



INVOICE

January 30, 2017

Client: Alessandro Biavati

Report No. 1131, v.2

For inspection at:

952 Marine Drive

Gibsons, BC

V0N 1VL

on: Tuesday, January 24, 2017

Up to 4500 Sq.Ft.

\$450.00

GST

\$22.50

Total

\$472.50

Origin Home Inspection Services Inc.
Box 1233 6402 Marmot Rd.
Sechelt, BC V0N3A0
604-399-9198

Description

Sloped roofing material: • Asphalt shingles • Modified bitumen membrane

Probability of leakage: • Low

Limitations

Inspection performed: • By walking on roof

Recommendations

General

1. • Inspect the roof annually for loose or cracked shingles. Remove any organic debris such as cones or other airborne material that may be on the roof.

Implication(s): Possible shortened life span of roof, possibility of damage to the shingles or modified bitumen going un-noticed.

Location: Throughout Exterior Roof

Task: Service annually

Time: Discretionary

SLOPED ROOFING \ Asphalt shingles

2. **Condition:** • Overhangs too big or too small

The asphalt shingles and the torch on membrane extend over half way into the gutters allowing water to shoot over the gutters. Cut the asphalt shingles and the torch on membrane back to allow the roof runoff to drain into the gutters.

Location: Throughout Exterior Roof

Task: Further evaluation

Time: Discretionary

Description

Gutter & downspout material: • Aluminum

Gutter & downspout type: • Eave mounted

Gutter & downspout discharge: • Below grade

Downspout discharge: • Below grade • Above grade

Lot slope: • Away from building

Wall surfaces - wood: • Hardboard, plywood or OSB

Soffit and fascia: • Wood

Driveway: • Asphalt

Walkway: • Patio stones

Porch: • Wood

Exterior steps: • Wood

Garage:

- General

The exterior of the garage was inspected.

Limitations

General: • The interior of the garage and the bottom portion of the exterior could not be inspected as the doors were locked and there was storage against the base of the exterior walls.

Recommendations

General

3. • Due to the deteriorated condition of the garage there are no recommendations at this time. Further evaluation of the structure will be required if improvements are to be made to the garage.

Implication(s): Due to the present condition of the garage items stored in the garage may be subject to water damage.

4. • There is evidence that there has been a heating fuel oil tank on the right side of the home. I recommend further evaluation. There is no soil contamination.

Implication(s): Possibility of heating fuel residue.

Location: Right Exterior

Task: Further evaluation

Time: Discretionary

ROOF DRAINAGE \ Gutters

5. **Condition:** • Repair disconnected down spout gutter union.

Implication(s): Possibility of water in crawl space.

Location: East Exterior

Task: Repair

Time: Discretionary

6. Condition: • Clogged

The gutters are clogged with moss and leaves. Clean the gutters. Start cleaning the gutters at the down spout to avoid working in standing water.

Location: Throughout Exterior

Task: Clean

Time: Discretionary

7. Condition: • Loose or damaged

The gutters are in disrepair and show evidence of leakage repair or replace the gutters.

Location: Throughout Exterior

Task: Repair or replace

Time: Discretionary

ROOF DRAINAGE \ Downspouts**8. Condition:** • Downspouts end too close to building

Provide down spout extensions on all downspouts discharging above ground to divert water away from the crawl space.

Location: Throughout Exterior

Task: Provide

Time: Discretionary

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Handrails and guards**9. Condition:** • Missing

Install a railing on the front step with vertical pickets.

Location: Front Exterior

Task: Provide

Time: Immediate

10. Condition: • Spindles missing

Install vertical pickets in the railing for the rear landing.

Location: East Rear Exterior

Task: Provide

Time: Immediate

LANDSCAPING \ Lot grading**11. Condition:** • Improper slope

There is water seeping under the concrete in the crawl space and pooling on the concrete floor at the lower end of the crawl space floor. Provide a swale at the street side of the home to divert water draining off the road and possibly draining under the home to the lower end of the crawl space.

Location: Right Exterior

Task: Improve

Time: Discretionary

Description

Configuration: • Crawl space

Foundation material: • Stone • Wood

Floor construction: • Joists • Wood columns • Wood beams • Subfloor - plank

Exterior wall construction: • Wood frame

Roof and ceiling framing: • Not visible

Limitations

Inspection limited/prevented by:

- Storage
- Insulation

Attic/roof space:

- No access

There is no access to the attic hatch due to storage.

