

HOME INSPECTION REPORT

3456 Any Road
Duncan, BC

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Prepared for:

Client

November 27, 2005

HARBOUR HOME INSPECTIONS, LTD.

Jeff Erickson

3330 Telegraph Road
Mill Bay, BC V0R 2P3

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Associate Member: Canadian Association of Home and Property Inspectors

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This summary and the report from which it is taken is for the exclusive use of the client(s) listed and it is not intended for third party use.

Any noted safety concerns and potentially significant expenses or problems over the short term are identified below, as well as less expensive (under \$1500) priority items. This summary should not be considered inclusive because of the limitations of a home inspection. Please read the full report for elaboration of these and other problems.

Estimates of what it might take to repair or replace the items listed in the summary are very rough. They do not include other items noted in the report. Actual costs may vary widely depending on the extent of the problem, the contractor chosen and the actions taken.

November 27, 2005

HOME INSPECTION SUMMARY

3456 Any Road
Duncan, BC

Prepared for:
Client
123 That Road
Town, BC

Prepared by:
Jeff Erickson
.....

GENERAL CONCLUSIONS

The unit has a normal number of safety and priority issues. Many of these could be fixed by a handy home owner at minimal cost. All in all the home is in good shape. But there is a problem in the attic which commands attention.

Mould is probably overrated as a health issue but it can be a problem, and a serious one for certain people. The condition which leads to mould is excess moisture and that can and should be controlled. The same conditions which lead to mould also lead to rot. A professional should look at the situation and his/her advice should be followed. Please read my recommendations in the structure section.

Firestopping at least the stud spaces and chimneys in the crawlspace stairwell should be done for safety.

ESTIMATED INITIAL COSTS

The total for attending to all the items listed below except for the mould issue should be no more than about \$1000.

SAFETY ISSUES

Garage:	Adjust person door closure to ensure latching.
Crawlspace:	Firestopping needed in stairwell. Install handrail on stairs.
Heating:	Slight gas odour by furnace. Service as noted.
Chimneys & Fireplaces:	Isolate power line from fireplace with proper fitting.
Plumbing:	Tape exhaust joints. Install PTR valve down pipe.
Bathrooms:	Repair bathtub puncture. Clean drains.

SIGNIFICANT ISSUES

Structure:	Increase ventilation and undertake mould abatement in attic. Professional action advised.
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PRIORITY ITEMS

Exterior:	Flash or caulk entry steps. Caulk around vents and gas main. Increase ground to wood clearance where possible.
Roof & Drainage:	Extend downspouts that terminate on the roof. Clean roof-particularly the other unit.
Crawlspace:	Caulk vents and finish insulation. Set a mousetrap.
Ventilation:	Connect air intake duct. Check fireplace air installation.
Heating:	Fix air gap by furnace filter.
Chimneys & Fireplaces:	Vacuum fireplace behind grills.

EXTERIOR INSPECTION

WALKWAYS	
Material	Washed concrete; round pavers inset in gravel
Condition	Good

PATIOS	
Material	2x6's on treated sleepers. It's about 14'x14' and resting on the smaller original concrete patio.
Slope	n/a
Steps	One step from ground level
Railings	n/a
Condition	Good.

ENTRY STEPS	
Material	Washed concrete
Landing	Good
Steps	Good
Railing	n/a
Condition	The metal flashing between the landing and the house should have a counterflashing or at least be caulked to prevent moisture entry. See photo. A trim piece could be installed above the door area for appearance.

WALL CLADDING MATERIALS	
Wood siding	Good condition. Probably the original stain/paint-I could see no sign of overcoat.
Wood trim	Same
Wood trim	Wood to ground clearance is ideally 8" or greater. It is less in this case-the bay window flower bed should be lowered and care taken to reduce moisture at the ground-building junction.

OUTSIDE DOORS	
Front door	Steelclad-good shape
Rear door	n/a-see garage person door
Patio door	Slider-good shape
Other	

WINDOWS	
Type	Vinyl double paned
Screens	One missing on upstairs bedroom
Seals	Good
Broken	No
Flashings	Generally good-caulk those subject to the weather

EXTERIOR INSPECTION REPORT

Safety Issues: None noted.

Significant Issues: None noted.

