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Building Inspection

1432 Anyroad, Anytown



Date of Inspection: April 30th 2006

Client: Ivan M. House

Inspector: Lee Ottewell (CPBC License #: 47384)

Index

Contents	Page
INSPECTION CONDITIONS	4
SITE	5
EXTERIOR OF BUILDING	6
ROOF	12
ELECTRICAL	14
ATTIC & VENTILATION	15
STRUCTURAL	17
PLUMBING SYSTEM	20
INTERIOR	22

THE REPORT

INSPECTION CONDITIONS

Client Information:

<i>Inspection Date:</i>	April 30th 2006.
<i>Client's Name:</i>	Ivan M. House.
<i>Client's Email Address:</i>	Ivanmhouse@shaw.ca.
<i>Address of Property Inspected:</i>	1432 Anyroad, Anytown.
<i>MLS Number:</i>	434343.
<i>Access Provided By:</i>	Via the owner of the property.

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>	1972.
<i>Building Type:</i>	Single Family House.

Other Information:

<i>Building Occupied During Inspection?</i>	Yes.
<i>Client Present During Inspection?:</i>	Yes.

Orientation:

<i>Directional References:</i>	For the purposes of this report all directional references to left, right, front, or rear assume the reader is facing the front door of 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:

Gravel.

Driveway Condition:

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

Walkway:

Walkway Materials:

Concrete.

Walkway Condition:

Attention Needed - The walkways needs minor repair. There is some minor cracking which is not considered serious.

Patio

Patio Floor Materials:

Concrete.

Patio Floor Condition:

Satisfactory - The patio floor is in useable condition.

Utility Services:

Electric Service:

Overhead.

Electric Service Condition:

Satisfactory - The overhead electrical service lines are secure at the masthead. Service wires are unobstructed and in good condition.

Service Meter Entrance:

Satisfactory - The meter housing, and cable entrance to the structure appear to be correctly installed.

Gas Service:

The building is connected to a mains gas supply.

Gas Odour Noted:

No.

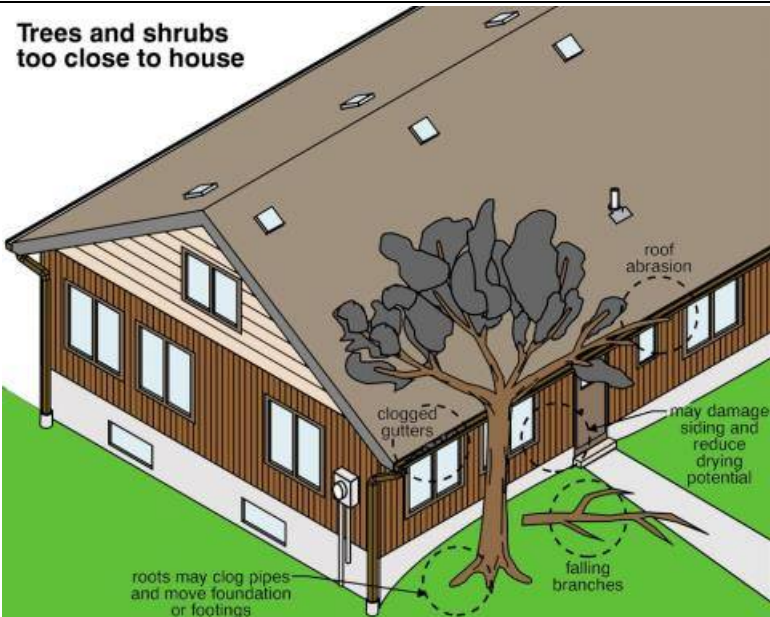
EXTERIOR OF BUILDING

Exterior:

<i>Siding Materials:</i>	Combination of: Wood and stucco.
<i>Siding:</i>	Satisfactory - The siding is in serviceable condition.
<i>Soffit:</i>	Satisfactory - The soffits are in a satisfactory condition.
<i>Fascia & Barge Boards:</i>	Satisfactory - The fascia and barge boards appear to be in satisfactory condition and show only signs of normal wear.

Trees & Shrubs

Trees and shrubs too close to house



The diagram shows a two-story house with a brown roof and wooden siding. A large tree is positioned very close to the house. Labels with arrows point to various areas of concern: 'roof abrasion' on the roof near the tree, 'clogged gutters' where the tree's branches hang over the roofline, 'may damage siding and reduce drying potential' on the side of the house near the tree, 'falling branches' on the ground near the tree's base, and 'roots may clog pipes and move foundation or footings' at the base of the house where the tree's roots are spreading.

