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Building Inspection

31 Olive Street, Oak Bay



Date of Inspection: July 17th 2012

Client: Ivan G. House

Inspector: Lee Ottewell (CPBC License #: 47384)

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THE REPORT

INSPECTION CONDITIONS

Client Information:

<i>Inspection Date:</i>	July 17th 2012.
<i>Client's Name:</i>	Ivan G. House.
<i>Client's Email Address:</i>	lvanghouse@shaw.ca.
<i>Client's Phone Number:</i>	250 475 4874.
<i>Address of Property Inspected:</i>	31 Olive Street, Oak Bay.
<i>MLS Number:</i>	342323.
<i>Access Provided By:</i>	Via the buyer's agent.

Weather Conditions:

<i>Inspection Day Weather:</i>	Clear.
<i>Temperature At The Time Of The Inspection:</i>	Between 5 & 10 degrees celsius.
<i>Soil Conditions:</i>	Damp.

Building Characteristics:

<i>Approximate Year In Which The Building Was Built:</i>	2005.
<i>Building Type:</i>	Single Family House.

Other Information:

<i>Building Occupied During Inspection?</i>	No.
<i>Client Present During Inspection?:</i>	No.

Orientation:

<i>Directional References:</i>	For the purposes of this report all directional references to left, right, front, or rear assume the reader is standing at the street facing the building being inspected.
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SITE

Site:

Surface Drainage:

Satisfactory - The lot appears to have adequate drainage to prevent water from accumulating against the house.

Driveway:

Driveway Material:

Concrete.

Driveway Condition:

Satisfactory - The driveway surface is in satisfactory condition with only normal deterioration noted.

Drainage In Front Of The Garage/Carport:

Due to driveway sloping away from the house there isn't a requirement to have drainage in front of the garage.

Walkway:

Walkway Materials:

Concrete.

Walkway Condition:

Satisfactory - The walkways surface material is in satisfactory condition with only normal deterioration noted.

Patio

Patio Condition:

Satisfactory - The patio surface material is in satisfactory condition with only normal deterioration noted.

Patio Floor Materials:

Concrete.

Utility Services:

Electric Service:

Underground.

Service Meter Entrance:

Satisfactory - The meter housing appears to be correctly installed.

Gas Service:

The house is connected to a mains gas supply.

Gas Odour Noted:

No.

EXTERIOR OF BUILDING

Exterior:

Siding Materials:

Combination of: Fibre Composite Panels (also known as 'HardiePlank') and Cedar Shingles.

Siding:

Satisfactory - The siding is in serviceable condition.

Trim:

Satisfactory - The trim is intact and satisfactory.

Soffit:

Satisfactory - The soffits are in a satisfactory condition.

Fascia & Barge Boards:

Satisfactory - The fascia and barge boards appear to be in satisfactory condition and show only signs of normal wear.

Outside Entry Doors:

Satisfactory - The outside entry doors are all satisfactory as noted from the exterior.

Windows:

Satisfactory - The window framing and trim are in a satisfactory condition.

Door & Window Flashings:

Satisfactory - The installed flashings appear to be adequate.

Painted Surfaces:



Attention Necessary
- Some exposed surfaces are in need of painting/staining.

Rear Outside Entry Door:

Satisfactory - Both the rear outside entry doors are satisfactory as noted from the exterior. Satisfactory - The outside entry door is satisfactory as noted from the exterior.

