



clarity: free from obscurity and easy to understand

Inspection Report

**Kathy Schmidt
Rick Jamison**

7788 Ships Point Road
Fanny Bay BC V0R 1W0

Inspection Address

**7788 Ships Point Road
Fanny Bay BC**



Clarity Home Inspections Ltd.

Gary Dry, AHI

BC License # 47355
9520 Sarmma Road
Black Creek BC V9J 1Y9
250 897-4330



CLARITY

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REPAIR & MAINTENANCE SUMMARIES

Clarity Home Inspections Ltd.
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Black Creek BC V9J 1Y9
250-897-4330
gary@clarityhomeinspections.ca

Customer
Kathy Schmidt
Rick Jamison

Address
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Fanny Bay BC

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. As used in the Summary, "Repair/Replace" refers to a system or component that is not functioning as intended and is in need of Repair or Replacement; and "Maintenance" refers to a system or component that needs additional investigation/monitoring to determine if repairs are needed.

THIS SUMMARY IS NOT THE ENTIRE REPORT. THE COMPLETE REPORT MAY INCLUDE ADDITIONAL INFORMATION OF CONCERN TO THE CUSTOMER. IT IS STRONGLY RECOMMENDED THAT THE CUSTOMER READ THE COMPLETE REPORT (following the summary).

1. ROOFING**1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS****REPAIR OR REPLACE**

(1) The plumbing vent flashing above the bathroom has significant deterioration and is vulnerable to moisture penetration. Replacement by a qualified roofing contractor is advised to prevent water ingress and damage to the interior of the home.

Time to complete - ASAP

9. ELECTRICAL SYSTEM**9.5 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

All receptacles, junction boxes and light switches should be fitted with cover plates for safety reasons. This is not a priority repair but correction is advised.

9.9 SMOKE DETECTORS (installed on every level of the home)**REPAIR OR REPLACE**

Working smoke detectors were not installed on every level of the home. Working smoke detectors are critical and should be a priority before occupancy.

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 Gary Dry, AHI

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1. ROOFING**1.3 ROOF DRAINAGE SYSTEMS (gutters and downspouts)**
MAINTENANCE

FYI - The downspouts discharge into a below ground drainage system, inspection of which is beyond the scope of this inspection. Due to the age of this home it is recommended that the drains be inspected/scoped by drainage specialists to determine functionality. No defects with respect to drainage issues in and around the foundations and basement were noted.

2. EXTERIOR**2.7 EXTERIOR BASEMENT/CRAWLSPACE STAIRWELL**
MAINTENANCE

The basement staircase guardrail is a fall hazard, especially for small children. Assess any perceived risks for your family and guests and install spindles, spaced appropriately for safety reasons.

6. HEATING**6.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)**
MAINTENANCE

(1) The large copper refrigerant line (suction line) at the heat pump should be fully insulated along its entire length. Repair is advised to maintain system performance.

8. PLUMBING SYSTEM



8.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

MAINTENANCE



Dishwasher drain hoses cannot be directly connected to the waste plumbing system unless it's connected upstream (before) a trap. The implication of connecting downstream (after) the trap is a cross connection at the dishwasher (cross connection means possible contamination of the potable water supply). Repair by a licensed plumber is recommended.

9. ELECTRICAL SYSTEM



9.10 CARBON MONOXIDE DETECTORS

MAINTENANCE



Carbon Monoxide (CO) detectors are recommended if your home has gas, oil or wood burning appliances and if there is an attached garage. There are no carbon monoxide detectors found in this home and it is recommended that one be installed according to the manufacturer's instructions.

Time to complete - Upon occupancy.

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Date: 2021-11-17	Time: 09:00 AM	Report ID: 21-7506
Property: 7788 Ships Point Road Fanny Bay BC	Customer: Kathy Schmidt Rick Jamison	Real Estate Professional: PRE-LISTING INSPECTION BY OWNER

FULL INSPECTION REPORT

Comment Key or Definitions

A home inspection is a limited, non-invasive, visual examination of the current condition of a residential building. A home inspection is designed to report observed deficiencies within specific systems and components of a home. A home inspection provides a description of the condition of the home based on observation of the visible and apparent condition of the structure and components at the time of the home inspection. A home inspection does not guarantee future condition, efficiency, or life expectancy of systems or components. **It is not an inspection to verify compliance with any applicable building codes, municipal bylaws or other regulations.** A home inspection will not reveal every problem that exists or could ever exist and is not a technically exhaustive inspection.

