

INSPECTION REPORT



For the Property at:

WYNNY STREET

LANGLEY, BC

Prepared for:

Inspection Date: Friday, June 18, 2010

Prepared by: Dale Trach, RHI

NEWLOOK INSPECTIONS



NewLook Inspections
2226 Paradise Avenue
Coquitlam, BC V3K 1Z4
Phone/Fax: 604-931-6288

Know the facts.

June 19, 2010

Dear

RE: Report No. 1033

Langley, BC

Thanks very much for choosing Dale Trach of NewLook Inspections to perform your home inspection.

The inspection itself and the attached report comply with the requirements of the Standards of Practice of Canadian Association of Home & Property Inspectors. This document defines the scope of a home inspection.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the property, recording the conditions on a given date and time. Home inspectors cannot always predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing Dale Trach of NewLook Inspections to perform your inspection.

Sincerely,

Dale Trach, RHI
on behalf of
NewLook Inspections

INVOICE

June 19, 2010

Client:

Report No. 1033

For inspection at:

Langley, BC

on: Friday, June 18, 2010

SFD 3000. ft.

\$425.00

#131632671RT0001

\$21.25

Total

\$446.25

PAID IN FULL - THANK YOU!

Langley, BC June 18, 2010

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

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REFERENCE

Note: For the purpose of this report the building is considered to be facing **East**.

The 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.

The deficiencies listed below and the components related to these should be further evaluated and repaired by a licensed contractor or professional. This will allow a specialist to fully evaluate the system and components, and identify issues beyond our scope of work.

There are some important things you should do when taking possession of a home. These are detailed in the Priority Maintenance document, which you can access by clicking on the link below.

No home is perfect, and there will be improvements to recommend in virtually every home. Many clients are interested in knowing how their home compares to other homes of a similar age and type. The rating scale below provides some insight into that.

[] [] [] [] [] [] [X] [] [] [] []
BELOW AVERAGE TYPICAL ABOVE AVERAGE

[Maintenance schedule for your home](#)

Exterior

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Columns

Condition: • [Rot](#)

6x6 posts supporting upper deck unconventionally installed overtop vinyl membrane. Visible plywood rot, water stains underside of plywood & elevated dampness readings around posts.

Implication(s): Weakened structure | Chance of movement

Location: West Deck

Task: Repair

Time: Immediate

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Floors

Condition: • Vinyl membrane seams starting to contract & open up.

Location: West Exterior Upper Deck

Task: Replace

Time: When necessary

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Handrails and guards

Condition: • [Missing](#)

Two sets of stairs

Implication(s): Fall hazard

Location: West Exterior

Task: Provide

Time: Immediate

SUMMARY

5765, Langley, BC June 18, 2010

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Electrical

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Reversed polarity](#)

Implication(s): Electric shock

Location: Southwest Workshop

Task: Repair

Time: Immediate

Condition: • [GFI test faulty](#)

Implication(s): Electric shock

Location: East Exterior

Task: Repair

Time: Immediate

DISTRIBUTION SYSTEM \ Outlets (receptacles) - number or location

Condition: • [Too few outlets](#)

Implication(s): Nuisance

Location: Garage

Task: Improve

Time: If necessary

Plumbing

WATER HEATER \ Life expectancy

Condition: • [High failure probability](#)

Implication(s): No domestic hot water

Location: Basement Furnace Room

Task: Replace

Time: Unpredictable

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.

[Home Improvement - approximate costs](#)

Description

Sloped roofing material:

- [Asphalt shingles](#)



1.



2.



3.



4.

, Langley, BC June 18, 2010

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Probability of leakage: • Low

Limitations

Inspection performed: • By walking on roof

Description

Gutter & downspout material: • [Aluminum](#)

Gutter & downspout type: • Hidden gutter system

Downspout discharge:

• [Below grade](#)

"Big-O" drantile is not typical material used on a house of this age.



5.



6.



7.

Langley, BC June 18, 2010

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ROOFING

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Lot slope: • [Away from house](#) • [Flat](#)

Wall surfaces - masonry: • [Artificial stone](#)

Wall surfaces : • [Stucco](#)

Soffit and fascia: • [Vinyl](#)

Retaining wall: • [Wood](#) • [Concrete](#)

Driveway: • Concrete

Walkway: • Concrete

Deck: • Raised • Wood

Exterior steps: • Concrete • Wood

Limitations

Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

Recommendations

General

1. • Presently no storm sump access.

Location: West Exterior

Task: Provide

Time: When necessary



8.

