



Home Inspection Report

Prepared exclusively for
Anna Hilberry & Eric Denne



PROPERTY INSPECTED:
6166 Sayward Road
Duncan, BC V9L 5K1

Date of Inspection: 07/04/2022

Inspection No. 1013-2-1997

INSPECTED BY:

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INSPECTOR:

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Each office is independently owned and operated

INSPECTION REPORT

1.0 INTRODUCTION

1.1 Inspector

☺ Brad Hutchings RHI License# 66801

1.2 Scope of Inspection

1.2.1 This inspection was conducted according to the Home Inspectors Association of British Columbia (HIABC) Scope of Inspection. This document can be viewed at <https://hiabc.ca/about-us/scope-of-inspection/>

1.2.2 Home inspectors are generalists not specialists. We are here to evaluate the current physical condition of the property. It should be understood that we can reduce the number of unforeseen repairs; however we cannot eliminate them. It is impossible for a home inspector to discover every deficiency that exists from a strictly visual inspection. The report will point out areas requiring improvement. It will not provide specifications or methods for performing the work. In some cases, a more detailed study is needed to decide what action, if any, is appropriate.

1.2.3 This is a pre-listing inspection paid for by the seller or the sellers representative. This report is not intended to replace a buyers pre-purchase inspection and should not be relied on as such. A buyers pre-purchase inspection is always encouraged.

1.3 Approximate Year Built

1.3.1 To the best of our knowledge, this home was constructed in 2007.

1.4 Inspection / Site Conditions

☺ Cloudy

1.4.1 The home is a wood frame structure set on cast in place concrete foundations. The construction appears to be conventional wood frame techniques.

1.4.2 Contact vendor regarding the operating instructions for special built in systems. We do not check sprinklers, alarms, cable and phone connections.

1.4.3 Request vendor provide building plans and/or Building Permit for house, renovation or addition. If no permits and inspection records are available, the work may not conform to local standards. Renovations or repairs to nonstandard work may involve additional expense.

1.4.4 The home is in an area that will likely have active rodents or insects. We recommend you be vigilant for rodent/insect activity inside the home. The services of a pest control specialist on a routine annual basis is the best way to prevent this. This is common on Vancouver Island and is considered normal routine maintenance.

2.0 PROPERTY AND SITE

2.1 Site Overview

2.1.1 It is very important that surface water & rain runoff drain away from the foundations to minimize chance of water seepage, as cracks in foundation walls are common. Make sure the ground, patios and walkways slope away from the house for the first four to six feet (1.2 to 2 metres) around the perimeter of the home if possible. Slope should be at least 1/2 inch per foot as recommended by CMHC and good construction practice.

2.2 Walkway(s)

☺ Concrete

2.2.1 Minor settlement and cracks, typical for concrete.

2.3 Driveway(s)

☺ Concrete

2.3.1 Driveway surface shows typical wear and tear.

2.4 Enclosure(s)

☺ Fence

3.0 EXTERIOR

3.1 Limitations

- △ The majority of the foundations are concealed from view on the exterior.
- △ Fascia is obstructed by the gutter system, unable to fully determine the condition.

3.2 Exterior General Comments

- ☑ Exterior was inspected from the ground.

3.2.1 Ensure all gaps, holes and penetrations in the exterior wall are sealed to prevent pest entry and moisture ingress.

3.2.2 Roof overhangs are of average extension and offer good protection of upper level walls from the elements. The lower wall areas will be exposed to weather, maintenance is important to prevent wall leaks.

3.2.3 Exterior wall construction utilizes standard air barrier/vapour barrier principals and forms a 'Concealed Barrier' approach to weather protection. If any renovations are planned and you are unsure about compromising the exterior wall performance, the services of a properly trained and qualified contractor should be engaged to avoid problems.

3.3 Foundation Surface

- ☑ Concrete

3.3.1 Inspected minor concrete cracks. This is normal for concrete. Minor movement can occur at these cracks. We recommend a good quality sealant be applied to prevent seepage.