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.**

The visual inspection and following report complies with the **Home Inspectors Association BC 2016 Scope of Inspection & Code of Ethics**, a copy of which is attached to this inspection report or available upon request at www.hiabc.ca

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. Minor maintenance tips, small repairs and observations are included under this heading.

Maintenance (M) = Refers to a system or component that needs additional investigation/monitoring to determine if repairs are needed (**report text is highlighted in BLUE**). Some more urgent items will include a time frame for completion.

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 a satisfactory condition may not need replacement (**report text is highlighted in RED**). These items should be given priority and investigated immediately - **preferably before purchasing, subject removal or contract completion of the home.**

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

This pre-listing inspection report is prepared at the request of the client, as defined in the inspection contract, and is for the exclusive use of the client. 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. **This report is not intended to replace a buyers pre-purchase inspection and should not be relied upon for such use. A buyers pre-purchase inspection is always encouraged.**

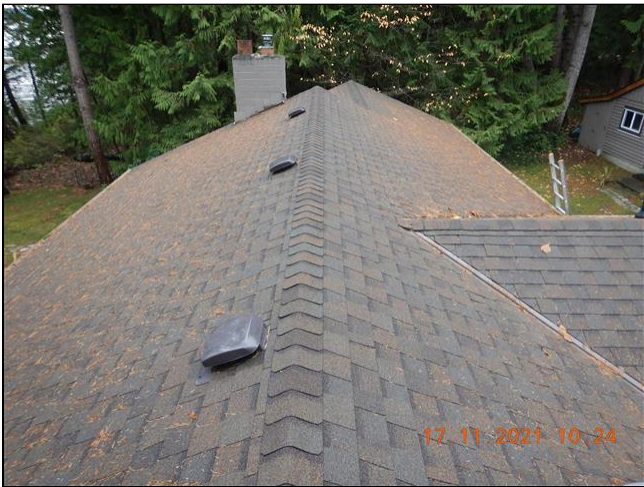
In Attendance: Inspector, Owner	Approximate age of building: Over 45 Years Extra Info : 1975 (previous MLS listing)	Home Faces: SW
Outdoor Temperature: 1 C	Weather: Cloudy	Ground/Soil surface condition: Wet
Rain in last 3 days: Yes		



1. ROOFING



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



Styles & Materials

Roof Covering:
Asphalt/Fiberglass Shingles

Approximate Age of Roof Coverings:
Less than 10 Years old

Viewed roof covering from:
By walking on the roof

Skylight(s):
None

Flashings:
Metal

Chimney (exterior):
Masonry Block/Brick

Roof Inspection Limited by:
Not Applicable

		IN	M	RR	NI
1.0	ROOF COVERINGS	•			
1.1	FLASHINGS	•			
1.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS			•	
1.3	ROOF DRAINAGE SYSTEMS (gutters and downspouts)		•		
		IN	M	RR	NI

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Comments:

1.2 (1) The plumbing vent flashing above the bathroom has significant deterioration and is vulnerable to moisture penetration. Replacement by a qualified roofing contractor is advised to prevent water ingress and damage to the interior of the home.

Time to complete - ASAP



1.2 Item 1(Picture) Front elevation



1.2 Item 2(Picture) Flashing damage

1.2 (2) Minor cracking and mortar displacement was noted in the chimney crown. To prevent moisture ingress and further deterioration of the chimney structure it is advised that the cracks be sealed or at best replacing the crown. It would be prudent to cap the redundant clay flue to prevent moisture ingress and extend the serviceable life of the chimney structure. This is not a priority repair.



1.2 Item 3(Picture) Chimney crown



1.2 Item 4(Picture) Open flue (redundant)

🔍 **1.3 FYI** - The downspouts discharge into a below ground drainage system, inspection of which is beyond the scope of this inspection. Due to the age of this home it is recommended that the drains be inspected/scoped by drainage specialists to determine functionality. No defects with respect to drainage issues in and around the foundations and basement were noted.



1.3 Item 1(Picture) Old drainage system



1.3 Item 2(Picture) Old drainage system

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; 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:

Shiplap
Tongue and Groove

Appurtenance:

Covered porch/entrance
Sidewalk
Patio
Covered deck with steps
Boardwalk
Car port

Patio/Deck/Balcony:

Concrete
Wood (open drip)

Retaining Wall:

Not Applicable

Exterior Elevations Inspected from:

Ground

Siding Material:

Wood

Driveway:

Asphalt

Lot Slope:

Level

Gutter & Downspout Material:

Aluminum
Eaves mounted
Extra Info : Gutter guards installed

Exterior Entry Doors:

Steel

Walkway:

Boardwalk

Hose bibs:

