Victoria Home Inspections
COMMERCIAL & RESIDENTIAL

Inspection Report

Mr. John Smith

Property Address:
818 Bear Lane
Victoria British Columbia

Victoria Home Inspections

Sean Sigalet
250-896-8892
Consumer Protection BC #71664
HIABC Accredited Home Inspector #349 BC/19

The inspection report is prepared at the request of the client, as defined in the inspection contract, and is for the exclusive use of the client. It is not reasonable for any other party to rely on the inspection report. Liability for errors, omissions, breaches of contract and/or negligence in any part of the inspection or inspection report to any person other than the client is expressly denied and, accordingly, no responsibility is accepted for any damage suffered by any such person as a result of decisions made or actions based on the inspection report.

Table of Contents

Cover Page 1
Table of Contents 3
Intro Page 4
General Summary 5
1 Roofing 9
2 Exterior 11
3 Garage 13
4 Interiors 15
5 Structural Components 17
6 Plumbing System 19
7 Electrical System 21
8 Heating / Central Air Conditioning 25
9 Insulation and Ventilation 28

Date: 2022-03-09	**Time:**	**Report ID:** VHI-3257
Property: 818 Bear Lane Victoria British Columbia	**Customer:** Mr. John Smith	**Real Estate Professional:**

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Conditions often change between the time of inspection and the move-in date and some additional defects or repairs may be evident that were not evident at the time of inspection. We recommend that you visually survey the home when taking possession and discuss with the vendor any changes that you notice.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Scope of Inspection:	**In Attendance:**	**Type of building:**
HIABC (Home Inspectors Association BC)	Customer and their agent	Residential (2 story)
Approximate age of building:	**Weather:**	**Temperature:**
Approx 20 years	Sunny	Above 10'C
Ground/Soil surface condition:	**Rain in last 3 days:**	
Damp	No	

General Summary

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250-896-8892
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Customer
Mr. John Smith

Address
818 Bear Lane
Victoria British Columbia

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling;** or **warrants further investigation by a specialist,** or **requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

1.0 Roof Coverings

(1) Recommend removing the additional wood and metal left on the roof. The roof appears to be 20-years old on the main part of the house. Based on life expectancy, budget to replace the roof covering and damaged sheathing withing the next 5-years. Possible insurance issue due to age of roof. Contact your insurance provider prior to removing conditions.

3. Garage

3.4 Occupant Door (from garage to inside of home)

The occupant door from inside garage to inside the home does not auto close. This means that should a fire occur in garage, the occupant door does not afford protection until fireman arrive. The hinge pins are missing. Recommend replacing the auto-close hardware upon possession.

4. Interiors

4.2 Floors

Some tile grout is cracked/missing in the kitchen and suite bathroom. Recommend repair upon move-in to prevent water ingress into the subfloor.

4.6 Windows (representative number)

The window in the laundry room is missing a latch to lock the window. Recommend repair upon move-in, for safety.

5. Structural Components

5.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Visible evidence of what appears to be carpenter ants (carcasses and frass) was observed in several areas in the crawlspace. The crawlspace appeared dry with no visible evidence of water ingress or active leaks. As the joists in the crawlspace are all concealed by insulation, hidden damage may be apparent. Recommend contacting the homeowner about their knowledge of pest activity and any past treatments. Also recommend further investigation and treatment as necessary by a **qualified pest control specialist** prior to removing conditions.

6. Plumbing System

6.0 Plumbing Drain, Waste and Vent Systems

The plumbing stack vents at the roof are missing lead vent caps. These cover the open area between the ABS pipe and lead boot and help in reducing water ingress into the attic. Recommend they be provided upon move-in.

6.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

The water heater has a production date of June 2010. The life expectancy is 8-12 years. The water heater is at the end of its life expectancy and should be replaced in the near term by a qualified plumber before leaks arise. No leaks at time of inspection.

The existing 60 gallon water heater is currently connected to a 20Amp breaker using 12 gauge wiring. Typically a 60 gallon tank connection requires a 30Amp breaker and 10 gauge wiring. Overheating of the electrical and breaker tripping can result. Recommend upgrading the wiring and breaker at time of new tank install.

7. Electrical System

7.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

(1) At least one receptacle is located directly above an electric baseboard heater. This is a fire safety issue as power cords can drape directly onto the heating fins. Recommend having an electrician relocate the receptacle to either end of the heater or blank off the receptacle in the near term.

(2) Recommend an electrician clean up the wiring above the electrical panel. A cover plate should be added to the open junction box in the crawlspace.

7.7 Smoke Detectors

Tested and operational on date of inspection. Smoke detectors over 10 years of age should be replaced for safety.

7.8 Carbon Monoxide Detectors

No carbon monoxide detector was found at time of inspection. It is recommended that one be installed on each level according to the manufacturer's instructions. Replace every 5-7 years.

8. Heating / Central Air Conditioning

8.1 Heating Equipment

(2) One of the electric baseboard heaters on the upper level is located below a window seat. This can result in isolated overheating of the seat and surroundings and poor heat transfer within the room. Consult the installation instructions and repair as needed prior to use.

9. Insulation and Ventilation

9.0 Insulation in Attic

(1) Both attic hatch doors are missing weatherstripping along the bottom side. This helps to prevent heat loss in the winter, and reduce the movement of warm moist air into the attics. Provide before winter.
(2) Rat droppings were observed in the attic. Recommend a qualified pest control specialist investigate further and eradicate the rodents upon possession. At the same time, address all openings in the structure that are allowing the rodents in.

9.3 Ventilation of Attic and Foundation Areas

Mold was observed on the underside of the OSB and plywood roof sheathing in both attics. Mold will grow in a favorable environment with moisture content of the sheathing above 19%. Areas were tested with the moisture meter and consistent elevated moisture levels were found.

Recommend increasing ventilation, adding weaterstripping to the attic hatches, relocate bathroom vents through the roof, and sealing all penetrations in the ceilings that may be allowing warm moist air to enter the attic.

Also recommend further inspection by a mold control specialist to obtain a quote for remediation prior to removing conditions.

