Victoria Home Inspections
COMMERCIAL & RESIDENTIAL

Inspection Report

Monique Listful

Property Address:
207-3150 Victoria St
Victoria British Columbia

Victoria Home Inspections

Sean Sigalet
6977 East Sooke Rd, Sooke, BC
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.

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Date: 2022-03-10	**Time:**	**Report ID:** VHI-3265
Property: 207-3150 Victoria St Victoria British Columbia	**Customer:** Monique Listful	**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.

PLEASE NOTE: THIS PROPERTY IS IN A COMMON INTEREST DEVELOPMENT. Maintenance of the communal areas, systems, and components is typically the responsibility of a Homeowners (or similar) Association. Inspection of these areas is considered beyond the scope of this inspection. Furthermore, as the parameters of this unit, common areas, and exclusive use common areas, can only be determined by review of the Association's "Covenants, Conditions, and Restrictions" CC&R's (again beyond the scope of this inspection), any comments that may pertain to said areas, have been made as a courtesy only, and should be addressed via the current owner of the Association. Correction of common area deficiencies will be at the discretion of the Association. "Highland Home Inspections" shall not be responsible for erroneous comments or omissions concerning deficiencies involving communal areas, systems, or components. We recommend obtaining and reviewing a copy of the Association OPERATING BUDGET. A properly prepared budget will include a RESERVE STUDY. The reserve study should be based upon an on-site condition evaluation, preferably by an independent third party. The study should provide information regarding the useful and remaining life expectancies, and replacement costs, of the major systems and components that the Association is obligated to repair, replace, restore, or maintain. Most reserve studies or budgets will also include a statement of the available funds as a percentage of the necessary funds ("percent funded"). It is also important to verify that the Association has adopted a sound funding strategy to cover future reserve expenses. Additional information should be obtained from the Association with regards to their knowledge of any: construction defects; disaster damage; the extent of repairs involving said defects or damage; and pending claims or litigation involving the Association. Furthermore, copies of prior board minutes should be obtained for review.

Scope of Inspection:	**In Attendance:**	**Type of building:**
HIABC (Home Inspectors Association BC)	Customer and their agent	Condominium
Approximate age of building (BC Assessment):	**Weather:**	**Temperature:**
Approx 50 years	Sunny, Cloudy	Over 65 (F) = 18 (C)
Ground/Soil surface condition:	**Rain in last 3 days:**	
Wet	Yes	

General Summary

Victoria Home Inspections

6977 East Sooke Rd, Sooke, BC
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Customer
Monique Listful

Address
207-3150 Victoria St
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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. Exterior

1.0 Wall Cladding Flashing and Trim

The cement stucco appears original. Lack of maintenance noted. Water ingress was noted on the interior wall below the dining room window. Concealed damage in this area is likely and can be expensive to repair. Recommend repairs in this area immediately and also recommend the strata have an invasive envelope inspection completed to help determine the amount and areas of water ingress/damage and formulate a remediation plan for the future.

The recent depreciation report notes an allowance for unexpected partial upgrade/repair in 30 years time. The strata manager indicated there is currently no intent to upgrade to a vented rainscreen wall assembly.

1.1 Doors (Exterior)

The door knob striker does not latch when closed. Recommend adjusting the striker plate, as needed.

2. Interiors

2.1 Walls

(1) Homes built prior to 1990 - Homes built prior to 1990 may contain materials that are now considered hazardous. Please visit www.worksafebc.com to familiarize yourself with safe practices for handling these materials. Health Canada can also provide you with important information at www.canada.ca/en/health-canada/services/air-quality/indoor-air-contaminants/health-risks-asbestos.html

(2) Visible evidence of water ingress was noted at the bottom right and left of the SW facing window in the dining area. Active moisture ingress was verified with a moisture meter and thermal imaging camera. Mold can grow on organic surfaces above 19% moisture. Concealed damage to the wall structure is likely. Recommend further investigation and repair by the strata immediately.

2.5 Doors (representative number)

The bedroom door at the end of the hallway binds in the upper corner when closing. Recommend lightly sanding this area to increase performance.