Rotary
Both
Frost-free fittings
Not frost-free fittings (winterizing is required)

Gutter & Downspout Discharge:

Below Ground

		IN	M	RR	NI
2.0	WALL CLADDING FLASHING AND TRIM	•			
2.1	DOORS (Exterior)	•			
2.2	WINDOWS (exterior side)	•			
2.3	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS	•			
2.4	GRADING & DRAINAGE (comment on improper slope and effect on the home)	•			
2.5	VEGETATION, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)	•			
2.6	EAVES, SOFFITS AND FASCIAS	•			
2.7	EXTERIOR BASEMENT/CRAWLSPACE STAIRWELL		•		
2.8	PLUMBING WATER FAUCETS (hose bibs)	•			
2.9	ELECTRICAL OUTLETS	•			
2.10	HOUSE NUMBER (visible from street?)	•			
		IN	M	RR	NI

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Comments:

🔍 **2.7** The basement staircase guardrail is a fall hazard, especially for small children. Assess any perceived risks for your family and guests and install spindles, spaced appropriately for safety reasons.



2.7 Item 1(Picture) Fall hazard

2.9 The exterior receptacle at the NW side of the home requires a cover plate for safety reasons.



2.9 Item 1(Picture) NW elevation

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.

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3. 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

Bituminous coating to foundation wall:

Visible

Configuration:

Basement

Method used to observe Crawlpace:

No crawlpace

Bearing structure/ Columns or Piers:

Bearing Walls

Floor Structure (where visible):

Poured concrete slab

Wood joists

Wall Structure (where visible):

Wood frame

Ceiling Structure (where visible):

2x6 Ceiling joists

Roof Structure:

2 X 4 Rafters

Sheathing (OSB)

Wood slats/strapping

Roof-Type:

Gable

Method used to observe attic:

From entry

Attic info:

Attic hatch

Insulation covers ceiling joists

		IN	M	RR	NI
3.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•			
3.1	WALLS (Structural)	•			
3.2	FLOORS (Structural)	•			
3.3	CEILINGS (structural)	•			
3.4	ROOF STRUCTURE AND ATTIC (report signs of leaks, condensation or pest activity)	•			
		IN	M	RR	NI

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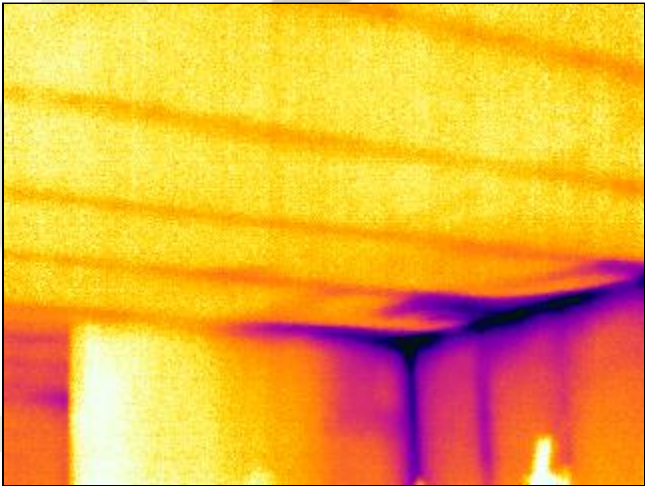
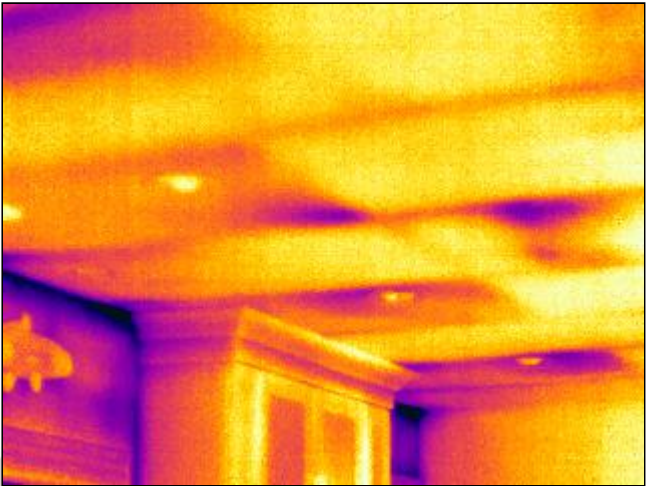
The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be 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.