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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ROOF DRAINAGE \ Gutters

2. Condition: • Non fully adhered rubber membrane on hidden gutter systems is vulnerable to thermal expansion & contraction and subsequent separation at seams & drains. Monitor closely for leaks & repair with compatible product when required.

Location: Throughout Exterior

Task: Monitor & Repair

Time: When necessary



9.

3. Condition: • Downspout screens missing.

Location: Throughout Roof

Task: Provide

Time: Immediate



10.



11.

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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4. Condition: • [Clogged](#)

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

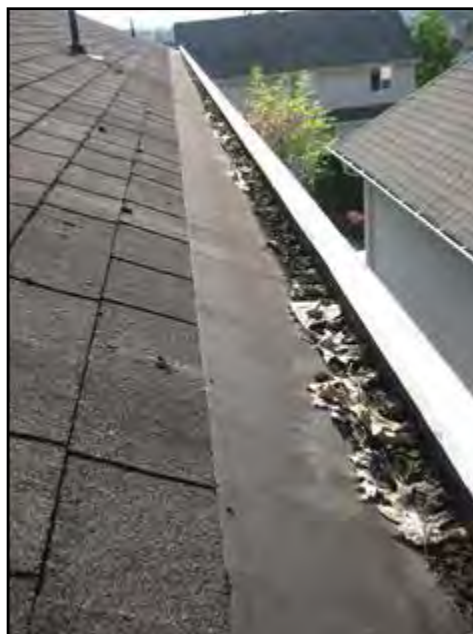
Location: Various Roof

Task: Improve

Time: Regular maintenance



[Click on image to enlarge.](#)



12.

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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WALLS \ Stucco and EIFS

5. Condition: • [Cracked](#)

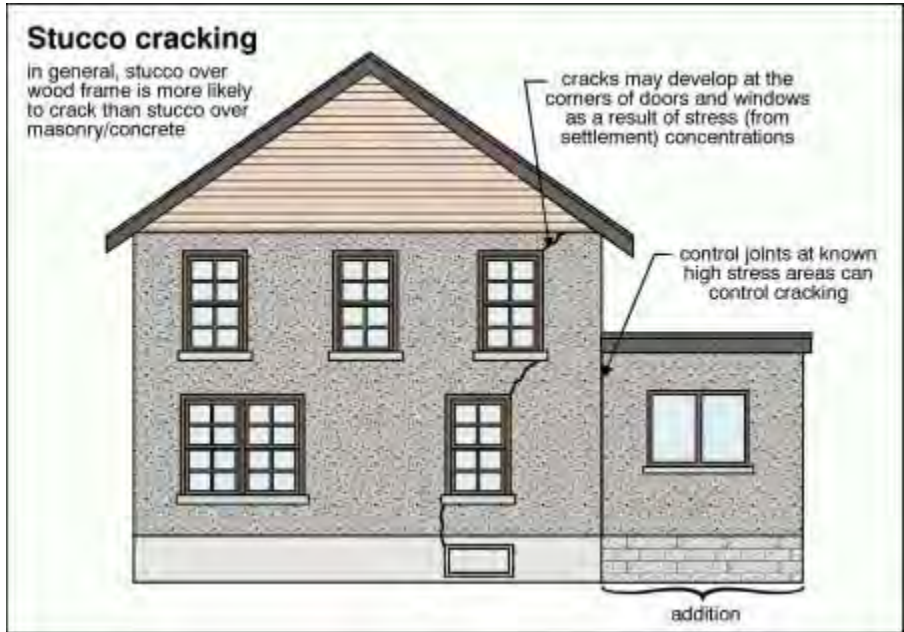
EIFS trim

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

Location: South Exterior

Task: Repair

Time: Less than 1 year



[Click on image to enlarge.](#)



13.

6. Condition: • [Minor cracks](#)

Implication(s): Cosmetic defects | Shortened life expectancy of material

Location: Northeast Exterior

Task: Monitor

Time: Ongoing



14.

DOORS \ Exterior trim

7. Condition: • [Paint or stain needed](#)

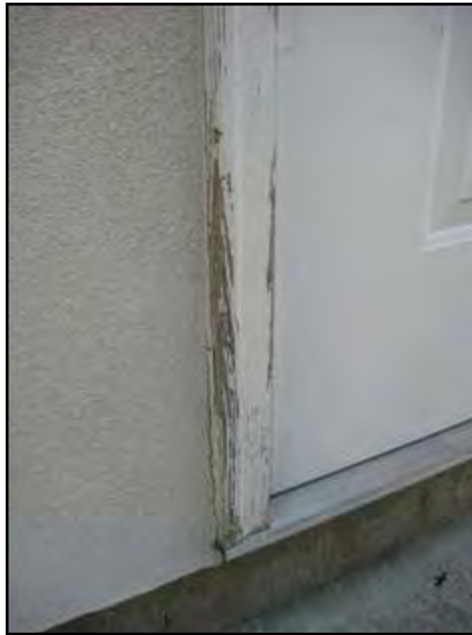
Implication(s): Chance of damage to finishes and structure | Material deterioration

Location: Various Exterior

Task: Improve

Time: Regular maintenance

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15. North garage door

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Columns

8. Condition: • [Rot](#)

6x6 posts supporting upper deck unconventionally installed ovetop vinyl membrane. Visible plywood rot, water stains underside of plywood & elevated dampness readings around posts.

