



## Home Inspection Report

Prepared exclusively for  
**Troy Petersen**



PROPERTY INSPECTED:

2847 Wyndeatt Avenue  
Victoria, BC V9A 2L7

Date of Inspection: 06/17/2020

Inspection No. 1013-2-417

**INSPECTED BY:**

0947431 BC Ltd.

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Victoria, BC V9A 2C8

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**INSPECTOR:**

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# INSPECTION REPORT

## 1.0 INTRODUCTION

### 1.1 Inspector

☺ Marty Erletz AHI License# 47184

### 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. I am 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. 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.

### 1.3 Approximate Year Built

1.3.1 To the best of our knowledge, this home was constructed in 1957

### 1.4 Inspection / Site Conditions

☺ Sunny

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 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.

1.4.3 No major structural defects were observed in the accessible areas of the building.

1.4.4 Additional living accommodations are not inspected for compliance with local fire regulations. Consult authority having jurisdiction to conduct this inspection. Conduct a thorough review for Building Permits and inspection records to ensure compliance.

1.4.5 According to WorksafeBC, prior to 1990, over 3000 building products were used that contained asbestos. If you are going to do any renovation, alterations or demolition to your house, you must first get a hazardous material survey and have the identified materials professionally removed. Identifying the presence of asbestos is beyond the scope of inspection.

1.4.6 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.

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

## 2.0 PROPERTY AND SITE

### 2.1 Landscape / Grading

2.1.1 Prune vegetation a minimum of 12" away from exterior wall finish to help prevent premature deterioration and insect activity.



### 2.2 Walkway(s)

☉ Concrete

2.2.1 Minor settlement and cracks, typical for concrete.

### 2.3 Driveway(s)

☉ Asphalt

2.3.1 Driveway surface shows typical wear and tear.

## 3.0 EXTERIOR

### 3.1 Limitations

▲ 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 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.

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

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

⊙ Stucco

3.4.1 Stucco is in good condition. Minor cosmetic shrinkage cracks are inherently common and normally do not pose a concern.





### 3.5 Eaves / Fascia / Soffit

- ⊙ Stucco
- ⊙ Wood

3.5.1 Stucco soffits appear in acceptable condition. Minor cracks are common and should be monitored. Secure or repair loose areas as they occur.



### 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. **(Throughout)**





### 3.7 Windows

- Aluminum
- Vinyl
- Wood

3.7.1 Inspected newer thermal windows in some/all areas, this is a nice upgrade feature.



3.7.2 The aluminum window frames are not thermal resistive units, this condition will allow interior condensation to form under the right conditions. We recommend the frames be cleaned on a regular basis to prevent fungi build up. Keep humidity levels low inside the home. Also refer to interior room and Heating/Ventilation comments for information on ventilation of the home.

### 3.8 Exterior Doors

- Wood

3.9 Porch(es)

☉ Wood

3.9.1 Railing would benefit from a fresh coat of paint/stain.



3.10 Deck(s)

☉ Wood

3.10.1 The deck structure is in good condition and appears to have good building practices in place.





3.10.2 The decks would benefit from a fresh coat of paint/stain.



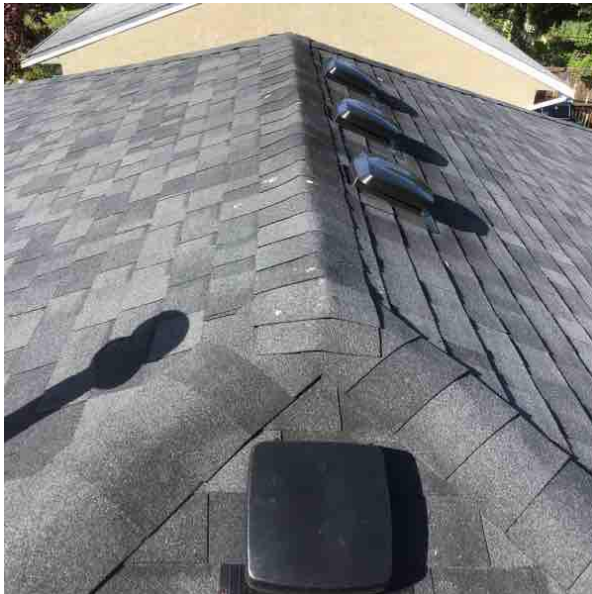
#### 4.0 ROOFING SYSTEM

##### 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 good condition and appears to be standing up well. We advise routine inspections so maintenance can be identified.







**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

#### 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.

#### 4.6 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.

##### 5.3 Insulation

- ☑ Blown-in cellulose
- ☑ Fiberglass

5.3.1 Home heating costs and interior comfort would benefit from increasing insulation levels to the current standard. Consult an insulation specialist for options and costs.