3.3.2 The foundations are in typical condition relative to the age of the building.



3.4 Wall Surface

- Wood siding
- Composite

3.4.1 The siding is in good condition and appears professionally installed.



3.4.2 Inspected deteriorated wall surface where soil was in contact. Repairs are required to ensure no further damages occur.

**3.5 Eaves / Fascia / Soffit**

- Aluminum

3.6 Trim

3.6.1 Exterior wood components should be kept in good condition to prevent deterioration. If bare wood is visible at any time through the coating, it is time to conduct maintenance.

3.6.2 Repair, reseal and paint all exposed wood trims to extend the service life and reduce the risk of wall leaks.



3.7 Windows

3.7.1 The windows are maintenance free. This is a nice feature.



3.8 Exterior Doors

Metal

3.9 Porch(es)

Concrete

3.10 Balcony

3.10.1 The vinyl deck covering is in fair condition and showing signs of typical wear and tear relative to age. Minor touch up repairs may be required. Budget accordingly.



4.0 ROOFING SYSTEM

4.1 Roofing General Comments

4.1.1 The roof is considered a system that requires many components working in unison to effectively shed water. Included in this system is the covering (shingles, shakes, tiles, tar & gravel, torch on etc.), flashing's, vents, gutters, downspouts, fascias, soffit's, attic and roof framing.

4.1.2 Monitor roofing and attic areas seasonally for loose components, wind damage and deterioration. Conduct maintenance as needed in time to extend service life as desired.

4.1.3 Roofing system is in fair condition for its age and showing signs of normal wear and tear. We recommend periodic inspections. Conducting routine maintenance will help extend the service life of the roofing.

4.2 Roofing Inspection Method

- ☑ Walked on roof surface.

4.3 Sloped Surface(s)

- Fiberglass shingle.

4.3.1 Typical life expectancy of this roofing product is 25-35 years with routine maintenance.



4.4 Flashings

- Chimney
- Plumbing stack
- Roof to Wall
- Valley

4.5 Roof Drainage

- Metal

4.5.1 Due to the age, we advise you obtain a history of perimeter drain pipe service from the seller. If the system has not been serviced or updated recently, we advise you do so to help ensure the drains are free draining. This will help prevent unwanted foundation settlement and seepage into lower areas. We are unable to inspect foundation walls below grade and underground pipes.

4.5.2 Ensure all gutter and downspout sections remain fastened securely and are kept clean to ensure proper flow. This will help prevent spillage onto ground and reduce the risk of seepage into lower areas and reduce the risk of unwanted foundation settlement.

4.5.3 Seal minor leaks at gutter connections to minimize risk of water damage.



4.6 **Chimney(s)**

- Metal

5.0 **ATTIC**

5.1 **Attic General Comments**

5.1.1 Attics should be checked routinely during winter months for leaks and moisture. This is the best way to spot early maintenance needs.

5.2 **Attic Access**

- Attic inspected from hatch.
- Ceiling Hatch

5.3 **Insulation**

- Blown-in cellulose

5.3.1 Approximate depth: 8 to 10"



5.4 **Ventilation**

- Roof
- Soffit

5.4.1 Attic ventilation appears in good condition and is performing as intended.

5.5 Vapor Barrier

- Poly

5.6 Exhaust Duct

5.6.1 Venting duct is loose, damaged or missing and is discharging into the attic. This will add heat and humidity. Extend or install approved insulated exhaust ducts to discharge through an approved roof vent.

**5.7 Sheathing**

- OSB

5.7.1 Attic sheathing is in good condition, no visible signs of organic growth. Attics should be checked routinely during winter months for leaks and moisture. This is the best way to spot early maintenance needs.