9.4 Venting Systems (Kitchens, Baths and Laundry)

The dryer vent piping has a damaged wall cap outside. This can allow birds and vermin to enter the ducting. Recommend the wall cap be replaced upon move-in.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge *http://www.HomeGauge.com* : Licensed To Sean Sigalet

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of' leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

The home inspector shall describe roof coverings and report method(s) used to inspect the roof(s). The home inspector is NOT required to inspect antennae and satellite dishes, interiors of flues or chimneys, and other installed items attached but not related to the roof system(s).

Styles & Materials

Roof Covering:
Asphalt/Fiberglass

Viewed roof covering from:
Ground
Ladder
Superzoom camera

Sky Light(s):
None

Chimney (exterior):
Metal Flue Pipe

Roof inspection limited/prevented by:
Lack of access (too high/steep)
Wet roof surface hides flaws

Items

1.0 Roof Coverings

Comments: Inspected, Repair or Replace

(1) Recommend removing the additional wood and metal left on the roof. The roof appears to be 20-years old on the main part of the house. Based on life expectancy, budget to replace the roof covering and damaged sheathing withing the next 5-years. Possible insurance issue due to age of roof. Contact your insurance provider prior to removing conditions.

1.0 Item 1(Picture)

1.0 Item 2(Picture)

1.0 Item 3(Picture)

(2) A section of the addition ends at a roof valley. Roof water will have a difficult time draining here and can lead to water intrusion and structural damage. No visible evidence of water ingress was observed. Recommend cleaning this area now and ongoing as needed.

1.0 Item 4(Picture)

1.1 Flashings

Comments: Inspected

1.2 Skylights, Chimneys and Roof Penetrations

Comments: Inspected

1.3 Roof Drainage Systems

Comments: Inspected

The upper downspouts are not connected to the lower gutters. Localized premature erosion of the shingles can continue or become worse if not corrected possibly leading to water intrusion. Recommend continuing to the lower gutters at time of re-roof.

1.3 Item 1(Picture)

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style:
Wood Boards
Wood shingles

Siding Material:
Wood

Appurtenance:
Covered porch

Driveway:
Gravel

Viewed Exterior From:
Ground level, walking the perimeter
Superzoom camera for upper level(s)

Exterior inspection limited/prevented by:
Limited visibility under decks
Storage in garage

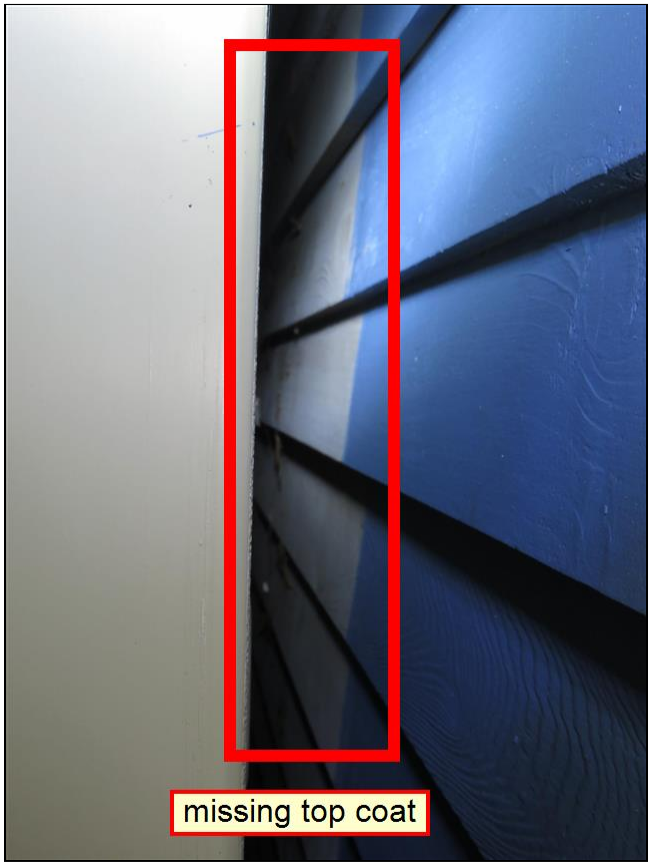
No or limited access to:
Area below steps, deck, porch

Items

2.0 Wall Cladding Flashing and Trim

Comments: Inspected

(1) The wood cladding behind the shed at the back of the house is missing the top coat of paint. This is considered cosmetic and for your information. Provide as needed.



2.0 Item 1(Picture)

(2) Recommend trim board or flashing be installed over top of the painted OSB to promote the lifespan of the building.

2.0 Item 2(Picture)

2.1 Doors (Exterior)

Comments: Inspected

2.2 Windows (from exterior)

Comments: Inspected

2.3 Attached or Adjacent Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Comments: Inspected

2.4 Vegetation, Grading, and Surface Drainage (With respect to their effect on the condition of the building)

Comments: Inspected

Underground portions of drains are not visible or tested in this home inspection. For a further review of this system, consult a plumber on available scope options. Cleaning of drainage systems is advised now and regularly in the future. Geotechnical and site stability issues are not addressed in this inspection. Grading that slopes towards the building increases the risk of water damage. Monitor performance during rains.

2.5 Eaves, Soffits and Fascias

Comments: Inspected

Bug screen has been used for the soffit vents. Recommend upgrading to perforated aluminum soffit vents that are more resistant to keeping rodents out of the attic.