3. Plumbing System

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

(1) The washing machine supply hoses are rubber and typically have a 5-yr lifespan. Premature rupture of the hoses can result in flooding. This is one of the leading causes of insurance claims. Recommend replacing the supply lines in the near term with braided stainless steel hoses that are less prone to bursting.

(2) The shower head and kitchen faucet leaked when tested. Water was continually dripping out of the tub spout. Recommend a plumber inspect further and repair/replace in the near term.

4. Electrical System

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

The main electrical panel was placed under load and scanned with an infrared camera. Conductors/breakers that are 50' above ambient temperature can be classified as overheating. The red main service conductor was observed to be overheating (110'C above ambient). Recent previous repairs were noted where the wire insulation was melted. **This is a fire hazard that needs immediate attention**. Recommend the strata contact an electrical contractor to investigate further and repair immediately for safety.

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

The subject condo contains some aluminum branch wiring. We recommend having it evaluated by a qualified electrician.

ALUMINUM WIRING

If incorrectly installed, aluminum wiring is a both safety hazard and an insurance issue.

While copper is known to have better conductivity, over 450,000 homes in Canada are estimated to have aluminum wiring. In some homes, both copper and aluminum conductors are installed. Most home owners have no issues with aluminum wiring, but when incorrect receptacles or conductors are installed, it becomes a safety hazard.

For more information on aluminum wiring:

https://www.safetyauthority.ca/news/electrical-newsletter/does-your-home-have-aluminum-wiring-what-you-need-know

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

This home is missing some GFCI's (ground fault circuit interrupters). New construction standards require all exterior electrical outlets as well as interior outlets within 1.5 meters of a water source be GFCI protected to prevent possible electrical shock. Although code is not retroactive, this is a relatively easy update. Recommend an electrician add GFCI's as an electrical shock (life safety) precaution, where needed, in the near term. No receptacle was noted in the bathroom. Provide as needed.

4.8 Carbon Monoxide Detectors

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

6. Insulation and Ventilation

6.0 Venting Systems (Kitchens, Baths and Laundry)

(1) The kitchen ventilation fan did not operate when tested. Grease buildup was noted on the unit. Recommend repair/replace in the near term to maintain adequate ventilation in the kitchen.

(2) The bathroom ventilation fan is dirty. Recommend the unit be cleaned now and ongoing as needed to maintain adequate ventilation in the bathroom.

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. 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:
Cement Stucco
Vinyl Lap

Siding Material:
Stucco
Vinyl

Appurtenance:
Enclosed Balcony

Viewed Exterior From:
Ground level

Exterior inspection limited/prevented by:
Condominium - limited exterior access

No or limited access to:
Condominium - limited exterior access

Items

1.0 Wall Cladding Flashing and Trim

Comments: Inspected, Repair or Replace

The cement stucco appears original. Lack of maintenance noted. Water ingress was noted on the interior wall below the dining room window. Concealed damage in this area is likely and can be expensive to repair. Recommend repairs in this area immediately and also recommend the strata have an invasive envelope inspection completed to help determine the amount and areas of water ingress/damage and formulate a remediation plan for the future.

The recent depreciation report notes an allowance for unexpected partial upgrade/repair in 30 years time. The strata manager indicated there is currently no intent to upgrade to a vented rainscreen wall assembly.

1.0 Item 1(Picture)

1.0 Item 2(Picture)

1.0 Item 3(Picture)

1.1 Doors (Exterior)

Comments: Inspected, Repair or Replace

The door knob striker does not latch when closed. Recommend adjusting the striker plate, as needed.

1.1 Item 1(Picture)

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

Comments: Inspected

Water staining was noted on the left corner of the exterior wall below the window. The area tested dry. Recommend monitoring during heavy rains and have the strata repair, if needed.

1.2 Item 1(Picture)

1.2 Item 2(Picture)

1.2 Item 3(Picture)

1.3 Windows (from exterior)

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.

