



Inspection Report

Mr. Ken Ford

Property Address:

11832 Cascade Dr
Delta BC V4E 3C2



11832 Cascade Dr

Brighton Home Inspections

David Brighton 57552



Table of Contents

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

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

[Intro Page 4](#)

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

[2 Exterior.....7](#)

[3 Garage.....15](#)

[4 Interiors 17](#)

[5 Structural Components 23](#)

[6 Plumbing System 25](#)

[7 Electrical System 29](#)

[8 Heating / Central Air Conditioning.....34](#)

[9 Insulation and Ventilation 38](#)

[General Summary.....39](#)

[Invoice.....62](#)

[Agreement 64](#)

Date: 02/05/2014	Time: 10:00 AM	Report ID: 11832 Cascade Dr 05.02.14
Property: 11832 Cascade Dr Delta BC V4E 3C2	Customer: Mr. Ken Ford	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:

CanNACHI

In Attendance:

Customer

Type of building:

Single Family (2 story)

Approximate age of building:

Over 30 Years

Home Faces:

North

Temperature:

Over 60 (F) = 15.5 (C)

Weather:

Sunny

Ground/Soil surface condition:

Damp

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.

		IN	NI	NP	RR	Styles & Materials
1.0	ROOF COVERINGS				X	Roof Covering: Cedar
1.1	FLASHINGS	X				Viewed roof covering from: Walked roof
1.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS				X	Sky Light(s): None
1.3	ROOF DRAINAGE SYSTEMS				X	Chimney (exterior): Brick

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

1.0 The cedar shingle roof is coming to the end of its useful life and budgeting for a new one would be prudent. This roof may last for the next 1-3 years if repairs are continued and the roof is maintained.



1.0 Picture 1 Shingle Deterioration



1.0 Picture 2 Moss Growth

1.2 Portions of the brick chimney are beginning to flake away. This is a combination of poor quality brick and excessive heat. I would recommend having the chimney cleaned as this is potentially a fire hazard and removing any foreign matter that has formed on the exterior of the chimney.



1.2 Picture 1 Brick Debris Chimney

1.3 Cleaning out the gutters would be considered regular maintenance and should be done twice a year or on an as needed basis.



1.3 Picture 1 Clean Gutters

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.

		IN	NI	NP	RR	Styles & Materials
2.0	WALL CLADDING FLASHING AND TRIM				X	Siding Style: Channel rustic
2.1	DOORS (Exterior)				X	Siding Material: Wood
2.2	WINDOWS				X	Exterior Entry Doors: Steel
2.3	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS				X	Single pane
2.4	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)				X	Appurtenance: Deck
2.5	EAVES, SOFFITS AND FASCIAS	X				Driveway: Concrete
2.6	OTHER				X	
		IN	NI	NP	RR	

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

2.0 The siding around the upstairs balcony is in poor condition and should be replaced as soon as possible. Generally speaking I found the siding of the home in fair condition with the exception of the balcony area.



2.0 Picture 1 Deteriorating Siding



2.0 Picture 2 Deteriorting Trim



2.0 Picture 3 Missing/Deteriorating Siding



2.0 Picture 4 Loose Siding



2.0 Picture 5 Deterioration Trim

2.1 (1) I was unable to operate the sliding door as the locking mechanism was jammed. This is a minor repair.



2.1 Picture 1 Sliding Door

(2) The paint on the garage door is delaminating and should be repainted to protect the surface from further damage. This would be considered regular maintenance.



2.1 Picture 2 Garage Door

(3) This garage door is beginning to deteriorate around the pet entrance. I recommend replacing this door.



2.1 Picture 3 Deteriorating Door

2.2 The seal on the sliding door has failed. For the most part a failed seal has little effect on the insulation value of the window/door but presents a less than desirable cosmetic effect. The estimated cost to replace/repair windows is approximately \$55.00 per sq ft.



2.2 Picture 1 Failed Sliding Door Seal



2.2 Picture 2 Failed Window Seal

2.3 (1) The garage ceiling has been subjected to water ingress coming from the balcony above. I was unable to identify the exact location of the water ingress but suggest further investigation to identify the exact source.



2.3 Picture 1 Rotting Support Post



2.3 Picture 2 Loose Railing



2.3 Picture 3 Water Ingress Garage



2.3 Picture 4 Water Ingress Garage



2.3 Picture 5 Balcony Deterioration

(2) Unfortunately settlement cracks are very common in large concrete structures. These cracks usually appear in the first

few years after construction. In the unlikely event of the cracks becoming wider I recommend applying a concrete epoxy to fill the cracks and minimize the damage.



2.3 Picture 6 Settlement Crack



2.3 Picture 7 Settlement Crack

2.4 (1) Anytime vegetation has an opportunity to grow against siding premature deterioration will take place. This will also provide an opportunity for pests or insects to enter the home. I recommend removing any vegetation that is within close proximity of the home.



