

YOUR Inspection Report

The Positive Experience

FOR THE PROPERTY AT:

123 Your St
Some Where, BC

PREPARED FOR:

SAMPLE REPORT

INSPECTION DATE:

Friday, January 8, 2021

PREPARED BY:

Edwin Baumgartner lic. 80282



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SUMMARY

123 Your St, Some Where, BC January 8, 2021

Report No. 1190

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

RECALLS

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Electrical

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • Loose

Implication(s): Electric shock | Fire hazard

Location: Kitchen

Task: Repair

Time: Immediate



1. Loose

Heating

ELECTRIC BOILER \ Radiators, convectors and baseboards

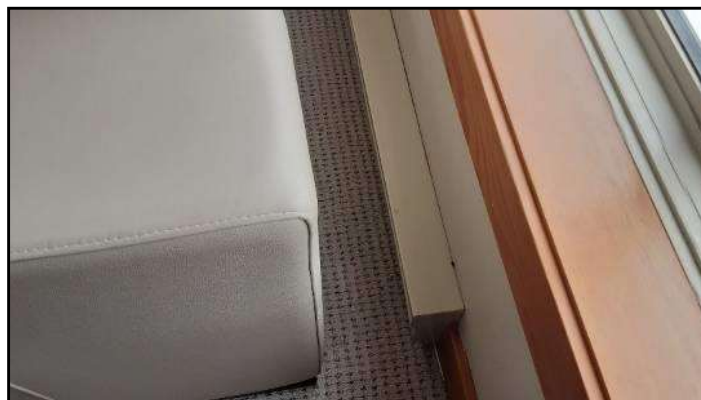
Condition: • Won't warm up

Implication(s): Chance of water damage to structure, finishes and contents | Reduced comfort

Location: Living Room

Task: Repair or replace

Time: Immediate



2. Won't warm up

SUMMARY

123 Your St, Some Where, BC January 8, 2021

Report No. 1190

www.stixpropertyinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

RECALLS

Plumbing

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

Condition: • Drain stop ineffective

There are items in the drain of the vanity sink. These stop the drain from effective and cause the sink to over flow. We recommend this be repaired by a qualified professional

Implication(s): Nuisance | Reduced operability

Location: Ensuite Bathroom

Task: Repair

Time: Immediate



3. Drain stop ineffective

4. Drain stop ineffective

Condition: • Drain stop ineffective

The knob pulls off the drain plug so can not lift it to drain the sink.

Implication(s): Nuisance | Reduced operability

Location: Kitchen

Task: Repair or replace

Time: Immediate



5. Drain stop ineffective

FIXTURES AND FAUCETS \ Shower stall

Condition: • The shower head pressure is momentarily effected by the vanity faucet being turned and the pipe bangs. We recommend this be further diagnosed by a qualified professional to ensure a water line doesn't get damaged in use

SUMMARY

123 Your St, Some Where, BC January 8, 2021

Report No. 1190

www.stixpropertyinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

RECALLS

Condition: • Leak

Implication(s): Chance of water damage to structure, finishes and contents

Location: Ensuite Bathroom

Task: Repair or replace

Time: Immediate



6. Leak



7. Leak

Condition: • Leak

Implication(s): Chance of water damage to structure, finishes and contents

Location: Bathroom

Task: Repair or replace

Time: Immediate



8. Leak

Interior

DOORS \ Doors and frames

Condition: • Binds

Implication(s): System inoperative or difficult to operate

Location: Master Bedroom

Task: Repair

Time: Immediate Less than 1 year

SUMMARY

123 Your St, Some Where, BC January 8, 2021

Report No. 1190

www.stixpropertyinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

RECALLS



9. *Binds*



10. *Binds*

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

ROOFING

123 Your St, Some Where, BC January 8, 2021

Report No. 1190

www.stixpropertyinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

RECALLS

Methods and Limitations

General: • The roof is part of the common property and maintained by the Condo board and management company. All observations are offered complimentary and not within the scope of the inspection

Roof inspection limited/prevented by: • Lack of access (too high/steep) • Snow/ice/frost

Inspection performed: • Not visible due to snow coverage

Recommendations

RECOMMENDATIONS \ General

1. Condition: • We recommend consulting the bylaws and budget for information on how these systems are inspected, maintained, and repaired

EXTERIOR

123 Your St, Some Where, BC January 8, 2021

Report No. 1190

www.stixpropertyinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

RECALLS

Description

General:

- General exterior view



11. General exterior view



12. General exterior view



13. General exterior view



14. General exterior view

Gutter & downspout material: • No gutters or downspouts

Wall surfaces and trim: • Stone • Wood

Driveway:

- Concrete

EXTERIOR

123 Your St, Some Where, BC January 8, 2021

Report No. 1190

www.stixpropertyinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

RECALLS



15. Concrete

Methods and Limitations

General: • The exterior is part of the common property and maintained by the Condo board and management company. All observations are offered complimentary and not within the scope of the inspection

Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

Recommendations

RECOMMENDATIONS \ General

2. Condition: • We recommend consulting the bylaws and budget for information on how these systems are inspected, maintained, and repaired.