2. 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:
Drywall

Wall Material:
Drywall

Floor Material:
Carpet
Laminate
Linoleum
Tile

Interior Doors:
Wood

Window Types:
Aged
Aluminum
Sliders

Cabinetry:
Wood based

Countertop:
Laminate

Interior inspection limited/prevented by:
Carpet

Items

2.0 Ceilings

Comments: Inspected

2.1 Walls

Comments: Inspected, Repair or Replace

(1) Homes built prior to 1990 - Homes built prior to 1990 may contain materials that are now considered hazardous. Please visit www.worksafebc.com to familiarize yourself with safe practices for handling these materials. Health Canada can also provide you with important information at www.canada.ca/en/health-canada/services/air-quality/indoor-air-contaminants/health-risks-asbestos.html

(2) Visible evidence of water ingress was noted at the bottom right and left of the SW facing window in the dining area. Active moisture ingress was verified with a moisture meter and thermal imaging camera. Mold can grow on organic surfaces above 19% moisture. Concealed damage to the wall structure is likely. Recommend further investigation and repair by the strata immediately.

2.1 Item 1(Picture)

2.1 Item 2(Picture)

2.1 Item 3(Picture)

2.1 Item 4(Picture)

2.1 Item 5(Picture)

2.1 Item 6(Picture)

2.1 Item 7(Picture)

2.2 Floors

Comments: Inspected

2.3 Steps, Stairways, Balconies and Railings

Comments: Inspected

2.4 Counters and Cabinets (representative number)

Comments: Inspected

2.5 Doors (representative number)

Comments: Inspected, Repair or Replace

The bedroom door at the end of the hallway binds in the upper corner when closing. Recommend lightly sanding this area to increase performance.

2.5 Item 1(Picture)

2.6 Windows (representative number)

Comments: Inspected

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.

3. 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:
Public

Plumbing Water Supply (into home):
Copper

Plumbing Water Distribution (inside home):
Copper

Plumbing Waste:
ABS

Water Heater Power Source:
Condominium - shared boiler

Water Heater Location:
Mechanical room - condominium

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

Items

3.0 Plumbing Drain, Waste and Vent Systems

Comments: Inspected

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

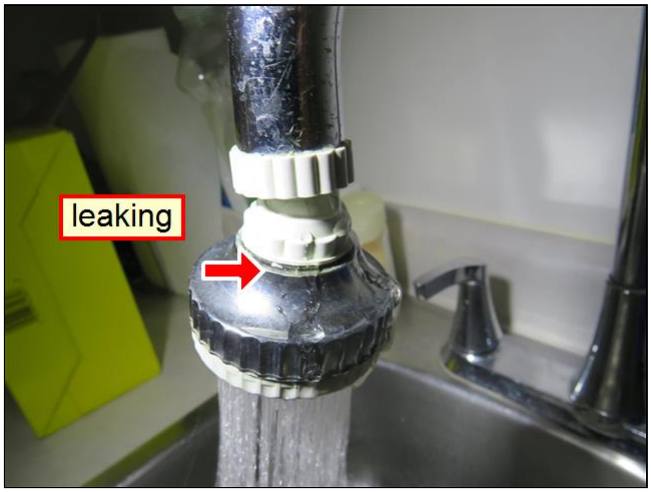
Comments: Inspected, Repair or Replace

(1) The washing machine supply hoses are rubber and typically have a 5-yr lifespan. Premature rupture of the hoses can result in flooding. This is one of the leading causes of insurance claims. Recommend replacing the supply lines in the near term with braided stainless steel hoses that are less prone to bursting.

3.1 Item 1(Picture)

(2) The shower head and kitchen faucet leaked when tested. Water was continually dripping out of the tub spout. Recommend a plumber inspect further and repair/replace in the near term.

3.1 Item 2(Picture)



3.1 Item 3(Picture)

3.1 Item 4(Picture)

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

Comments: Inspected

3.3 Main Water Shut-off Device (Describe location)

Comments: Inspected

There is no main water shut off located inside the unit. Contact strata if needing to shut off water to the unit.