Implication(s): Weakened structure | Chance of movement

Location: West Deck

Task: Repair

Time: Immediate



16.



17.

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Floors

9. Condition: • Vinyl membrane seams starting to contract & open up.

Location: West Exterior Upper Deck

Task: Replace

Time: When necessary



18.

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Steps and landings

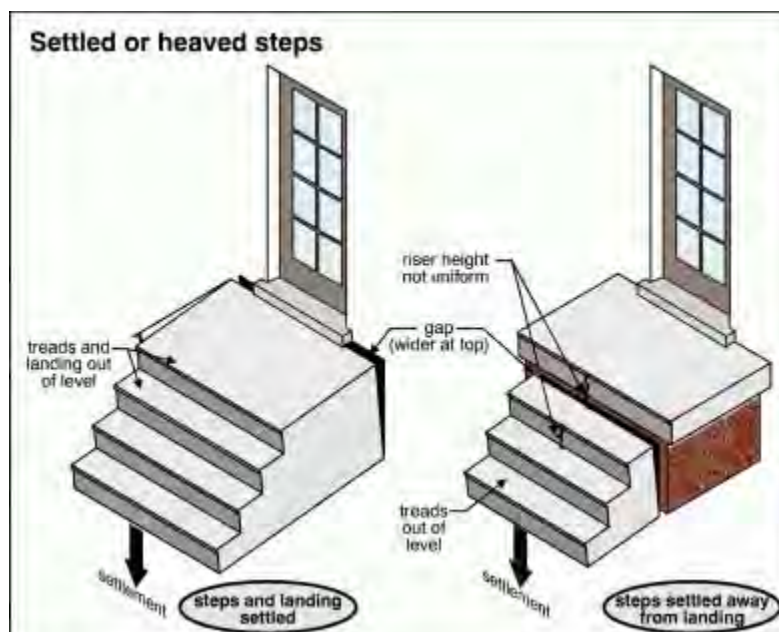
10. Condition: • [Steps or landings settling or heaving](#)

Implication(s): Weakened structure | Trip or fall hazard

Location: Northeast Exterior

Task: Repair

Time: Immediate



[Click on image to enlarge.](#)

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19.



20.



21.

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Handrails and guards

11. Condition: • [Missing](#)

Two sets of stairs

Implication(s): Fall hazard

Location: West Exterior

Task: Provide

Time: Immediate



22.

LANDSCAPING \ Retaining wall

12. Condition: • No deadman anchors

Location: West Exterior

Task: Monitor

Time: Ongoing

1033, Langley, BC June 18, 2010

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Description

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#) • Not visible • Subfloor - OSB (Oriented Strand Board)

Exterior wall construction: • [Wood frame](#) • Not visible

Roof and ceiling framing: • [Trusses](#) • OSB (Oriented Strand Board) sheathing • Not visible

Limitations

Attic/roof space: • Entered but access was limited

Percent of foundation not visible:

• 95 %

From exterior

Recommendations

FOUNDATIONS \ Performance

13. Condition: • No defects noted

Location: Throughout Exterior

Description

Service entrance cable and location: • [Underground aluminum](#)

Service size:

• [100 Amps \(240 Volts\)](#)

#2 Aluminum



23.



24.

Main disconnect/service box rating: • [100 Amps](#)

Main disconnect/service box type and location: • [Breakers - garage](#)

System grounding material and type: • [Copper - ground rods](#) • [Not visible](#)

Distribution panel rating: • [100 Amps](#)

Distribution panel type and location:

• [Breakers - garage](#)



25.

Auxiliary panel (subpanel) rating: • 40 Amp

Auxiliary panel (subpanel) type and location: • Breakers - Under lower deck



26.

Distribution wire material and type: • [Copper - non-metallic sheathed](#)

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

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - whirlpool](#) • [GFCI - bathroom and exterior](#)

Smoke detectors: • [Present](#)

Carbon monoxide (CO) detectors: • None noted

Recommendations

General

14. • Only 20 Amp breaker in subpanel for hot tub

Location: West Deck

Task: Further evaluation

Time: Immediate

15. • Any electrical recommendations should be considered high priority items, since all electrical issues are safety concerns.

