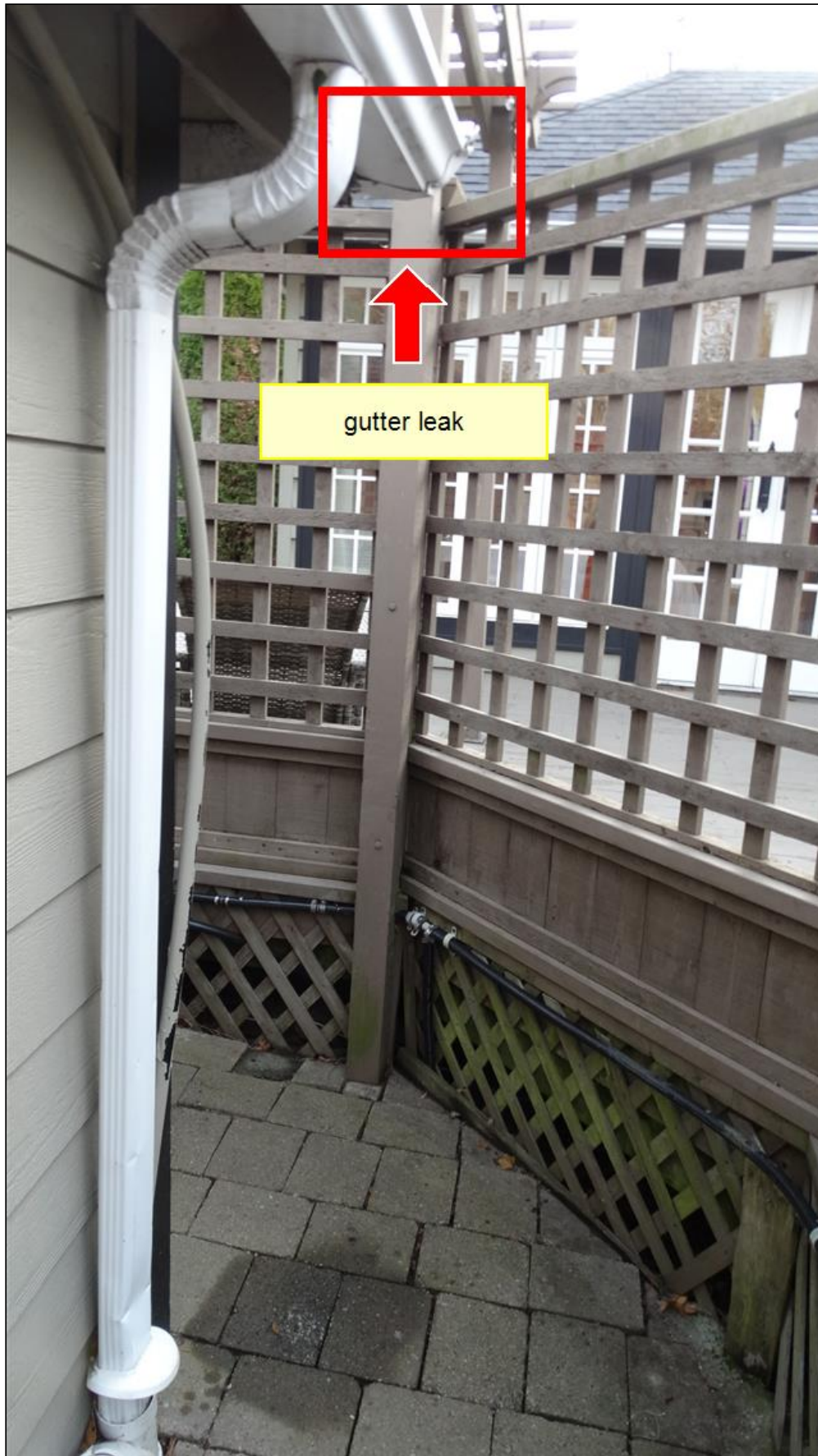
Item 30 - Item 3(Picture)

9. Out Building

Grading and Drainage

Inspected, Repair or Replace

- 31 The gutter is leaking and needs some gutter seal at the front corner of the suite.
- The gutter on the left side of the suite (facing suite) is full of debris and needs to be cleaned.