STRUCTURE

123 Your St, Some Where, BC January 8, 2021

Report No. 1190

www.stixpropertyinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

RECALLS

Description

Configuration: • Walk out suites below grade

Foundation material: • Poured concrete

Floor construction: • Not visible

Exterior wall construction: • Wood frame • Not visible

Roof and ceiling framing: • Not visible

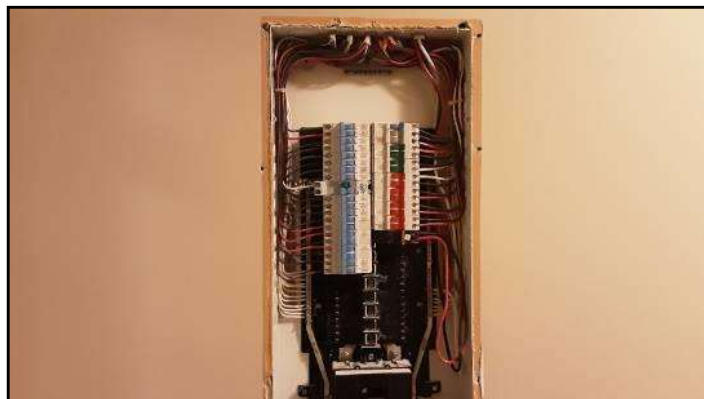
Description

General:

- General view of the Electrical panel



16. General view of the Electrical panel



17. General view of the Electrical panel

- Service entrance cable and location:** • Underground - cable material not visible

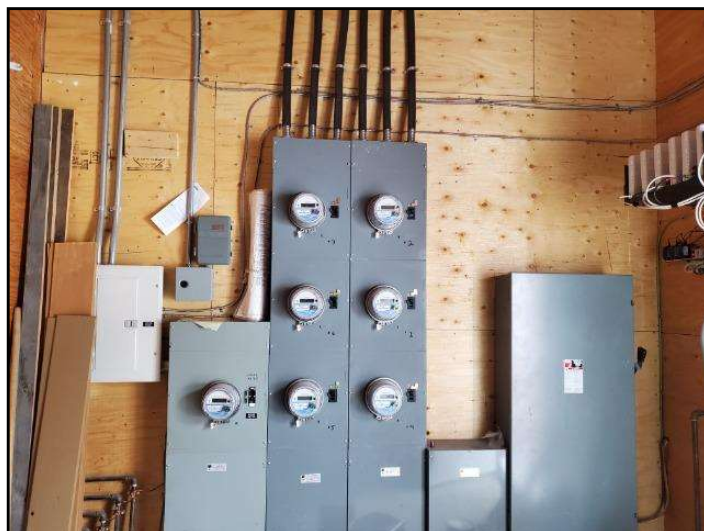
Service size:

- 200 Amps (240 Volts)

Located in the utility room by the gas meters



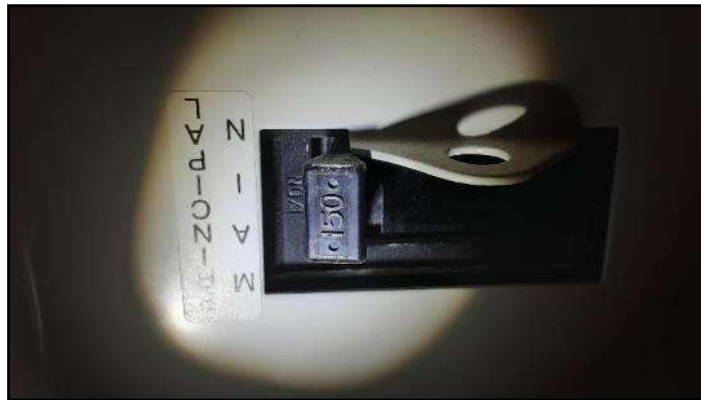
18. 200 Amps (240 Volts)



19. 200 Amps (240 Volts)

Main disconnect/service box rating:

- 150 Amps

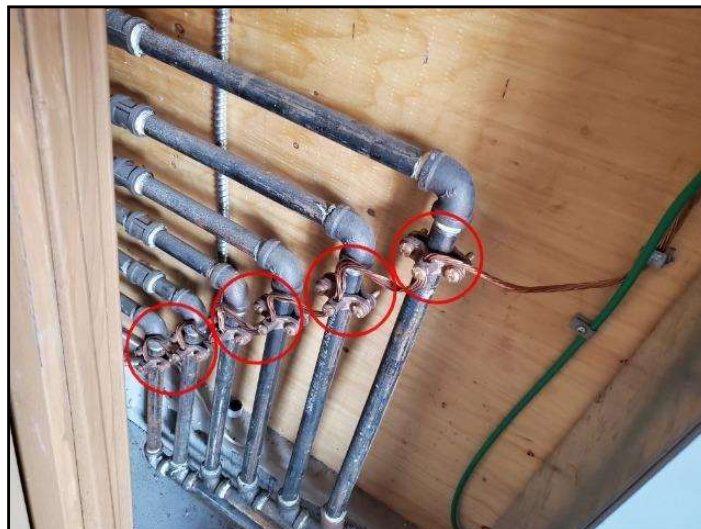


20. 150 Amps

Main disconnect/service box type and location: • Breakers - utility room

System grounding material and type:

- Copper - other



21. Copper - other

Distribution wire (conductor) material and type: • Copper - non-metallic sheathed

Type and number of outlets (receptacles): • Grounded - typical

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • GFCIs present

Smoke alarms (detectors): • Present

Methods and Limitations

General: • The following low voltage systems are not included in a home inspection: intercom, alarm/security systems, doorbells, low voltage lighting and controls, central vacuum, telephone, internet, smart home systems, smoke detectors, and carbon monoxide detectors

Sampling - A professional home inspection includes the inspection of a representative sample of wiring, lights, receptacles, ect.

System ground: • Not accessible

Recommendations

RECOMMENDATIONS \ General

3. Condition: • All electrical recommendations are safety issues and should be performed by a qualified technician. Treat them as high priority items, and consider the Time Frame as Immediate unless otherwise noted.

DISTRIBUTION SYSTEM \ Outlets (receptacles)

4. Condition: • Loose

Implication(s): Electric shock | Fire hazard

Location: Kitchen

Task: Repair

Time: Immediate



22. Loose

HEATING

123 Your St, Some Where, BC January 8, 2021

Report No. 1190

www.stixpropertyinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

RECALLS

Description

Fuel/energy source:

- Gas
For fireplaces only

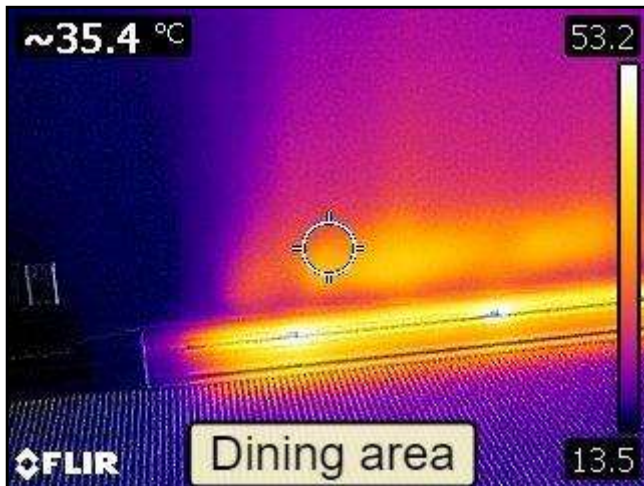


23. Gas

- Electricity

Heat distribution:

- Baseboards



24. Baseboards



25. Baseboards

HEATING

123 Your St, Some Where, BC January 8, 2021

Report No. 1190

www.stixpropertyinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

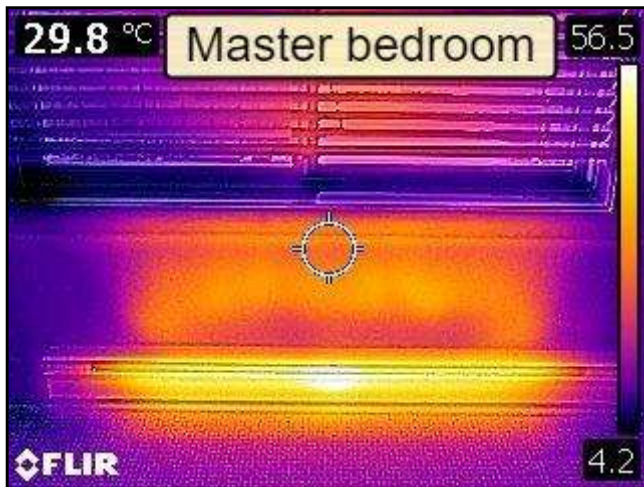
HEATING

INSULATION

PLUMBING

INTERIOR

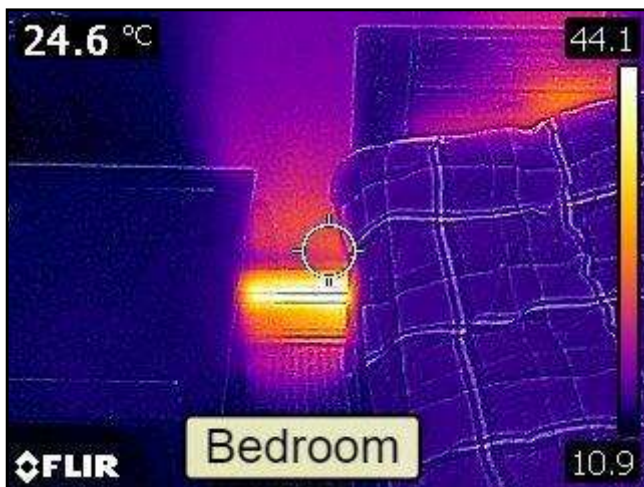
RECALLS



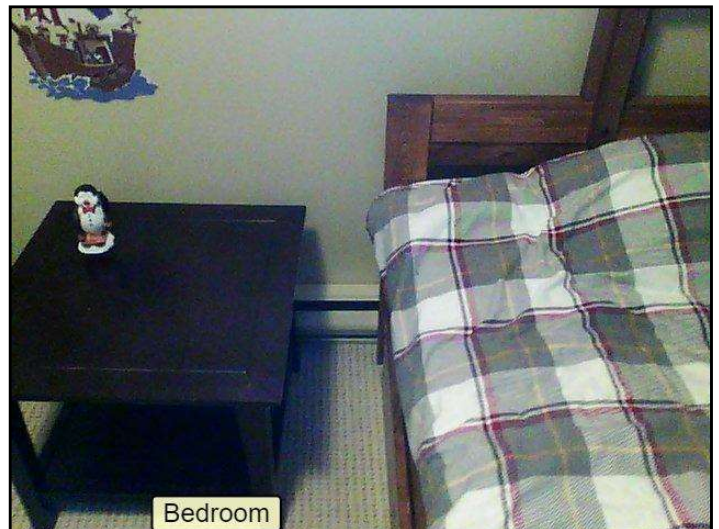
26. Baseboards



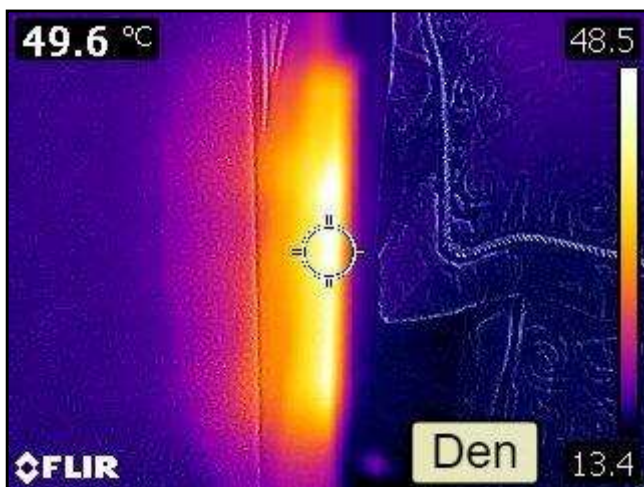
27. Baseboards



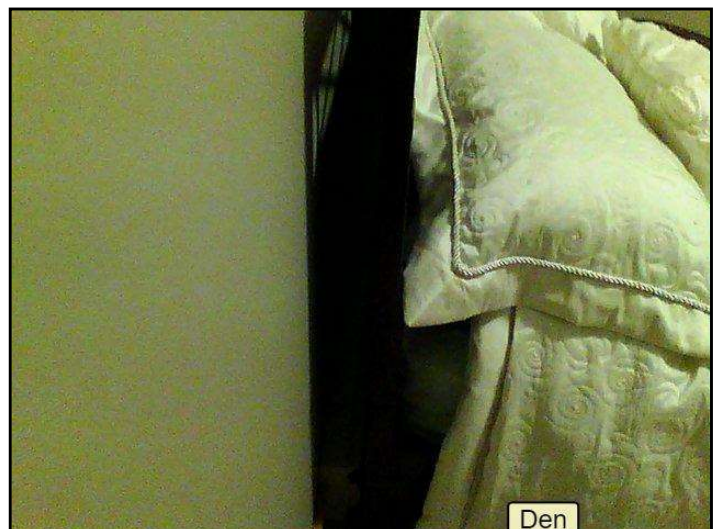
28. Baseboards



29. Baseboards



30. Baseboards



31. Baseboards

HEATING

123 Your St, Some Where, BC January 8, 2021

Report No. 1190