2.5 Item 1(Picture)

2.6 Walkways, Patios, Driveways, and Landscaping Structures (With respect to their effect on the condition of the building)

Comments: Inspected

The exterior of the home was inspected from the ground by walking the perimeter and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

Styles & Materials

Garage Door Type:
One automatic

Garage Door Material:
Light inserts
Wood

Auto-opener Manufacturer:
Lift-Master

Items

3.0 Garage Ceilings

Comments: Inspected

3.1 Garage Walls (including Firewall Separation)

Comments: Inspected

3.2 Garage Floor

Comments: Inspected

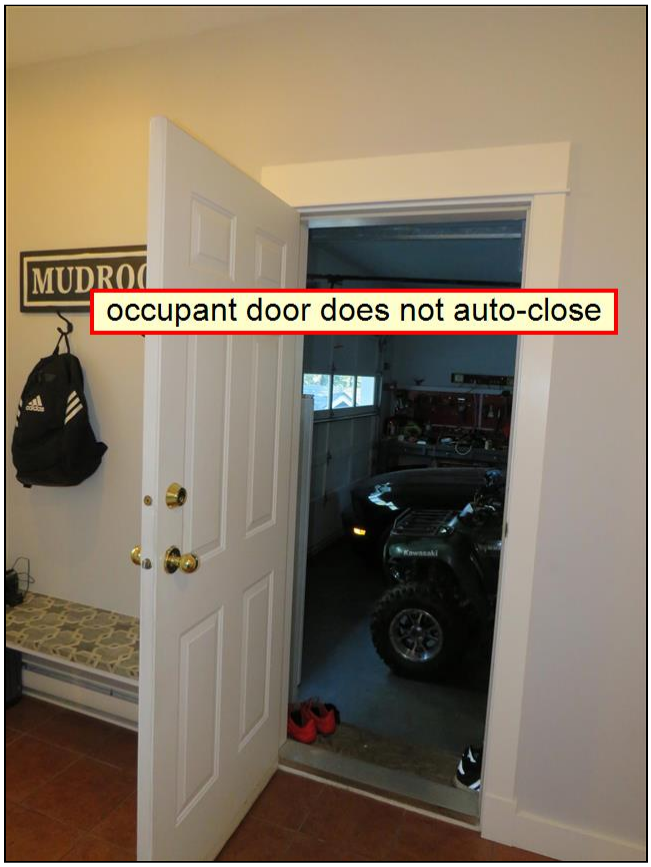
3.3 Garage Door (s)

Comments: Inspected

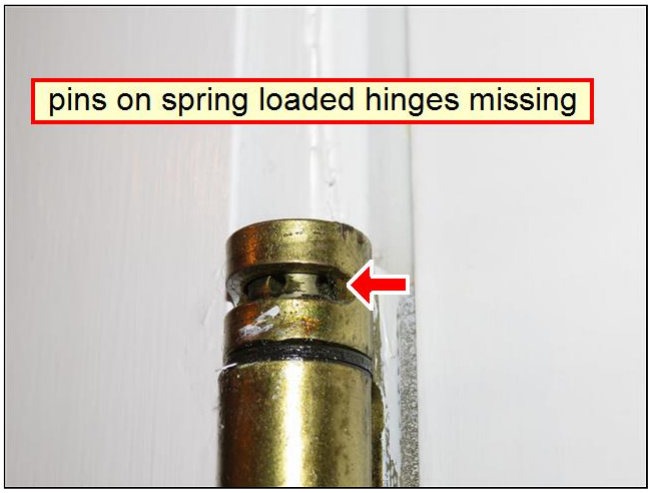
3.4 Occupant Door (from garage to inside of home)

Comments: Inspected, Repair or Replace

The occupant door from inside garage to inside the home does not auto close. This means that should a fire occur in garage, the occupant door does not afford protection until fireman arrive. The hinge pins are missing. Recommend replacing the auto-close hardware upon possession.



3.4 Item 1(Picture)



3.4 Item 2(Picture)

3.5 Garage Door Operators (Report whether or not doors will reverse when met with resistance)

Comments: Inspected

4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:
Gypsum Board

Wall Material:
Gypsum Board

Floor Material:
Carpet
Tile
Wood

Interior Doors:
Hollow core
Wood

Window Types:
Sliders

Cabinetry:
Wood

Countertop:
Stone

Interior inspection limited/prevented by:
Carpet
Storage/furnishings
Storage in closets/cupboards

Items

4.0 Ceilings

Comments: Inspected

4.1 Walls

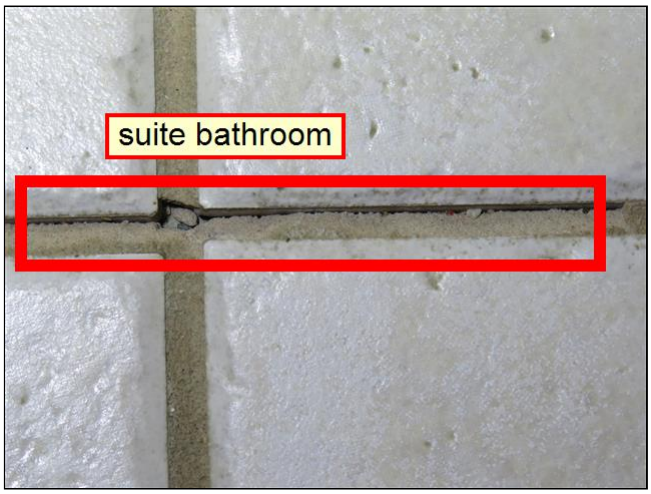
Comments: Inspected

4.2 Floors

Comments: Inspected, Repair or Replace

Some tile grout is cracked/missing in the kitchen and suite bathroom. Recommend repair upon move-in to prevent water ingress into the subfloor.

4.2 Item 1(Picture)



4.2 Item 2(Picture)

4.2 Item 3(Picture)

4.3 Steps, Stairways, Balconies and Railings

Comments: Inspected

4.4 Counters and Cabinets (representative number)

Comments: Inspected

4.5 Doors (representative number)

Comments: Inspected

4.6 Windows (representative number)

Comments: Inspected, Repair or Replace

The window in the laundry room is missing a latch to lock the window. Recommend repair upon move-in, for safety.