Item 31 - Item 1(Picture)



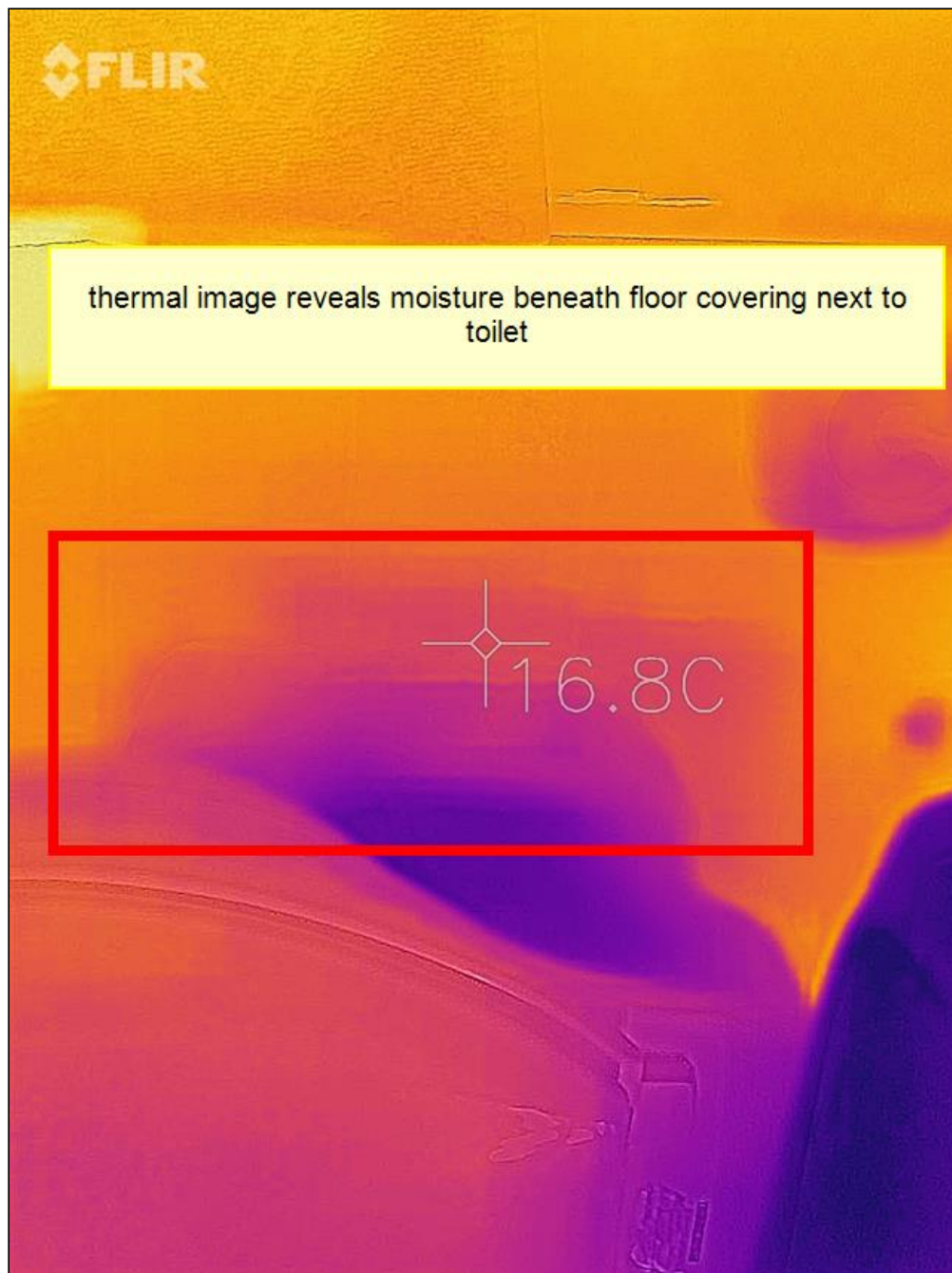
Item 31 - Item 2(Picture)

Drains, Wastes and Vents**Inspected, Repair or Replace**

- 32** The toilet is loose at the floor in the bathroom. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber make the repairs. The thermal imaging camera and moisture meter confirmed water under the flooring in the bathroom from the leaking toilet.



Item 32 - Item 1(Picture)



Item 32 - Item 2(Picture)

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.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Sean Sigalet

**INVOICE**

Highland Home Inspections
250-896-8892
Consumer Protection BC #71664
Inspected By: Sean Sigalet

Inspection Date: 2017-08-12
Report ID: 2017-352

Customer Info:	Inspection Property:
Mr. Joe Somebody	Sample Report Victoria British Columbia
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 2,501 - 3,000	450.00	1	450.00
			Tax \$22.50
			Total Price \$472.50

Payment Method: Credit Card
Payment Status: Paid At Time Of Inspection
Note:



Highland Home Inspections

Sean Sigalet

250-896-8892

Consumer Protection BC #71664



INSPECTION CONTRACT**THIS CONTRACT AFFECTS YOUR LEGAL RIGHTS
- PLEASE READ CAREFULLY BEFORE SIGNING -**

BETWEEN:

Mr. Joe Somebody

Mailing Address:

Phone: *client.homePhone, Email: joe_something@gmail.com

(the "Client")

AND:

Highland Home Inspections, 250-896-8892

Consumer Protection BC #71664, including its employees and individual inspectors, whether an employee or independent contractor and/or that independent contractor's company.