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.

4. 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:
Overhead service

Panel capacity:
125 Amp 220/110 Volt

Panel Type:
Circuit breakers

Electric Panel Manufacturer:
WESTINGHOUSE

Branch wire 15 and 20 AMP:
Copper and Aluminum

Wiring Methods:
Romex

Location of electrical panels:
Laundry Room

System grounding material and type:
Not visible

Circuit Interrupters: GFCI and AFCI:
No AFCI
No GFCI

Electrical inspection limited/prevented by:
Electrical wiring in wall cavities and ceilings

System ground:
Continuity not verified
Quality of ground not determined

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

Items

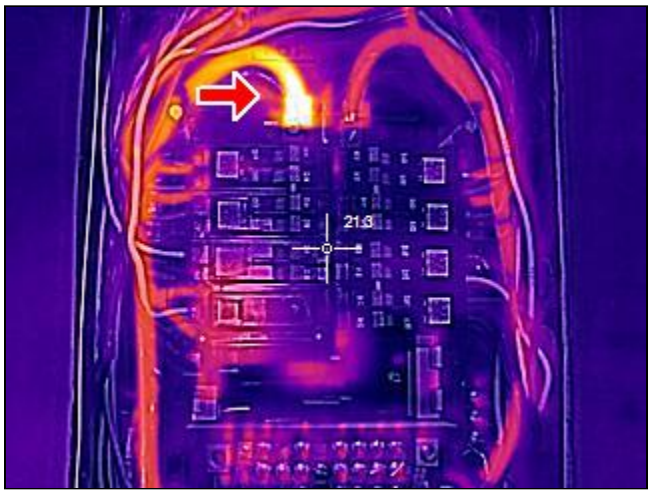
4.0 Service Entrance Conductors

Comments: Inspected

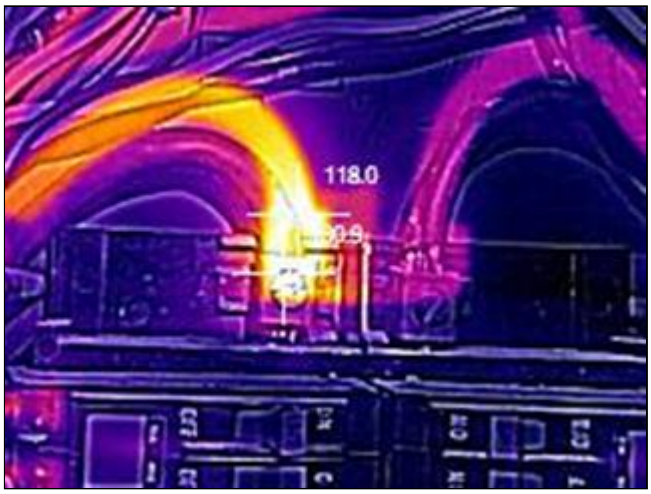
4.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Comments: Inspected, Repair or Replace

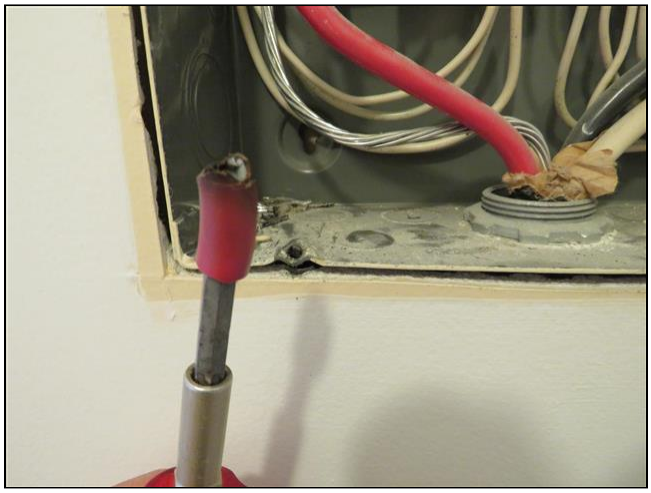
The main electrical panel was placed under load and scanned with an infrared camera. Conductors/breakers that are 50' above ambient temperature can be classified as overheating. The red main service conductor was observed to be overheating (110'C above ambient). Recent previous repairs were noted where the wire insulation was melted. **This is a fire hazard that needs immediate attention**. Recommend the strata contact an electrical contractor to investigate further and repair immediately for safety.