DISTRIBUTION SYSTEM \ Outlets (receptacles)

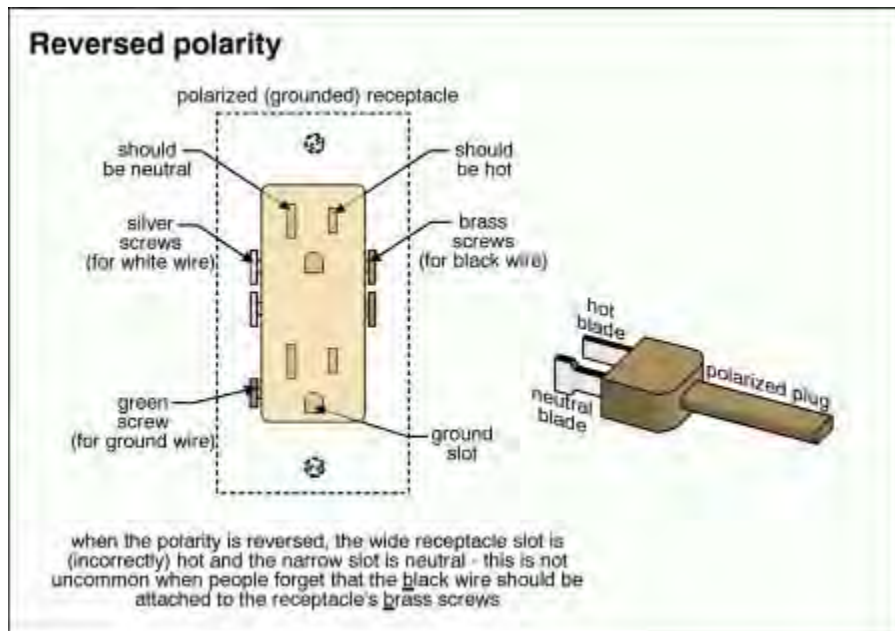
16. **Condition:** • [Reversed polarity](#)

Implication(s): Electric shock

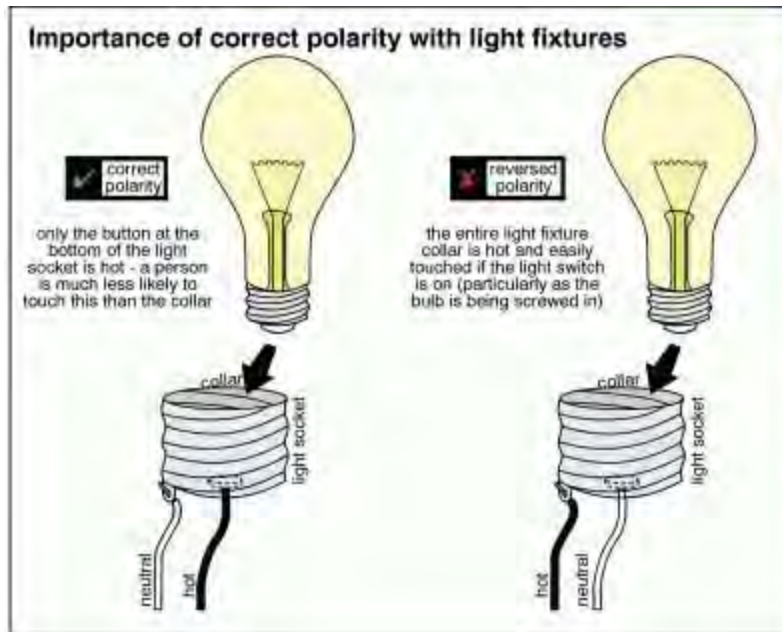
Location: Southwest Workshop

Task: Repair

Time: Immediate



Click on image to enlarge.



Click on image to enlarge.

17. Condition: • [GFI test faulty](#)

Implication(s): Electric shock

Location: East Exterior

Task: Repair

Time: Immediate

DISTRIBUTION SYSTEM \ Outlets (receptacles) - number or location

18. Condition: • [Too few outlets](#)

Implication(s): Nuisance

Location: Garage

Task: Improve

Time: If necessary



27.

