

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

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

## DRIVEWAY N/A

**Appears Functional**  Not fully visible due to vehicles, snow, ice, debris, etc.

- Asphalt  Concrete  Gravel  Paving Block  Brick  
 Erosion to Asphalt - Apply Sealant  Poor Drainage  Ponding  **Fill or seal** cracks and voided areas to prevent water entry  
**Cracks:**  Typical  Major **Surface:**  Heaved  Settled  Trip Hazards  Oil Stains Noted  
 Driveway slopes towards structure **Driveway Drain:**  Recommended  Clean debris when needed

## SIDEWALKS N/A

**Appears Functional**  Not fully visible  Sidewalk **slopes** towards structure

- Concrete  Concrete Block  Brick  Gravel  Asphalt  Wood  **Fill or seal** cracks and voided areas to prevent water entry  
**Cracks:**  Typical  Major **Surface:**  Heaved  Settled  Trip Hazards  **Seal** house-sidewalk junction

## LANDSCAPE N/A

**Appears Functional**  Not fully visible  Incomplete  Needs attention

- Flower beds** trap water along foundation  Leave a **15 cm (6") drying space** between house & trees, bushes, plants or vines)  
 **Trees** are planted close to structure  **Trim tree branches** from overhanging roof structures (when required)  
 **Soil Slopes** towards structure  **Erosion** near foundation wall **NOTE:** Low wattage lighting is not inspected

## FENCING N/A

**Appears Functional**  Not fully visible due to vegetation, snow, ice, debris, etc.

- Wood  Chain link or wire  Wrought Iron  Concrete  Concrete Block  Steel  Plastic mesh or panels  Vegetation  
**Posts:**  loose / rotted  Loose, damaged or missing boards  Repair or replace as needed  Fences on acreage not inspected  
**Gates:**  **Functional**  misaligned  damaged **Property:**  Fully Enclosed (back ~~of fence~~)  **Paint** to preserve

## RETAINING WALLS N/A

**Appears Functional**  Landscaping feature only

- Concrete  Concrete Block  Timber  Stone  Concrete & Stone  **Drainage openings** are not evident / add weep holes  
 Leaning / bulging  Deteriorating / needs repair  **Guardrails recommended** - fall hazard possible  
**Displacement or Cracks:**  Typical  Major  **Vegetation** partially covers walls - limits inspection  
 Only walls that could affect the structure or building are inspected  Recommend review by **geotechnical engineer**

## HOSE FAUCETS N/A

**Appears Functional**  Non-operational

- Hose bibs are turned off from inside structure during winter months and are not tested  
**Handles:**  **Functional**  Broken  Missing  Leaking  **Wall Connection loose / gaps** - secure and seal connection with wall  
 **Frost protected** - BUT owners must remove hoses and drain exterior pipes in fall  **NOT frost protected** - drain in fall

## UNDERGROUND IRRIGATION N/A

**Appears Functional**  Not fully visible

- Automatic** timer  Manual valve  Not Tested - Non-operational - Winterized  Automatic timers are not tested  
 **Re-adjust spray** away from house  Damaged / leaking / broken head  Orchard systems are beyond CAHPI standards  
 Have vendor verify **proper winterization** **Back Flow or Check Valve:**  installed  not visible  
 **Underground pipes** cannot be evaluated for leaks or possible root damage  
**Location of controller:**  Garage  Basement  Outside wall  Under stairwell  Shed  Fence  Utility room  \_\_\_\_\_

## SITE OBSERVATIONS

- 1  **DEBRIS, VEGETATION or SNOW** prevents a full or complete inspection of the **PROPERTY, DECKS or ROOF SURFACE**. A sincere effort was made to inspect and report on these areas but it is impossible to confirm a definite condition in this report. We will re-inspect at a later date if requested, as conditions change and visibility is improved.

## RETAINING WALLS

- 1  **WOOD, RAILWAY TIE & LANDSCAPE TIE RETAINING WALLS** (usually treated) will all deteriorate eventually and will require replacement. Railway ties MAY contain arsenic and may be harmful if used in a playground area.  
 2  **ONLY RETAINING WALLS** that affect the integrity of the building structure were considered as part of this inspection. Retaining walls used as planters, yard landscaping, or those supporting fences are beyond the scope of a home inspection.  
 3  **THE RETAINING WALL** is showing signs of movement, but appears stable at this time. If movement becomes significant, I recommend a qualified contractor evaluate and recommend corrections or repairs.

## STRATA COMMON PROPERTY

- 1  **COMMON PROPERTY AREAS** are not always part of a professional home inspection. This could take a considerable amount of time and often requires permission from other owners or the strata board or council. It is beyond the scope of a CAHPI inspection to examine commercial heating systems, elevators and structural components, which requires a qualified professional in these fields. Entry to attics and crawlspaces often requires access from neighbouring suites and access to electrical and plumbing rooms usually requires keyed access.

We have conducted a general overview of the property as a courtesy, as this often reflects expenses borne by all the unit owners. This includes elements such as: roofs, exteriors, landscaping, walkways, driveways and fences; items that may affect YOUR financial interests.

**NOTE:** In this report, "Functional" "Appears Functional" and "Installed" are interchangeable.