2.4 Picture 1 Remove Vegetation

(2) The rear deck is in need of being stained and repaired. There are several loose boards and further deterioration will take place is not corrected. This would be considered regular maintenance.



2.4 Picture 2 Repair & Stain Deck

(3) The perimeter drains are full of debris and are no longer functioning.



2.4 Picture 3 Failed Perimeter Drain

2.6 The fence and gate around the home have either collapsed or are starting to fail. I would recommend replacing these items before complete failure.



2.6 Picture 1 Non Operational Gate



2.6 Picture 2 Perimeter Fencing

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

		IN	NI	NP	RR	Styles & Materials
3.0	GARAGE CEILINGS				X	Garage Door Type: Two manual
3.1	GARAGE WALLS (INCLUDING FIREWALL SEPARATION)				X	
3.2	GARAGE FLOOR			X		Garage Door Material: Metal
3.3	GARAGE DOOR (S)	X				
3.4	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME				X	
3.5	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)	X				
		IN	NI	NP	RR	

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

- 3.0 Please see section 2.3 of this report.
- 3.1 Please see section 2.3 of this report.
- 3.2 I was unable to inspect the garage floor due to excessive clutter.



3.2 Picture 1 Excessive Clutter

3.4 The occupant door from the garage to the home should be on a self closing mechanism and properly sealed to prevent the possibility of carbon monoxide from entering the home. This is a minor but important safety issue.



3.4 Picture 1 Garage Door



3.4 Picture 2 Failed Door Seal

4. Interiors

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

		IN	NI	NP	RR	Styles & Materials
4.0	CEILINGS				X	Ceiling Materials: Gypsum Board
4.1	WALLS				X	Wall Material: Gypsum Board
4.2	FLOORS				X	Floor Covering(s): Unfinished
4.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS				X	Interior Doors: Hollow core
4.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	X				Window Types: Thermal/Insulated
4.5	DOORS (REPRESENTATIVE NUMBER)				X	Cabinetry: Laminate
4.6	WINDOWS (REPRESENTATIVE NUMBER)				X	Countertop: Laminate

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

- 4.0 The interior of the home is in the midst of replacement/repair and cosmetic repairs are required throughout.
- 4.1 (1) The interior of the home is in the midst of replacement/repair and cosmetic repairs are required throughout.



4.1 Picture 1 Interior Walls



4.1 Picture 2 Interior Walls

(2) Downstairs in the basement is evidence of water ingress. I suspect this is related to the failure of the perimeter drain and, during a heavy rain, water enters into the home. I recommend having the perimeter drains assessed and repaired as necessary.



4.1 Picture 3 Water Ingress



4.1 Picture 4 Water Ingress



4.1 Picture 5 Water Staining

(3) Efflorescence is when moisture pushes the natural salts and minerals from brick, stone, concrete, and mortar. I was unable to identify a fracture in the wall where moisture was entering the home or whether it was purely the direct result of hydrostatic pressure. I suspect this is related to the failure of the perimeter drain as this area is not far from the water ingress mentioned earlier in this report.



4.1 Picture 6 Efflorescence

4.2 (1) The interior of the home is in the midst of replacement/repair and cosmetic repairs are required throughout.



4.2 Picture 1 Interior Flooring

(2) I was unable to inspect all portions of the floor due to excessive clutter.



4.2 Picture 2 Excessive Clutter

4.3 Staircases that exceed three or more steps should have a handrail. The handrails are missing on these staircases.



4.3 Picture 1 Missing Handrail



4.3 Picture 2 Missing Handrail

4.5 (1) There are several doors throughout the home that are in need of either repair or replacement.



4.5 Picture 1 Non Operational Door



4.5 Picture 2 Missing Door

(2) The closing mechanism on this interior door is broken and should be replaced.

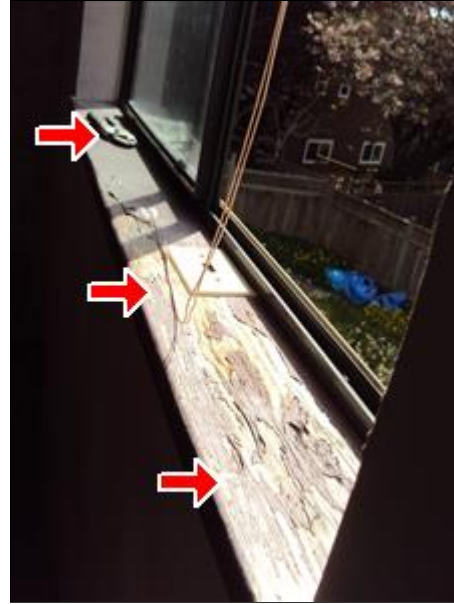


4.5 Picture 3 Broken Mechanism

4.6 The window sills throughout the home need to be repainted to prevent the possibility of water ingress and further damage.



