

YOUR Inspection Report

The Positive Experience

FOR THE PROPERTY AT:

123 Your ST
Somewhere, BC

PREPARED FOR:

SAMPLE REPORT

INSPECTION DATE:

Thursday, September 3, 2020

PREPARED BY:

Edwin Baumgartner lic. 80282



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SUMMARY

123 Your ST, Somewhere, BC September 3, 2020

Report No. 1103, v.2

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

RECALLS

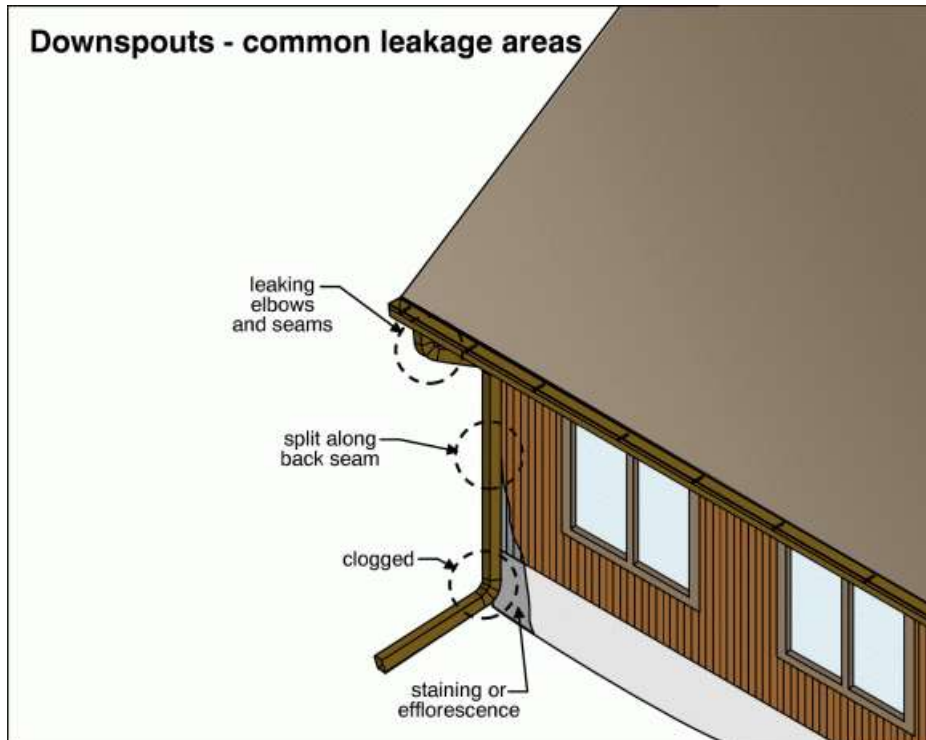
This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Exterior

ROOF DRAINAGE \ Gutters and Downspouts

Condition: • Almost all gutters and down spouts will leak at some point to some degree. We recommend that all seams and joints be recaulked every several years, and the down spouts should discharge 4-6 feet from the foundation.



WALLS \ Stucco

Condition: • Cracked

The stucco around the hose bib is cracked. We recommend this be sealed by a qualified professional

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

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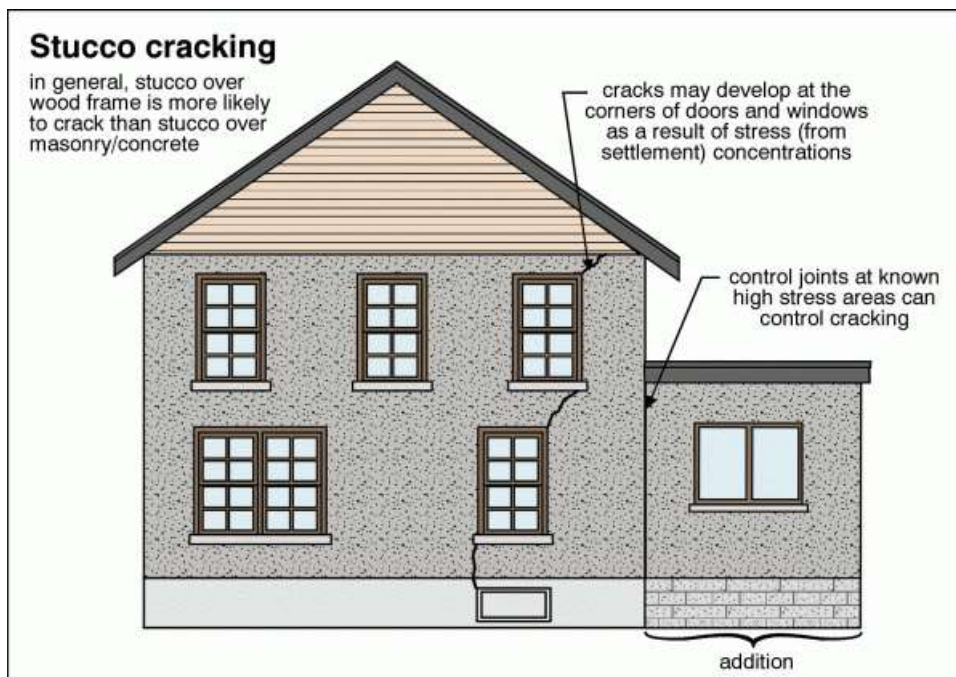
COOLING

INSULATION

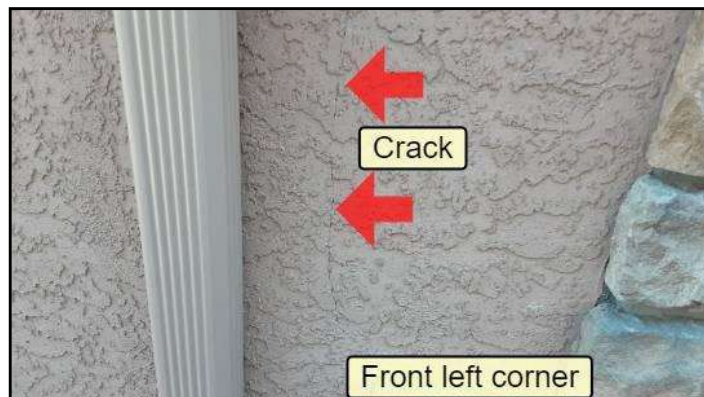
PLUMBING

INTERIOR

RECALLS



1. Cracked



2. Cracked

Electrical

RECOMMENDATIONS \ General

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.