4.1 Item 1(Picture)



4.1 Item 2(Picture)



4.1 Item 3(Picture)

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

Comments: Inspected, Repair or Replace

The subject condo contains some aluminum branch wiring. We recommend having it evaluated by a qualified electrician.

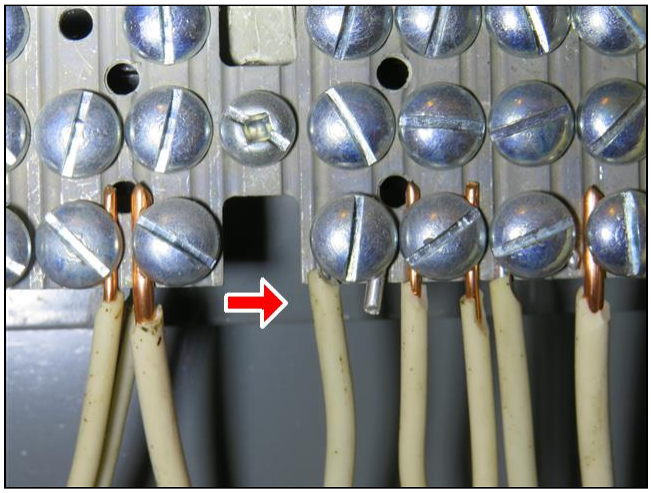
ALUMINUM WIRING

If incorrectly installed, aluminum wiring is a both safety hazard and an insurance issue.

While copper is known to have better conductivity, over 450,000 homes in Canada are estimated to have aluminum wiring. In some homes, both copper and aluminum conductors are installed. Most home owners have no issues with aluminum wiring, but when incorrect receptacles or conductors are installed, it becomes a safety hazard.

For more information on aluminum wiring:

https://www.safetyauthority.ca/news/electrical-newsletter/does-your-home-have-aluminum-wiring-what-you-need-know



4.2 Item 1(Picture)

4.3 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

4.4 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, Repair or Replace

This home is missing some GFCI's (ground fault circuit interrupters). New construction standards require all exterior electrical outlets as well as interior outlets within 1.5 meters of a water source be GFCI protected to prevent possible electrical shock. Although code is not retroactive, this is a relatively easy update. Recommend an electrician add GFCI's as an electrical shock (life safety) precaution, where needed, in the near term. No receptacle was noted in the bathroom. Provide as needed.

4.4 Item 1(Picture)

4.4 Item 2(Picture)

4.4 Item 3(Picture)

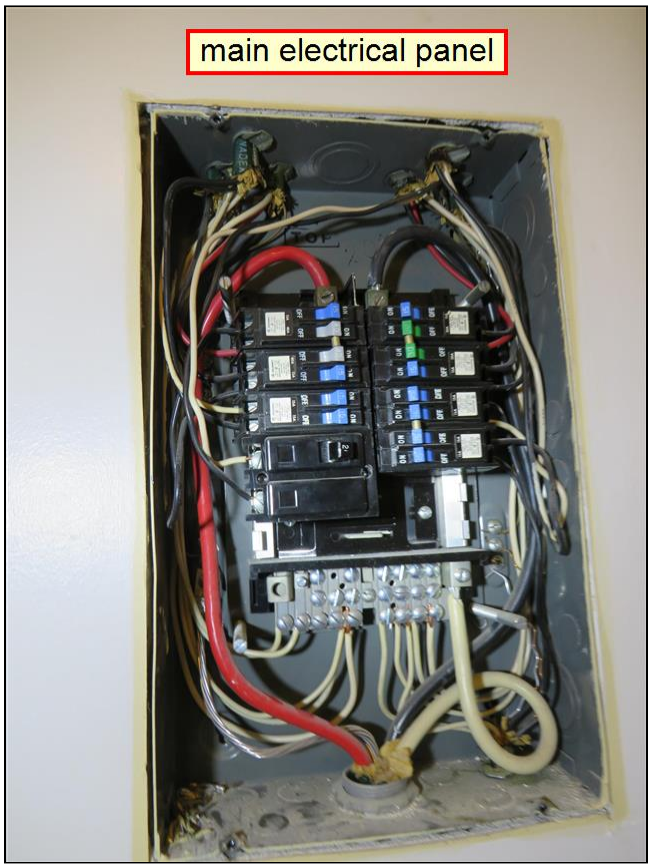
4.5 Operation of GFCI (Ground Fault Circuit Interrupters) and AFCI (Arc Fault Circuit Interrupters)