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4. INSULATION & VENTILATION



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



Styles & Materials

Attic Insulation:

Batt
Fibreglass
Approximate
R-30 or better (10-11")
Thermal imaging did not reveal voids/
anomalies

Vapour Barriers:

Attic-Polyethylene
Exterior Walls-Polyethylene
Basement Floor-Finished floor (vapour
barrier not confirmed)

Dryer Power Source:

Exterior Wall Insulation:

Fibreglass batts
Not visible-covered
Thermal imaging did not reveal voids/
anomalies

Exhaust Fans:

Localised fans only
Kitchen
Bathrooms

Dryer Vent:

Ventilation:

Gable vents
Roof vents
Soffit venting (not continous)

Mechanical Ventilation (ie. HRV- humidistat):

Fan mode for forced air heating system

Floor System Insulation:

220 Electric

Metal

NONE

Foundation Wall Insulation:

Not visible

		IN	M	RR	NI
4.0	INSULATION IN ATTIC/CEILING	•			
4.1	EXTERIOR WALL INSULATION	•			
4.2	VISIBLE VAPOUR BARRIER IN ATTIC	•			
4.3	INSULATION TO FOUNDATION WALLS				•
4.4	VAPOUR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)				•
4.5	VENTILATION OF ATTIC AND FOUNDATION AREAS	•			
4.6	VENTING SYSTEMS (Kitchens, baths and laundry)	•			
4.7	VENTILATION FANS AND THERMOSTATIC CONTROLS	•			
		IN	M	RR	NI

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Comments:

4.6 (1) FYI - The dryer vent is located below the front deck. Access is challenging for regular maintenance and repair.

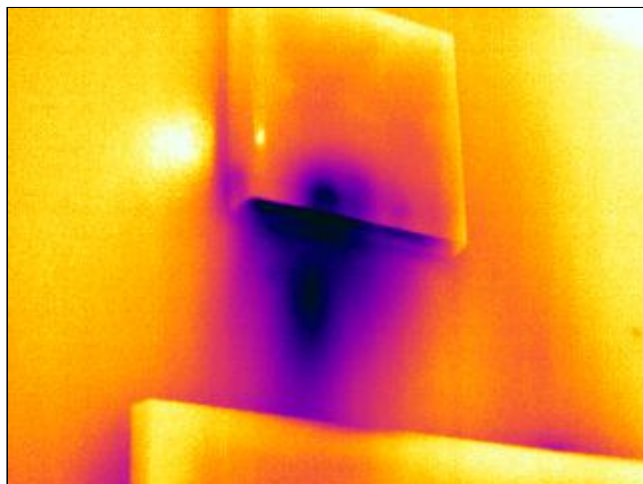


4.6 Item 1(Picture) Dryer vent

4.6 (2) The exterior vent for the basement bathroom exhaust fan appears to be the wrong type for this application. Updating is recommended to prevent cold air entering the home when the fan is not in use.



4.6 Item 2(Picture) Under front deck



4.6 Item 3(Picture) Interior view IR

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.

5. GARAGE/WORKSHOP



The Inspector is required to operate garage doors manually or by using permanently installed controls for any garage door operator; and report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing;



Styles & Materials

Garage Structure: Poured concrete foundation	Garage Door Type: One automatic Overhead sectional	Garage Door Material: Metal Light inserts Uninsulated
Auto-opener Manufacturer: GARAGE DOOR DEPOT	Limitations: Storage limited inspection	

		IN	M	RR	NI
5.0	GARAGE/WORKSHOP ROOF	•			
5.1	GARAGE WALLS (INCLUDING FIREWALL SEPARATION)	•			
5.2	GARAGE FLOOR	•			
5.3	GARAGE WINDOWS	•			
5.4	GARAGE DOOR (S)	•			
5.5	OCCUPANT DOOR	•			
5.6	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)	•			
		IN	M	RR	NI

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Comments:

5.0 FYI - Tree limbs that are in contact with or hanging near the garage/workshop roof should be trimmed. Failure to correct will result in premature wear of the roof surface and gutter blockage.

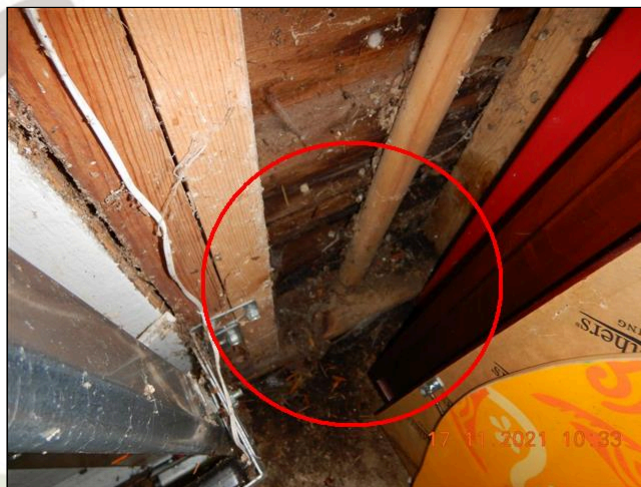


5.0 Item 1(Picture) Tree limbs

5.1 The wall structure at the front of the garage is close to grade level and vulnerable to moisture wicking. Keep areas free of debris to prevent excess moisture in this location.