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • Openings in panel

Implication(s): Electric shock | Fire hazard

Location: Garage

Task: Repair

Time: Immediate

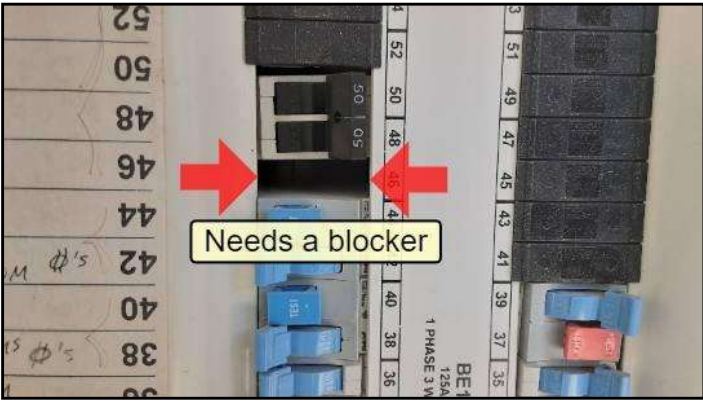
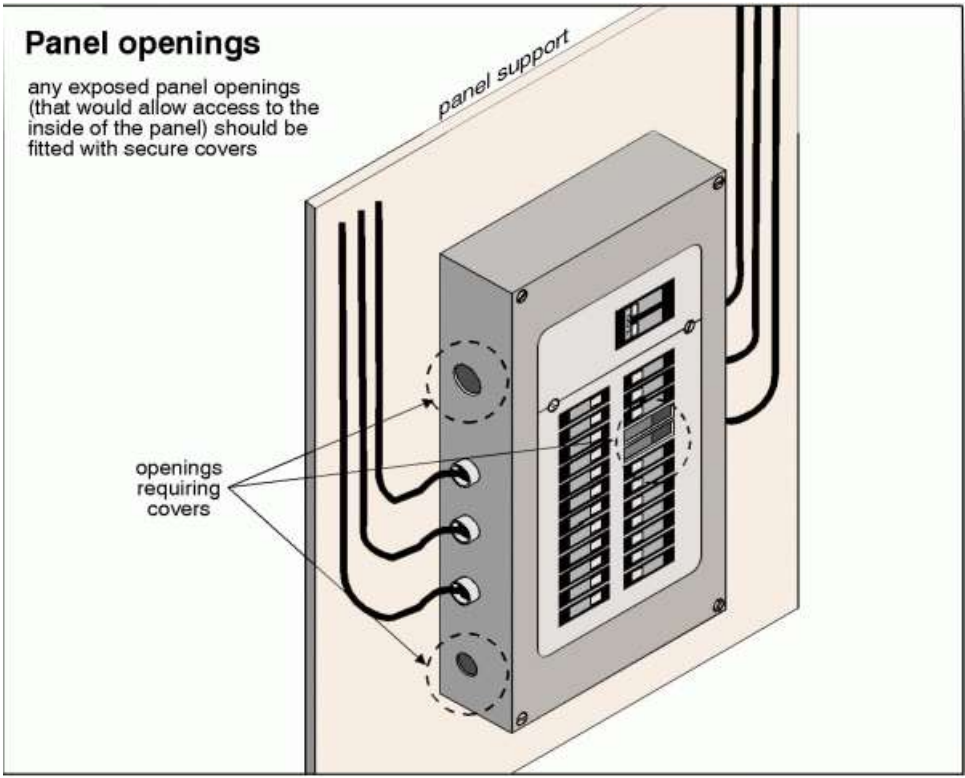
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3. Openings in panel

Heating

FURNACE \ Filter

Condition: • We recommend inspecting the furnace filter monthly and replace when required

Implication(s): This will help maintain the comfort in your home.

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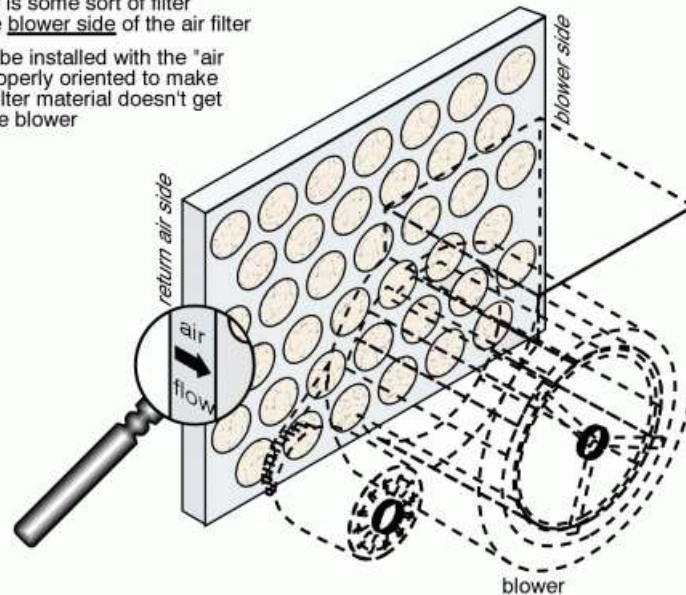
INTERIOR

RECALLS

Air filter orientation

typically, there is some sort of filter support on the blower side of the air filter

the filter must be installed with the "air flow" arrow properly oriented to make sure that the filter material doesn't get sucked into the blower



Plumbing

WATER HEATER \ Life expectancy

Condition: • Near end of life expectancy

The hot water tank was built in 2009, there maybe issues with insurance because it is nearing end of life use. We therefore recommend it be replaced by a qualified professional

Implication(s): No hot water

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

Condition: • Leak

The drain appears to be leaking on the master bath vanity sink. We recommend this be repaired by a qualified professional

Implication(s): Chance of water damage to structure, finishes and contents | Sewage entering the building