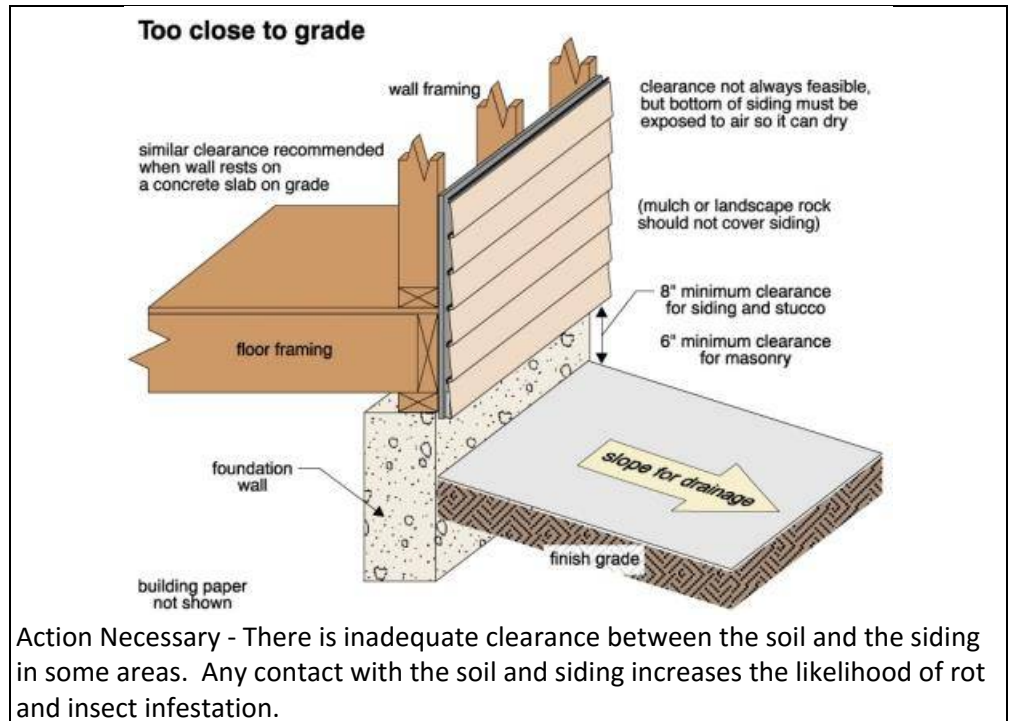
Downspouts:

The downspouts appear to be clear and functional.

Ground Fault Circuit Interrupters (GFCI):

All external outlets are correctly GFCI protected.

Siding Too Close to Grade:



Foundation:

Type of Foundation:

Crawlspace.

Foundation Materials:

Poured in place concrete.

Visible Portions of Exterior Foundation:

The exterior view of the foundation is limited to the portions visible above grade. Only about 5% to 10% of the foundation was visible.

Visible Foundation Cracks Noted From Exterior:

No significant cracking in the foundation walls was noted during the exterior examination.

Evidence of Recent Movement:

No - There is no evidence of any recent movement.

Perimeter Foundation Drains:

Sections of Perimeter Drain Tile Visible:

Yes - At least one end of the drain exposed to daylight was noted. This inspection does not warrant the effectiveness of the drainage system. I merely noted that there appears to be one present.

Type of Drainage Tile:

Plastic.

Deck, Entrance, Porch or Balcony :

Location:

Front of house.

There is a:

Entrance Porch.

Supporting Columns:

The columns were boxed in and obscured by the siding material and therefore I was not able to inspect them.

Railings:

Satisfactory - The railings as installed are functional.

Flooring Material:



Action Necessary -
The edges of the concrete porch floor are inadequately supported. This will eventually cause the concrete to crack.

ROOF

Main House Roof:

Means of Roof Inspection:	The roof covering was inspected by walking on the roof.
Type Roof:	Sloped.
Roof Covering Materials:	Asphalt shingles. These consist of cellulose or fiberglass matting which is impregnated with asphalt and then has a coloured gravel applied on the surface to prevent ultraviolet deterioration. It is then cut into individual shingles.
Cover Layers:	The roof covering on the main structure appears to have one layer.
Condition of Main Roof Covering Material:	Good - The roof covering material is either new or near new, and it appears to be installed correctly.
Ridges/Hips:	Satisfactory - The ridge/hip covering material appears to be in satisfactory condition.
Valleys:	Satisfactory - The valleys appear to be in satisfactory condition.
Flashings:	Satisfactory - The flashings around openings in the roof covering appear to be watertight and caulked as needed.
Evidence of Leakage:	No.