## 5.3.2 Approximate depth: 0-6"



## 5.4 Ventilation

- Roof
- Soffit

5.4.1 Attic ventilation appears in good condition and is performing as intended. If you plan to increase the amount of insulation, be prepared to increase the ventilation as well.

## 5.5 Vapor Barrier

- None
- Paper



## 5.6 Exhaust Duct

- ⊙ Plastic
- ⊙ Uninsulated

5.6.1 Ducting requires insulation when passing through an unheated space to reduce condensation build up and drips. Pre-manufactured insulated ducting works well. Repairs are recommended.



## 5.7 Sheathing

- ⊙ Board

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

6.2.1 Adjust, install or replace door hardware to ensure integrity of fire and gas separation between garage and home.

**6.3 Vehicle Door(s)**

Metal

**6.4 Vehicle Door Opener(s)**

Manual

**6.5 Floor**

Concrete

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

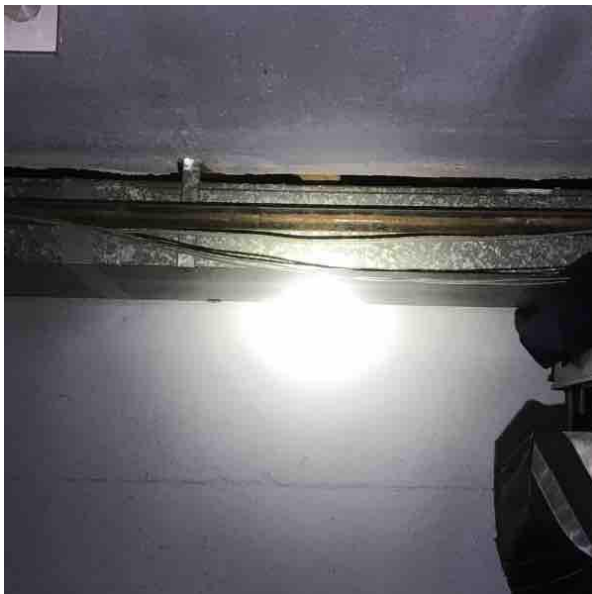
**6.6 Wall**

Drywall/Plaster

**6.7 Ceiling**

Drywall/Plaster

6.7.1 Missing or nonstandard fire barrier between garage and living area. This condition poses increased risk to occupant safety if parking a vehicle in the garage. Budget for repairs.



## 7.0 STRUCTURE

### 7.1 Limitations

- ▲ Portions of the foundation wall were concealed and could not be inspected.
- ▲ This 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

7.3.1 Foundations appear to be performing the function for which they were intended. There were no visible signs of significant settlement or movement observed on today's date.

### 7.4 Floor Structure

- ☉ Wood - dimensional lumber.

### 7.5 Wall Structure

- ☉ Wood frame

### 7.6 Roof Structure

- ☉ Rafters

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



## 8.0 ELECTRICAL SYSTEM

### 8.1 Limitations

- ▲ 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.



## 8.2 Electrical General Comments

8.2.1 The electrical system appears to be updated since original construction, this is a nice feature. Obtain permits and inspection records from seller.



## 8.3 Service Entrance

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

## 8.4 Service Size

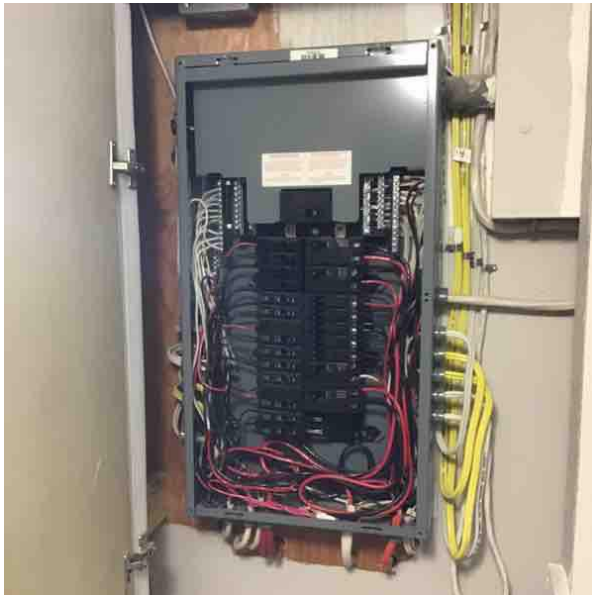
- ⊙ 100 Amps

## 8.5 Main Disconnect(s)

- ⊙ The main electrical disconnect is in the basement.