(the "Inspector")

In relation to property to be inspected on the date of 2017-08-12 and located at: Sample Report, Victoria, British Columbia

(the "Subject Address")

THE CLIENT AND INSPECTOR ACKNOWLEDGE AND AGREE AS FOLLOWS:**ARTICLE 1- INSPECTION**

- 1.1 The Client understands that the word "Inspector" as used in this Inspection Contract means and includes Highland Home Inspections, including its employees and individual inspectors, whether an employee or an independent contractor and/or that independent contractor's company, and acknowledges and agrees that this Inspection Contract will apply to the Client and the Inspector as defined.
- 1.2 The Client hereby requests that the Inspector perform an inspection (the "Inspection") of the Subject Property and prepare a written report (the "Inspection Report"), to be provided to the Client no later than _____. The Inspection and Inspection Report are subject to the following limitations and conditions, each of which are acknowledged, understood and accepted by the Client.

- a. The Inspection and the Inspection Report shall be performed and prepared in accordance with the Home Inspectors Association BC Scope of Inspection, a copy of which is available upon request or at www.hiabc.ca;
- b. The Inspection is non-invasive and the Inspection Report constitutes an opinion of the condition of the Subject Property based on a visual examination of the readily accessible features and components of the Subject Property;
- c. The Inspection and Inspection Report **do not** constitute a guarantee, warranty or an insurance policy;
- d. The Client is encouraged, at their own risk, to participate in the Inspection and understands the importance of doing so;
- e. The condition of certain systems, components and equipment will be randomly sampled by the Inspector. Examples include, but may not be restricted to window/door function, electrical receptacles, switches and lights, cabinets, paint and caulking integrity, roof covering materials, and examination of interior and exterior surfaces for signs of moisture ingress.
- f. The Inspection does not include an inspection for mould or asbestos on the Subject Property;
- g. Weather conditions may limit the extent of the inspection; the Client understands that the scope and accuracy of the Inspection Report can be affected by weather conditions existing at the time of the inspection.
- h. The Inspection Report is for the confidential use of the Client only and will not be disclosed to third parties such as real estate agents, sellers, or lenders (i) without the express written consent of the Client, (ii) except as required by law, or (iii) except as deemed necessary if, in the opinion of the inspector, there is a serious health or safety issue. The Client authorizes the Inspector to disclose the Inspection Report to third parties.

Yes ____ No ____

A pre-listing inspection is a valuable tool for a seller. The Inspection Report is an opinion on the current condition of the Subject Property on the day of the Inspection and is not intended to be relied on by a potential third party buyer of the Subject Property. The Inspection Report is for the exclusive use of the Client and it is not reasonable for any other party to rely on the Inspection Report. Liability for errors, omissions, breaches of contract and/or negligence in any part of the Inspection or Inspection Report to any person other than the client is expressly denied and, accordingly, no responsibility is accepted for any damage suffered by any such person as a result of decisions made or actions based on the Inspection Report.

1. The Client shall protect and indemnify the Inspector from any claim against the Inspector by any third party arising from disclosure of the Inspection Report.

ARTICLE 2 - RESTRICTIONS ON LEGAL RIGHTS

2.1

In the event that the Client claims damages against **Highland Home Inspections** and does not prove those damages, the Client shall pay all legal fees, legal expenses and costs incurred by **Highland Home Inspections** in defence of the claim as determined by the courts;

2.2 **Highland Home Inspections** shall not be liable to the Client for the cost of any repairs to or replacement of any system, component, or equipment undertaken by the Client without prior consultation with **Highland Home Inspections**.

ARTICLE 3 - FEE

3.1 The fee payable at the time of the Inspection of the Subject Property shall be as follows:

Service	Price	Amount	Sub-Total
Heated Sq Ft 2,501 - 3,000	450.00	1	450.00

Total Price: **472.50**

ARTICLE 4 - ACKNOWLEDGMENT

- 4.1 By signing this Inspection Contract the Client acknowledges and agrees that:
- a. The Client understands and agrees to be bound by each and every provision of this Inspection Contract;
 - b. The Client has the authority to bind any other family members or other interested parties to this Inspection Contract.
 - c. The Inspector has not made any representations or warranties, whether written or oral, about the terms of this Inspection Contract other than those contained in this Inspection Contract; and
 - d. The Client has had such legal advice as the Client desires in relation to the effect of this Inspection Contract on the Client's legal rights.

Date: February 06, 2018

Client Signature: _____

Inspector Signature: _____

Sean Sigalet, License # 71664, signed on behalf of himself and **Highland Home Inspections**