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) detectors

19. Condition: • None

Location: Various Interior

Task: Provide

Time: Immediate

34201, Langley, BC June 18, 2010

SUMMARY

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Description

Fuel/energy source: • [Gas](#)

System type: • [Furnace](#)

Furnace manufacturer: • Intertherm

Heat distribution: • [Ducts and registers](#)

Approximate capacity: • [95,000 BTU/hr](#)

Efficiency: • [Mid-efficiency](#)

Approximate age: • [12 years](#)

Typical life expectancy: • Furnace (conventional or mid-efficiency) 18 to 25 years

Failure probability: • [Medium](#)

Main fuel shut off at:

• Meter

At east exterior.

Fireplace:

• [Gas fireplace](#)

Living & Family rooms, two total.

Chimney/vent: • [Metal](#)

Combustion air source: • Outside

Limitations

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

Heat exchanger: • Not visible

Recommendations

GAS FURNACE \ Gas piping

20. Condition: • [Copper tubing not properly labeled](#)

Implication(s): Physical injury

Location: East Basement

Task: Improve

Time: Immediate

GAS FURNACE \ Mid- and high-efficiency gas furnace

21. Condition: • [Induced draft fan problems](#)

Noisy & some vibration. Service by a licensed gas fitter

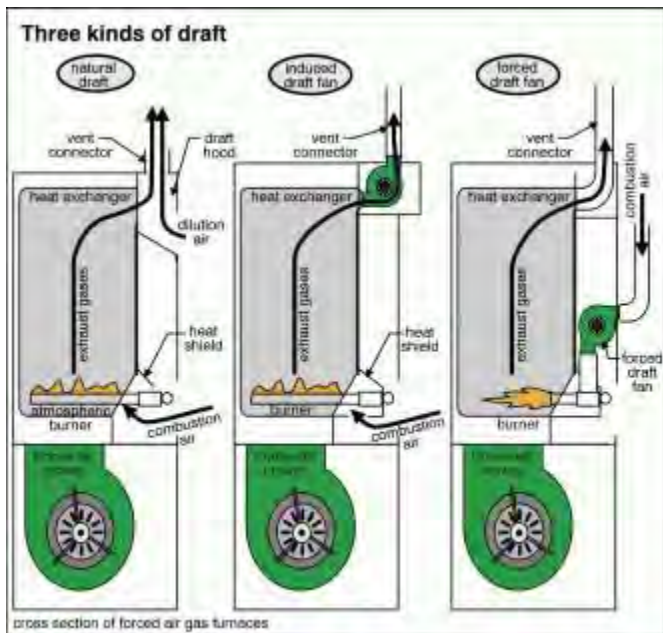
Implication(s): Equipment not operating properly | Equipment inoperative | Hazardous combustion products entering home

Location: Basement Furnace Room

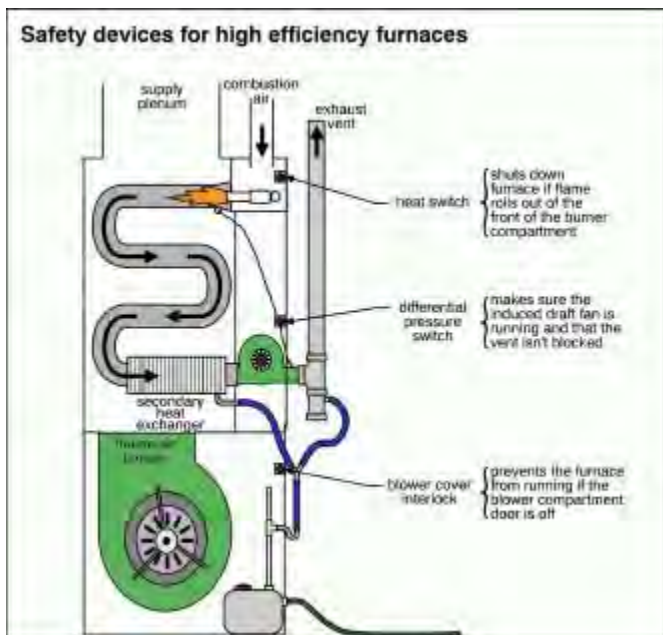
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Task: Further evaluation

Time: Immediate



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)

CHIMNEY AND VENT \ Metal chimney or vent

22. Condition: • [Inadequate chimney height above roof](#)

By a licensed gas fitter.