Roof Drainage:

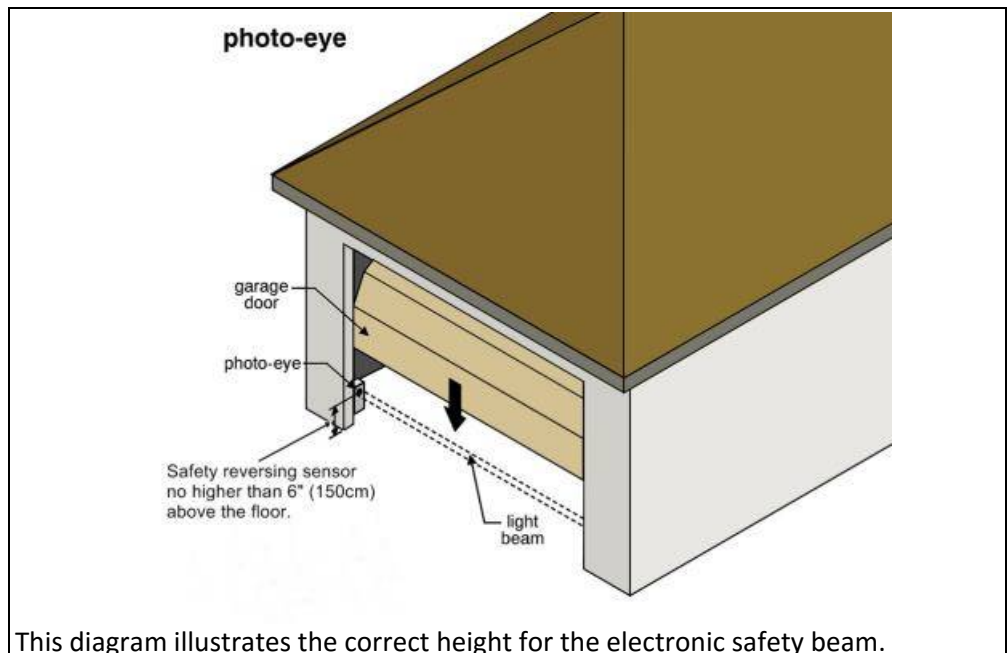


Attention Needed - The gutters need cleaning out. It is also prudent to re-caulk all the joints periodically.

GARAGE/CARPORT

Garage/Carport:

<i>Garage Type:</i>	Attached garage.
<i>Number of Vehicle Doors:</i>	There are two overhead doors.
<i>Vehicle Door Condition:</i>	Satisfactory - The vehicle door(s) is(are) in satisfactory condition.
<i>Vehicle Door Opener(s):</i>	The overhead door opener(s) appears to function appropriately.
<i>Safety Reverse Mechanism on Garage Door(s):</i>	Action Necessary - There is an electronic beam safety reverse system installed. However, it is mounted too high (should be within 6 inches of the floor) and will not adequately protect a trapped child underneath it.



<i>Outside Entry Door:</i>	The outside entry door is functional.
<i>Floor:</i>	Satisfactory - The floor is in satisfactory condition.
<i>Walls:</i>	Satisfactory - The walls in this room appear to be satisfactory.
<i>Ceiling:</i>	Satisfactory - The ceiling is functional and as expected.
<i>Windows:</i>	Satisfactory - The window(s) in this room appear to be satisfactory.

Fire Rated Entry Door to Structure:



Action Necessary - There is a self closing door between the garage and the house. However, the self closing mechanism needs adjustment/repair to enable it to operate correctly.

Electrical Outlets:

Satisfactory - The accessible outlets tested in this room are correctly wired and grounded.

Light and Light Switch.

Satisfactory - The light(s) and switch(es) are functional.