5.1 Item 1(Picture) Garage-front corner



5.1 Item 2(Picture) Interior framing

5.6 The garage door will reverse when met with resistance.

The sensors are in place for garage door(s) and will reverse the door.

FYI - The garage door sensors are installed too high. Adjusting to 6-8" from floor level is recommended.

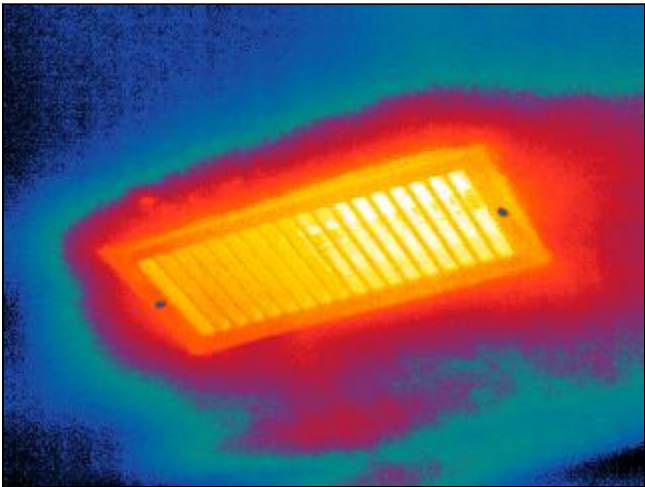


5.6 Item 1(Picture) Garage door sensors

6. HEATING



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 System: Heat Pump Forced Air (also provides cool air) Electric Furnace (auxiliary heat) Baseboard/wall fan coil heaters	Energy Source: Electric	Number of Heat Systems (excluding wood): Two
Heat System Brand: AMANA GOODMAN Serial # : Heat Pump # 1509156487 Furnace # 1510058909	Furnace/Boiler Age (approx): Over 5 Years Estimated from serial # Life Expectancy of heat pump - 15+ Years Extra Info : Manufactured 2015	Ductwork: Non-insulated
Refridgerant Type: R-410A	Filter Type: Washable	Filter Size (approx): 16x20
Types of Fireplaces: Propane gas logs vented	Operable Fireplaces: One	Number of Woodstoves: None
Chimney Type/Exhaust Venting: Type B Gas vent (gas fireplace)	Combustion air source: Exterior	

		IN	M	RR	NI
6.0	HEATING EQUIPMENT	•			
6.1	NORMAL OPERATING CONTROLS	•			
6.2	AUTOMATIC SAFETY CONTROLS	•			
6.3	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)		•		
6.4	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	•			
6.5	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)	•			
6.6	GAS/LP FIRELOGS AND FIREPLACES	•			
6.7	NORMAL OPERATING CONTROLS	•			
		IN	M	RR	NI

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Comments:

🔍 **6.3 (1)** The large copper refrigerant line (suction line) at the heat pump should be fully insulated along its entire length. Repair is advised to maintain system performance.



6.3 Item 1(Picture) Heat pump

6.3 (2) The washable furnace filter is dirty and needs cleaning or replacement. To maintain maximum system performance clean or replace the filter on a regular basis. The cabinet beside the furnace makes it challenging to replace or clean the filter.



6.3 Item 2(Picture) Furnace filter

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.

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7. AIR CONDITIONING



Styles & Materials

Cooling Equipment Type:

Heat Pump Forced Air (also provides warm air)

Cooling Equipment Energy Source:

Electricity

Central Air Manufacturer:

AMANA

Extra Info : See Heating section

Unit Size (from data plate):

Two ton (24,000 BTU/hr) 1400-2000 sq.ft

Estimated from serial #

Extra Info : Compressor RLA 11.7

Maximum Fuse Size (from data plate):

25 AMP

Outdoor Electrical Disconnect:

Yes

		IN	M	RR	NI
7.0	COOLING AND AIR HANDLER EQUIPMENT	•			
7.1	NORMAL OPERATING CONTROLS.	•			
7.2	OVERCURRENT DEVICE MATCHES DATA PLATE (does not exceed)	•			
7.3	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			
7.4	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	•			
		IN	M	RR	NI

IN= INSPECTED, M= MAINTENANCE, RR= REPAIR OR REPLACE, NI= NOT INSPECTED

Comments:

7.0 To prevent compressor damage the heat pump was NOT operated in cooling mode due to outside temperature being below 18C (65F).

