

An unchecked box indicates that this feature was not inspected, applicable, required or found.
 This feature was inspected or working as expected - an **X** indicates feature was **NOT** working as intended, needs immediate attention **or** is simply highlighted for your information.

STRATA Many elements are maintained by Strata and may not have been fully accessible or inspected

Garage **Carport** **Parking Structure** **Size** Single Double Triple **Location** Attached Detached

Occupants' belongings block access to all areas of garage - **unable to fully inspect**

Roof **Appears functional** Refer to roofing page for details Deck or living quarters above Add ventilation

Attic **Appears functional** **Insulation:** None Batt Blown-in _____ inches

N/A No access

Floor **Appears functional** Concrete Asphalt Dirt Wood

Cracks: typical major Floor not fully visible Moisture stains

Insufficient slope to drain Seal carport slab / house junction

Walls **Appears functional**

N/A Drywall Concrete Stucco Wood or wood product Vinyl Metal

Improper fire protection Damaged or moisture stained

Visible openings into living quarters (*potentially dangerous gasses*)

Electrical **Appears functional** Wall and light circuits Possible 220 V outlet (not tested)

N/A Extension cord used for garage door motor (*could come loose - not recommended*)

People door **Appears functional** Solid or metal Hollow (*non-fire resistant*)

N/A **Self-closer** (*one is recommended*) Non-functional locking device

Adjust door to close properly Damaged or sticking door

Damaged weatherstripping (*could let vehicle gases into living quarters*)

Garage door **Appears functional** Wood Metal with glass on door Not operational

N/A **Not functional** Safety reverse Electric eye Manual operation

Auto Reverse: functional ... but may need adjustment **did not respond**

Damage: typical major Door is warped or bowing

Recommend painting of inside of wood doors to prevent moisture absorption

Recommend testing of auto-reverse every two months for safety

* Testing firewall rating is beyond the scope of this inspection

Garage

- GARAGE DOOR "AUTO-REVERSES"**, but requires too much force - or **did not reverse** at all! The door should reverse relatively easily when closing and when it strikes something. This is a safety hazard. Recommend tradesman adjust, repair or replace opener as necessary.
- EXTENSION CORDS USED** at **garage door motor**. Recommend having a tradesman evaluate and repair as necessary. Possible solutions include; replacing the cord on the opener with a longer cord, moving the existing outlet closer to the opener or installing an additional grounded receptacle.
- OPENINGS THROUGH THE WALL OR CEILING** between the **garage** and **house** were observed. This is a safety hazard as gas fumes from vehicles may enter the house. **Openings** must be **PERMANENTLY SEALED**, taped or mudded to prevent air flow between the garage and the living quarters. Tape wall joints, central vac piping and seal electrical covers.
- There should **NOT** be a **CONNECTION FROM A FORCED AIR FURNACE** inside the house and the garage. Garages should have their own heat source. Furnaces located in the garage should have an air tight door and a separate combustion air source from outside. Furnaces must be protected from accidental vehicle impact. (i.e., steel posts or elevated 18")
- Any passage door between the home and the garage must be **FIREPROOF, WEATHERSTRIPPED**, and have an **AUTO CLOSE MECHANISM**.
- WEATHERSTRIPPING** on any passage door between the home and the garage must be in good condition and the door should close tightly against it. Adjust doors to close fully by adjusting springs or hinges.

Comments: _____

CSA CERTIFICATION

- MODULAR - MANUFACTURED (MOBILE) HOMES**
CSA CERTIFICATION was displayed on a decal attached to the unit when it was manufactured. Modifications to original electrical service by non-professionals or work done without a permit, could have invalidated the CSA certification. Your insurer may ask you to check the Disclosure Statement to confirm proper procedures were followed by the vendor. It is illegal to sell or purchase a manufactured home without proper electrical certification in the province of British Columbia. This means that the original manufactured home must have an approval sticker from an accredited certification agency, such as the **CSA** or the **BC SAFETY AUTHORITY**. In addition, any modification or addition to the electrical system must have proof of installation via an electrical permit. Additions could include: the addition of rooms, enclosed porches, sheds, garages and decks and appliances such as hot tubs, air conditioning, or heat-pumps.
IF THE STICKER HAS BEEN LOST, destroyed or covered over, you may find a copy on file with your local Safety Officer, who can be reached via your local BC Access Centre or the Enquiry BC phone number. However if the sticker cannot be found, the whole mobile unit and any additions or modifications **must be re-inspected** and a new approval label applied. It could cost up to a few thousand dollars to have the unit re-inspected and then brought up to today's standards.

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www.safetyauthority.ca