4.6 Item 1(Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation:
Poured concrete

Method used to observe Crawlspace:
Crawled

Floor Structure:
Engineered floor joists

Wall Structure:
Wood studs

Ceiling Structure:
Not visible

Roof Structure:
Engineered wood trusses

Method used to observe attic:
Mainly from attic hatch; poor access

Attic info:
2 attic hatches

Inspection limited/prevented by:
Carpet/furnishings
Floor and ceiling coverings
Insulation

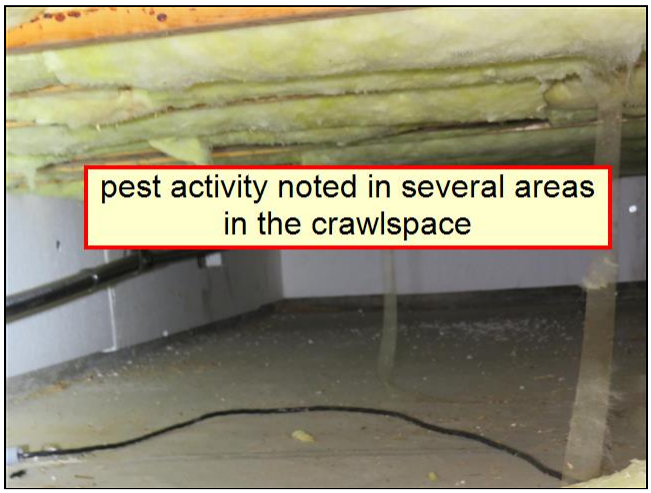
Storage
Walls
limited attic access

Items

5.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Inspected, Repair or Replace

Visible evidence of what appears to be carpenter ants (carcasses and frass) was observed in several areas in the crawlspace. The crawlspace appeared dry with no visible evidence of water ingress or active leaks. As the joists in the crawlspace are all concealed by insulation, hidden damage may be apparent. Recommend contacting the homeowner about their knowledge of pest activity and any past treatments. Also recommend further investigation and treatment as necessary by a **qualified pest control specialist** prior to removing conditions.



5.0 Item 1(Picture)

5.1 Walls (Structural)

Comments: Inspected

5.2 Floors (Structural)

Comments: Inspected

5.3 Ceilings (Structural)

Comments: Inspected

5.4 Roof Structure and Attic

Comments: Inspected

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, ***many areas of the home are concealed by interior and exterior finishes***, and some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Visible mold evaluation is not included in the building inspection report.

6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source:
Well or Spring

Plumbing Water Supply (into home):
Black IPEX

Plumbing Water Distribution (inside home):
Copper
Pex

Plumbing Waste:
ABS

Water Heater Power Source:
Electric

Manufacturer:
John Wood

Water Heater Capacity:
284 Litres

Water Heater Location:
Garage

Plumbing inspection limited/prevented by:
Concealed pipes in wall cavities

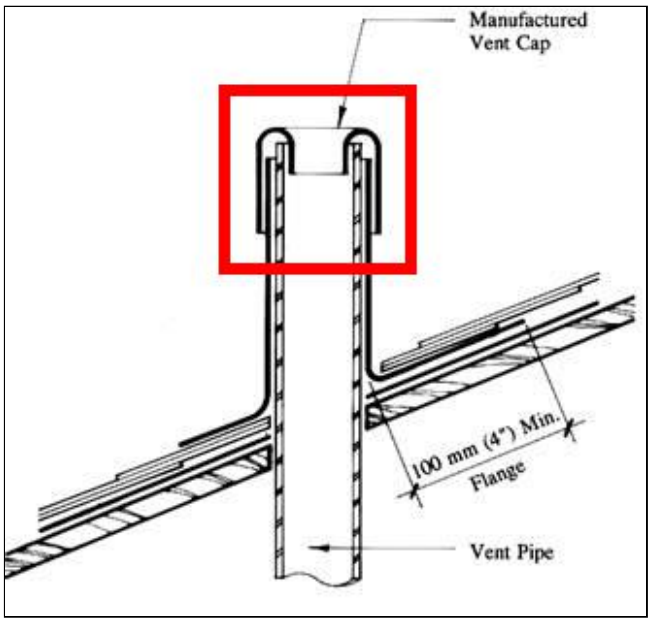
Items

6.0 Plumbing Drain, Waste and Vent Systems

Comments: Inspected, Repair or Replace

The plumbing stack vents at the roof are missing lead vent caps. These cover the open area between the ABS pipe and lead boot and help in reducing water ingress into the attic. Recommend they be provided upon move-in.

6.0 Item 1(Picture)



6.0 Item 2(Picture)

6.1 Plumbing Water Supply, Distribution System(s) Fixtures and Faucets

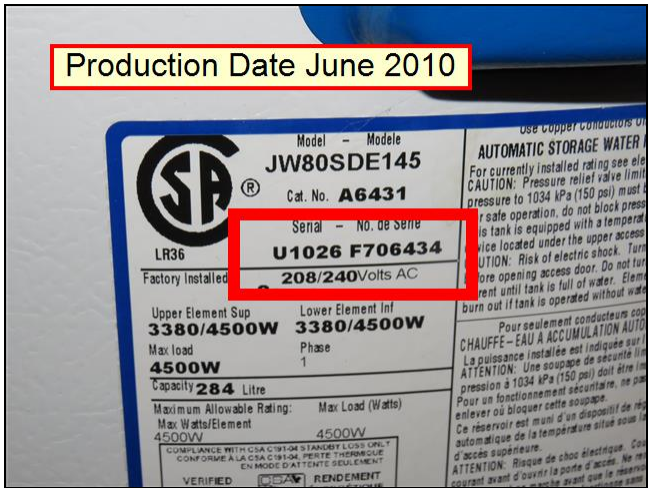
Comments: Inspected

6.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

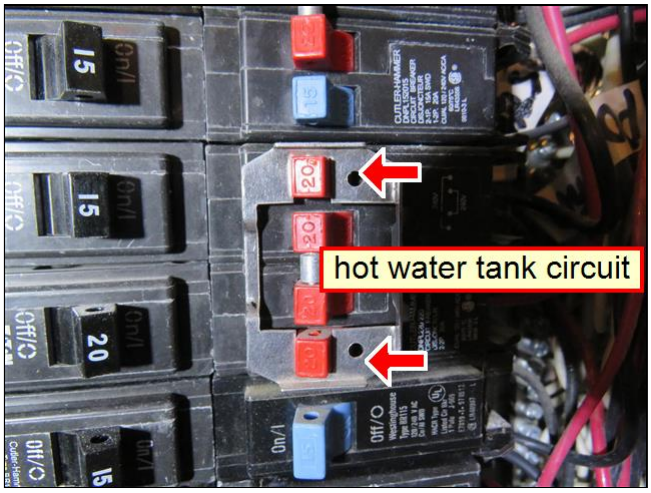
Comments: Inspected, Repair or Replace

The water heater has a production date of June 2010. The life expectancy is 8-12 years. The water heater is at the end of its life expectancy and should be replaced in the near term by a qualified plumber before leaks arise. No leaks at time of inspection.