ELECTRICAL

Electrical Panel:

<i>Location:</i>	Garage.
<i>Is Panel Accessible:</i>	Yes - The electrical panel is in a location that makes it readily accessible.
<i>Service Size:</i>	150 amps.
<i>Type of Panel Disconnects:</i>	Breakers.
<i>Panel Cover Removed:</i>	Yes - the panel cover was removed to the individual breakers only, not the main breaker.
<i>Panel Condition:</i>	Satisfactory - The power panel, as a container for safely covering electrical circuitry and components, is functioning as intended, minimizing the risk of electrical shock.
<i>Panel Rating:</i>	Satisfactory - The power panel is correctly rated to the main amperage.
<i>Breaker/Fuse to Wire Compatibility:</i>	Satisfactory - The breakers/fuses in the power panel appear to be appropriately matched to the circuit wire gauge.
<i>Circuit Wiring Type:</i>	Copper - The visible sections of branch wiring were sheathed insulated copper.
<i>Condition of Wiring in Panel:</i>	Satisfactory - Electrical circuitry wiring in the panel appears neatly arranged and correctly undertaken.
<i>Main Service Ground Verified:</i>	No - The main service ground wire was not verified by the inspector. What this means is that the he was not able to see the grounding wire along it's entire length from the panel to the grounding source (copper pipe, rods etc). This is common if the wire is hidden behind walls etc.
<i>Legend Available:</i>	Yes - Identification of the breakers and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.

Miscellaneous:

<i>Smoke Detectors:</i>	Yes - The building is equipped with smoke or heat detectors. The detectors were not tested, they were merely noted as being present. It is important for you to test them on a regular basis, monthly at least.
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ATTIC & VENTILATION

Attic & Ventilation:

<i>Method of Inspection:</i>	The both attic spaces were entered.
<i>Roof Framing Type:</i>	A truss system is installed in the attic cavity that is used to support the roof and transmit the roof load to the exterior walls.
<i>Roof Framing Condition:</i>	Satisfactory - The roof framing appears to be in functional condition.
<i>Evidence of Leaks on Interior of Attic:</i>	There is no evidence of current water leaks into the accessible attic spaces.
<i>Roof Ventilation:</i>	Roof Vents & Soffit Vents.
<i>Baffles:</i>	There are baffles between the insulation and the roof sheathing at the eaves to allow the air to circulate from the soffit vents.
<i>Vapour Barrier Installed:</i>	A section of insulation was lifted and a vapour barrier was seen.
<i>Insulation Noted:</i>	The following type of insulation was noted in the attic: Cellulose. Blown in place.
<i>Insulation Conditions:</i>	Satisfactory - The attic insulation appears to be adequate and properly installed. The garage has a lower amount of insulation above it's ceiling.
<i>Heat Recovery Ventilator:</i>	None installed.
<i>Bathroom/Kitchen/Dryer Vents:</i>	Satisfactory - the visible vents from the bathroom(s) and kitchen range hood(s) appear to correctly discharge externally.
<i>Comments:</i>	Note some areas of the attic space were inaccessible and therefore not inspected.

STRUCTURAL

General:

Type of Construction:

Wood Frame.

Building Overview:

There were no obvious visible signs of structural problems with this property. The walls, floors, ceilings did not show any signs of stress, cracking, displacement, bowing or buckling.

Crawlspace:

Crawlspace Inspected By:

The crawlspace was inspected by entering and crawling through.

Crawlspace Ceiling Exposed Percent:

Most of the ceiling is open allowing visibility of the ceiling/floor joists.

Pony Walls:

The floor joists are supported on Pony Walls rather than a main beam - these are basically internal structural framing transferring the load of the floor onto a concrete foundation.

Condition of Pony Wall(s):

Satisfactory - The pony wall(s) supports are in satisfactory condition.

Floor Joists Condition:



Attention Necessary - some of the larger joists spans didn't have any cross bracing.

Percent Interior Foundation Wall Exposed:

The interior view of the foundation is limited to the visible portions of the walls. Foam Board insulation obscured the majority of the inside of the foundation wall.

Conditions Noted in Foundation Walls, Interior View:

Satisfactory - The exposed visible portions of the interior foundation perimeter walls appear to be satisfactory.

Insulation Noted:

Yes the following type is used: Fibreglass & Foam Board.