Location: First Floor Ensuite Bathroom

Task: Repair

Time: Immediate

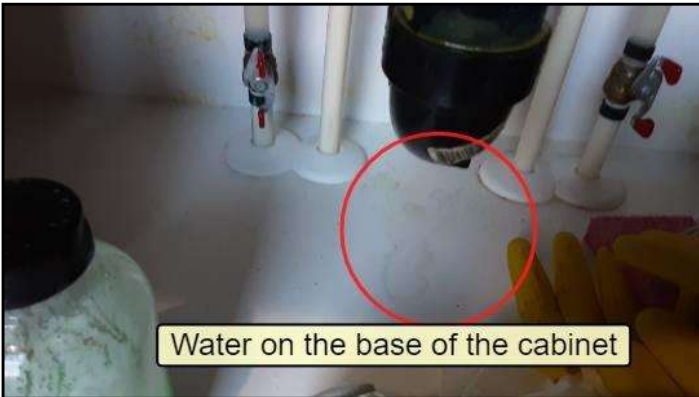
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4. Leak

5. Leak

FIXTURES AND FAUCETS \ Toilet

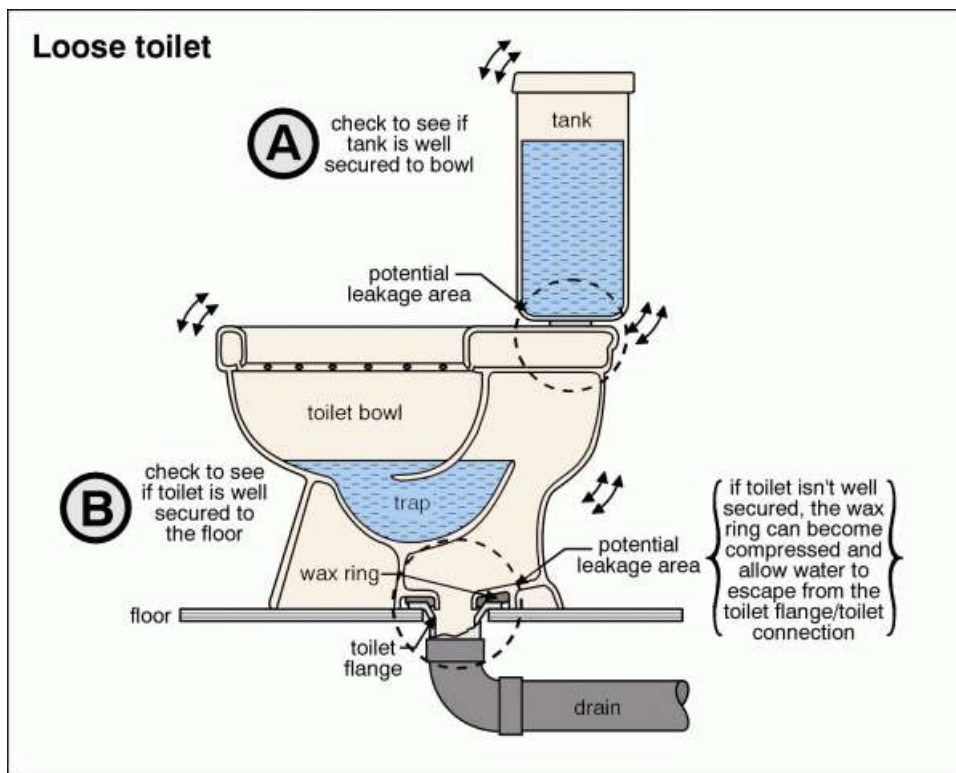
Condition: • Loose

Implication(s): Chance of water damage to structure, finishes and contents | Sewage entering the building | Possible hidden damage

Location: First Floor Ensuite Bathroom

Task: Repair

Time: Immediate



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6. Loose



7. Loose

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

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Description

Sloped roofing material: • Concrete tile

Approximate age: • 16 years

Typical life expectancy: • 30- 50 years

Methods and Limitations

General: • Eaves protection- continuity and effectiveness cannot be determined during a professional Home Inspection

Roof inspection limited/prevented by: • Lack of access (too high/steep) • Lack of access (too slippery/fragile)

Inspection performed: • From roof edge • From the ground

Recommendations

RECOMMENDATIONS \ General

1. Condition: • We recommend a roof inspection and tune up every 2 years by a qualified professional

OPTIONAL \ Roofing

2. Condition: • are made as a result of this inspection

EXTERIOR

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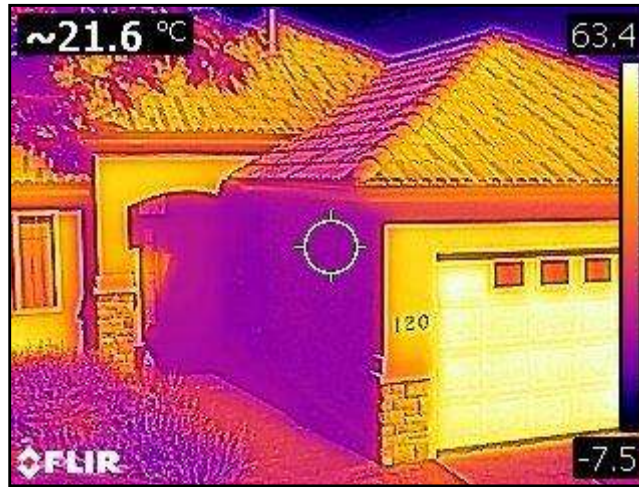
General: • General exterior view



8.



9.



10.

Gutter & downspout material: • Galvanized steel

Gutter & downspout discharge: • Below grade

Wall surfaces and trim: • Stucco

Driveway: • Concrete

Deck:

• Raised

EXTERIOR

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11. Raised

- Wood
- Vinyl

Patio:

- Concrete



12. Raised



13. Concrete

Garage:

- Attached



14. Attached



15. Attached

Methods and Limitations

General: • Fences, Gates, Outbuildings (other than garages) and Landscape Features are not included as part of a Home Inspection. Any comments on these items is offered complimentary only.

Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

Recommendations

ROOF DRAINAGE \ Gutters and Downspouts

3. Condition: • Almost all gutters and down spouts will leak at some point to some degree. We recommend that all seams and joints be recaulked every several years, and the down spouts should discharge 4-6 feet from the foundation.