The existing 60 gallon water heater is currently connected to a 20Amp breaker using 12 gauge wiring. Typically a 60 gallon tank connection requires a 30Amp breaker and 10 gauge wiring. Overheating of the electrical and breaker tripping can result. Recommend upgrading the wiring and breaker at time of new tank install.



6.2 Item 1(Picture)



6.2 Item 2(Picture)

6.3 Main Water Shut-off Device (Describe location)

Comments: Inspected

The main water shut off is the red lever located beside the water heater. This is for your information.

6.3 Item 1(Picture)

6.4 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)

Comments: Inspected

6.5 Main Fuel Shut-off (Describe Location)

Comments: Inspected

The main fuel shut off is at propane tanks outside. This is for your information.

6.5 Item 1(Picture)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors:
Below ground

Panel capacity:
200 Amp 220/110 Volt

Panel Type:
Circuit breakers

Electric Panel Manufacturer:
CUTLER HAMMER

Branch wire 15 and 20 AMP:
Copper

Wiring Methods:
Romex

Location of main disconnet(s):
Garage

Location of subpanel(s):
None

System grounding material and type:
Not visible

Circuit Interrupters: GFCI and AFCI:
No AFCI
GFCI - outside
GFCI - bathrooms

Electrical inspection limited/prevented by:
Restricted access
Storage
Insulation

System ground:
Continuity not verified
Quality of ground not determined

Electrical wiring in wall cavities and ceilings

Circuit labels:

The accuracy of the circuit index (labels) was not verified

Items

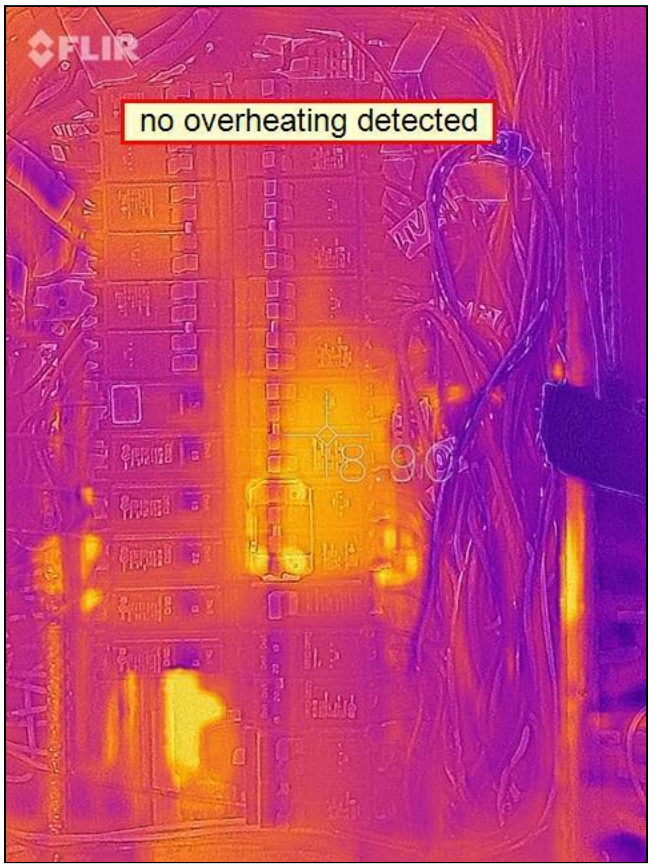
7.0 Service Entrance Conductors

Comments: Inspected

7.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Comments: Inspected

The main electrical panel was placed under load by operating the major 240 volt appliances and scanned with an infrared camera. Conductors and breakers that are more than 50' above ambient temperature are of concern and classified as overheating. No electrical anomalies were detected.



7.1 Item 1(Picture)

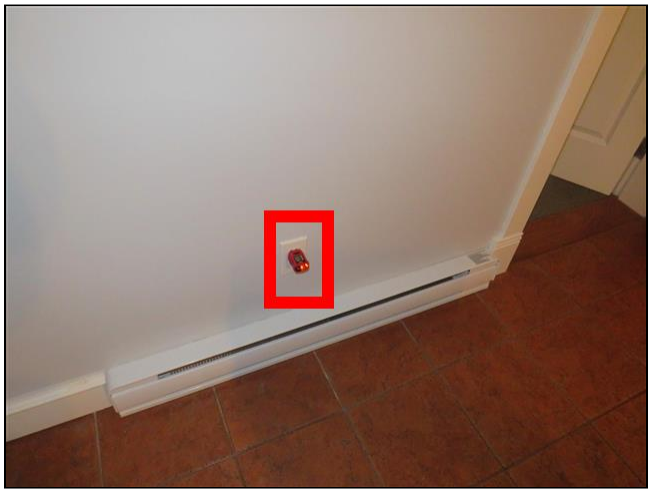
7.2 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

Comments: Inspected

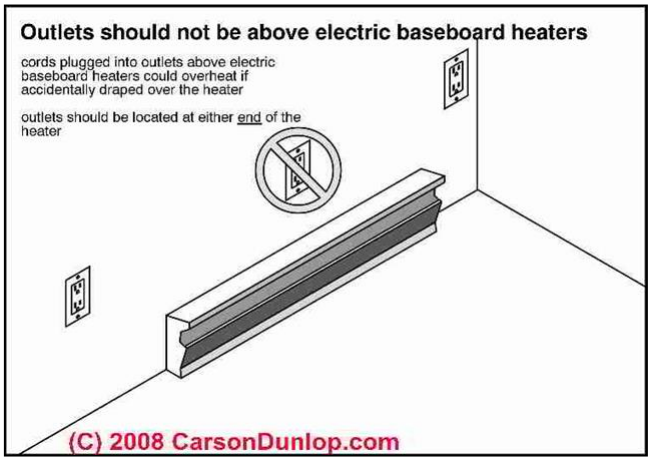
7.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: Inspected, Repair or Replace

(1) At least one receptacle is located directly above an electric baseboard heater. This is a fire safety issue as power cords can drape directly onto the heating fins. Recommend having an electrician relocate the receptacle to either end of the heater or blank off the receptacle in the near term.