Insulation Conditions:

Satisfactory - The insulation appears to be adequate and properly installed.

*Evidence of Recent
Movement In Foundation
Wall:*

No - There is no evidence of any recent movement in the visible sections of foundation wall.

Foundation Bolts Noted:

Yes - This inspection noted the presence of foundation bolts correctly used to secure the framing to the foundation.

*Moisture on Exposed
Crawlspace Walls Noted:*

No - There was no visual evidence of elevated moisture levels noted on the exposed areas of the crawlspace walls.

*Condition of Crawlspace
Floor:*

Concrete.

PLUMBING SYSTEM

Plumbing:

<i>Main Water Line Material:</i>	The main service line to the structure is plastic.
<i>Main Water Line Shutoff Location:</i>	Garage.
<i>Visible Mineral Deposits or Encrustations:</i>	No.
<i>Interior Supply Piping Material:</i>	Predominantly Plastic with some copper.
<i>Supply Piping Condition:</i>	No.
<i>Water Pressure:</i>	Satisfactory - The shower pressure was still functional when several other fixtures were using water.
<i>Waste & Vent Pipe Materials</i>	Plastic.
<i>Waste & Vent Piping Condition:</i>	Satisfactory - The visible plumbing waste piping appears functional.
<i>Objectionable Odours Noted:</i>	No.

Water Heater :

<i>Location:</i>	In the garage.
<i>Age:</i>	This tank is new. The average lifespan of a water heater is about 10 years.
<i>Tank Capacity:</i>	A 50 gallon water heater is installed and is recommended for a large family or a home with a spa tub.
<i>Fuel Source for Water Heater:</i>	The water heater is gas-fired.
<i>Exposed Water Heater Condition:</i>	Satisfactory - It shows some age, but it appears sound.
<i>Drip Leg Installed for Natural Gas-Fired Unit:</i>	Yes - There is a drip leg installed on the incoming gas line to the water heater. This reduces the risk of debris clogging the gas valve.
<i>Gas Shut Off:</i>	Satisfactory - There is a gas shut off installed adjacent to the hot water tank.
<i>Flue/Exhaust Pipe Condition:</i>	Satisfactory - The exhaust flue appears to be correctly installed.
<i>Water Piping Condition:</i>	Satisfactory - The incoming and output piping is installed correctly.

Cold Water Supply Shut Off Valve:

Yes - There is a shut off valve installed on the incoming water line. This valve can be used to cut off the water supply to the water heater.

Temperature & Pressure Relief Valve:

Satisfactory - The temperature and pressure relief valve is of the correct rating for the water heater.

Discharge Tube:

Satisfactory - The discharge tube is correctly installed.

Water Heater Insulation Jacket:

Integral.

Strapping:

There is metal strapping around the tank to reduce the risk of pipe ruptures in the event of earthquakes.

HEATING, VENTILATION & AIR CONDITIONING

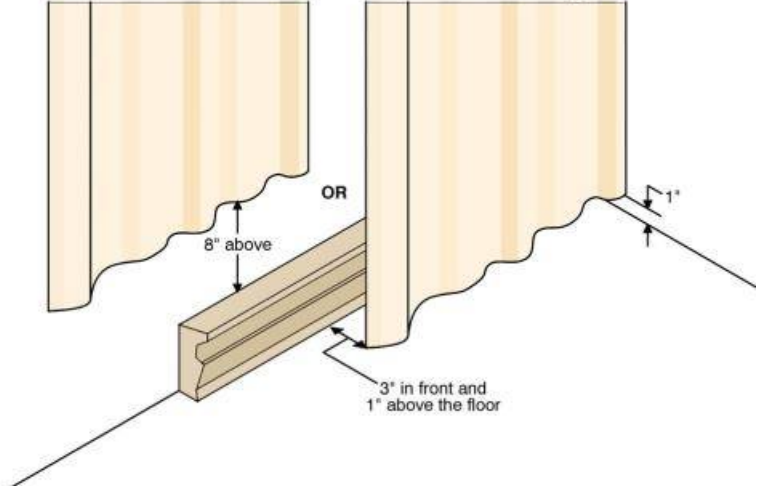
Electric Baseboard Heaters:

Electric Baseboard Heaters:

Satisfactory - The electric baseboard heaters were sampled and of all those tested they worked satisfactory.