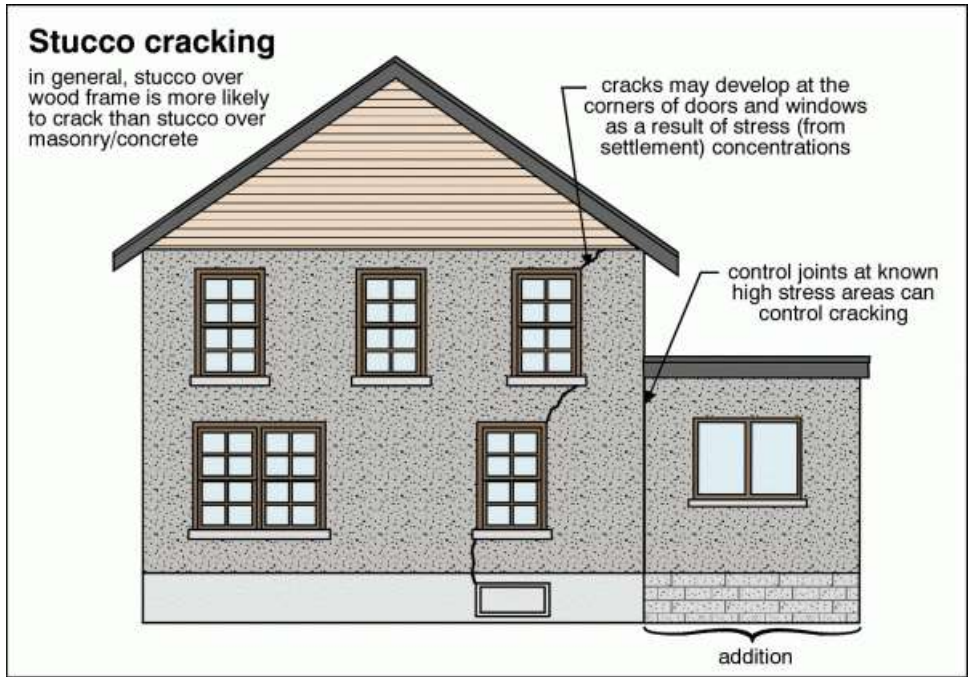
WALLS \ Stucco

4. Condition: • Cracked

The stucco around the hose bib is cracked. We recommend this be sealed by a qualified professional

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

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
RECALLS									



16. Cracked



17. Cracked

5. Condition: • Where the parging meets the stucco there is a gap, we recommend this be sealed to prevent moisture or insects from entering the cavity



18.



19.

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Description

Configuration: • Basement

Foundation material: • Poured concrete

Floor construction:

- Wood I-joists



20. Wood I-joists

- Subfloor - plywood

Exterior wall construction: • Wood frame • Not visible

Roof and ceiling framing:

- Rafters/ceiling joists



21. Rafters/ceiling joists

- Oriented Strand Board (OSB) sheathing

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
RECALLS									

Methods and Limitations

Inspection limited/prevented by: • Finishes, Insulation, furnishings and storage conceal structural components, restricting or preventing inspection.

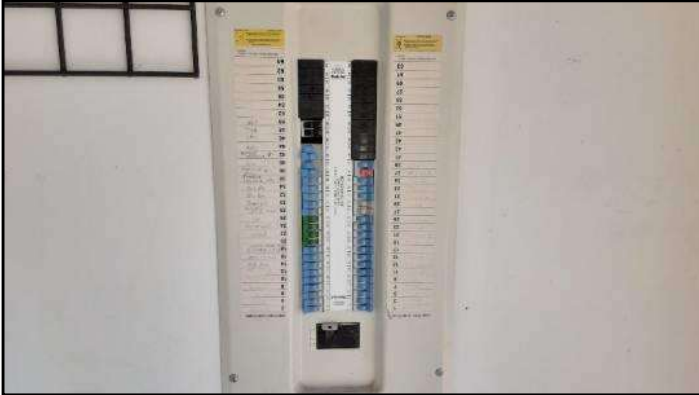
The footings supporting the house are typically not visible and cannot be inspected.

Only a small part of the foundation can be seen and inspected from outside the home. Finished or concealed portions of the interior of the foundation can not be inspected.

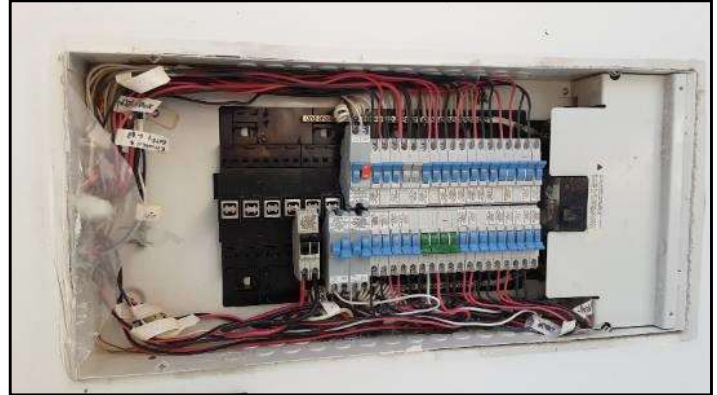
Description

General:

- General view of the Electrical panel



22. General view of the Electrical panel



23. General view of the Electrical panel

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

Service size:

- 200 Amps (240 Volts)

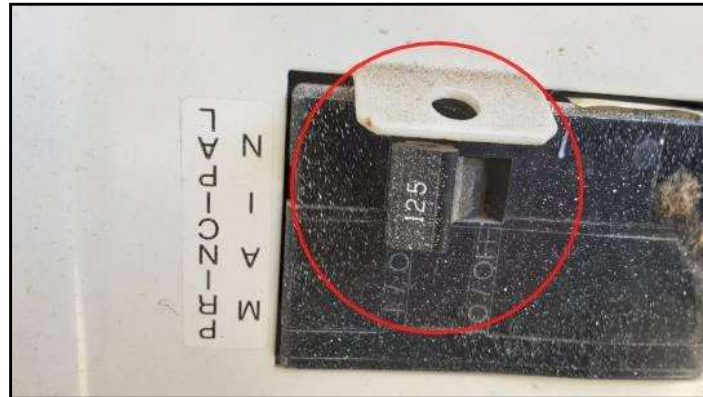


24. 200 Amps (240 Volts)

Main disconnect/service box rating:

- 125 Amps

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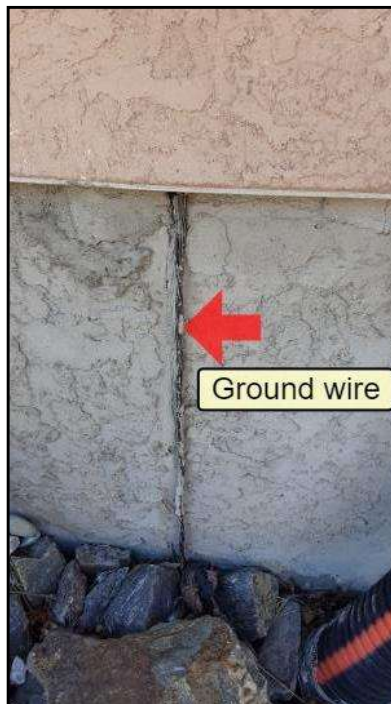


25. 125 Amps

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

System grounding material and type:

- Copper - ground rods



26. Copper - ground rods

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 • GFCI - panel

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: • Quality of ground not determined

Recommendations

RECOMMENDATIONS \ General

6. 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.