**6.0 GARAGE / CARPORT****6.1 Garage General Comments**

- Built In

6.2 Interior Access Door(s)

- Metal

6.3 Vehicle Door(s)

- ☑ Metal

6.3.1 Bottom seal appears missing, repair as desired. **(Garage)**

**6.4 Vehicle Door Opener(s)**

- ☑ Automatic-belt drive

6.5 Floor

- ☑ Concrete

6.5.1 Cracks are apparent in the garage floor but considered typical due to normal settling and movement.

6.6 Wall

- ☑ Drywall/Plaster

6.7 Ceiling

- ☑ Drywall/Plaster

7.0 STRUCTURE**7.1 Limitations**

- △ Portions of the foundation wall were concealed and could not be inspected.
- △ The ceiling structure is concealed by finishes and insulation.

7.2 Structure General Comments

7.2.1 There are no signs of significant movement or settlement observed. This is an indication that the foundation and structure is performing as intended.

7.3 Foundation

- ☑ Concrete

7.4 Support - Post / Beam / Column

- ⊙ Wood beam support
- ⊙ Wood support post

7.4.1 The primary load bearing structure is in good condition. There is no visible evidence of settlement or movement.

**7.5 Floor Structure**

- ⊙ Wood - dimensional lumber.

7.5.1 No signs of significant settlement or movement observed on todays date.

**7.6 Wall Structure**

- ⊙ Wood frame

7.7 Roof Structure

- Truss

7.7.1 Roof framing appears in good condition, no visible signs of substantial structural movement.



8.0 CRAWLSPACE

8.1 Crawlspace General Comments

- Concrete Floor

8.1.1 Crawlspace is in clean and dry condition on today's date.



8.2 Access

- Crawlspace was entered for inspection

8.3 Ventilation

- Heated

9.0 ELECTRICAL SYSTEM

9.1 Limitations

- △ We do not test CO alarms. Ensure function upon possession.
- △ Service entrance wiring is concealed.
- △ Grounding is concealed.
- △ Not all devices were checked, obstructed and occupied receptacles in some areas. We do not unplug devices.
- △ We do not test smoke alarms. Ensure function upon possession.

9.2 Service Entrance

- ⊙ Electrical service to the home is by underground cables.
- ⊙ Electrical service voltage is 240 volts.

9.3 Service Size

- ⊙ 100 Amps

9.4 Main Disconnect(s)

- ⊙ The main electrical disconnect is in the garage.

9.5 Distribution Panel(s)

- 9.5.1 Branch circuits appear compatible with disconnect ratings.



9.6 Branch Circuit Wiring

- ⊙ Copper wire branch circuits

9.7 Smoke Alarms

- ⊙ There are smoke detectors present in the home

9.8 Carbon Monoxide Alarms

- ⊙ There are carbon monoxide detectors present in the home.

10.0 HEATING/COOLING/VENTILATION SYSTEM(S)

10.1 Energy Source(s)

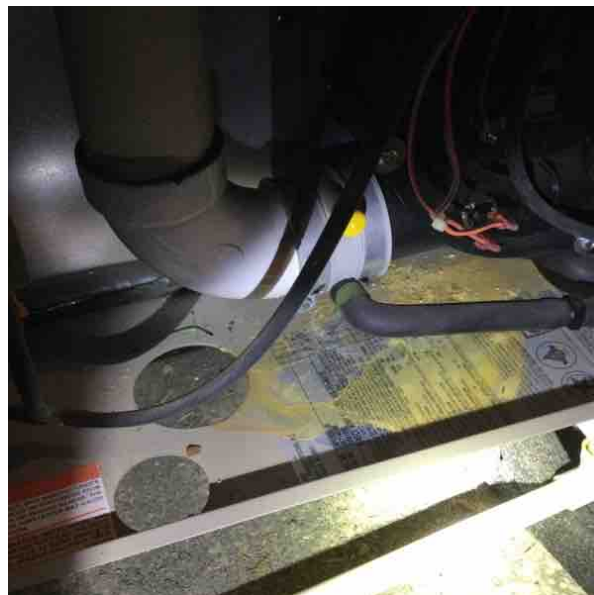
- ⊙ Natural Gas

10.2 Forced Air Furnace(s)

- ☑ Gas forced air furnace

10.2.1 Gas forced air furnaces typically last 20-30 years and should be professionally serviced annually to ensure efficient, safe and extended service life.