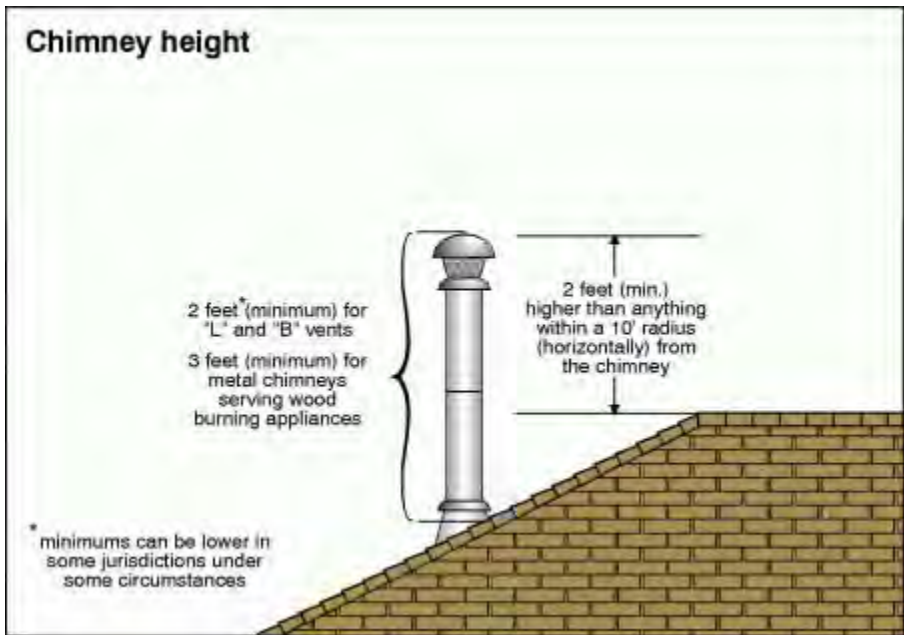
Implication(s): Equipment not operating properly | Hazardous combustion products entering home

Location: West Roof

Task: Further evaluation

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Time: Immediate



[Click on image to enlarge.](#)



28.

COOLING & HEAT PUMP

Report No. 1033

11111, Langley, BC June 18, 2010

SUMMARY

ROOFING

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Description

Air conditioning type: • None present

Heat pump type: • None present

- SUMMARY
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Description

- Attic/roof insulation material:** • [Glass fiber](#)
- Attic/roof insulation amount/value:** • [R-40](#)
- Attic/roof ventilation:** • [Roof and soffit vents](#)
- Wall insulation material:** • Not visible
- Wall insulation amount/value:** • Not determined
- Foundation wall insulation material:** • [Glass fiber](#)
- Foundation wall insulation amount/value:** • Not determined
- Air/vapor barrier:** • [Plastic](#)

Limitations

- General:** • Insulation inside inaccessible cavities is not visible to inspect.
- Attic inspection performed:** • By entering attic, but access was limited

Recommendations

ATTIC/ROOF \ Insulation

- 23. Condition:** • [Gaps or voids](#)
- Implication(s):** Increased heating and cooling costs | Reduced comfort
- Location:** Various Attic
- Task:** Improve
- Time:** Less than 1 year



29.

17050 Langley, BC June 18, 2010

SUMMARY

ROOFING

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24. Condition: • [Compressed](#)

Implication(s): Increased heating and cooling costs | Reduced comfort

Location: Various Attic

Task: Improve

Time: Less than 1 year



30.

11130 Llangley, BC June 18, 2010

SUMMARY

ROOFING

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Description

Water supply source: • Public

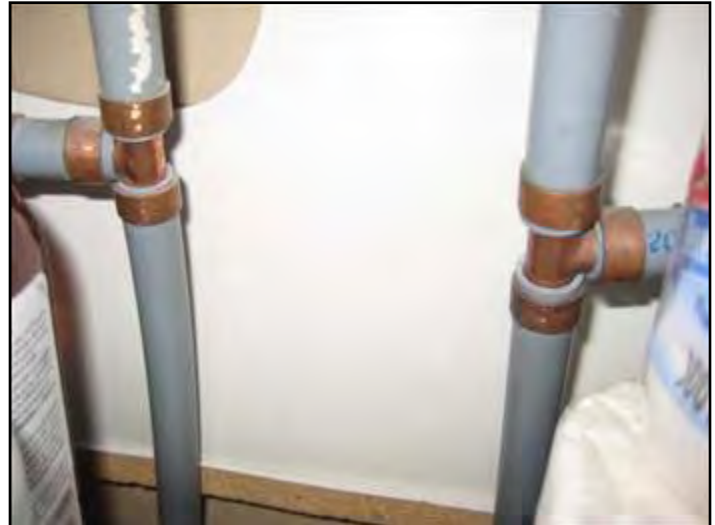
Service piping into house: • PE (polyethylene)

Supply piping in house:

• Polybutylene (PB)



31.



32.