4.6 Picture 1 Deteriorating Paint



4.6 Picture 2 Deteriorating Paint

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

		IN	NI	NP	RR	Styles & Materials
5.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	X				Foundation: Poured concrete Method used to observe
5.1	WALLS (Structural)	X				Crawlspace: Crawled
5.2	COLUMNS OR PIERS	X				Floor Structure: 2 X 8
5.3	FLOORS (Structural)	X				Wall Structure: 2 X 4 Wood
5.4	CEILINGS (structural)	X				Columns or Piers: Wood piers
5.5	ROOF STRUCTURE AND ATTIC	X				Ceiling Structure: 2X4 Roof Structure: Engineered wood trusses Roof-Type: Gable Method used to observe attic: Walked Attic info: Attic hatch

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

5.5 I found no evidence of damaged or cracked wooden trusses at the time of the inspection.



5.5 Picture 1 Engineered Wooden Trusses

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

considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

		IN	NI	NP	RR	Styles & Materials
6.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	X				Water Source: Public
6.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES				X	Plumbing Water Supply (into home): Copper
6.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	X				Plumbing Water Distribution (inside home): Copper
6.3	MAIN WATER SHUT-OFF DEVICE (Describe location)	X				Plumbing Waste: ABS
6.4	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)	X				Water Heater Power Source: Gas (quick recovery)
6.5	MAIN FUEL SHUT OFF (Describe Location)	X				Water Heater Capacity: 40 Gallon (1-2 people)
6.6	SUMP PUMP			X		Manufacturer: GE
		IN	NI	NP	RR	Water Heater Location: Closet downstairs

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

6.1 (1) The lid on this toilet is broken and the toilet itself is loose. I found no evidence of water ingress and suspect either the securing bolts are loose or the toilet seal is beginning to fail.



6.1 Picture 1 Loose Toilet

(2) Over time rubber hoses become brittle and can leak. If the leak goes unnoticed significant damage can occur to the flooring or substructure below. I recommend replacing the rubber hoses with a steel braided type to reduce the risk of a water leak. This is a minor replacement issue.



6.1 Picture 2 Washing Machine Hoses

(3) Over time grout can become porous and water ingress will take place. I recommend cleaning and sealing bathroom grout once every few years depending on the amount of use the area receives. No moisture was detected at the time of then inspection and this is a preventative recommendation.



6.1 Picture 3 Clean & Seal Grout

6.2 GE is a very popular brand of hot water tank. GE embeds the MFD in the first four numbers in the serial number. In this example the first two numbers '08' represents the month (Aug) and the second two numbers '10' represents the year (2010). Generally speaking hot water tanks last between 8-10 years depending on the quality of the tank and the amount of use the tank receives.



6.2 Picture 1 GE Hot Water Tank

6.3 The main water shutoff is located in the downstairs bedroom. In the event that a water leak cannot be isolated at the source turning this tap will shut the water off to the entire home.



6.3 Picture 1 Main Water Shutoff

6.5 The main fuel shutoff is located on the West side of the home. In the event of a natural disaster (i.e. earthquake) the gas should be shutoff to prevent the possibility of a leak. A crescent wrench will be required to accomplish this task.



6.5 Picture 1 Main Fuel Shutoff

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

		IN	NI	NP	RR	Styles & Materials
7.0	SERVICE ENTRANCE CONDUCTORS	X				Electrical Service Conductors: Below ground
7.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	X				Panel capacity: 100 AMP
7.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X				Panel Type: Circuit breakers
7.3	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)				X	Branch wire 15 and 20 AMP: Copper
7.4	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	X				
7.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	X				
7.6	LOCATION OF MAIN AND DISTRIBUTION PANELS	X				
7.7	SMOKE DETECTORS		X			
7.8	CARBON MONOXIDE DETECTORS			X		
		IN	NI	NP	RR	

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

7.3 (1) There are several electrical plates that are missing throughout the home. These covers should be replaced once the renovations are completed. This is a minor but important issue.



7.3 Picture 1 Missing Cover Plate

(2) This electrical outlet located upstairs is exposed and presents an electrocution hazard. This outlet should be removed and replaced with a functional outlet and cover.



7.3 Picture 2 Exposed Outlet

(3) Both of these outlets are non functional and should be replaced.



7.3 Picture 3 Non Operational Outlet



7.3 Picture 4 Non Operational Outlet

(4) Any exterior outlet or outlets that are within 3' of a water source should be GFCI protected. These outlets are not. A ground fault circuit interrupter (GFCI) is a device that shuts off an electric circuit when it detects that current is flowing along an unintended path, possibly through water or through a person. It is used to reduce the risk of electric shock. It works by measuring the current leaving the hot side of the power source and comparing it to the current returning to the neutral side. If they are not equal, this means that some of the current is flowing along an unintended path, and the GFCI shuts the power off. When the problem is corrected, the GFCI can manually be reset by pushing the reset button. There is also a test button that can be used to verify that the GFCI works. It is recommended to test GFCIs at least once a month. This is a minor but important replacement issue.