Minor corrosion visible in cabinet, appears to be a minor old leak in the condensate line. Recommend further evaluation by a qualified HVAC specialist.



10.3 Combustion/Venting

- ☑ Induced Draft
- ☑ Combustion air is provided from the interior
- ☑ Plastic

10.3.1 Combustion air appears suspect as this is intended to come directly from the exterior. Have this reviewed by a qualified HVAC technician to ensure safe function.



10.4 Filter

10.4.1 Clean, change and maintain filter system regularly to help system efficiency unit lifespan and indoor air quality.



11.0 PLUMBING SYSTEM

11.1 Limitations

△ We were not able to inspect most of the distribution and drain plumbing as it is concealed in wall and floor cavities.

11.2 Water Main

☑ Water main is plastic pipe.

11.2.1 Location: Crawlspace



11.3 Distribution Piping

- ☑ PEX

11.3.1 The visible distribution piping is plastic.



11.4 Drain, Waste, and Vent Piping

- ☑ Plastic

11.4.1 The drain piping appears professionally installed with no leaks.

11.4.2 Drain is slow, check for possible minor blockage. **(Ensuite)**



11.5 Water Heating Equipment

- ☑ 150 - 185L
- ☑ Fuel source is natural gas.

11.5.1 Typical life expectancy for gas fired water heater is 12-15 years.

11.5.2 The manufacturers date on this water heater is 2020.



11.6 Water Heater Venting

- ⊙ Atmospheric vent

11.7 Hose Bib(s)

11.7.1 Remove hoses from taps during winter months to help prevent freeze damage.

11.8 Tub(s) / Shower(s)

- ⊙ Fiberglass

11.8.1 Inspected missing sealant at shower base, recommend repairs to ensure no leaks occur. **(Ensuite)**



12.0 INTERIOR

12.1 Limitations

△ The area contains furnishings, rugs, contents etc. that obstruct the inspection. Not able to fully view floor finish.

12.2 Interior General Comments

12.2.1 Keep humidity low and interior rooms at minimum 18C to prevent condensation, stains and fungi from forming on windows & cool surfaces. Relative humidity levels in the home should not exceed 55%. If the home is not equipped with exhaust fans and automatic ventilation controls, we advise these be installed to help improve interior air quality.

12.2.2 Wear and tear and worn items in used homes is common. Items identified in the report may include loose door knobs, hinges, weatherstrips, misalignment of hardware, stiff or binding hardware on doors, windows and fixtures. We have included a link to a home repair website for assistance and many books are available on the market for general residential maintenance and care of homes. If you are not comfortable or not capable of conducting normal routine maintenance, we recommend the services of certified trades people to ensure the work is done properly.

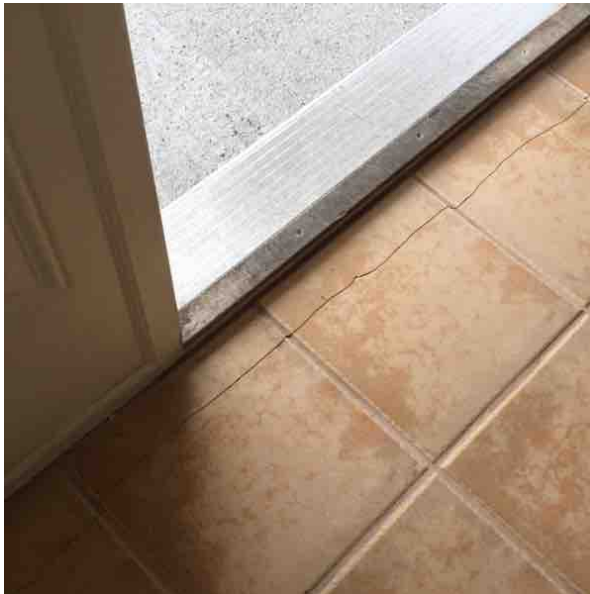
12.3 Floors

- Carpet
- Tile
- Vinyl
- Wood

12.3.1 Wrinkled and loose carpets should be re-stretched to reduce wear.

Inspected typical wear and tear for age.