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

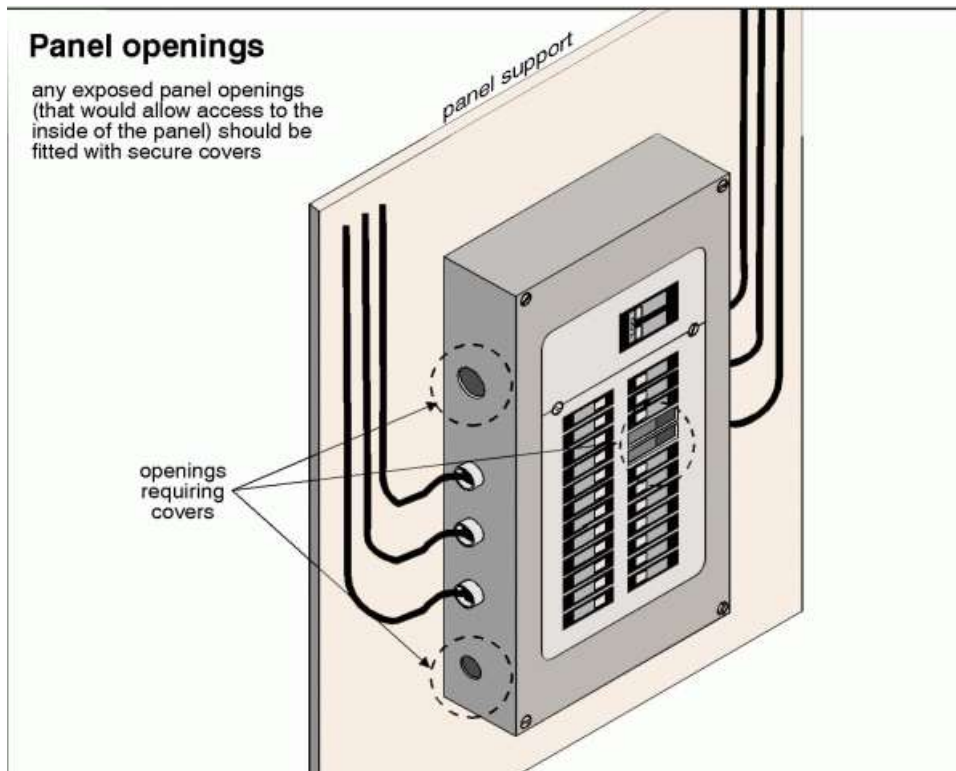
7. Condition: • Openings in panel

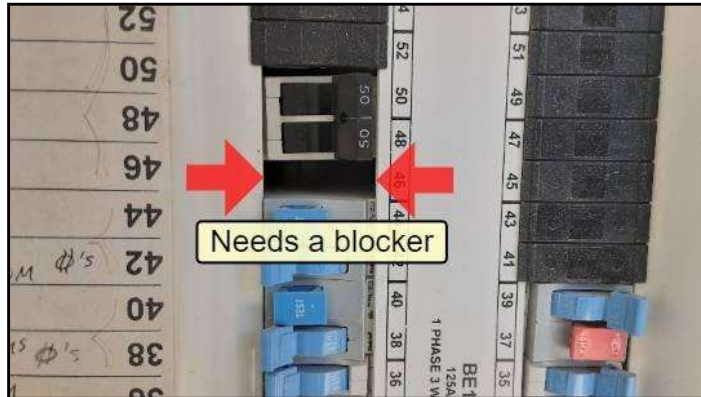
Implication(s): Electric shock | Fire hazard

Location: Garage

Task: Repair

Time: Immediate





27. Openings in panel

HEATING

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Description

General:

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



28. Furnace air flow and temperature taken at the



29. Furnace air flow and temperature taken at the

Fuel/energy source:

- Gas



30. Gas

Heat distribution: • Ducts and registers

Approximate capacity: • Not determined

Efficiency:

- Mid-efficiency

HEATING

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31. Mid-efficiency



32. Mid-efficiency



33. Mid-efficiency

Approximate age: • 16 years

Main fuel shut off at:

- Meter



34. Meter

Fireplace/stove:

- Gas fireplace

The lower level fire place is turned off and no batteries for the controller. We recommend verifying this functions normally on or before possession day.

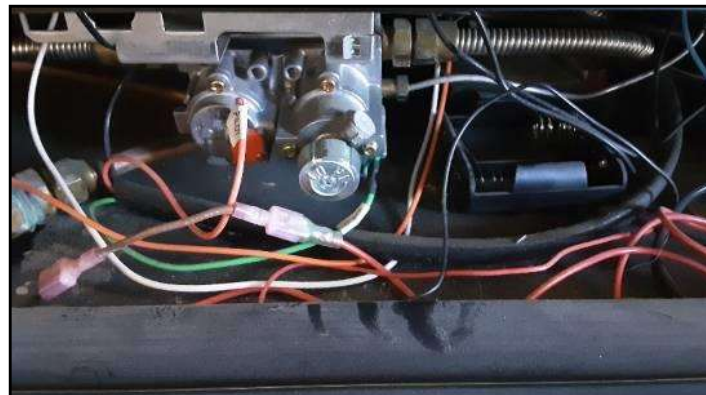
HEATING

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35. Gas fireplace

36. Gas fireplace

- Gas fireplace

The fire place on the main floor was off. We recommend this be verified on or before possession day