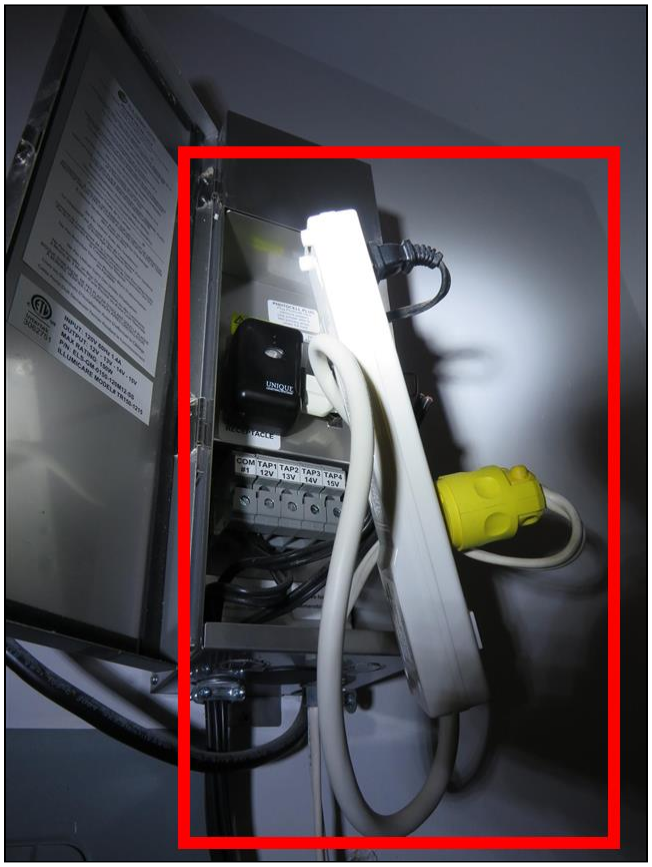


7.3 Item 1(Picture)

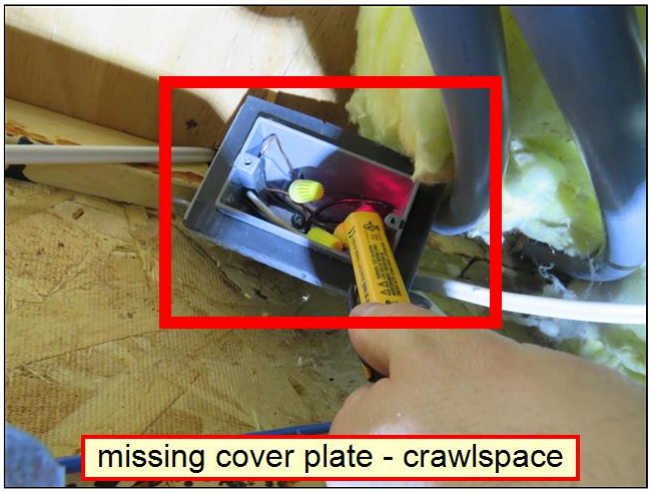


7.3 Item 2(Picture)

(2) Recommend an electrician clean up the wiring above the electrical panel. A cover plate should be added to the open junction box in the crawlspace.



7.3 Item 3(Picture)



7.3 Item 4(Picture)

7.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure

Comments: Inspected

The outside outlet cover is damaged. Recommend rep[air/replace upon move-in.

7.4 Item 1(Picture)

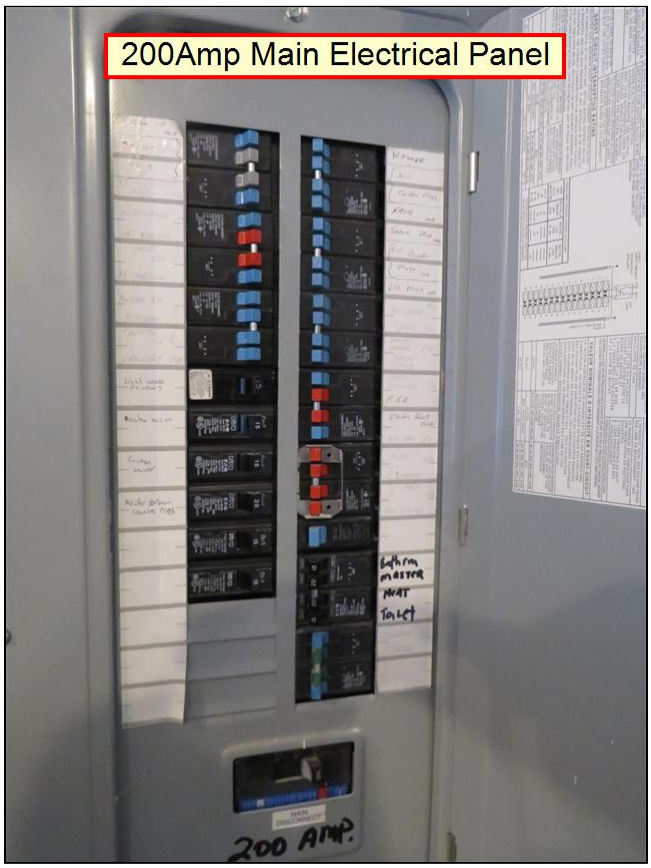
7.5 Operation of GFCI (Ground Fault Circuit Interrupters) and AFCI (Arc Fault Circuit Interrupters)

Comments: Inspected

7.6 Location of Main and Distribution Panels

Comments: Inspected

The main panel box is located in the garage. This is for your information.



7.6 Item 1(Picture)

7.7 Smoke Detectors

Comments: Inspected, Repair or Replace

Tested and operational on date of inspection. Smoke detectors over 10 years of age should be replaced for safety.