www.stixpropertyinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

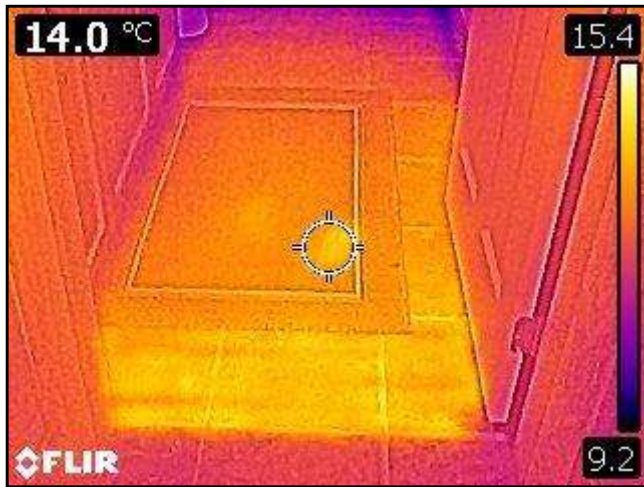
INSULATION

PLUMBING

INTERIOR

RECALLS

Heat distribution: • Heated floor in main bath



32.



33.

Heat distribution: • Heated floor in ensuite



34.



35.

Heat distribution: • Heated floor in kitchen

HEATING

123 Your St, Some Where, BC January 8, 2021

Report No. 1190

www.stixpropertyinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

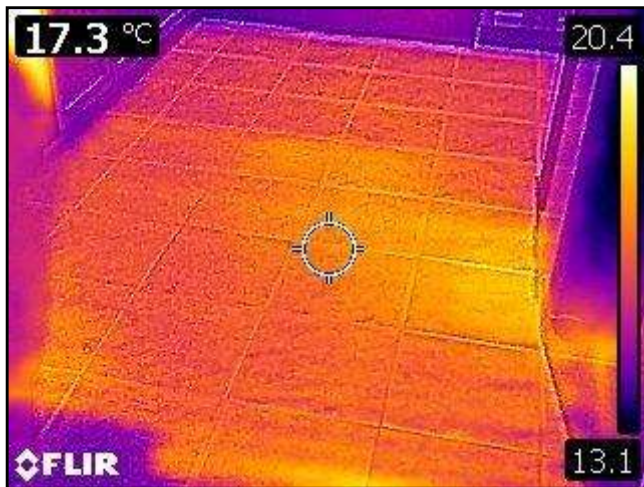
HEATING

INSULATION

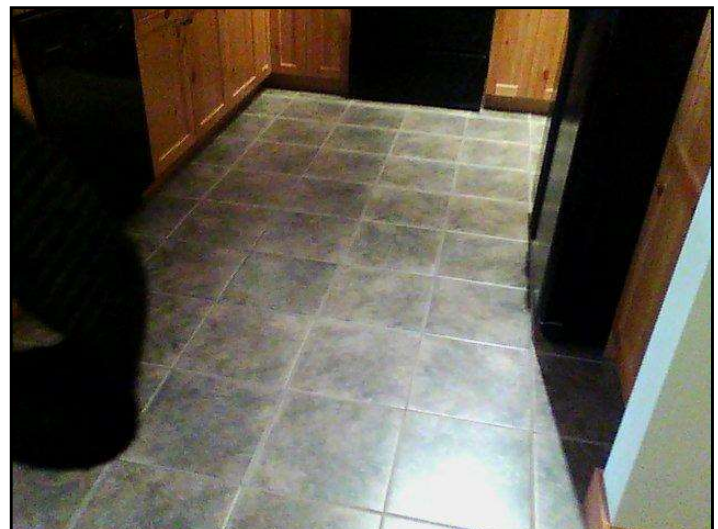
PLUMBING

INTERIOR

RECALLS

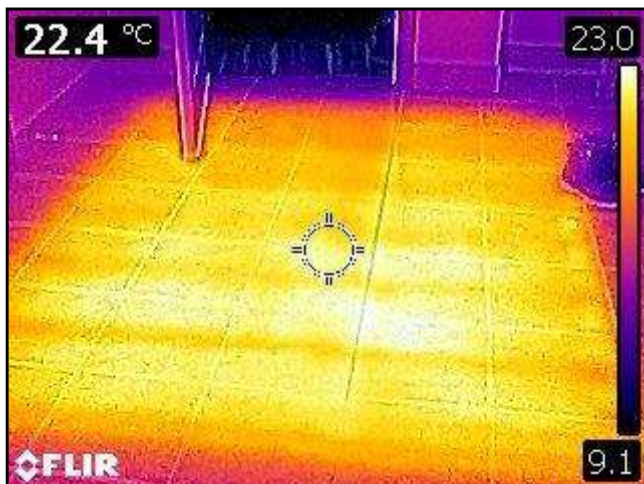


36.