8. 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

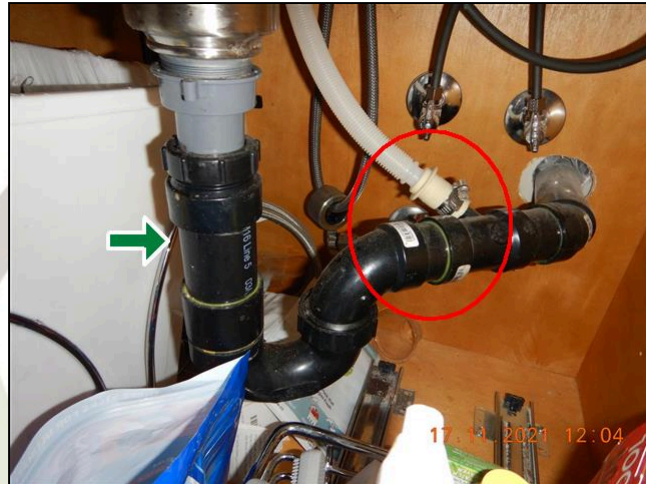
Water Source: Public	Plumbing Water Supply (entering the home-where visible): PEX	Pressure Regulator: Present
Plumbing Water Distribution (inside home): Copper PEX	Washer Drain Size & Hose connections: 1 1/2" Diameter Standard rubber hoses (not recommended) Upgrading to steel braided is recommended	Plumbing Waste & Venting: ABS black plastic
Water Heater Power Source: Electric	Water Heater Capacity: 284 Litres (approx. 60 imp.gal.)	Water Heater Manufacturer/Info: JOHN WOOD Location-Basement Serial #: 1502A035970 (2015)
Earthquake/Seismic strapping: Not present but supported by wall framing	Floor Drain Confirmed (under water heater): Drain pan not installed Extra Info : Drain within 4'	Sump Pump Information: Sewage sump & ejector for basement plumbing No battery back-up system. Sump will not function during power outages

		IN	M	RR	NI
8.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS		•		
8.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	•			
8.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	•			
8.3	MAIN WATER SHUT-OFF DEVICE (Describe location)	•			
8.4	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior/exterior fuel storage, piping, venting, supports, leaks)	•			
8.5	MAIN FUEL SHUT OFF (Describe Location)	•			
8.6	SEWAGE EJECTOR PUMP	•			
		IN	M	RR	NI

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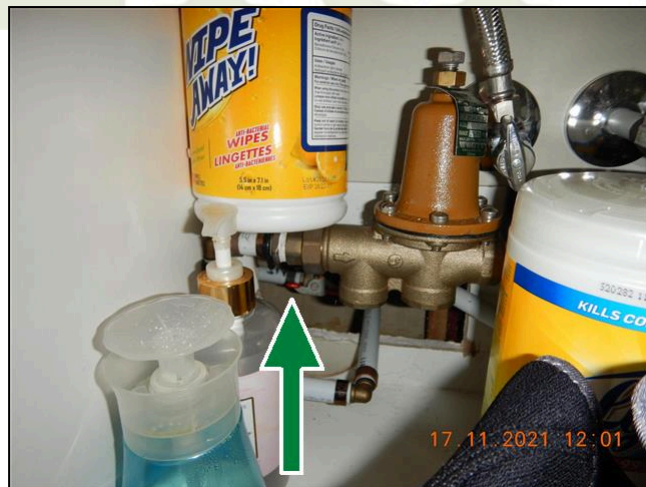
Comments:

🔍 **8.0** Dishwasher drain hoses cannot be directly connected to the waste plumbing system unless it's connected upstream (before) a trap. The implication of connecting downstream (after) the trap is a cross connection at the dishwasher (cross connection means possible contamination of the potable water supply). Repair by a licensed plumber is recommended.