Crawl space: • Entered but access was limited

Percent of foundation not visible: • 40 %

Not included as part of a building inspection: • Visible mold evaluation is not included in the building inspection report

Recommendations

FOUNDATIONS \ Performance opinion

12. Condition: • Acceptable

There is a crack in the concrete crawl space wall on the west side of the home. This crack appears to be several years old and appears to have not moved in several years. Monitor the crack for further movement on an annual basis. If the crack appears to have widened, then further evaluation will be required.

Location: Crawl Space

Task: Monitor

Time: Ongoing

Description

Service entrance cable and location: • Overhead • Overhead copper

Service size: • 200 Amps (240 Volts)

Main disconnect/service box rating: • 100 Amps

Main disconnect/service box type and location: • Breakers - exterior wall

Number of circuits installed: • 13

System grounding material and type: • Copper - water pipe and ground rod

Distribution panel rating: • 100 Amps

Distribution panel type and location: • Breakers - exterior wall

Distribution wire material and type: • Copper - non-metallic sheathed

Type and number of outlets (receptacles): • Grounded and ungrounded - typical

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • None • GFCI - basement

Smoke detectors: • Present

Carbon monoxide (CO) detectors: • None noted

Limitations

Inspection limited/prevented by: • Storage

System ground: • Continuity not verified • Quality of ground not determined

Recommendations

SERVICE BOX, GROUNDING AND PANEL \ System grounding

13. Condition: • The ground rod for the electrical panel has not been pounded into the ground as deep as required. Straighten the ground rod and drive further into the ground and retighten all connections. Consult an electrical contractor.

Implication(s): Possible electrical shock.

Location: Street side of home

Task: Improve

Time: Immediate

14. Condition: • There is a double tap on the breaker for the kitchen lines. Further evaluation is required.

Implication(s): Possible over load of breaker, possibility of electrical fire or shock.

Location: Bedroom

Task: Further evaluation/ Improve

Time: Immediate

DISTRIBUTION SYSTEM \ Outlets (receptacles)

15. Condition: • GFCI needed (Ground Fault Circuit Interrupter)

If and when installing outlets in the vicinity of the kitchen sink, bathroom and exterior, install GFCI outlets.

Location: Throughout First Floor Exterior Kitchen Bathroom

Task: Provide

Time: Discretionary

DISTRIBUTION SYSTEM \ Smoke detectors

16. Condition: • Test smoke detectors before occupying the home repair or replace defective smoke detectors.

Implication(s): Possible fire safety

Location: First Floor

Task: Further evaluation

Time: Immediate

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) detectors

17. Condition: • None

There are two gas fired appliances in the home. Install a carbon monoxide detector prior to occupying the home.

Location: First Floor

Task: Provide

Time: Immediate

HEATING

952 Marine Drive , Gibsons, BC January 24, 2017

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

Description

Fuel/energy source: • Gas • Electricity

System type: • Electric baseboard heaters

Heat distribution: • Baseboards

Main fuel shut off at: • Meter

Failure probability: • Low

Auxiliary heat:

• Gas logs

The gas log stove is a Kings man. The stove is controlled by the White Rodgers Thermostat .The stove is 24, 320 BTU's.
Serial number: 1910

Chimney/vent: • Metal

Chimney liner: • Metal

Combustion air source: • Interior of building

Mechanical ventilation system for home: • None

Limitations

General: • There are no limitations to the heating portion of the inspection.

Recommendations

General

18. • There are no recommendations to the heating portion of the inspection.

COOLING & HEAT PUMP

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

Description

General: • The cooling for the home is natural ventilation via doors and windows.

Description

Attic/roof insulation material: • Not determined

Attic/roof insulation amount/value: • Not determined

Attic/roof ventilation: • Roof vent • Gable vent

Attic/roof air/vapor barrier: • Not determined

Wall insulation material: • Not visible

Wall insulation amount/value: • Not determined

Wall air/vapor barrier: • Not determined

Floor above basement/crawlspace insulation material: • Glass fiber

Floor above basement/crawlspace insulation amount/value: • R-20 • Spot checked only

Floor above basement/crawlspace air/vapor barrier: • Plastic

Crawlspace ventilation: • Wall Vents

Mechanical ventilation system for home: • None

Limitations

Inspection prevented by no access to: • Attic • Wall space

Crawl space inspection performed: • By entering space, but access was limited

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

Mechanical ventilation effectiveness: • Not verified

Recommendations

General

19. • There is no access to the attic space at this time due to storage, therefore there are no recommendations to the attic or wall insulation at this time. Further evaluation of the attic insulation is recommended after the household storage has been removed and access to the attic hatch is available.

Implication(s): There are no implications noted at this time due to the lack of access to the attic hatch and wall coverings.