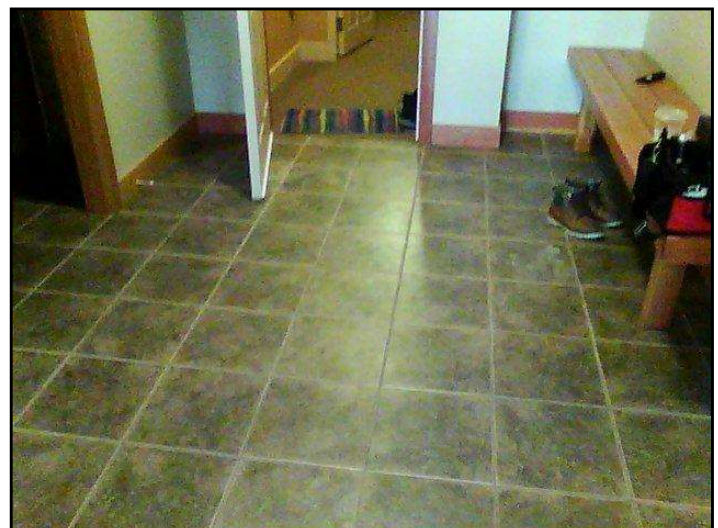


37.

Heat distribution: • Heated floor in entrance



38.



39.

Approximate capacity: • Not determined

Approximate age: • Not determined

Main fuel shut off at: • Meter

Fireplace/stove:

• Gas fireplace

HEATING

123 Your St, Some Where, BC January 8, 2021

Report No. 1190

www.stixpropertyinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

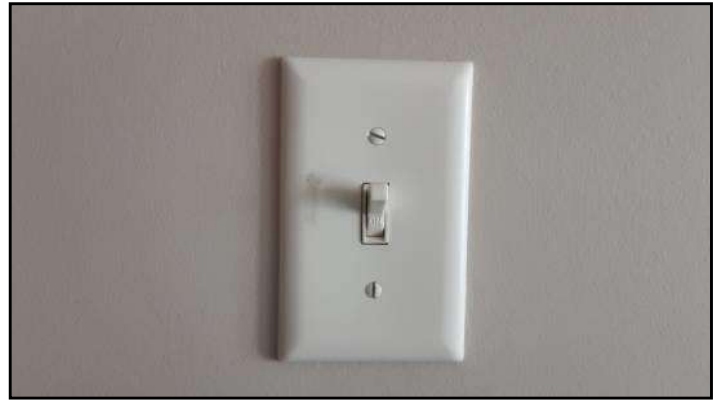
PLUMBING

INTERIOR

RECALLS



40. Gas fireplace



41. Gas fireplace

Chimney liner: • B-vent (double-wall metal liner)

Location of the thermostat for the heating system:

- Living Room



42. Living Room

- Kitchen



43. Kitchen

- Bedroom

HEATING

123 Your St, Some Where, BC January 8, 2021

Report No. 1190

www.stixpropertyinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

RECALLS



44. Bedroom

Location of the thermostat for the heating system: • Den



45.

Location of the thermostat for the heating system: • Master bedroom



46.

Location of the thermostat for the heating system: • Main bathroom

HEATING

123 Your St, Some Where, BC January 8, 2021

Report No. 1190

www.stixpropertyinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

RECALLS



47.



48.

Location of the thermostat for the heating system: • Ensuite



49.

Location of the thermostat for the heating system: • Entrance



50.

HEATING

123 Your St, Some Where, BC January 8, 2021

Report No. 1190

www.stixpropertyinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

RECALLS

Methods and Limitations

Safety devices: • Not tested as part of a building inspection

Heat loss calculations: • Not done as part of a building inspection

Recommendations

FURNACE \ Filter

5. Condition: • We recommend that the furnace filter(if applicable) be inspected monthly and replaced as required

ELECTRIC BOILER \ Radiators, convectors and baseboards

6. Condition: • Won't warm up

Implication(s): Chance of water damage to structure, finishes and contents | Reduced comfort

Location: Living Room

Task: Repair or replace

Time: Immediate



51. *Won't warm up*

INSULATION AND VENTILATION

123 Your St, Some Where, BC January 8, 2021

Report No. 1190

www.stixpropertyinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

RECALLS

Description

Attic/roof insulation material: • Not determined • Not visible

Attic/roof insulation amount/value: • Not determined • Not visible

Attic/roof air/vapor barrier: • Not determined • Not visible

Methods and Limitations

Inspection limited/prevented by lack of access to: • Attic • Roof space • Wall space • Floor space

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

Mechanical ventilation effectiveness: • Not verified

Description

General: • Hot water temperature taken at the kitchen sink



52.