7.3 Picture 5 Not GFCI Protected



7.3 Picture 6 Not GFCI Protected

(5) Many of the fans throughout the home are loose and should be properly secured to ensure they do not pull themselves from their anchors.



7.3 Picture 7 Loose Fixtures

(6) This electrical outlet reads "Open" meaning the neutral wire is not properly connected. This was an error during installation and can easily be corrected.



7.3 Picture 8 Open Outlet

7.6 The electrical panel is located in the downstairs bedroom. I found no evidence of tampering, arcing, double tapping, or corrosion. This was a professionally installed panel.



7.6 Picture 1 Electrical Panel



7.6 Picture 2 Branch Wiring

7.7 Please test smoke detectors once every month.

7.8 I recommend installing carbon monoxide detectors in every home.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

		IN	NI	NP	RR	Styles & Materials
8.0	HEATING EQUIPMENT				X	Heat Type: Forced Air
8.1	NORMAL OPERATING CONTROLS	X				Energy Source: Gas
8.2	AUTOMATIC SAFETY CONTROLS	X				
8.3	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)				X	Number of Heat Systems (excluding wood): Three
8.4	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	X				Heat System Brand: LENNOX
8.5	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)	X				Ductwork: Non-insulated
8.6	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)				X	Filter Type: Disposable
8.7	GAS/LP FIRELOGS AND FIREPLACES	X				Filter Size: Cut to fit
8.8	COOLING AND AIR HANDLER EQUIPMENT			X		
8.9	NORMAL OPERATING CONTROLS			X		
8.10	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM			X		

IN NI NP RR **Types of Fireplaces:**

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Solid Fuel
Gas/LP Log starter

Operable Fireplaces:

One

Number of Woodstoves:

None

Comments:

8.0 The Lennox furnace is original to the home. Generally speak furnaces last between 20-30 years depending on the quality of the unit and the maintenance it receives. This furnace has come to the end of its useful life and should be replaced. There is evidence of corrosion, damage to the heat exchanger and back drafting. Please install a carbon monoxide detector immediately.



8.0 Picture 1 Lennox Furnace



8.0 Picture 2 Filter Location



8.0 Picture 3 Backdrafting



8.0 Picture 4 Orange Flame



8.0 Picture 5 Corrosion

8.3 (1) Please replace this vent cover once renovations are complete.



8.3 Picture 1 Missing Vent

(2) Periodically cleaning the furnace ducts will improve the air quality in the home. This would be considered regular maintenance.



8.3 Picture 2 Clean Ducts

8.6 I highly recommend having the fireplaces cleaned annually to prevent the possibility of creosote build up. Creosote is a natural by product of burning wood. The build up of creosote will potentially create a chimney fire if not cleaned regularly.



8.6 Picture 1 Downstairs Fireplace



8.6 Picture 2 Main Level Fireplace

8.7 The gas fireplace operated when called upon. I would recommend having this unit serviced to ensure the air/gas mixture is correct. This would be considered regular maintenance.



8.7 Picture 1 Gas Fireplace

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation

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

		IN	NI	NP	RR	Styles & Materials
9.0	INSULATION IN ATTIC	X				Attic Insulation:
9.1	INSULATION UNDER FLOOR SYSTEM			X		Blown
9.2	VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)			X		Batt
9.3	VENTILATION OF ATTIC AND FOUNDATION AREAS	X				Ventilation:
9.4	VENTING SYSTEMS (Kitchens, baths and laundry)	X				Soffit Vents
9.5	VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)			X		Passive
						Exhaust Fans:
						Fan only
						Dryer Power Source:
						220 Electric
						Dryer Vent:
						Flexible Metal
						Floor System Insulation:
						Faced

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

9.0 The batten and blown in insulation are original to the home. The insulation is providing approximately an R-value of R 24 which is low by today's standard. I would assess the comfort of the home and the energy costs during the colder months. In the event the home is cold or energy costs are high adding additional insulation may improve the comfort level of the home.



9.0 Picture 1 Batten Insulation



9.0 Picture 2 Blown In Insulation

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.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Brighton Home Inspections

General Summary



Brighton Home Inspections

Customer

Mr. Ken Ford

Address11832 Cascade Dr
Delta BC V4E 3C2

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing**1.0 ROOF COVERINGS****Repair or Replace**

The cedar shingle roof is coming to the end of its useful life and budgeting for a new one would be prudent. This roof may last for the next 1-3 years if repairs are continued and the roof is maintained.