Fire Precautions - Curtains

Electric baseboard heaters - clearances to draperies



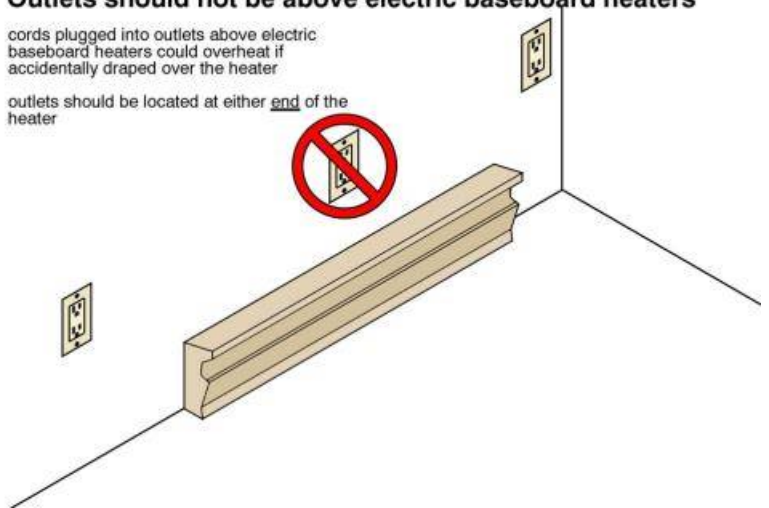
To reduce the risk of fires always ensure that there is a minimum clearance of 8 inches above baseboard heaters and 3 inches in front eg proximity of curtains, beds etc. Also keep electrical cables away from the heaters because they can melt.

Fire Precautions - Electrical Cables

Outlets should not be above electric baseboard heaters

cords plugged into outlets above electric baseboard heaters could overheat if accidentally draped over the heater

outlets should be located at either end of the heater



It is poor practice to have electrical sockets located above electric baseboard heaters.

Electric Convector Heaters:

Electric Convector Heaters:

Satisfactory - The electric heaters were sampled and of all those tested they worked satisfactory.

Fireplace:

<i>Location of Fireplace:</i>	Living Room.
<i>Type of Fireplace:</i>	There is a gas fire installed.
<i>Gas Service.</i>	Recommend having the gas fire serviced. This should be done annually along with any other gas appliances in the building.
<i>Carbon Monoxide Tested.</i>	No carbon monoxide was detected around the gas fire.

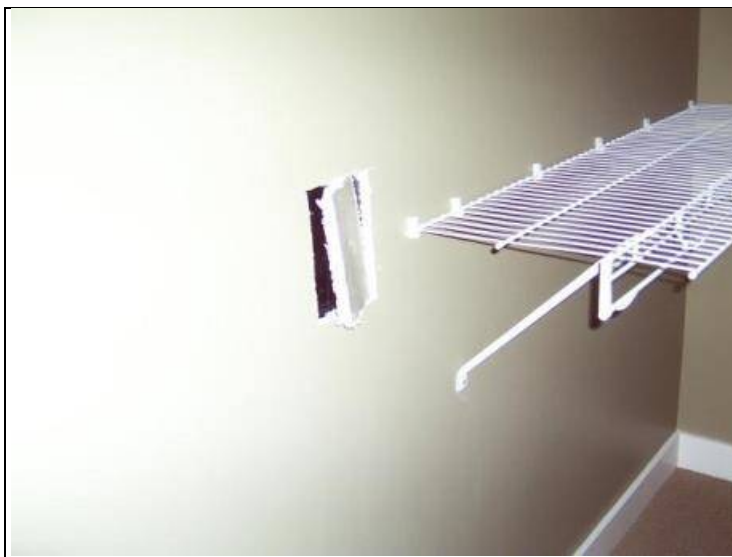
INTERIOR

Template Laundry:

<i>Linen Closet:</i>	Satisfactory - The closet is functional and of average size.
<i>Walls:</i>	Satisfactory - The walls in this room appear to be satisfactory.
<i>Ceiling:</i>	Satisfactory - The ceiling is functional and as expected.
<i>Floor:</i>	Satisfactory - The floor in this room is in satisfactory condition.
<i>Windows:</i>	None - There are no windows in this room.
<i>Electrical Outlets:</i>	Satisfactory - The outlets tested in this room are correctly wired and grounded.
<i>Light and Light Switch.</i>	Satisfactory - The light(s) and switch(es) were functional at the time of the inspection.
<i>Heat Source Noted:</i>	There is a heat source in this room.
<i>Dryer Ventilation:</i>	Satisfactory - The dryer ventilation as installed appears adequate.
<i>Laundry Basin:</i>	Yes - There is a laundry basin installed. The unit is functional. No leaks were noted.

Master Bedroom:

<i>Outside Entry Door:</i>	The outside entry door is satisfactory.
<i>Entry Door(s):</i>	Satisfactory - The entry door(s) to this room is(are) functional.
<i>Walls:</i>	Satisfactory - The walls in this room appear to be satisfactory.
<i>Ceiling:</i>	Satisfactory - The ceiling is functional and as expected.
<i>Floor:</i>	Satisfactory - The floor in this room is in satisfactory condition.
<i>Windows:</i>	Satisfactory - The window(s) in this room appear to be satisfactory.
<i>Electrical Outlets:</i>	Satisfactory - The accessible outlets tested in this room are correctly wired and grounded.
<i>Light and Light Switch.</i>	Satisfactory - The light(s) and switch(es) are functional.

Closet(s):

Action Necessary -
The wall is
damaged.

Ensuite Bathroom:*Location:*

Off the master bedroom.

Entry Door:

Satisfactory - The entry door to the bathroom is as I expected, and it is functional.

Walls:

Satisfactory - The walls in this room appear to be satisfactory.

Ceiling:

Satisfactory - The ceiling is functional and as expected.

Floor:

Satisfactory - The floor in this room is in satisfactory condition.

Ventilation Fans:

Satisfactory - There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.

Windows:

Satisfactory - The window(s) and associated hardware in this room are all satisfactory.

Electrical Outlets:

Satisfactory - The outlet in the bathroom is correctly GFCI protected.

Light and Light Switch.

Satisfactory - The light(s) and switch(es) were functional at the time of the inspection.

Vanity Cabinet:

Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.

Basin and Drain Fixture:

Satisfactory - The basins and drainage fixtures appear to be satisfactory.

Faucet and Supply Lines:

Satisfactory - Faucets and supply lines appear satisfactory.

Toilet Condition:

Satisfactory - The toilet appears to be functional.

Tub:

Satisfactory - the bath tub is not damaged and functions as intended.

Tub Faucets:

Satisfactory - The tub faucets operate as intended.

Tub Walls:

Satisfactory - The walls appear to be in satisfactory condition.

<i>Tub Drain:</i>	Satisfactory - The tub appears to drain at an acceptable rate.
<i>Shower Pan:</i>	Satisfactory - the shower pan is not damaged and functions as intended.
<i>Shower Faucets:</i>	Satisfactory - The shower faucets operate as intended.
<i>Shower Walls:</i>	Satisfactory - The walls appear to be in satisfactory condition.
<i>Shower Drain:</i>	Satisfactory - The shower appears to drain at an acceptable rate.
<i>Glass Tub/Shower Door:</i>	None.