12.3.2 Inspected cracked tiles, likely from minor settlement. Repair as desired. **(Hallway)**



12.4 Walls / Ceilings

- Drywall/Plaster

12.5 Windows

- Vinyl

12.6 Doors

- ☑ Composite

12.6.1 Door/hardware requires adjustment and maintenance to perform properly.

- Lower Bathroom
- Storage Room



12.7 Entrance Door(s)

- ☑ Metal

12.7.1 Hardware is in need of adjustment to perform properly. Repairs are recommended. **(Master Bedroom)**



12.8 Stairs / Railings / Guardrails

- ☑ Wood

12.9 Countertops / Cabinets

- ☑ Laminate
- ☑ Wood

12.9.1 Inspected

12.9.2 Counters/cabinets have typical wear and tear for age.

12.10 Heating / Cooling Sources

- ☑ Hot Air Register

13.0 FIREPLACE(S)

13.1 Limitations

- △ The pilot light is out and the unit could not be operated. Recommend having the pilot lit and operation of the unit demonstrated prior to closing.

13.2 Gas Insert(s)

- 13.2.1 Have the unit serviced annually to ensure safe, efficient and extended service life.



13.3 Flue / Vent

- 13.3.1 Direct vent is not visible for inspection from the firebox, we do not dismantle components.

14.0 APPLIANCES

14.1 Limitations

- △ Washer not activated, power/water was shut off.

14.2 Appliance General Comments

- 14.2.1 The appliances were not fully operated. Due to the time constraints associated with a typical home inspection, we are only able to determine to on/off function of the appliances.

14.3 Food Waste Disposer

- 14.3.1 Waste disposer is not in operational condition, conduct further review. **(Kitchen)**



14.4 Mechanical Exhaust Vents

14.4.1 Dryer vents can accumulate lint and debris causing an obstruction in the vent. This is a fire hazard. Annual cleaning of the dryer vent is considered routine maintenance.

15.0 GENERAL COMMENTS ABOUT THIS INSPECTION

15.1 General Comments

15.1.1 The home is in an area that will likely have active ants or other insects that may be invasive and detrimental to the structure. We recommend you be vigilant for insect activity inside the home. The inspection services of a pest control specialist, on a routine annual basis, is the best way to help prevent this. This is common on Vancouver Island and is considered normal routine maintenance.

15.1.2 You are encouraged to contact your inspector to answer any questions about any information contained in the report. If you receive any information from any source that is contrary to the information in this report, you are free to contact your inspector for clarification. These reports are unbiased and formatted to provide you with a condition report at the time of the inspection. We do not favor sub trades, sellers, realtors or insist any work be conducted on the Building. Recommended repairs are for maintenance and safety. Obtaining information about work and systems in the home will help with this maintenance. Obtaining repair options and costs, where recommended, will give you an idea of the expense involved with work.

15.1.3 Items identified for repairs within the scope of our report are general in nature and do not constitute a repair procedure. If you are not familiar with effecting these repairs, we recommend the services of certified trades or construction specialists be utilized.

15.1.4 We also advise all areas in the report recommending further review be done in a timely manner best fitting your timetable relative to closing the sale of the property. If you are not familiar with any component, system or area that is noted for further review, we recommend the services of certified trades or construction specialists be utilized. All associated costs for additional inspections, quotes, dismantling, reassembly or repair will not be our responsibility, budget accordingly.

15.1.5 Be aware, updating older systems in older homes can reveal unexpected, concealed conditions that require additional attention and expense and is best conducted by experienced, certified trades people. We recommend you obtain quotes from reliable Construction Companies for any planned work and include a contingency allowance for unforeseen conditions.