

YOUR Inspection Report

The Positive Experience

FOR THE PROPERTY AT:

123 Your ST
Somewhere, BC

PREPARED FOR:

SAMPLE REPORT

INSPECTION DATE:

Monday, December 14, 2020

PREPARED BY:

Edwin Baumgartner lic. 80282



Stix Property Inspections - Lic 80281
3211 Skyview Ln, Suite 203
West Kelowna, BC V4T 3J3

(778)581-7849
(778)581-7849

www.stixpropertyinspections.com
stixproperties@outlook.com

SUMMARY

123 Your ST, Somewhere, BC December 14, 2020

Report No. 1186

www.stixpropertyinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

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](#)

Plumbing

WATER HEATER \ Life expectancy

Condition: • Near end of life expectancy

The average domestic hot water heater has a life expectancy of 8-12 yrs. At these ages there may also be insurance implications.

We recommend that a hot water heater be replaced by a qualified professional when required.

Implication(s): No hot water

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, Somewhere, BC December 14, 2020

Report No. 1186

www.stixpropertyinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

RECALLS

Description

Sloped roofing material: • Metal

Typical life expectancy: • 30- 50 years

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: • With binoculars from the ground

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, Somewhere, BC December 14, 2020

Report No. 1186

www.stixpropertyinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

RECALLS

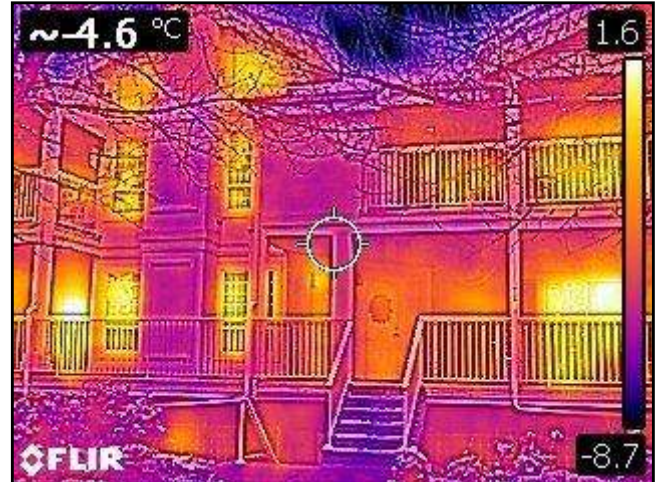
Description

General:

- General exterior view



1. General exterior view



2. General exterior view



3. General exterior view

Gutter & downspout material: • Aluminum

Gutter & downspout discharge: • Below grade

Wall surfaces and trim: • Stucco

Driveway:

- Blacktop

EXTERIOR

123 Your ST, Somewhere, BC December 14, 2020

Report No. 1186

www.stixpropertyinspections.com

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
RECALLS									

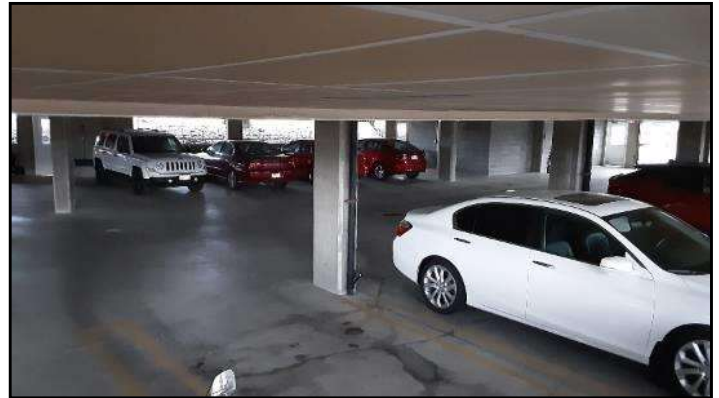


4. Blacktop

Garage: • Below grade



5.



6.



7.

EXTERIOR

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

RECALLS

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, Somewhere, BC December 14, 2020

Report No. 1186

www.stixpropertyinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

RECALLS

Description

Configuration: • Parking below grade

Foundation material: • Poured concrete

Floor construction: • Not visible

Exterior wall construction: • Wood frame • Not visible

Roof and ceiling framing: • Not visible

Methods and Limitations

Inspection limited/prevented by: • Ceiling, wall and floor coverings

Description

General:

- General view of the Electrical panel



8. General view of the Electrical panel



9. General view of the Electrical panel

Service entrance cable and location: • Not visible

Service size: • Not determined due to restricted access

Main disconnect/service box rating:

- 100 Amps



10. 100 Amps

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

System grounding material and type:

- Copper - other

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

RECALLS



11. 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.

