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To whom it may concern,

We performed an inspection of the plumbing and heating system at Green Briar South - 9819 102nd AVE, Fort St John, B.C. on April 30th, 2021.

An inspection of water supply piping shows mostly copper piping, with fully functioning shut-off valves where accessible. Water heater is shared, with two one demand heaters in the mechanical room. With on-demand heaters there is no storage tank, and reduces the risk of flooding. The on-demand system in this building was replaced in 2020. All plumbing fixtures have newer, steel braided supply lines.

Drain lines in this building are in good working order, and appear to be in good used condition, with a combination of ABS plastic, and cast iron piping.

The heating system in this building is boiler heat. The boiler is in good used condition, and in working order. Zone valves, thermostats, and manual shut off valve appear to be working, where accessible.

At this time we see no cause for concern with the quality of the piping systems or mechanical equipment in this building. In the event of an emergency, all valves are fully functioning to isolate problems. All piping, where visible, appears to be in good used condition.

Thank you, and please contact our office for any further questions,

John Harmsen,
Harmsen Plumbing & Heating Ltd.