1.0 Picture 1 Shingle Deterioration



1.0 Picture 2 Moss Growth

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS**Repair or Replace**

Portions of the brick chimney are beginning to flake away. This is a combination of poor quality brick and excessive heat. I would recommend having the chimney cleaned as this is potentially a fire hazard and removing any foreign matter that has formed on the exterior of the chimney.

1. Roofing



1.2 Picture 1 Brick Debris Chimney

1.3 ROOF DRAINAGE SYSTEMS

Repair or Replace

Cleaning out the gutters would be considered regular maintenance and should be done twice a year or on an as needed basis.



1.3 Picture 1 Clean Gutters

2. Exterior

2.0 WALL CLADDING FLASHING AND TRIM

Repair or Replace

The siding around the upstairs balcony is in poor condition and should be replaced as soon as possible. Generally speaking I found the siding of the home in fair condition with the exception of the balcony area.

2. Exterior



2.0 Picture 1 Deteriorating Siding



2.0 Picture 2 Deteriorating Trim



2.0 Picture 3 Missing/Deteriorating Siding



2.0 Picture 4 Loose Siding



2.0 Picture 5 Deterioration Trim

2. Exterior

2.1 DOORS (Exterior)

Repair or Replace

(1) I was unable to operate the sliding door as the locking mechanism was jammed. This is a minor repair.



2.1 Picture 1 Siding Door

(2) The paint on the garage door is delaminating and should be repainted to protect the surface from further damage. This would be considered regular maintenance.



2.1 Picture 2 Garage Door

(3) This garage door is beginning to deteriorate around the pet entrance. I recommend replacing this door.

2. Exterior



2.1 Picture 3 Deteriorating Door

2.2 WINDOWS

Repair or Replace

The seal on the sliding door has failed. For the most part a failed seal has little effect on the insulation value of the window/door but presents a less than desirable cosmetic effect. The estimated cost to replace/repair windows is approximately \$55.00 per sq ft.



2.2 Picture 1 Failed Sliding Door Seal



2.2 Picture 2 Failed Window Seal

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

Repair or Replace

(1) The garage ceiling has been subjected to water ingress coming from the balcony above. I was unable to identify the exact location of the water ingress but suggest further investigation to identify the exact source.

2. Exterior



2.3 Picture 1 Rotting Support Post



2.3 Picture 2 Loose Railing



2.3 Picture 3 Water Ingress Garage



2.3 Picture 4 Water Ingress Garage



2.3 Picture 5 Balcony Deterioration

(2) Unfortunately settlement cracks are very common in large concrete structures. These cracks usually appear in the first few years after construction. In the unlikely event of the cracks becoming wider I recommend applying a concrete epoxy to fill the cracks and minimize the damage.

2. Exterior



2.3 Picture 6 Settlement Crack



2.3 Picture 7 Settlement Crack

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS
(With respect to their effect on the condition of the building)

Repair or Replace

(1) Anytime vegetation has an opportunity to grow against siding premature deterioration will take place. This will also provide an opportunity for pests or insects to enter the home. I recommend removing any vegetation that is within close proximity of the home.



2.4 Picture 1 Remove Vegetation

(2) The rear deck is in need of being stained and repaired. There are several loose boards and further deterioration will take place is not corrected. This would be considered regular maintenance.

2. Exterior

2.4 Picture 2 Repair & Stain Deck

(3) The perimeter drains are full of debris and are no longer functioning.



2.4 Picture 3 Failed Perimeter Drain

2.6 OTHER**Repair or Replace**

The fence and gate around the home have either collapsed or are starting to fail. I would recommend replacing these items before complete failure.

2. Exterior



2.6 Picture 1 Non Operational Gate



2.6 Picture 2 Perimeter Fencing

3. Garage

3.0 GARAGE CEILINGS

Repair or Replace

Please see section 2.3 of this report.

3.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

Repair or Replace

Please see section 2.3 of this report.

3.4 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

Repair or Replace

The occupant door from the garage to the home should be on a self closing mechanism and properly sealed to prevent the possibility of carbon monoxide from entering the home. This is a minor but important safety issue.



3.4 Picture 1 Garage Door



3.4 Picture 2 Failed Door Seal

4. Interiors

- 4.0 CEILINGS
- Repair or Replace
- The interior of the home is in the midst of replacement/repair and cosmetic repairs are required throughout.
- 4.1 WALLS
- Repair or Replace
- (1) The interior of the home is in the midst of replacement/repair and cosmetic repairs are required throughout.



4.1 Picture 1 Interior Walls



4.1 Picture 2 Interior Walls

(2) Downstairs in the basement is evidence of water ingress. I suspect this is related to the failure of the perimeter drain and, during a heavy rain, water enters into the home. I recommend having the perimeter drains assessed and repaired as necessary.