## 8.6 Distribution Panel(s)

8.6.1 Branch circuits appear compatible with disconnect ratings.



## 8.7 Branch Circuit Wiring

- ⊙ Copper wire branch circuits

## 8.8 Receptacles

8.8.1 Original ungrounded wiring is still in use in some areas of the home. This is typical for homes of this age. Most of the wiring has been updated. Budget for wiring upgrades during any planned renovations or if problems develop with the old circuits.



## 8.9 GFCI Devices

8.9.1 Exterior receptacles are safer when GFCI protected, recommend installing missing GFCI for added safety.



## 8.10 Smoke Alarms

☑ There are smoke detectors present in the home

## 8.11 Carbon Monoxide Alarms

☑ There are carbon monoxide detectors present in the home.

## 9.0 HEATING/COOLING/VENTILATION SYSTEM(S)

### 9.1 HVAC General Comments

9.1.1 The heating system in the home has been updated since original construction, this is a nice upgrade feature. Copies of installation information should be obtained from the seller.



### 9.2 Energy Source(s)

- Natural Gas

### 9.3 Forced Air Furnace(s)

- Gas forced air furnace

9.3.1 The furnace fan compartment is dirty with dust accumulations, we recommend having the furnace and ducting cleaned for better indoor air quality.

### 9.4 Combustion/Venting

- Induced Draft
- Combustion air is provided from the exterior
- Metal

### 9.5 Fuel Tank / Lines

9.5.1 Conduct a thorough review of Municipal Office and Fire Department records for the possibility of a buried fuel oil tank. This was common practice up until the early 1960's. If there is no confirmation available from the sellers of the property being scanned for possible buried tanks, this service is provided by numerous local companies for a nominal fee.



## 9.6 Filter

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



## 10.0 PLUMBING SYSTEM

### 10.1 Limitations

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

### 10.2 Plumbing General Comments

10.2.1 Inspected updated plumbing components , this is a nice feature. We recommend contacting the vendor for documentation and permits.



### 10.3 Water Main

☉ Water main is plastic pipe.

10.3.1 Location: Basement family room.



10.3.2 Inspected an upgraded water main. This is a nice feature.

### 10.4 Distribution Piping

☉ PEX

10.4.1 The visible distribution piping is plastic.



### 10.5 Drain, Waste, and Vent Piping

☉ Plastic

## 10.6 Water Heating Equipment

- ⊙ 150 - 185L
- ⊙ Fuel source is electricity.

10.6.1 The water heater is at the end/has exceeded it's typical life expectancy and may fail at any time. Budget for replacement by a licensed plumber.

10.6.2 Strapping/anchoring water heater is recommended to resist seismic movement.

10.6.3 Typical life expectancy for this size of water heater is 8-12 years.

10.6.4 A 150-180L water heater is under sized for a home with additional living accommodations and the warranty may be void, a 270-280L water heater is better suited for this home. Monitor this water heater for early failure.

10.6.5 The manufacturers date on this water heater is 2013.



## 10.7 Hose Bib(s)

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

## 10.8 Tub(s) / Shower(s)

- ⊙ Tile

10.8.1 Grout or sealant is worn, missing or damaged and should be repaired to prevent moisture ingress.

10.8.2 We detected excess dampness behind the wall finish indicating possible trapped moisture. This condition may cause concealed damage. Conduct further review as required, budget accordingly for repairs. (Main Bathroom)



## 11.0 INTERIOR

### 11.1 Limitations

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

### 11.2 Interior General Comments

11.2.1 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.

11.2.2 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.

11.2.3 The interior is in good condition, was well built originally and has stood up well.

### 11.3 Floors

- ☉ Laminate
- ☉ Tile
- ☉ Vinyl
- ☉ Wood

### 11.4 Walls / Ceilings

- ☉ Drywall/Plaster

### 11.5 Windows

- ☉ Aluminum
- ☉ Vinyl

### 11.6 Doors

- ☉ Composite



**11.7 Entrance Door(s)**

- Metal
- Wood

11.7.1 Door/hardware requires adjustment and maintenance to perform properly. (Foyer)



11.7.2 The storm door requires adjusting to work without rubbing/binding. (Rear Entry )



**11.8 Stairs / Railings / Guardrails**

- Wood

**11.9 Countertops / Cabinets**

- Laminate
- Solid Surface

11.9.1 Inspected

**11.10 Heating / Cooling Sources**

- Electric Heater
- Hot Air Register
- Radiant Floor

## 12.0 APPLIANCES

### 12.1 Mechanical Exhaust Vents

12.1.1 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.

## 13.0 GENERAL COMMENTS ABOUT THIS INSPECTION

### 13.1 General Comments

13.1.1 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.

13.1.2 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.

13.1.3 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.

13.1.4 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.

13.1.5 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.