Water supply source (based on observed evidence):

- Public



53. Public



54. Public



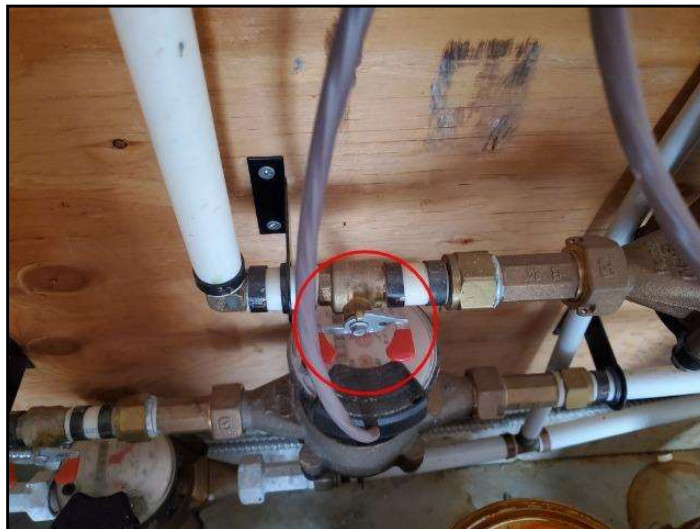
55. Public

Supply piping in building: • PEX (cross-linked Polyethylene)

Main water shut off valve at the:

- Utility room

Located in the utility room beside the gas meters



56. Utility room

- Meter

Water heater type:

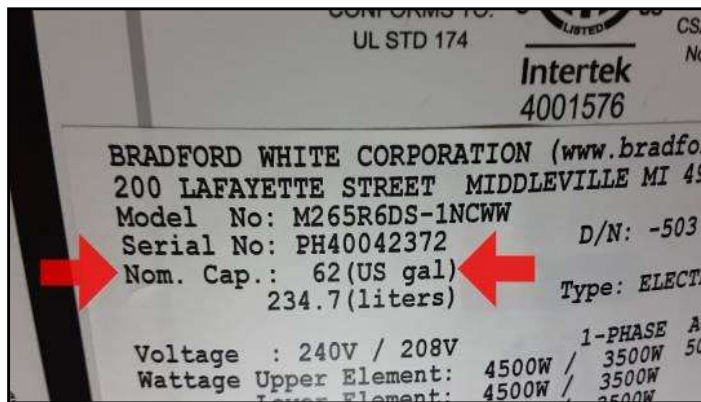
- Conventional



57. Conventional

Water heater tank capacity:

- 60 gallons



58. 60 gallons

Water heater approximate age:

- 3 years



59. 3 years



60. 3 years

Waste and vent piping in building: • ABS plastic

Main fuel shut off valve at the: • Main distribution panel

Methods and Limitations

Items excluded from a building inspection: • Isolating/relief valves & main shut-off valve • Concealed plumbing

Items excluded from a building inspection: • An evaluation of the fire protection sprinkler system is not included as part of the home inspection.

Recommendations

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

7. Condition: • Drain stop ineffective

The knob pulls off the drain plug so can not lift it to drain the sink.

Implication(s): Nuisance | Reduced operability

Location: Kitchen

Task: Repair or replace

Time: Immediate



61. *Drain stop ineffective*

8. Condition: • Drain stop ineffective

There are items in the drain of the vanity sink. These stop the drain from effective and cause the sink to over flow. We recommend this be repaired by a qualified professional

Implication(s): Nuisance | Reduced operability

Location: Ensuite Bathroom

Task: Repair

Time: Immediate



62. *Drain stop ineffective*



63. *Drain stop ineffective*

FIXTURES AND FAUCETS \ Shower stall

9. Condition: • Leak

Implication(s): Chance of water damage to structure, finishes and contents

Location: Ensuite Bathroom

Task: Repair or replace

Time: Immediate



64. Leak



65. Leak

10. Condition: • Leak

Implication(s): Chance of water damage to structure, finishes and contents

Location: Bathroom

Task: Repair or replace

Time: Immediate



66. Leak

11. Condition: • The shower head pressure is momentarily effected by the vanity faucet being turned and the pipe bangs. We recommend this be further diagnosed by a qualified professional to ensure a water line doesn't get damaged in use

Description

General: • We recommend the replacement of the smoke detector/s and carbon monoxide detector/s(if applicable) by a qualified technician once possession of the home is taken.

Methods and Limitations

Inspection limited/prevented by: • Storage/furnishings • Storage in closets and cabinets / cupboards

Not included as part of a building inspection: • Cosmetic issues • Environmental issues including asbestos

Not included as part of a building inspection: • Security systems, intercoms, central vacuum systems, chimney flues and elevators are not part of a home inspection. Smoke detectors and carbon monoxide detectors are not tested as part of a home inspection.