8.0 Item 1(Picture) Dishwasher drain

8.3 FYI - The main water shut off is located in the basement bathroom.



8.3 Item 1(Picture) Basement

8.5 FYI - The main fuel shut off is at the propane tank on the East corner of the home.



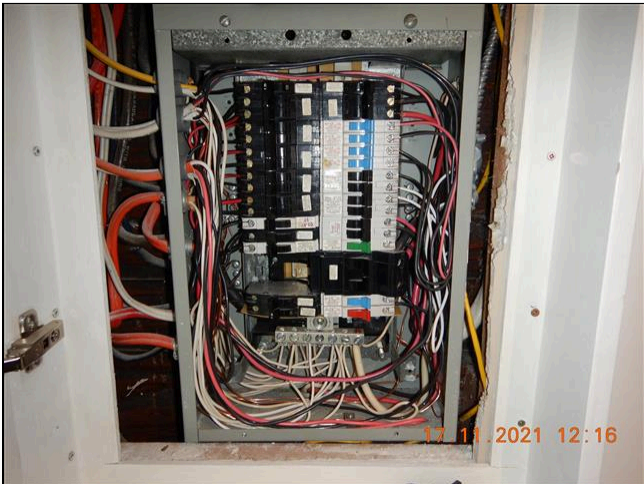
8.5 Item 1(Picture) East corner

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.

9. 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

Main Electrical Shut Off:

Service Panel-Basement
Sub-Panel Location : Furnace closet

Panel capacity/rating:

200 AMP

Electrical Service Conductors:

Overhead service
120/240 Volts AC
Service mast

Panel Type:

Circuit breakers
Combination panel(s)
Stablok Type
2. Sub-panel circuit breakers

Service Amps:

150 Amp

Electric Panel Manufacturer:

FEDERAL PIONEER
SIEMENS

Branch Circuit Wiring (solid core):

Copper
Non-metallic sheathed cable
Romex/Loomex cable

Service Ground:

Copper
Ground Rod

Circuit Interrupters: Ground Fault(GFCI) & Arc Fault(AFCI):

GFCI - Bathrooms
GFCI - Kitchen
GFCI - Exterior
AFCI - None

Smoke Detectors:

Not present on all floors

		IN	M	RR	NI
9.0	SERVICE ENTRANCE CONDUCTORS/SERVICE DROP	•			
9.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	•			
9.2	PANEL BONDING	•			
9.3	NEUTRAL/GROUND BONDING	•			
9.4	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	•			
9.5	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)			•	
9.6	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 1-5 metres OF INTERIOR PLUMBING FIXTURES, GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	•			
9.7	OPERATION OF GFCI/AFCI (GROUND/ARC FAULT CIRCUIT INTERRUPTERS)	•			
9.8	LOCATION OF MAIN AND DISTRIBUTION PANELS	•			
9.9	SMOKE DETECTORS (installed on every level of the home)			•	
9.10	CARBON MONOXIDE DETECTORS		•		
9.11	WIRING IN CRAWLSPACE/BASEMENT	•			
9.12	WIRING IN ATTIC (Describe any exposed or uncapped wiring)	•			
9.13	GARAGE/WORKSHOP/SHED/CABIN WIRING	•			
		IN	M	RR	NI

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Comments:

 **9.5** All receptacles, junction boxes and light switches should be fitted with cover plates for safety reasons. This is not a priority repair but correction is advised.

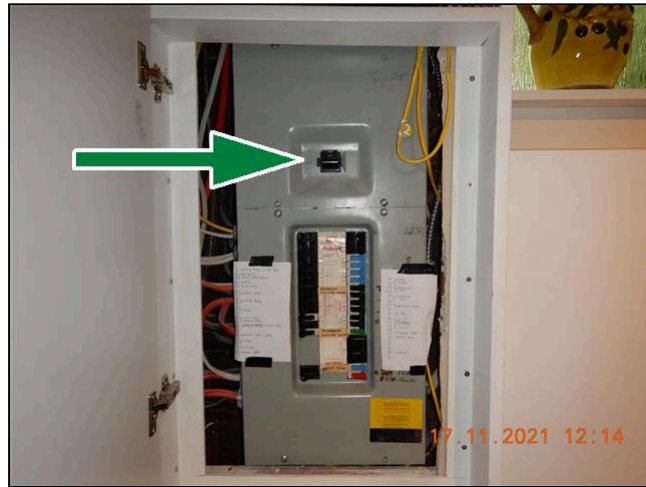


9.5 Item 1(Picture) Basement bedroom



9.5 Item 2(Picture) Basement bathroom

9.8 FYI - The main electrical disconnect is located in the basement den.



9.8 Item 1(Picture) Basement

9.9 Working smoke detectors were not installed on every level of the home. Working smoke detectors are critical and should be a priority before occupancy.

9.10 Carbon Monoxide (CO) detectors are recommended if your home has gas, oil or wood burning appliances and if there is an attached garage. There are no carbon monoxide detectors found in this home and it is recommended that one be installed according to the manufacturer's instructions.