7.7 Item 1(Picture)

7.8 Carbon Monoxide Detectors

Comments: Inspected, Not Present, Repair or Replace

No carbon monoxide detector was found at time of inspection. It is recommended that one be installed on each level according to the manufacturer's instructions. Replace every 5-7 years.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type:
- Electric Baseboard Heaters
- Electric fireplace
- Propane fireplace
- Wood fireplace (factory-built)

Energy Source:
- Electric
- Propane
- Wood

Number of Heat Systems (excluding wood):
- Two

Types of Fireplaces:
- Electric

Operable Fireplaces:
- Three

Chimney/vent:
- Factory built

Propane gas logs vented
Wood - factory built

Combustion Air Source:
Fresh Air Vent

Number of Woodstoves:
None

Heating inspection prevented/limited by:
Chimney interiors and flues are NOT inspected

System data plate:
Complete

Items

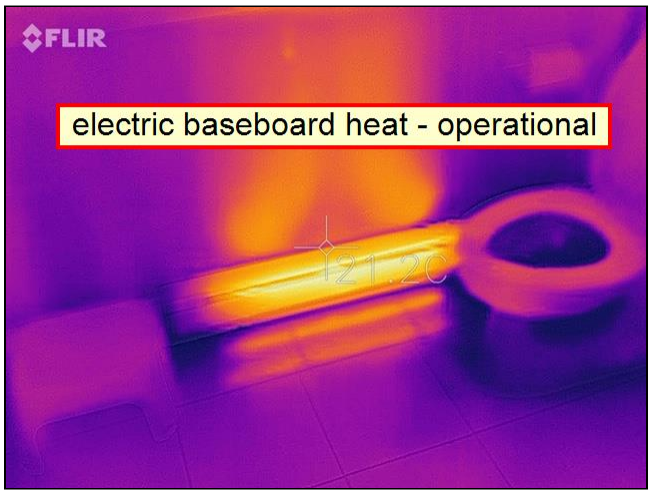
8.0 Normal Operating Controls

Comments: Inspected

8.1 Heating Equipment

Comments: Inspected, Repair or Replace

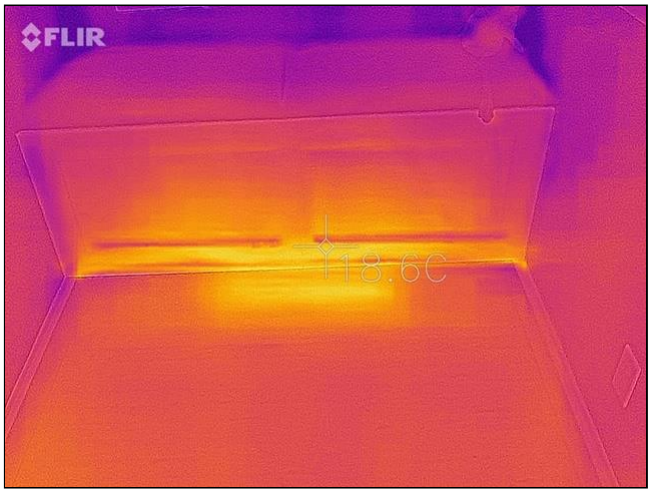
(1) The operation of the electric baseboard heat throughout the home was confirmed with a thermal imaging camera. No deficiencies noted at time of inspection. This is for your information.



8.1 Item 1(Picture)

(2) One of the electric baseboard heaters on the upper level is located below a window seat. This can result in isolated overheating of the seat and surroundings and poor heat transfer within the room. Consult the installation instructions and repair as needed prior to use.

8.1 Item 2(Picture)



8.1 Item 3(Picture)

8.2 Automatic Safety Controls

Comments: Inspected

8.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected

8.4 Presence of Installed Heat Source in Each Room

Comments: Inspected

8.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Comments: Inspected

8.6 Solid Fuel Heating Devices (Fireplaces, Woodstoves)

Comments: Inspected

Please refer to the WETT inspection report for detailed information on your wood burning appliance.

8.7 Chimneys (Fireplaces, Woodstoves)

Comments: Inspected

Please refer to the WETT inspection report for detailed information on the venting system of your wood burning appliance.

8.8 Gas/LP Firelogs and Fireplaces

Comments: Inspected

The propane fireplace responded to the thermostat at time of inspection. No deficiencies noted.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. It is recommended that all fireplaces and woodstoves (if present) be inspected by a **WETT** certified technician prior to use. It is recommended that all **HVAC** systems (if present) be inspected by a qualified HVAC specialist.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:
Batt
Fiberglass

Attic Ventilation:
Ridge vents
Roof vents
Soffit Vents

Dryer Power Source:
Electric

Dryer Vent:
Unknown / not visible

Floor System Insulation:
Batts
Fiberglass
Sidewall foam

Kitchen Ventilation:
Fan and window

Upper Floor Bathroom Ventilation:
Fan and window

Upper Floor Ensuite Ventilation:
Fan and window

Basement/Crawlspace Vapour Barrier:
Not determined

Inspection limited/prevented by no access to:
Floor space
No attic access
Wall space

Presence of Vermicullite:
No

Powder Room:
Fan and Window

Bathroom (suite) Ventilation:
Fan and window

Items

9.0 Insulation in Attic

Comments: Inspected, Repair or Replace

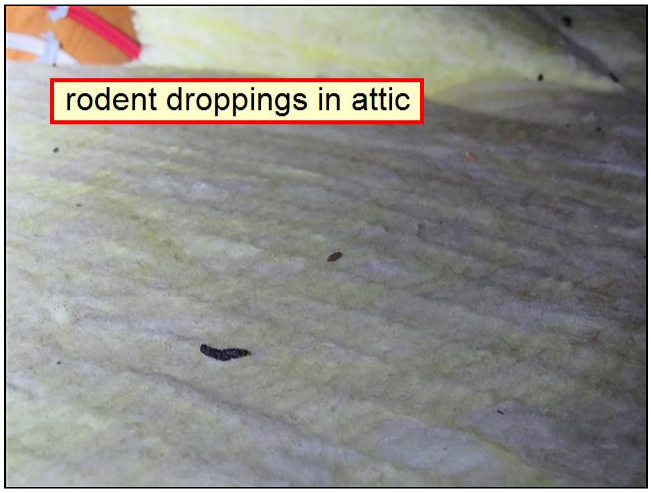
(1) Both attic hatch doors are missing weatherstripping along the bottom side. This helps to prevent heat loss in the winter, and reduce the movement of warm moist air into the attics. Provide before winter.