Recommendations

CEILINGS \ Plaster or drywall

12. Condition: • In the ensuite shower area the unit above appears to have had leak. There is an access panel not in place yet but the repairs appear to be complete. We recommend the panel be installed and the client to monitor

DOORS \ Doors and frames

13. Condition: • Binds

Implication(s): System inoperative or difficult to operate

Location: Master Bedroom

Task: Repair

Time: Immediate Less than 1 year



67. Binds



68. Binds

RECALLS

123 Your St, Some Where, BC January 8, 2021

Report No. 1190

www.stixpropertyinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

RECALLS

Description

Refrigerator:

- Frigidaire

Model number: GLRS263ZDB6 Serial number: LA50110596



69. Frigidaire

Range:

- Frigidaire

Model number: CFEF357CB3 Serial number: NF44726534



70. Frigidaire



71. Frigidaire

RECALLS

123 Your St, Some Where, BC January 8, 2021

Report No. 1190

www.stixpropertyinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

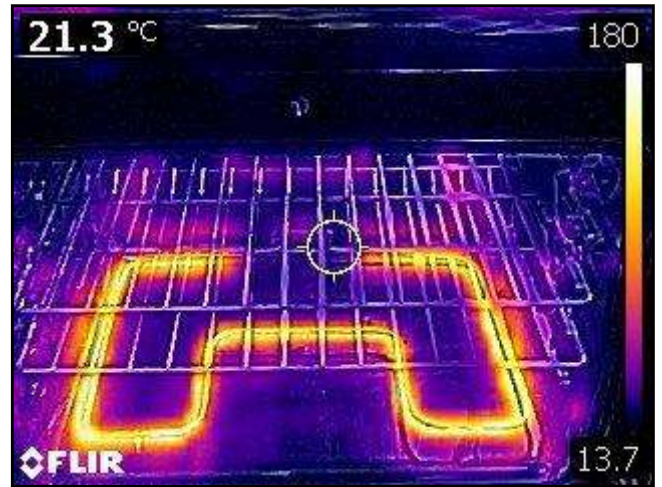
HEATING

INSULATION

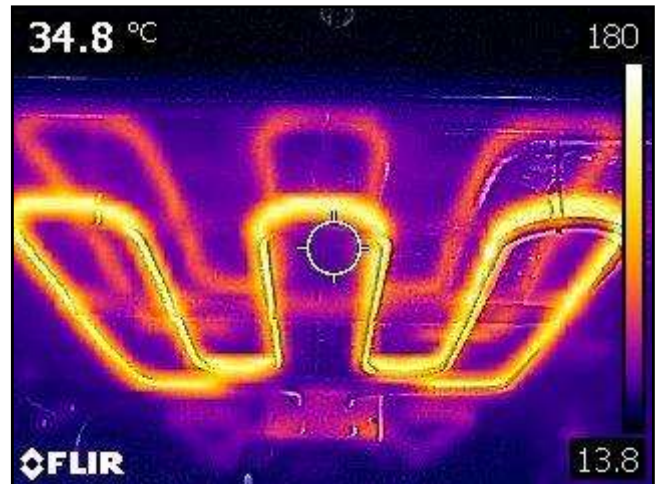
PLUMBING

INTERIOR

RECALLS



73. Frigidaire



75. Frigidaire

74. Frigidaire



76. Frigidaire

RECALLS

123 Your St, Some Where, BC January 8, 2021

Report No. 1190

www.stixpropertyinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

RECALLS

Dishwasher:

- Frigidaire

Model number: FDB510LCB0 Serial number: TH50588377



77. Frigidaire

Washer:

- Kenmore

Model number: 592.49327 Serial number: Y7M95AED600448A



78. Kenmore



79. Kenmore



80. Kenmore

Dryer:

- Kenmore

Model number: 592.89327 Serial number: B0PS53BD800252P

RECALLS

123 Your St, Some Where, BC January 8, 2021

Report No. 1190

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

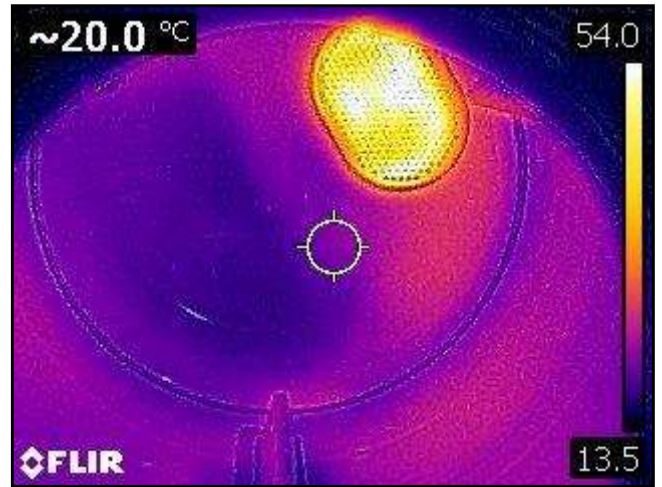
PLUMBING

INTERIOR

RECALLS



81. Kenmore



82. Kenmore



83. Kenmore

END OF REPORT