Main water shut off valve at the:

• Basement
Behind furnace

Water flow (pressure):

• [Functional](#)
60 psi at laundry sink

Water heater fuel/energy source: • [Gas](#)

Water heater type: • [Conventional](#)

Water heater manufacturer: • Rheem

Tank capacity: • [40 gallons](#)

Water heater approximate age: • 12 years

Typical life expectancy: • 8 to 12 years

Water heater failure probability: • [High](#)

Langley, BC June 18, 2010

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Waste disposal system: • [Public](#)

Waste piping in house: • [ABS plastic](#)

Floor drain location: • Near water heater

Limitations

Items excluded from a home inspection: • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water heater relief valves are not tested

Recommendations

WATER HEATER \ Life expectancy

25. Condition: • [High failure probability](#)

Implication(s): No domestic hot water

Location: Basement Furnace Room

Task: Replace

Time: Unpredictable

FIXTURES AND FAUCETS \ Bathtub enclosure

26. Condition: • Maintain caulking & grout in good condition including regular sealant application.

Location: Main Floor Bathroom

Task: Monitor

Time: Regular maintenance

FIXTURES AND FAUCETS \ Shower stall

27. Condition: • [Grout loose, missing or deteriorated](#)

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

Location: Basement Bathroom

Task: Improve

Time: Immediate

FIXTURES AND FAUCETS \ Whirlpool bath

28. Condition: • [Dirty water from the jets](#)

Minor

Implication(s): Hygiene issue

Location: Main Floor Ensuite

Task: Improve

Time: Regular maintenance

FIXTURES AND FAUCETS \ Whirlpool bath pump

29. Condition: • Poor pump access

Location: Main Floor Ensuite

Task: Improve

Time: When necessary

Langley, BC June 18, 2010

- SUMMARY
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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Description

Major floor finishes:

- [Carpet](#)
- [Hardwood](#)
- [Resilient](#)
- [Ceramic](#)
- [Concrete](#)

In Garage

Major wall and ceiling finishes: • [Plaster/drywall](#)

Windows: • [Fixed](#) • [Single/double hung](#) • [Casement](#) • [Awning](#) • Vinyl

Glazing: • [Double](#)

Exterior doors - type/material: • [Sliding glass](#) • [Metal](#) • Garage door - metal

Limitations

No access to: • Under stairs due to storage.

Not included as part of a home inspection: • Security systems and intercoms • Central vacuum systems • Cosmetic issues

Appliances: • Appliances and their components are not inspected as part of a home inspection. However, any evidence of leakage from a refrigerator, dishwasher, garburator or clothes washer will be reported.

Recommendations

EXHAUST FANS \ Exhaust duct

30. Condition: • [Not vented to exterior](#)

Basement bathroom fan is discharging into workshop.

Implication(s): Chance of condensation damage to finishes and/or structure

Location: Southwest Workshop

Task: Improve

Time: If necessary

31. Condition: • [Not vented to exterior](#)

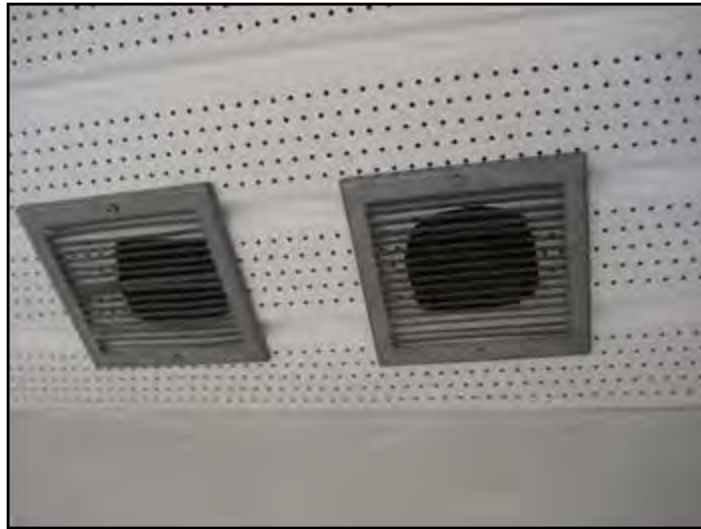
Recommend duct elbow down to existing soffit grill.

Implication(s): Chance of condensation damage to finishes and/or structure

Location: West Exterior

Task: Improve

Time: Immediate



34.

END OF REPORT

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Langley, BC June 18, 2010

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Report No. 1033

INSPECTION AGREEMENT

Langley, BC June 18, 2010

PARTIES TO THE AGREEMENT**Company**

NewLook Inspections
2226 Paradise Avenue
Coquitlam, BC V3K 1Z4

Client

This is an agreement between Bert Bevacqua and NewLook Inspections.

THIS CONTRACT AFFECTS YOUR LEGAL RIGHTS

PLEASE READ CAREFULLY BEFORE SIGNING.