4.1 Picture 3 Water Ingress



4.1 Picture 4 Water Ingress

4. Interiors

4.1 Picture 5 Water Staining

(3) Efflorescence is when moisture pushes the natural salts and minerals from brick, stone, concrete, and mortar. I was unable to identify a fracture in the wall where moisture was entering the home or whether it was purely the direct result of hydrostatic pressure. I suspect this is related to the failure of the perimeter drain as this area is not far from the water ingress mentioned earlier in this report.



4.1 Picture 6 Efflorescence

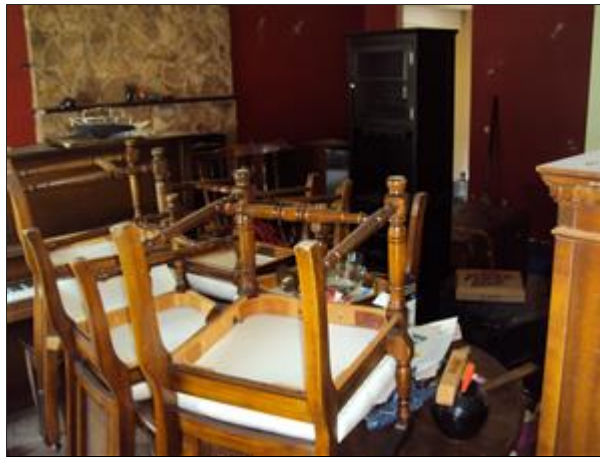
4.2 FLOORS**Repair or Replace**

(1) The interior of the home is in the midst of replacement/repair and cosmetic repairs are required throughout.

4. Interiors

4.2 Picture 1 Interior Flooring

(2) I was unable to inspect all portions of the floor due to excessive clutter.



4.2 Picture 2 Excessive Clutter

4.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS**Repair or Replace**

Staircases that exceed three or more steps should have a handrail. The handrails are missing on these staircases.

4. Interiors

4.3 Picture 1 Missing Handrail



4.3 Picture 2 Missing Handrail

4.5 DOORS (REPRESENTATIVE NUMBER)**Repair or Replace**

(1) There are several doors throughout the home that are in need of either repair or replacement.



4.5 Picture 1 Non Operational Door



4.5 Picture 2 Missing Door

(2) The closing mechanism on this interior door is broken and should be replaced.

4. Interiors

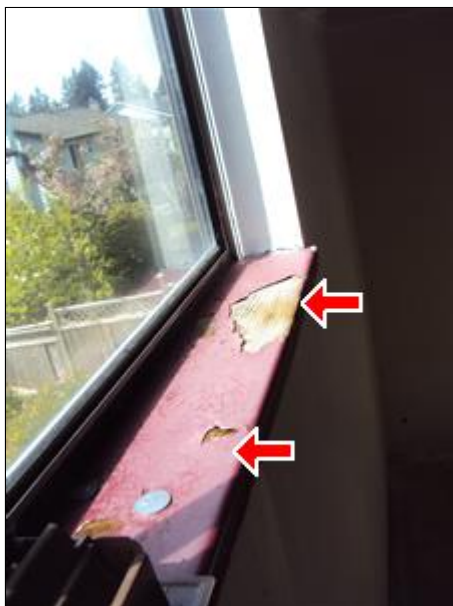


4.5 Picture 3 Broken Mechanism

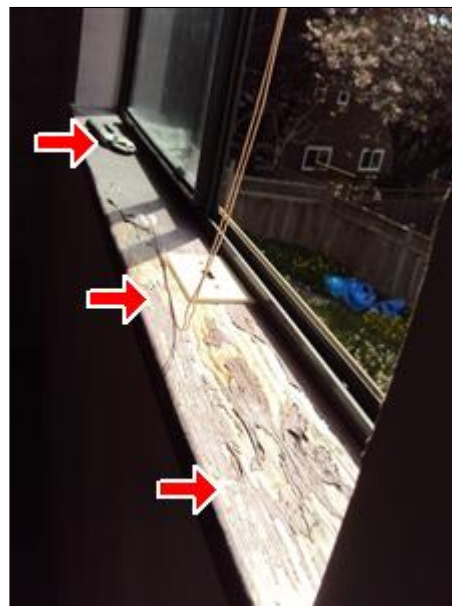
4.6 WINDOWS (REPRESENTATIVE NUMBER)

Repair or Replace

The window sills throughout the home need to be repainted to prevent the possibility of water ingress and further damage.



4.6 Picture 1 Deteriorating Paint



4.6 Picture 2 Deteriorating Paint

6. Plumbing System

6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Repair or Replace

(1) The lid on this toilet is broken and the toilet itself is loose. I found no evidence of water ingress and suspect either the securing bolts are loose or the toilet seal is beginning to fail.

6. Plumbing System



6.1 Picture 1 Loose Toilet

(2) Over time rubber hoses become brittle and can leak. If the leak goes unnoticed significant damage can occur to the flooring or substructure below. I recommend replacing the rubber hoses with a steel braided type to reduce the risk of a water leak. This is a minor replacement issue.