37. Gas fireplace

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

Location of the thermostat for the heating system:

- Foyer



38. Foyer

Methods and Limitations

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

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

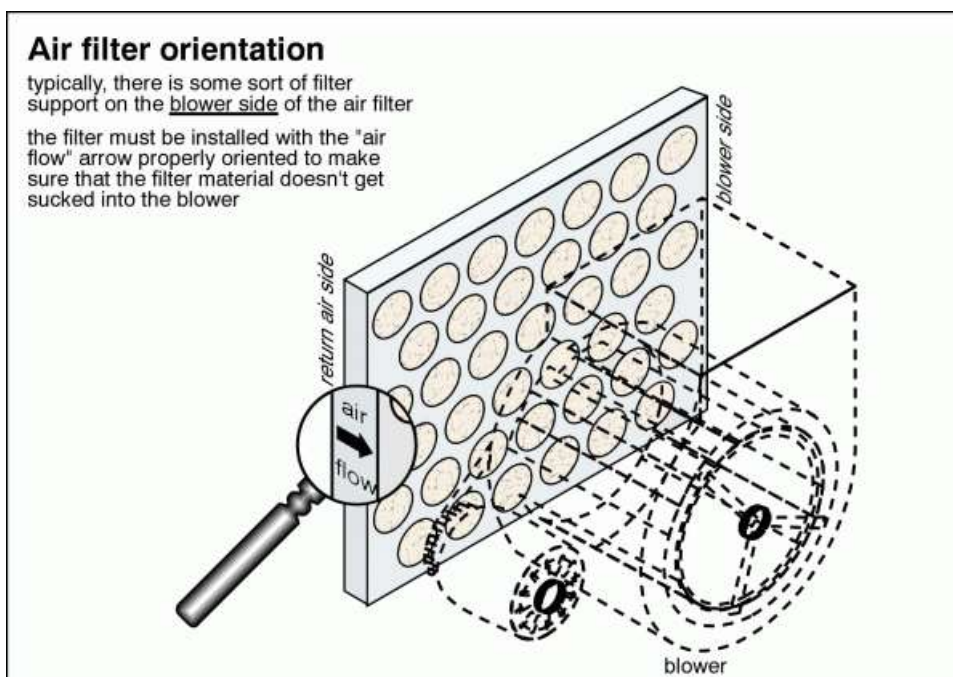
Heat exchanger: • Not visible

Recommendations

FURNACE \ Filter

8. Condition: • We recommend inspecting the furnace filter monthly and replace when required

Implication(s): This will help maintain the comfort in your home.



COOLING & HEAT PUMP

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Description

General: • Airflow and temperature taken at the master bedroom



39.



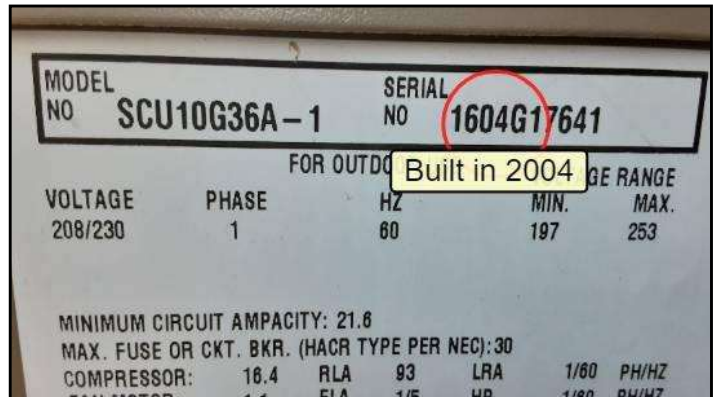
40.

Air conditioning type:

- Central



41. Central



42. Central

Cooling capacity: • 3 Tons

Compressor approximate age: • 14 years

Failure probability: • Low

Methods and Limitations

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

Not part of a home inspection: • Home inspectors cannot typically access or inspect the indoor coil

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Description

General: • General attic view



43.



44.



45.



46.

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RECALLS



47.

Attic/roof insulation material: • Glass fiber

Attic/roof insulation amount/value: • 12 inches

Attic/roof air/vapor barrier: • Plastic

Attic/roof ventilation: • Roof and soffit vents

Methods and Limitations

Inspection limited/prevented by lack of access to:

- Wall space

Access not gained

Roof ventilation system performance:

- Not evaluated

The roof and attic ventilation are not verified as part of a professional Home Inspection

Air/vapor barrier system: • Continuity not verified

Description

General: • Hot water temperature taken at the kitchen sink



48.

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

Supply piping in building:

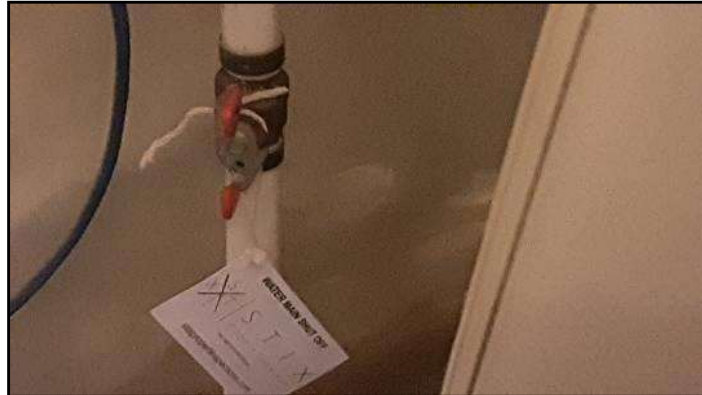
- PEX (cross-linked Polyethylene)



49. *PEX (cross-linked Polyethylene)*

Main water shut off valve at the:

- Basement
- Utility room



50. Utility room

Water heater type:

- Conventional

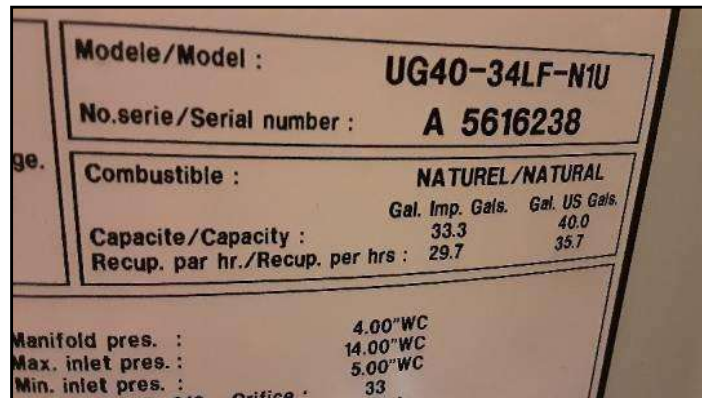


51. Conventional

Water heater fuel/energy source: • Gas

Water heater tank capacity:

- 40 gallons



52. 40 gallons

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Water heater approximate age:

- 11 years



53. 11 years

Waste and vent piping in building: • ABS plastic

Main fuel shut off valve at the: • Utility room • Gas meter

Methods and Limitations

Items excluded from a building inspection:

- Water quality
 - Isolating/relief valves & main shut-off valve
 - Concealed plumbing
- This includes supply and waste piping under floors and under the yard
- Water heater relief valves are not tested

Recommendations

RECOMMENDATIONS \ General

9. Condition: • Domestic water heaters typically last 8-15 years, depending on several variables including type, usage levels, and water quality. Many plumbing fixtures may be expected to last 15 years or more, although faucets are often replaced every 10 years.

We recommend that any repair or replacement to the plumbing systems be preformed by a qualified technician.

WATER HEATER \ Life expectancy

10. Condition: • Near end of life expectancy

The hot water tank was built in 2009, there maybe issues with insurance because it is nearing end of life use. We therefore recommend it be replaced by a qualified professional

Implication(s): No hot water

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

11. Condition: • Leak

The drain appears to be leaking on the master bath vanity sink. We recommend this be repaired by a qualified professional

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Implication(s): Chance of water damage to structure, finishes and contents | Sewage entering the building

Location: First Floor Ensuite Bathroom

Task: Repair

Time: Immediate



54. Leak



55. Leak

FIXTURES AND FAUCETS \ Toilet

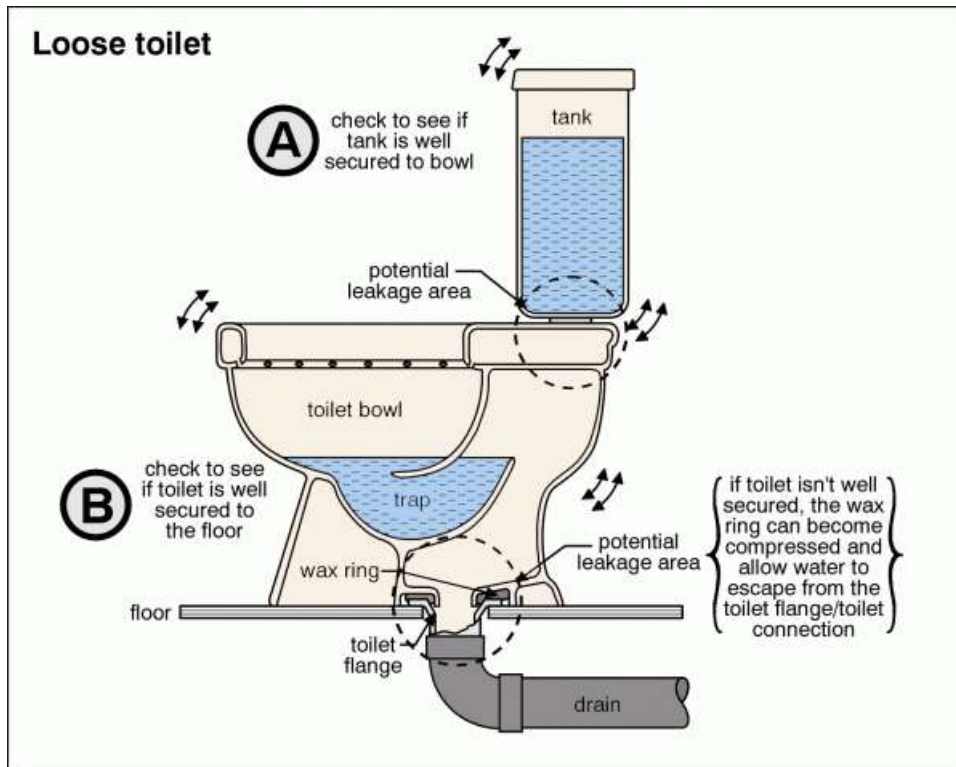
12. Condition: • Loose

Implication(s): Chance of water damage to structure, finishes and contents | Sewage entering the building | Possible hidden damage

Location: First Floor Ensuite Bathroom

Task: Repair

Time: Immediate



PLUMBING

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56. Loose



57. Loose

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Methods and Limitations

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

Not included as part of a building inspection:

- Carbon monoxide alarms (detectors), security systems, central vacuum Intercoms, smoke detectors are not included as part of a professional Home Inspection. Chimney flues and elevators are not included as part of a professional Home Inspection.
- Cosmetic issues
- Perimeter drainage tile around foundation, if any
Is not visible and is not included as part of a professional Home Inspection
- Environmental issues including asbestos are outside the scope of a home inspection.

Basement leakage: • Cannot predict how often or how badly basement will leak

Recommendations

RECOMMENDATIONS \ General

13. Condition: • We recommend that the smoke detectors and carbon monoxide detectors(if applicable) be replaced by a qualified technician once possession of the home has been taken.

BASEMENT \ Leakage

14. Condition: • Almost every basement (and crawlspace) leaks under the right conditions. Based on a one-time visit, it's impossible to know how often or severe leaks may be. While we look for evidence of past leakage during our inspection, this is often not a good indicator of current conditions. Exterior conditions such as poorly performing gutters and downspouts, and ground sloping down toward the house often cause basement leakage problems. Please read Section 10.0 in the Interior section of the Home Reference Book before taking any action.