THE CLIENT AND THE INSPECTOR ACKNOWLEDGE AND AGREE AS FOLLOWS:

(1) The Client hereby requests that the Inspector perform an inspection of the Subject Property and prepare a written report thereof subject to the following limitations and conditions, each of which are acknowledged, understood and accepted by the Client;

1 The inspection shall be performed in accordance with the Standards of Practice of the Canadian Association of Home & Property Inspectors (BC).

2 The Inspection Report constitutes an opinion of the Present Condition of the property based on a visual inspection of the readily accessible and visible major systems, components and equipment of the Primary Residence on the Property;

3 The inspection and Inspection Report do not constitute a guarantee, warranty or an insurance policy;

4 The Client is encouraged to participate in the visual inspection process and accepts responsibility for any consequences of electing not to do so, ie. incomplete information being available to the Inspector. The Client's participation shall be at the Client's own risk for injuries, falls, property damage, etc.;

5 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, hardware and screens, electrical receptacles, switches and lights, cabinet/countertop mounts and functions, insulation depth, mortar, masonry, paint and caulking integrity and roof covering materials;

6 Weather conditions may limit the extent of the inspection process; the Client hereby releases and waives any claim it may have against the Inspector for omissions or inaccuracies in the Inspection Report arising as a result of weather conditions existing at the time of inspection;

7 The Inspection Report is for the confidential use of the Client only and will not be disclosed to third parties such as real estate agents, sellers, or lenders without the express written consent of the Client. 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 thereto; The Client authorizes the Inspector to disclose the Inspection Report to third parties Yes___ No___

8 The Client and the Inspector hereby agree that all disputes arising in relation to the inspection and Inspection Report shall be referred to and resolved by binding arbitration pursuant to the applicable legislation governing commercial arbitrations;

9 In the event that the Client claims damages against the Inspector and does not prove those damages, the Client shall pay all legal fees, arbitrator's fees, legal expenses and costs incurred by the Inspector in defense of the claim;

10 The Inspector shall not be liable to the Client for the cost of any repairs to or replacement of any system,

NewLook Inspections: Providing a great inspection for every client every time

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INSPECTION AGREEMENT

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component, or equipment undertaken by the Client without prior consultation with the Inspector;
11 The Inspector's total liability to the Client for mistakes, errors or omissions in the Inspection and Inspection Report shall be limited to the amount of the fee paid for the Inspection.

- (2) By signing this Property Inspection Contract the Client acknowledges, covenants and agrees that:
- 1 The Client understands and agrees to be bound by each and every provision of this Contract;
 - 2 The Inspector has not made any representations or warranties other than those contained in this Contract;
 - 3 The Client has had such legal advice as the Client desires in relation to the effect of this Contract on the Client's legal rights;
 - 4 The Client shall pay the fees herein before described to the Inspector without set-off or deduction.

(3) Time limits for legal action:
The client acknowledges and agrees that the time limit for commencement of legal proceedings by the client against the Inspector for damages suffered by the client as a result of alleged negligence or breach of contract by the Inspector shall be not later than one (1) year from the date of the Inspection Reports herein before described. From and after the expiry of one (1) year from the date of the said Inspection Report any claim of the client against the Inspector and or the Inspectors' employees, agents and servants arising from or in relation to this contract and or the services provided hereunder shall expire and cease to exist for all purposes and the clients right to commence proceedings against the inspector and or the Inspectors employees agents and servants shall thereupon be barred and cease to exist for all purposes.

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(Signature) [Handwritten Signature], (Date) June 18, have read, understood and accepted the terms of this agreement.

NewLook Inspections: Providing a great inspection for every client every time

The links below connect you to a series of documents that will help you understand your home and how it works. The body of the report contains specific information about your home. Many report items have related links that provide you more information about that particular component or issue.

This Library is a broad reference tool. For example, if you want to know the difference between asphalt shingles and wood shingles, you can look in here. If you have a conventional furnace and are trying to decide whether to upgrade to a mid-efficiency or high-efficiency furnace, this information may be helpful. If your home does not have air conditioning, but you are thinking about adding it, there is helpful information for you in here.

The Library is broken into nine house systems: Roofing, Exterior, Structure, Electrical, Heating, Cooling, Insulation, Plumbing and Interior. Click on any link to read about that system.

- [1. Roofing and Chimney](#)
- [2. Exterior](#)
- [3. Structure](#)
- [4. Electrical](#)
- [5. Heating](#)
- [6. Cooling](#)
- [7. Insulation](#)
- [8. Plumbing](#)
- [9. Interior](#)