6.1 Picture 2 Washing Machine Hoses

(3) Over time grout can become porous and water ingress will take place. I recommend cleaning and sealing bathroom grout once every few years depending on the amount of use the area receives. No moisture was detected at the time of then inspection and this is a preventative recommendation.

6. Plumbing System



6.1 Picture 3 Clean & Seal Grout

7. Electrical System

- 7.3 CONNECTED DEVICES AND FIXTURES** (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Repair or Replace

(1) There are several electrical plates that are missing throughout the home. These covers should be replaced once the renovations are completed. This is a minor but important issue.



7.3 Picture 1 Missing Cover Plate

(2) This electrical outlet located upstairs is exposed and presents an electrocution hazard. This outlet should be removed and replaced with a functional outlet and cover.

7. Electrical System



7.3 Picture 2 Exposed Outlet

(3) Both of these outlets are non functional and should be replaced.



7.3 Picture 3 Non Operational Outlet



7.3 Picture 4 Non Operational Outlet

(4) Any exterior outlet or outlets that are within 3' of a water source should be GFCI protected. These outlets are not. A ground fault circuit interrupter (GFCI) is a device that shuts off an electric circuit when it detects that current is flowing along an unintended path, possibly through water or through a person. It is used to reduce the risk of electric shock. It works by measuring the current leaving the hot side of the power source and comparing it to the current returning to the neutral side. If they are not equal, this means that some of the current is flowing along an unintended path, and the GFCI shuts the power off. When the problem is corrected, the GFCI can manually be reset by pushing the reset button. There is also a test button that can be used to verify that the GFCI works. It is recommended to test GFCIs at least once a month. This is a minor but important replacement issue.

7. Electrical System

7.3 Picture 5 Not GFCI Protected



7.3 Picture 6 Not GFCI Protected

(5) Many of the fans throughout the home are loose and should be properly secured to ensure they do not pull themselves from their anchors.



7.3 Picture 7 Loose Fixtures

(6) This electrical outlet reads "Open" meaning the neutral wire is not properly connected. This was an error during installation and can easily be corrected.

7. Electrical System



7.3 Picture 8 Open Outlet

8. Heating / Central Air Conditioning

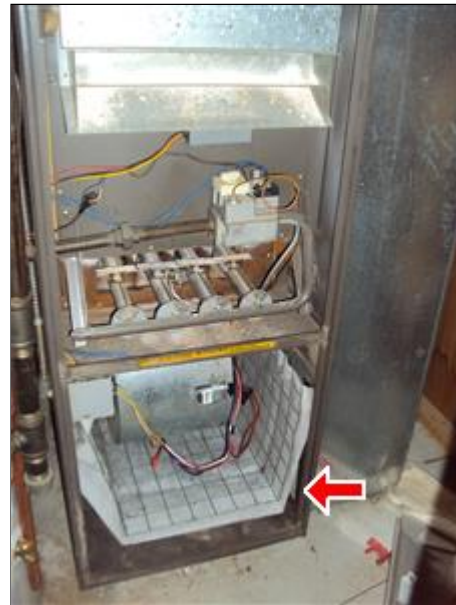
8.0 HEATING EQUIPMENT

Repair or Replace

The Lennox furnace is original to the home. Generally speak furnaces last between 20-30 years depending on the quality of the unit and the maintenance it receives. This furnace has come to the end of its useful life and should be replaced. There is evidence of corrosion, damage to the heat exchanger and back drafting. Please install a carbon monoxide detector immediately.



8.0 Picture 1 Lennox Furnace



8.0 Picture 2 Filter Location

8. Heating / Central Air Conditioning

8.0 Picture 3 Backdrafting



8.0 Picture 4 Orange Flame



8.0 Picture 5 Corrosion

8.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)**Repair or Replace**

(1) Please replace this vent cover once renovations are complete.

8. Heating / Central Air Conditioning



8.3 Picture 1 Missing Vent

(2) Periodically cleaning the furnace ducts will improve the air quality in the home. This would be considered regular maintenance.



8.3 Picture 2 Clean Ducts

8.6 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Repair or Replace

I highly recommend having the fireplaces cleaned annually to prevent the possibility of creosote build up. Creosote is a natural by product of burning wood. The build up of creosote will potentially create a chimney fire if not cleaned regularly.