Inspection limited/prevented by: • Restricted access

System ground: • Not accessible

Recommendations

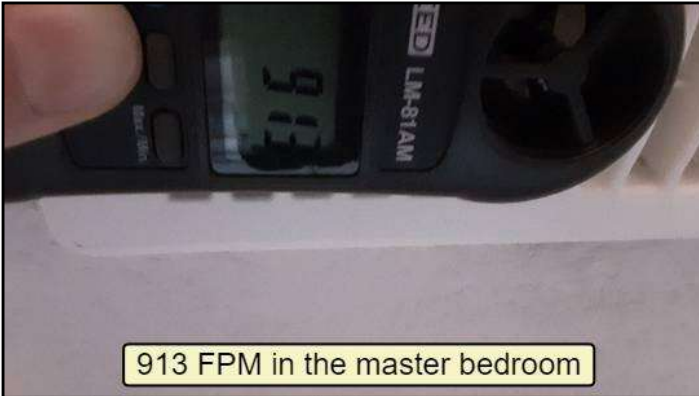
RECOMMENDATIONS \ General

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.

Description

General:

- Furnace air flow and temperature taken at the Master bedroom and living area



12. Furnace air flow and temperature taken at the



13. Furnace air flow and temperature taken at the



14. Furnace air flow and temperature taken at the



15. Furnace air flow and temperature taken at the

Fuel/energy source:

- Gas

HEATING

123 Your ST, Somewhere, BC December 14, 2020

Report No. 1186

www.stixpropertyinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

RECALLS



16. Gas

Heat distribution: • Ducts and registers

Approximate capacity:

- 60,000 BTU/hr

Manifold Pressure (in W.C.) (Press. Dans le Colecteur)		3.5
	INPUT, BTUH (CAPACITÉ* D'ALIMENTATION)	OUTPUT, BTUH (CAPACITÉ* DE DÉBIT)
0-2000 FT (0-610M)	60,000	49,000
2000-4500 (610-1370M)		
* FOR PURPOSE OF INPUT ADJUSTMENT		
RIGHT SIDE (CÔTÉ DROIT)	LEFT SIDE (CÔTÉ GAUCHE)	REAR (ARRIÈRE)
0"	0"	0"

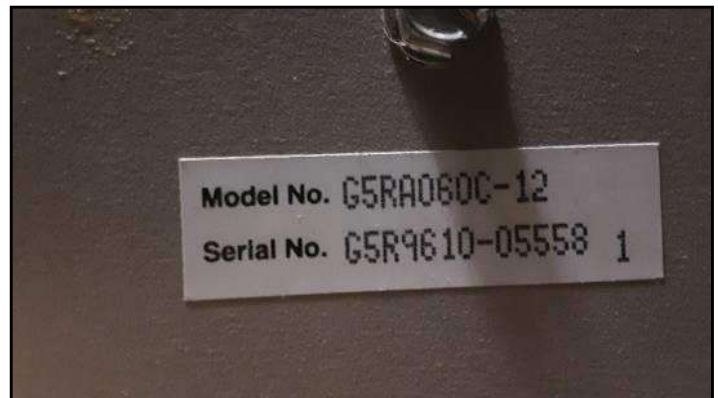
17. 60,000 BTU/hr

Efficiency:

- Mid-efficiency



18. Mid-efficiency



19. Mid-efficiency

HEATING

123 Your ST, Somewhere, BC December 14, 2020

Report No. 1186

www.stixpropertyinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

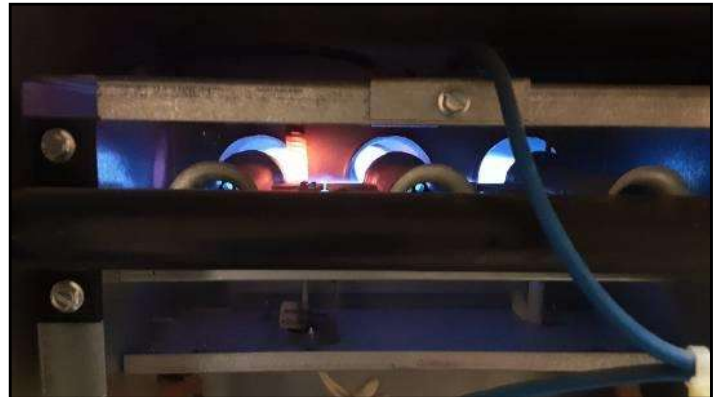
PLUMBING

INTERIOR

RECALLS



20. Mid-efficiency

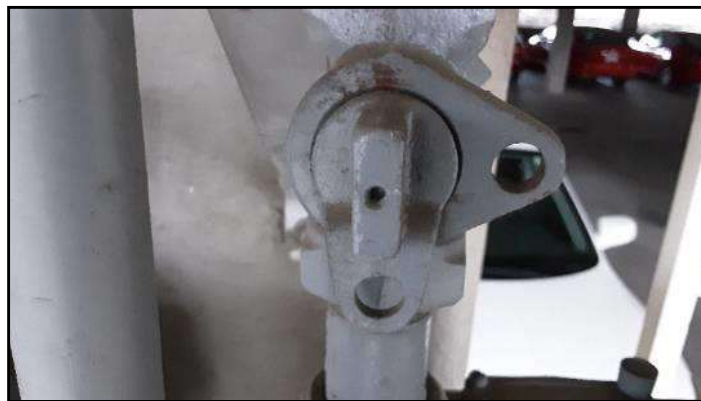


21. Mid-efficiency

Approximate age: • 21 years

Main fuel shut off at:

- Meter



22. Meter

Fireplace/stove:

- Gas fireplace



23. Gas fireplace

HEATING

123 Your ST, Somewhere, BC December 14, 2020

Report No. 1186

www.stixpropertyinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

RECALLS

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

Location of the thermostat for the heating system:

• Living Room



24. Living Room

Methods and Limitations

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

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

Heat exchanger: • Not visible

Recommendations

FURNACE \ Filter

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

COOLING & HEAT PUMP

123 Your ST, Somewhere, BC December 14, 2020

Report No. 1186

www.stixpropertyinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

RECALLS

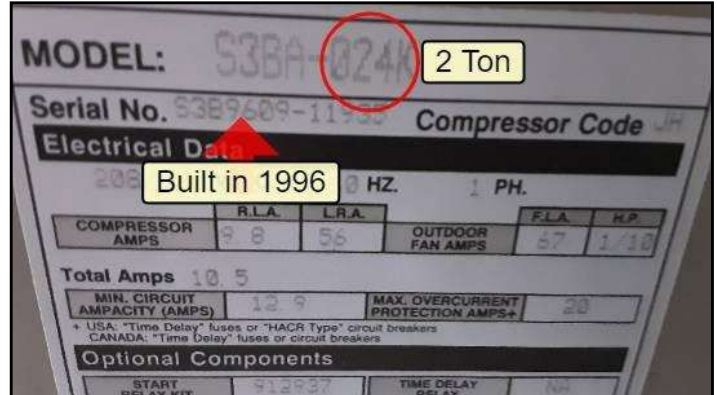
Description

Air conditioning type:

- Central



25. Central



26. Central

Cooling capacity: • 2 Tons

Compressor approximate age: • 21 years

Failure probability: • Medium

Methods and Limitations

Inspection limited/prevented by: • Low outdoor temperature

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

INSULATION AND VENTILATION

123 Your ST, Somewhere, BC December 14, 2020

Report No. 1186

www.stixpropertyinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

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



27.

Water supply source (based on observed evidence): • Public

Supply piping in building: • Copper

Main water shut off valve at the:

- Utility room



28. Utility room

Water heater type:

- Conventional



29. Conventional

Water heater tank capacity:

- 40 gallons



30. 40 gallons

Water heater approximate age:

- 8 years



31. 8 years

Waste and vent piping in building: • ABS plastic

PLUMBING

123 Your ST, Somewhere, BC December 14, 2020

Report No. 1186

www.stixpropertyinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

RECALLS

Main fuel shut off valve at the: • Gas meter

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

WATER HEATER \ Life expectancy

5. Condition: • Near end of life expectancy

The average domestic hot water heater has a life expectancy of 8-12 yrs. At these ages there may also be insurance implications.

We recommend that a hot water heater be replaced by a qualified professional when required.

Implication(s): No hot water

INTERIOR

- SUMMARY
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR**
- RECALLS

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.

RECALLS

123 Your ST, Somewhere, BC December 14, 2020

Report No. 1186

www.stixpropertyinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

RECALLS

Description

Refrigerator:

- Frigidaire

Model number: FFHT1821TS0 Serial number: BA80205540



32. Frigidaire

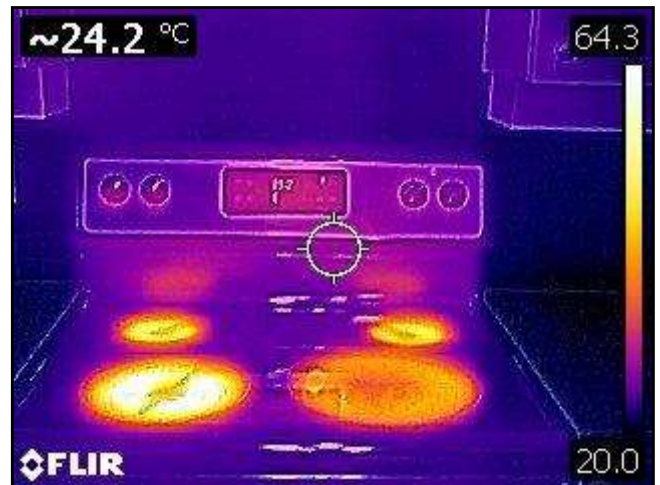
Range:

- Frigidaire

Model number: CFEF3048LSP Serial number: VF72333471



33. Frigidaire



34. Frigidaire

RECALLS

123 Your ST, Somewhere, BC December 14, 2020

Report No. 1186

www.stixpropertyinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

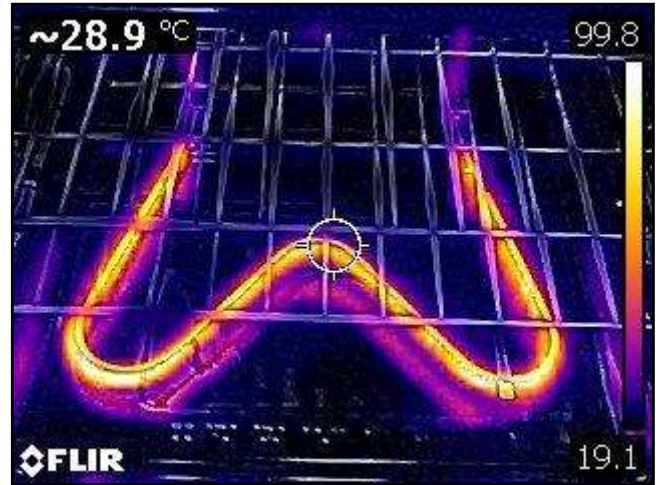
PLUMBING

INTERIOR

RECALLS



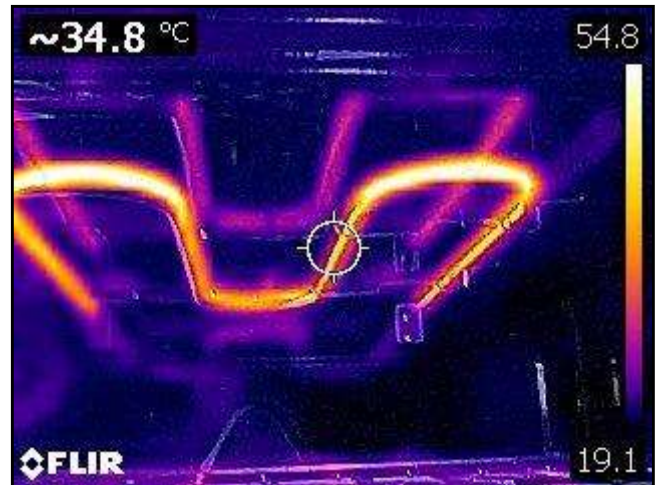
35. Frigidaire



36. Frigidaire



37. Frigidaire



38. Frigidaire

RECALLS

123 Your ST, Somewhere, BC December 14, 2020

Report No. 1186

www.stixpropertyinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

RECALLS



39. Frigidaire

Dishwasher:

- Whirlpool

Model number: WDF520PADM3 Serial number: F51066726



40. Whirlpool

Washer:

- Inglis

Model number: IA46600 Serial number: C04001215

RECALLS

123 Your ST, Somewhere, BC December 14, 2020

Report No. 1186

www.stixpropertyinspections.com

- SUMMARY
- ROOFING
- EXTERIOR
- STRUCTURE
- ELECTRICAL
- HEATING
- COOLING
- INSULATION
- PLUMBING
- INTERIOR
- RECALLS**



41. Inglis

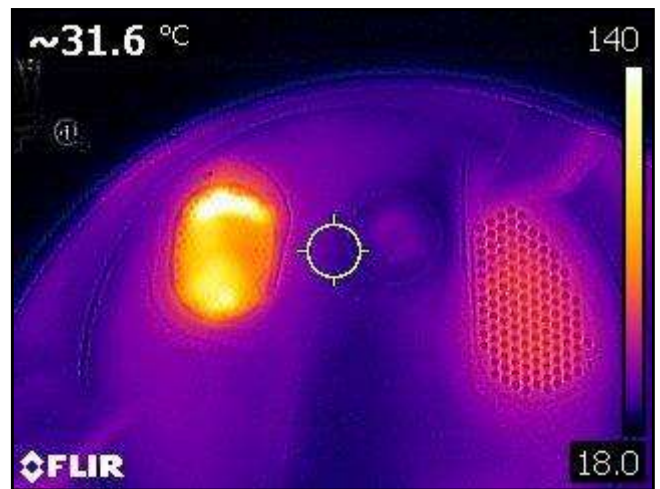
Dryer:

- Inglis

Model number: IA84700 Serial number: ICD4203521



42. Inglis



43. Inglis



44. Inglis

RECALLS

123 Your ST, Somewhere, BC December 14, 2020

Report No. 1186

www.stixpropertyinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

RECALLS

END OF REPORT