



Fairbairn inspection Services, Ltd.

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Inspected By: David Fairbairn



Home Inspection Report

Prepared For:

Geoff Everitt

Property Address:

2182 148 St

Surrey, BC V4A4M7

Inspected on Mon, Apr 1 2019 at 9:30 AM

Report Summary

The following is an executive list of the main deficiencies found at the property. This is not the full report.

Structure: Crawl Space

1) Comment 10: Water stains were noted in the crawlspace, particularly along the north wall. There had not been a recent rain prior to the inspection, and I could not determine if active water leakage is occurring. Recommend having the drains professionally checked by a specialist (Sewer camera inspection).

Plumbing

2) Comment 20: The water heater was approximately 17 years old, and had reached its expected life (typically 10 years). I recommend budgeting for replacement soon.

3) Comment 21: The plumbing distribution piping is polybutylene plastic, which has a history of leakage and failure. The fittings are made of plastic, which has a higher rate of failure than the later, metal-fitted type.

I recommend having a plumber review the system, and provide a quote for replacement. This should be a fairly straightforward re-pipe, due to the size of the crawlspace and low number of plumbing fixtures.