Priority Items: Entry steps and ground clearance as noted. Caulking is also needed around the dryer and air intake vents at the back of the house; and around the gas inlet pipe.

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General Comments: Except where noted the exterior condition was fine. Caulking should be inspected periodically and renewed as necessary-use a good paintable water-based caulk.

Restaining or painting before there is any obvious surface breakdown is less costly in the long run. Quality materials make a big difference.

STRUCTURE INSPECTION

STRUCTURE DESCRIPTION/MATERIALS

FOUNDATIONS

Poured concrete	No problems noted
Outside moisture barrier	None seen-could easily be below surface level

CONFIGURATION

Crawlspace	Full
Number of stories	Two

FLOOR STRUCTURE

Concrete slab	In crawlspace
Joists	2x10's on 16" centers
Sub-floor	Plywood
Blocking	Yes-2x2" cross blocking

WALL STRUCTURE

Wood frame	Yes -what could be seen
Wall sheathing	Not visible

CEILING STRUCTURE

Trusses	Yes- scissor and normal-both on 2' centers
Ceiling sheathing	Felt like drywall

ROOF STRUCTURE

Trusses	Yes- scissor and normal
Roof sheathing	OSB/waferboard

METHOD USED TO OBSERVE ATTIC	
Attic fully accessed	Flat ceiling section
Inspected from access hatch	Scissor truss section
No access	Wing above small bedroom; first floor roof; and short roof sections

ATTIC CONDITIONS	
Leaks	None noted
Condensation damage	Yes- in flat roof section
Other	

STRUCTURE INSPECTION REPORT

Safety Issues: None noted.

Significant Issues: There is mould in the flat ceiling section of the attic. There are no signs of leaks and I suspect the root cause of the mould is condensation from a lack of ventilation. The darkened wood and the rust on the protruding roofing nails extend over a wide area. Moisture readings taken in approximately ten places ranged from a safe 14% to a not so safe 20%.

The recommended course is professional examination and remediation. Access should be cut into the attic area above the small bedroom. More soffit ventilation pans and roof vents should be added. Existing surfaces should be cleaned as best as possible and perhaps be sealed with a mould resistant paint. The attic access hatch should be weatherstripped to prevent warm air leakage. A mould problem is essentially a moisture problem. I could see portions of the chimneys from the flat ceiling section. Given the lack of firestopping in the mechanical room, this could also be a source of warm air leakage.

That being said, I could find no damage to the structure and the OSB seemed sound. I would probably replace the OSB when reroofing. The other side of the duplex should be checked and repaired if needed.

I did not walk through the scissor truss area-a respirator mask and perhaps some light planks are needed for safety. It is possible that the first floor attic area might be accessed from the scissor truss section. It is also possible that the flat ceiling section could be ventilated from the scissor truss section. This area seems dry and well ventilated.

Priority Items: None noted.

General Comments: None

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Darkened areas indicate mould.

CRAWLSPACE INSPECTION

CRAWLSPACE DESCRIPTION/MATERIALS

METHOD USED TO OBSERVE CRAWLSPACE	
Crawlspace fully accessed	Yes

GROUND/FLOOR	
Polyethylene cover	Visible between foundation and slabs.
Concrete-finished	Yes

LEAKS & MOISTURE DESCRIPTION	
Odours	No
Stains	No
Dampness	Yes-under dryer vent. Recommend caulking
Rot	No
Other	Some rodent droppings in SW corner

CRAWLSPACE INSPECTION REPORT

Safety Issues: Access stairs are definitely not to code, but there's not much choice. A handrail should be installed.

The stairwell should be firestopped with drywall or other suitable material. The sidewall and particularly the chimney chase can give fire a path to upper levels. The chimney chase might also be a conduit for warm, moist air to be entering the attic.

Significant Issues: None noted.

Priority Items: Caulk around dryer vent on outside of house and monitor sill plate. Insulate top of foundation wall where missing.

Set a mouse trap or two.

General Comments: No signs of groundwater leakage or dampness were noted.