Time to complete - Upon occupancy.

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.

10. INTERIORS



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



Styles & Materials

Ceiling Materials:

Drywall
Textured Finish

Wall Material:

Drywall

Floor Covering(s):

Carpet
Laminated T&G
Parquet

Interior Doors:

Hollow core
Wood
Wood/glazed

Window Types:

Thermal/Insulated
Double Glazed Sealed Units

Cabinetry:

Wood

Countertop:

Granite/Quartz

Limited Areas of Inspection:

General furnishings and storage

		IN	M	RR	NI
10.0	GENERAL INTERIOR	•			
10.1	CEILINGS	•			
10.2	WALLS	•			
10.3	FLOORS	•			
10.4	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	•			
10.5	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	•			
10.6	DOORS (**REPRESENTATIVE NUMBER**)	•			
10.7	WINDOWS (**REPRESENTATIVE NUMBER**)	•			
		IN	M	RR	NI

IN= INSPECTED, M= MAINTENANCE, RR= REPAIR OR REPLACE, NI= NOT INSPECTED

Comments:

10.0 *Minor cosmetic items such as drywall damage, scratched paint work, missing trim, counter and cabinet damage is not recorded in this inspection. It is assumed that such items would have been noticed during the client walk through. This report focuses on any significant deficiencies which may adversely affect your purchasing decision.*

Compromised thermal seals in double glazed windows are a common occurrence and ongoing issue in most homes. Whilst the inspector may make reference to some obvious issues (condensation and "fogging") some can go unnoticed. The client should budget for re-glazing or updating any glazing issues.

FYI - According to WorkSafeBC, prior to 1990, over 3000 building products were used that contained asbestos. If you are going to do any renovations, alterations or demolition to your house, you **MUST** first get a hazardous materials survey and have the identified materials professionally removed. For further information please visit asbestos.com, a comprehensive guide about asbestos removal and home safety.

asbestos.com [abatement-guide](#)

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.

11. INSURANCE SUMMARY



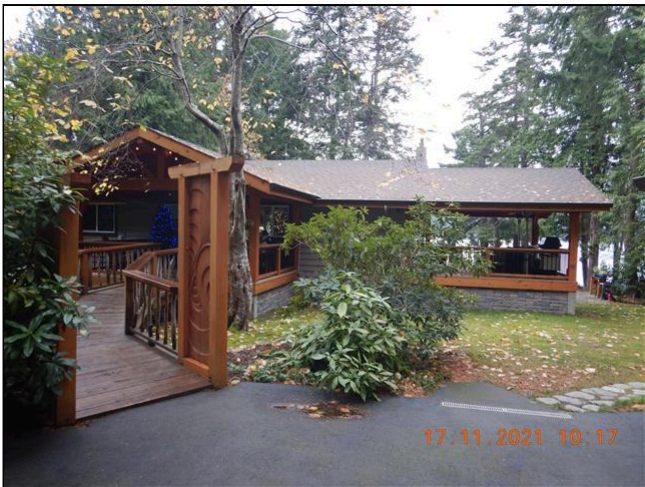
Styles & Materials

Inspection Address: 7788 Ships Point Road, Fanny Bay BC	Style of Home: Single Family - Two Storey	Approximate age of the home: Over 45 Years Extra Info : 1975
Roof Coverings and approximate age: Asphalt/Fibreglass Shingles Extra Info : Less than 10 years old	Structural Components: Foundation - Poured concrete Floor structure - Poured concrete slab & wood joists Wall structure - Wood frame Roof structure - Wood rafters	Plumbing Materials: Drain & Vent piping-ABS black plastic Distribution piping-Copper & PEX
Water heater information: Electric 287 Litres Location - Basement Floor drain-Yes Age/Year of Manufacture : 6 Years/2015	Electrical Service Size: 150 Amp	Electrical wiring materials (branch circuits): Copper Non-metallic sheathed cable Romex/Loomex cable
Smoke Alarms: Detectors not installed on each floor No carbon monoxide detector	Heating/Cooling System and approximate age: Forced Air Heat pump Electric Auxiliary Furnace Electric baseboard/wall coil heaters Propane Gas Fireplace Extra Info : Heat Pump/Furnace manufactured 2015	Solid Fuel Appliances: None

11.0	EXTERIOR VIEWS
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Comments:

11.0 FYI - Exterior views and informational images for home insurance provider.



11.0 Item 1(Picture) Front Elevation



11.0 Item 2(Picture) Rear Elevation



11.0 Item 3(Picture) Roof condition



11.0 Item 4(Picture) Copper/PEX plumbing