Comments: Inspected

4.6 Location of Main and Distribution Panels

Comments: Inspected

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



4.6 Item 1(Picture)

4.7 Smoke Detectors

Comments: Inspected

Not tested at time of inspection. Replace in 2028.

4.7 Item 1(Picture)

4.8 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 according to the manufacturer's instructions if burning wood. 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.

5. 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
Wood fireplace

Energy Source:
Electricity
Wood

Types of Fireplaces:
Conventional

Operable Fireplaces:
None

Chimney/vent:
Masonry

Number of Woodstoves:
None

Cooling Equipment Type:
None

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

Items

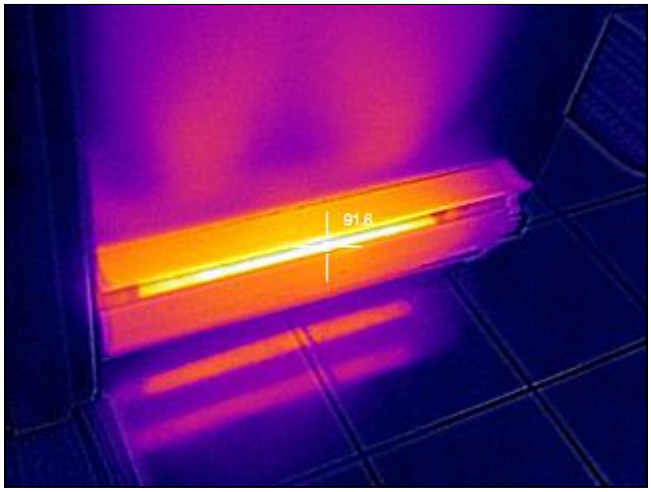
5.0 Normal Operating Controls

Comments: Inspected

5.1 Heating Equipment

Comments: Inspected

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



5.1 Item 1(Picture)

5.2 Automatic Safety Controls

Comments: Inspected

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

Comments: Inspected

5.4 Presence of Installed Heat Source in Each Room

Comments: Inspected

5.5 Solid Fuel Heating Devices (Fireplaces, Woodstoves)

Comments: Inspected

The steel damper on the masonry chimney is rusted shut. Recommend repairs to make the damper operational prior to use.

5.5 Item 1(Picture)

5.6 Chimneys (Fireplaces, Woodstoves)

Comments: Inspected

The chimney for the wood stove was not WETT inspected. Recommend it be inspected by a WETT certified technician prior to use.

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.

6. 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

Dryer Power Source:
Electric

Dryer Vent:
Flexible Metal

Kitchen Ventilation:
Fan - not functional

Bathroom Ventilation:
Fan

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

Presence of Vermicullite:
No

Items

6.0 Venting Systems (Kitchens, Baths and Laundry)

Comments: Inspected, Repair or Replace

(1) The kitchen ventilation fan did not operate when tested. Grease buildup was noted on the unit. Recommend repair/replace in the near term to maintain adequate ventilation in the kitchen.

6.0 Item 1(Picture)

(2) The bathroom ventilation fan is dirty. Recommend the unit be cleaned now and ongoing as needed to maintain adequate ventilation in the bathroom.

6.0 Item 2(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.