CHIMNEY & FIREPLACE INSPECTION

CHIMNEYS	
B-vent	Separate chimneys for furnace and hot water. They run parallel and penetrate the roof.
Condition	Good
Dripedge/Raincap	Yes
Clearances	OK where visible
Firestopping	Proper firestopping needed in the crawlspace.
Other	

GAS FIREPLACES	
Condition	Dusty inside-needs vacuuming
Labeled	Yes
Make	GSW; Model-BDO-23N; Serial# 004121
Shut-off valve	Behind bottom grill; along with hi-lo setting, reset switch; pilot light and instruction plate
Venting	Direct vent through back wall of house.
Other	Check if intake air is properly vented; i.e.- it is not direct but enters from the crawlspace through a hole in the floor.

CHIMNEY & FIREPLACE INSPECTION REPORT

Safety Issues: The switched power for the fireplace does not have a clamped fitting or grommit where it runs into the unit. This should be remedied.

Firestop as noted in the crawlspace report.

Significant Issues: None noted.

Priority Items: Vacuum fireplace as noted.

General Comments: None

ELECTRICAL INSPECTION

ELECTRICAL DESCRIPTION /MATERIALS

SERVICE VOLTAGE & AMPERAGE

120/240 Volts	100 Amps
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SERVICE ENTRY CONDUCTOR MATERIALS

Aluminum	2 Gauge (Aluminum is code approved for service wire.)
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SERVICE TYPE

Underground	Yes
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SERVICE/DISTRIBUTION PANEL

Location	In garage
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Brand	Federal-Pioneer
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Breakers labled	Yes
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Condition	Good
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WIRING METHODS

Non-metalic sheathed cable (Lumex)	Yes
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ALUMINUM BRANCH CIRCUIT WIRING NOTED

No	Not in distribution panel
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SMOKE DETECTORS

Number	Placement
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2	Up and Downstairs halllways
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CARBON MONOXIDE DETECTORS	
Number	Placement
None noted	

OUTLETS & FIXTURES	
GFI's	Working
Outlets	Working
Lights	Working
Switches	Working

ELECTRICAL INSPECTION REPORT

Safety Issues: None noted.

Significant Issues: None noted.

Priority Items: None noted.

General Comments: All lights, GFIs, and a representative sample of outlets worked. Please test smoke alarms twice yearly. Plug-in carbon monoxide detectors should also be installed for safety.

PLUMBING INSPECTION

PLUMBING DESCRIPTION/MATERIALS

WATER SUPPLY MATERIALS	
Copper	Stubs and fittings
Plastic	Polybutylene

DRAIN, WASTE AND VENT PIPING MATERIALS	
Plastic	ABS

WATER HEATING EQUIPMENT					
Type	Maker	Model	Serial #	Year manufactured	Normal lifespan
Gas	State		J9638975	1996	20 yrs.
	Size	PTR valve	Valve piped	Pan	Drain
	40 US gal	Yes	No	Yes	Yes
Venting	Vents from heater to B-vent should have metallic tape.				

LOCATION--MAIN FUEL SHUT-OFF VALVE	
Inside	On tank & by furnace; power switch is on wall by tank
Outside	On gas meter

LOCATION--MAIN WATER SHUT-OFF VALVE	
Inside	Behind water heater; Pressure regulator noted
Outside	Not noted

PLUMBING INSPECTION REPORT

Safety Issues: Firestopping of B-vent as noted in crawlspace report.

Tape exhaust venting joints.

Install pipe from pressure/temperature relief valve to about 6" from floor. There is a danger of scalding if you are standing near it should it open.

Significant Issues: None noted.

Priority Items: None noted.

General Comments: It is good to drain off a few gallons of water from the tank yearly to reduce sediment buildup.

KITCHEN INSPECTION

APPLIANCES				
Type	Maker	Model	Serial #	Year made
Stove	Kenmore	C970-615631	NF90615694	
Fridge	Kenmore	970-608722	3984817812	
Dishwasher	Concept II	CRB2419VW12 9	TR610108A	

APPLIANCE OBSERVATIONS	
Stove	Clean-works
Fridge	Clean-works
Dishwasher	Clean-didn't try

ROOM DESCRIPTION	
Floor	Vinyl
Walls & ceiling	Drywall
Cabinets	Pressboard
Counters	Arbourite
Sink	Double bowled stainless steel
Faucets	Unilever w/sprayer
Disposal	None
Leaks	None noted.

INSPECTION REPORT

Safety Issues: None noted.

Significant Issues: None noted.

Priority Items: None noted.

General Comments: Clean layout.