To summarize, wet basement issues can be addressed in 4 steps:

1. First, ensure gutters and downspouts carry roof run-off away from the home.
2. If problems persist, slope the ground (including walks, patios and driveways) to direct water away from the home. 3. If the problem is not resolved and the foundation is poured concrete, seal any leaking cracks and form-tie holes from the inside.
4. As a last resort, dampproof the exterior of the foundation, provide a drainage membrane and add/repair perimeter drainage tile.
5. We recommend that any repairs or modification are made by a qualified technician

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Description

Refrigerator:

- LG

Model number: LRFD22850ST Serial number: 510MRWV00417



58. LG



59. LG

Range:

- Bosch

Model number: HES235C/01 Serial number: 82501008354600150 8

RECALLS

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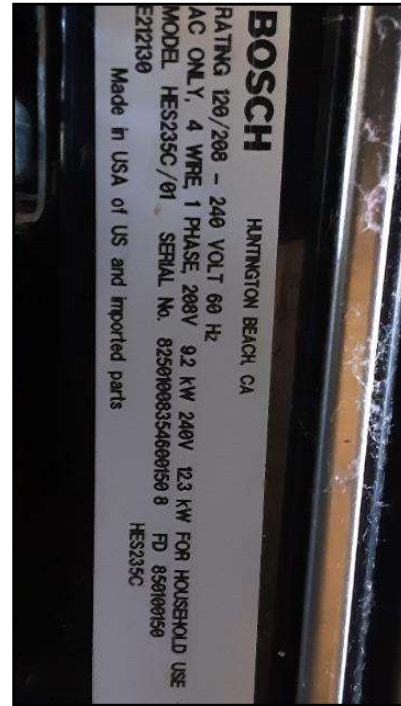
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60. Bosch



61. Bosch



62. Bosch



63. Bosch

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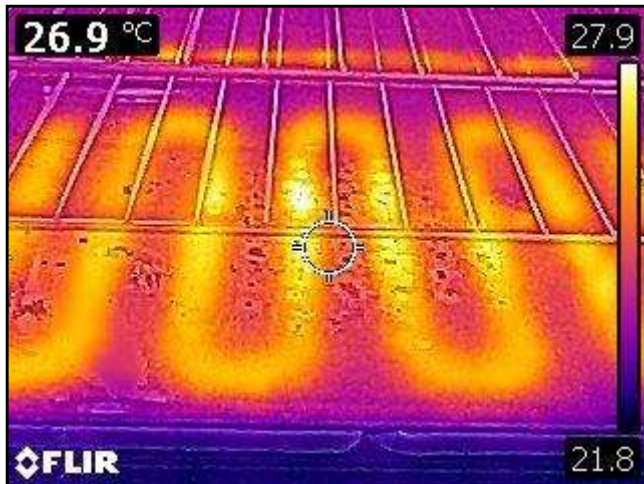
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PLUMBING

INTERIOR

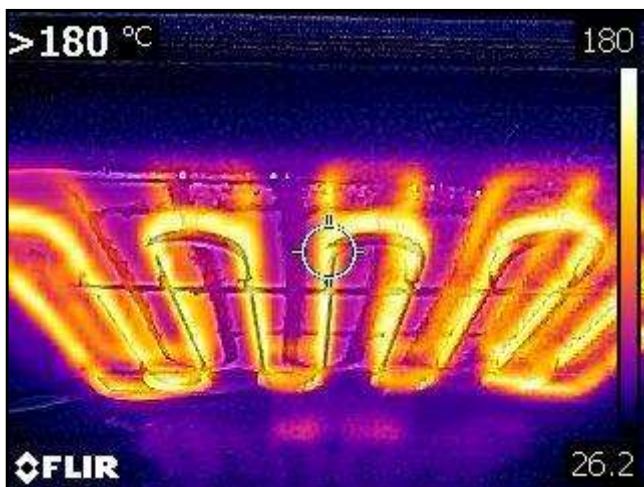
RECALLS



64. Bosch



65. Bosch



66. Bosch



67. Bosch

Dishwasher:

- LG

Model number: LDF7810ST Serial number: 504KW00197

RECALLS

123 Your ST, Somewhere, BC September 3, 2020

Report No. 1103, v.2

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
RECALLS									



68. LG



69. LG

Microwave:

- KitchenAid

Model number: YKHMS5155LSS-0 Serial number: TRS0210535



70. KitchenAid



71. KitchenAid

Washer:

- Bosch

Model number: WFMC3301UC/09 Serial number: 857090084485022385

RECALLS

123 Your ST, Somewhere, BC September 3, 2020

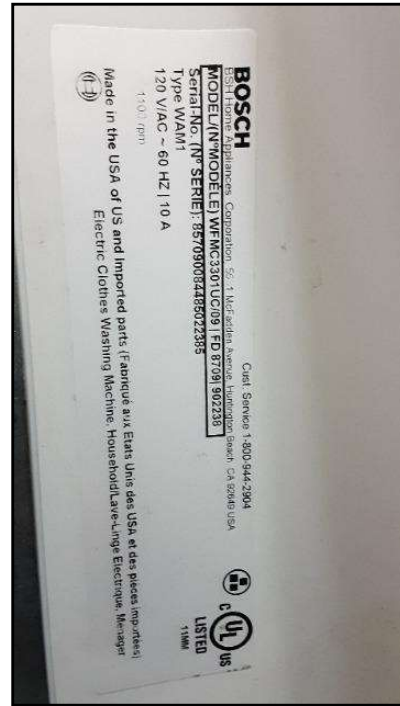
Report No. 1103, v.2

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



72. Bosch



73. Bosch

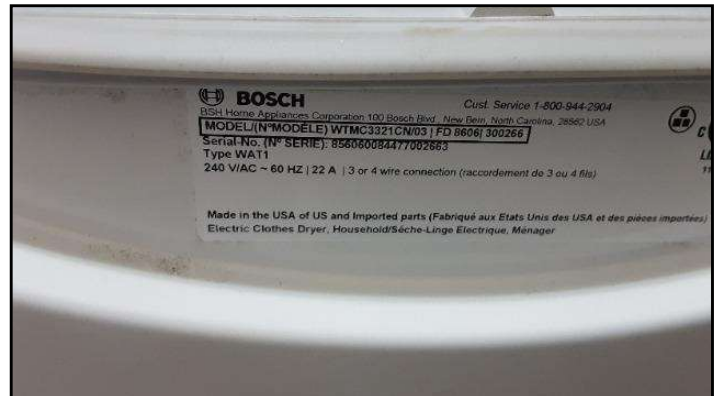
Dryer:

- Bosch

Model number: WTMC3321CN/03 Serial number: 856060084477002663



74. Bosch



75. Bosch

RECALLS

123 Your ST, Somewhere, BC September 3, 2020

Report No. 1103, v.2

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
RECALLS									

END OF REPORT