8.6 Picture 1 Downstairs Fireplace



8.6 Picture 2 Main Level Fireplace

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 Brighton Home Inspections



Brighton Home Inspections

Inspected By: David Brighton

Inspection Date: 02/05/2014

Report ID: 11832 Cascade Dr 05.02.14

Customer Info:	Inspection Property:
Mr. Ken Ford 11832 Cascade Dr Delta BC V4E 3C2 Customer's Real Estate Professional:	11832 Cascade Dr Delta BC V4E 3C2

Inspection Fee:			
Service	Price	Amount	Sub-Total
Detached Home	428.57	1	428.57
			Tax \$21.43
			Total Price \$450.00

Payment Method: Cheque
Payment Status:
Note:

PROPERTY INSPECTION CONTRACT Ref: 11832 Cascade Dr 05.02.14

BETWEEN: **Brighton Home Inspections** (604) 290-5557

AND: Mr. Ken Ford (Client)

RE: 11832 Cascade Dr, Delta, BC V4E 3C2 (Subject Property Address)

SCOPE OF INSPECTION

1. The INSPECTOR will perform a VISUAL INSPECTION of the readily accessible and visible areas of the major systems and components of the Primary Residence on the Property and certain built-in equipment and improvements. The inspection and report are not intended to reflect on the market value of the property nor to make any recommendation as to the advisability of purchase.
2. The condition of certain systems, components and equipment will be randomly sampled by the inspector. Examples of such systems, components and equipment are window / door operation and hardware, electrical receptacles, switches and lights, cabinet / countertop mounts and functions, insulation depth, mortar, masonry, paint and caulking integrity and roof covering materials. Furniture, rugs, appliances, stored items, etc will not be moved for the inspection.
3. The INSPECTOR will give a professional opinion on whether those items inspected are performing their intended function at the time of the inspection or are in need of immediate repair. The inspection and report are based upon observations of conditions that exist at the time the inspection was performed.
4. Cost estimates, if provided, are "ballpark" estimates only and are not intended to be relied upon by any person for accuracy. The CLIENT should obtain written bids from qualified licensed contractors in order to determine the possible cost of repairs.

OUR STANDARDS

5. This inspection is performed in accordance with the Code of Ethics and Standards of Practice of The Canadian National Association of Certified Home Inspectors, Inc. (CanNACHI, a copy of which is attached to this report.
6. The INSPECTOR certifies that this inspection is totally unbiased and objective and she / he is not associated with any seller, contractor, lawyer or Realtor and therefore has no anticipated financial interest in this property.

CONFIDENTIALITY OF REPORT

7. The Inspection Report is for the sole, confidential and exclusive use and possession of the CLIENT and will not be disclosed to third parties such as real estate agents, sellers, or lenders without the express written consent of the CLIENT.

Permission Granted: _____

8. The CLIENT shall protect and indemnify the INSPECTOR from and against any claim against the INSPECTOR by any such third party arising from disclosure of the Inspection Report.

INSPECTOR: David Brighton

DATE:

Fee payable at the time of receipt of Inspection Report:

BASE FEE: \$
ADDITIONAL FEE: \$
TAX: \$
TOTAL FEE: \$

LIMITATIONS

9. THE INSPECTION AND REPORT ARE NOT INTENDED NOR ARE TO BE USED AS A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE FUTURE ADEQUACY, PERFORMANCE OR CONDITION OF ANY INSPECTED STRUCTURE, ITEM OR SYSTEM. THE INSPECTOR IS NOT AN INSURER OF ANY INSPECTED CONDITIONS.

10. Weather conditions may limit the extent of the inspection process; the client hereby releases the inspector for omissions or inaccuracies in the inspection report arising as a result of weather conditions existing at the time of inspection.

11. The CLIENT will notify the INSPECTOR of any incident giving rise to a claim within 30 days of its discovery and allow the INSPECTOR to examine the conditions prior to the performance of repairs. This is a condition precedent to the CLIENT’s claim.

12. The CLIENT acknowledges and agrees that the INSPECTOR’S liability for all claims arising from the provision of services pursuant to this contract shall absolutely cease to exist after a period of one year from the date of the Inspection Report. Following the expiry of the one year period the CLIENT shall have no claim whatsoever against the INSPECTOR.

13. It is understood and agreed that should the INSPECTOR be found liable for any loss or damages resulting from a failure to perform any obligations, including but not limited to negligence, breach of contract, or otherwise, then the liability of the INSPECTOR shall be limited to a sum equal to the amount of the fee paid by the CLIENT for the Inspection and Report.

14. The INSPECTOR 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 the INSPECTOR.

15. In the event that the CLIENT claims damages against the INPSECTOR and does not prove those

damages, the CLIENT shall pay all legal fees, arbitrator / mediator fees, legal expenses and costs incurred by the INSPECTOR in defense of the claim.

ACCEPTANCE AND UNDERSTANDING

16. By signing this Property Inspection Contract the CLIENT acknowledges, covenants and agrees that:

- a) The CLIENT understands and agrees to be bound by each and every provision of this contract:
- b) The INSPECTOR has not made any representations or warranties other than those contained in the Contract;
- c) The CLIENT shall pay the fees described above to the INSPECTOR without set-off or deduction.

CLIENT Date