Description

Water supply source: • Public

Service piping into building: • Copper

Supply piping in building:

• Copper

The supply piping in the building is copper and steel.

Main water shut off valve at the: • Crawlspace

Water flow and pressure: • Functional • Typical for neighborhood

Water heater fuel/energy source: • Gas

Water heater type: • Conventional • Owned

Water heater exhaust venting method: • Natural draft

Water heater manufacturer: • State

Tank capacity:

• 40 gallons

The recovery rate for the water heater is 33.61 gallons.

Water heater approximate age: • 27 year

Typical life expectancy: • 8 to 12 years

Water heater failure probability: • High

Waste disposal system: • Septic system

Waste and vent piping in building: • ABS plastic • Cast Iron

Floor drain location: • None found

Gas piping: • Copper

Main fuel shut off valve at the: • West • Gas meter

Exterior hose bibb: • Present

Limitations

General: • There are no limitations to the plumbing portion of the inspection.

Recommendations

General

20. • The water heater is a gas fired appliance located in the bathroom. I strongly recommend relocating the water heater to a non occupied area of the home such as the crawl space.

Implication(s): Possibility of carbon monoxide in the living space of the home.

Location: First Floor Bathroom

Task: Correct

Time: Immediate

SUPPLY PLUMBING \ Shut off valve

21. Condition: • Ensure all occupants of the home know the location of the main water shutoff and how to turn the water off in the unlikely event of an emergency.

Implication(s): Possibility of water damage to structure and contents.

Location: Crawl Space

Task: Inspect annually

Time: Immediate

WATER HEATER \ Temperature/pressure relief valve

22. Condition: • Discharge tube missing

Install discharge tube on water heater. The intention of the discharge tube is to prevent scalding or injury in the event of excessive pressure build up. It discharges hot water/steam through the Pressure release valve.

Location: Bathroom

Task: Provide

Time: Immediate

WASTE PLUMBING \ Floor drain

23. Condition: • Not found

Description

Major floor finishes: • Hardwood • Vinyl

Major wall finishes: • Paneling

Major ceiling finishes: • Wood

Windows: • Sliders • Wood

Glazing: • Single

Exterior doors - type/material: • Hinged

Doors: • Inspected

Evidence of basement leakage: • Present

Oven type: • Conventional

Oven fuel: • Electricity

Range fuel: • Electricity

Appliances: • Refrigerator

Laundry room ventilation: • None

Counters and cabinets: • Inspected

Stairs and railings: • Inspected

Inventory Cooktop: • Kenmore

Inventory Range: • Kenmore

Inventory Refrigerator: • Kenmore Elite

Inventory Smoke Alarm: • Kidde

Inventory Thermostat: • The thermostat for the gas log stove is a White Rodgers.

Inventory Water Heater: • State

Limitations

Not included as part of a building inspection: • Carbon monoxide detectors, security systems, central vacuum • Security systems and intercoms • Cosmetic issues

Cosmetics: • No comment offered on cosmetic finishes

Appliances: • Appliances are not moved during an inspection

Percent of foundation not visible: • 20 %

Crawlspace leakage: • Cannot predict how often or how badly crawlspace will leak

Recommendations

General

24. • The home may be undergoing renovations. Regardless I recommend providing a window in each room that will open and provide egress in the event of a fire or other emergency.

Implication(s): Possibility of a fire safety health issue.

Location: Throughout

Task: Improve/Provide

Time: Immediate

25. • The front door sticks and is difficult to open and close. Re-adjust the door.

Implication(s): Safety issue if door cannot be easily opened by all occupants of the home.

Location: Front First Floor Foyer

Task: Correct

Time: Immediate

26. • Install ventilation fans in both the bathroom and kitchen.

Implication(s): Possibility of excessive moisture in the home.

Location: First Floor Kitchen Bathroom

Task: Provide

Time: Discretionary

STAIRS \ Handrails

27. **Condition:** • The rear steps have a horizontal railing that is climbable. Re-install a railing with vertical pickets similar to the railing required on the front step.

Implication(s): The present railing is climbable and is a potential fall hazard for children.

Location: Rear Exterior

Task: Improve

Time: Immediate

28. **Condition:** • The rear door in the kitchen has been wedged shut with rolled up newspapers and could not be opened during the inspection. Re-adjust the rear door.

Implication(s): Possible safety issue if door cannot be opened by all occupants of the home.

Location: Rear First Floor Kitchen

Task: Correct

Time: Immediate

29. **Condition:** • Missing

Install handrails with vertical pickets for the front step.

Location: Front First Floor Exterior

Task: Provide

Time: Immediate

END OF REPORT