9.0 Item 1(Picture)

9.0 Item 2(Picture)

9.0 Item 3(Picture)

(2) Rat droppings were observed in the attic. Recommend a qualified pest control specialist investigate further and eradicate the rodents upon possession. At the same time, address all openings in the structure that are allowing the rodents in.



9.0 Item 4(Picture)

9.1 Insulation Under Floor System

Comments: Inspected

9.2 Vapor Barriers in Unfinished Spaces

Comments: Inspected

9.3 Ventilation of Attic and Foundation Areas

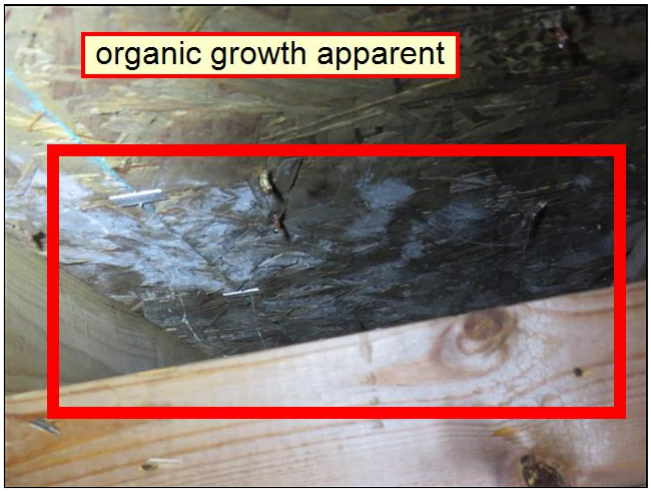
Comments: Inspected, Repair or Replace

Mold was observed on the underside of the OSB and plywood roof sheathing in both attics. Mold will grow in a favorable environment with moisture content of the sheathing above 19%. Areas were tested with the moisture meter and consistent elevated moisture levels were found.

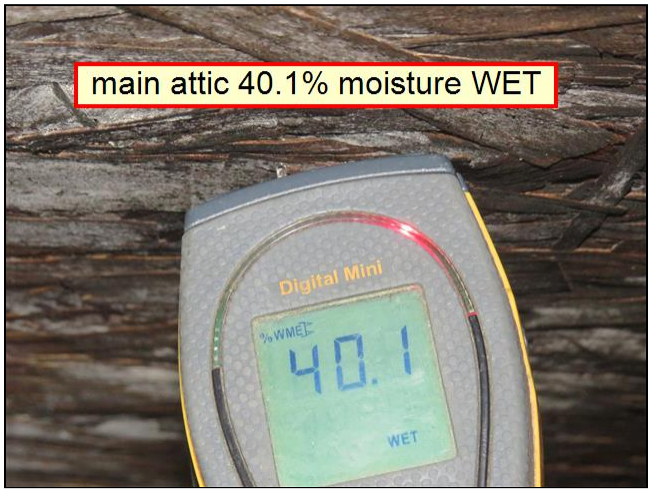
Recommend increasing ventilation, adding weaterstripping to the attic hatches, relocate bathroom vents through the roof, and sealing all penetrations in the ceilings that may be allowing warm moist air to enter the attic.

Also recommend further inspection by a mold control specialist to obtain a quote for remediation prior to removing conditions.

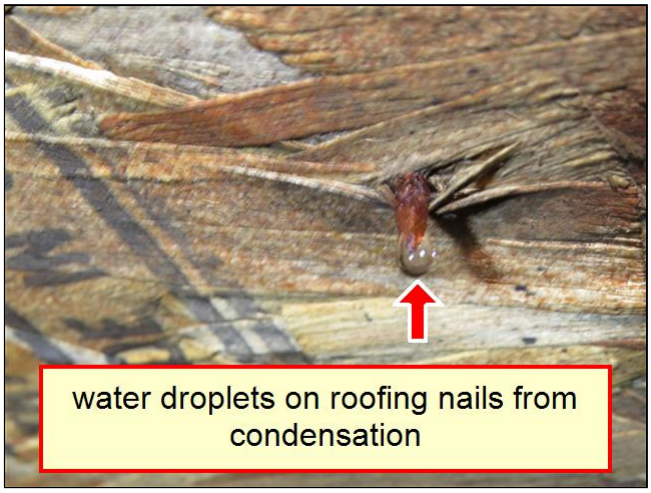
9.3 Item 1(Picture)



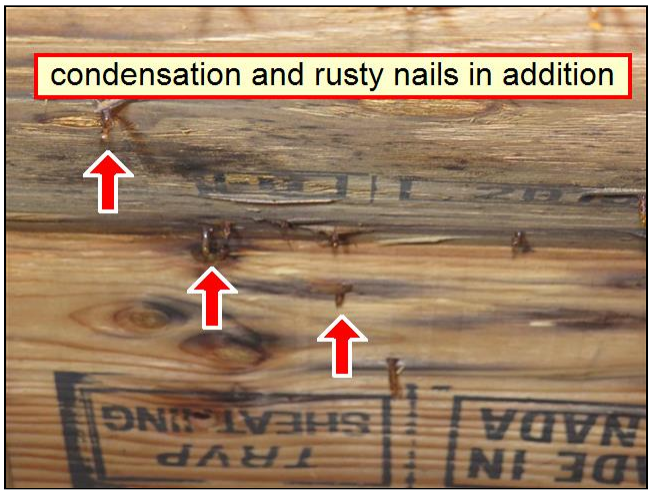
9.3 Item 2(Picture)



9.3 Item 3(Picture)



9.3 Item 4(Picture)



9.3 Item 5(Picture)

9.3 Item 6(Picture)

9.3 Item 7(Picture)

9.3 Item 8(Picture)

9.4 Venting Systems (Kitchens, Baths and Laundry)

Comments: Inspected, Repair or Replace

The dryer vent piping has a damaged wall cap outside. This can allow birds and vermin to enter the ducting. Recommend the wall cap be replaced upon move-in.

9.4 Item 1(Picture)

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.