Bedroom 2 :

<i>Entry Door:</i>	Satisfactory - The entry door to this bedroom is as I expected, and it is functional.
<i>Walls:</i>	Satisfactory - The walls in this room appear to be satisfactory.
<i>Ceiling:</i>	Satisfactory - The ceiling is functional and as expected.
<i>Floor:</i>	Satisfactory - The floor in this room is in satisfactory condition.
<i>Windows:</i>	Satisfactory - The window(s) and associated hardware in this room are all satisfactory.
<i>Electrical Outlets:</i>	Satisfactory - The outlets tested in this room are correctly wired and grounded.
<i>Light and Light Switch.</i>	Satisfactory - The light(s) and switch(es) were functional at the time of the inspection.
<i>Closet:</i>	Satisfactory - The closet is in a satisfactory condition.

Bedroom 3 :

<i>Entry Door:</i>	Satisfactory - The entry door to this bedroom is as I expected, and it is functional.
<i>Walls:</i>	Satisfactory - The walls in this room appear to be satisfactory.
<i>Ceiling:</i>	Satisfactory - The ceiling is functional and as expected.
<i>Floor:</i>	Satisfactory - The floor in this room is in satisfactory condition.
<i>Windows:</i>	Satisfactory - The window(s) and associated hardware in this room are all satisfactory.
<i>Electrical Outlets:</i>	Satisfactory - The outlets tested in this room are correctly wired and grounded.
<i>Light and Light Switch.</i>	Satisfactory - The light(s) and switch(es) were functional at the time of the inspection.
<i>Closet:</i>	Satisfactory - The closet is in a satisfactory condition.

Bathroom:

<i>Location:</i>	Upper Hallway.
<i>Entry Door:</i>	Satisfactory - The entry door to the bathroom is as I expected, and it is functional.
<i>Walls:</i>	Satisfactory - The walls in this room appear to be satisfactory.
<i>Ceiling:</i>	Satisfactory - The ceiling is functional and as expected.
<i>Floor:</i>	Satisfactory - The floor in this room is in satisfactory condition.
<i>Ventilation Fans:</i>	Satisfactory - There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.
<i>Windows:</i>	Satisfactory - The window(s) and associated hardware in this room are all satisfactory.
<i>Electrical Outlets:</i>	Satisfactory - The outlet in the bathroom is correctly GFCI protected.
<i>Heat Source Noted:</i>	There is a heat source in this room.
<i>Vanity Cabinet:</i>	Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.
<i>Basin and Drain Fixture:</i>	Satisfactory - The basin and drainage fixture appears to be satisfactory.
<i>Faucet and Supply Lines:</i>	Satisfactory - Faucets and supply lines appear satisfactory.
<i>Toilet Condition:</i>	Satisfactory - The toilet appears to be functional.
<i>Tub:</i>	Satisfactory - the bath tub is not damaged and functions as intended.
<i>Tub Faucets:</i>	Satisfactory - The tub faucets operate as intended.
<i>Tub & Shower Walls:</i>	Satisfactory - The walls appear to be in satisfactory condition.
<i>Tub Drain:</i>	Satisfactory - The tub appears to drain at an acceptable rate.
<i>Glass Tub/Shower Door:</i>	None.

Washroom:

<i>Location:</i>	Main Hallway.
<i>Entry Door:</i>	Satisfactory - The entry door to the bathroom is as expected, and it is functional.
<i>Walls:</i>	Satisfactory - The walls in this room appear to be satisfactory.
<i>Ceiling:</i>	Satisfactory - The ceiling is functional and as expected.
<i>Floor:</i>	Satisfactory - The floor in this room is in satisfactory condition.
<i>Ventilation Fans:</i>	Satisfactory - There is an exhaust fan installed in this bathroom, and it is

performing satisfactorily.

Windows:

None - There are no windows in this room.

Electrical Outlets:

Satisfactory - The outlet in the bathroom is correctly GFCI protected.

Light and Light Switch.

Satisfactory - The light(s) and switch(es) were functional at the time of the inspection.

Basin and Drain Fixture:

Satisfactory - The basin and drainage fixture appears to be satisfactory.

Faucet and Supply Lines:

Satisfactory - Faucets and supply lines appear satisfactory.

Toilet Condition

Action Necessary - The toilet in this bathroom is blocked.