Action Necessary - Trees/Shrubs are too close to the house. Implications include, encouraging rodents onto the roof, preventing the siding from drying out, risk of blocking the draintile with roots, risk of affecting the foundation, plugging gutters, roof abrasion etc.

Windows:



Door & Window Flashings:

The windows have integral flashings which appear to be adequate.

Painted Surfaces:



Front Outside Entry Door:

Attention Needed - There's a section of draft strip that needs replacing.

Left Outside Entry Door:

Satisfactory - The outside entry door is satisfactory as noted from the exterior.

Right Outside Entry Door:

Satisfactory - Both the outside entry doors on the right side of the house are satisfactory as noted from the exterior.

Windows Type:

A mixture of sliders & awning.

Glazing

Single.

Downspouts:

The downspouts appear to be clear and functional.

Exterior Lighting:



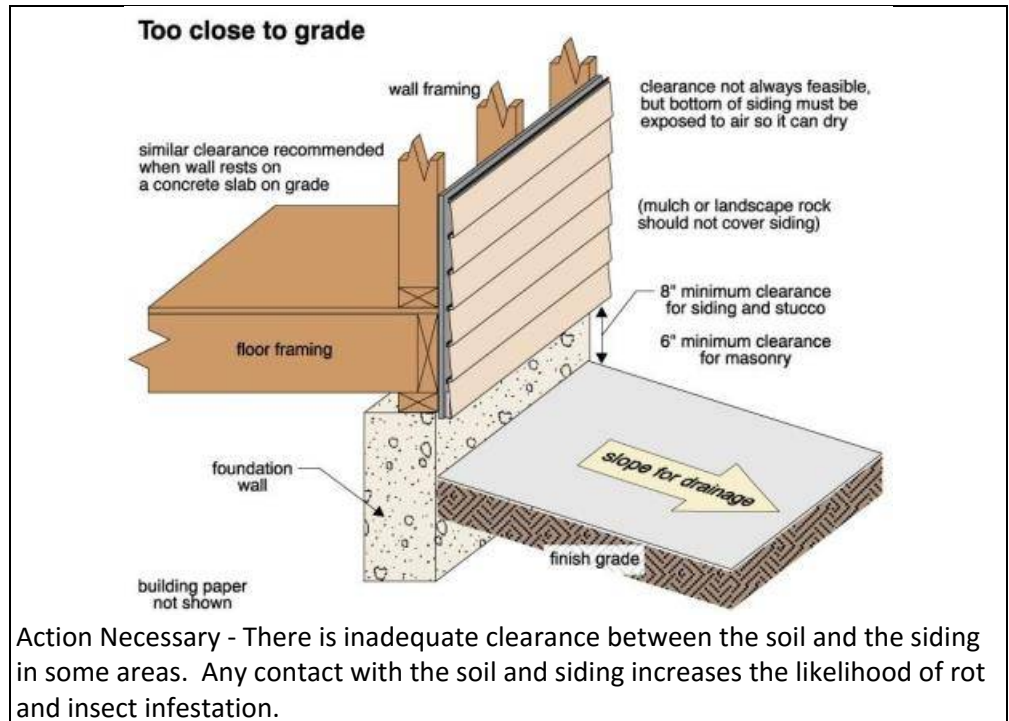
Attention Needed - an internal light switch has been used externally.

Ground Fault Circuit Interrupters (GFCI):



Action Necessary - The external outlets are not GFCI protected. This type of protection should be installed on all external sockets.

Siding Too Close to Grade:



Foundation:

Type of Foundation:

Basement.

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 0% to 5% 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.

Basement Walkout:

Drainage in Area of Basement Walkout:

Satisfactory - The area around the walkout door appears to have adequate drainage.

Deck, Entrance, Porch or Balcony 2 :

Location:

Right hand side of the house.

There is a:

Entrance - wooden.

Supporting Joists:

Satisfactory - The joists appear to be in satisfactory condition.

Flooring Material:

Satisfactory - The decking materials appear to be in satisfactory condition.

Stairs Condition:

Satisfactory - The steps are in useable condition.

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 sections were visible above grade.

Comment

Attention Necessary - it is a good idea to have a specialist company clean out the drain tile. They will also be able to confirm it's condition.

Deck, Entrance, Porch or Balcony:

Location:

Rear of building.

There is a:

Deck.

Supporting Columns:

Satisfactory - The accessible supporting columns appear to be in satisfactory condition.

Supporting Beams:



Action Necessary
- Sections of the
beam(s) are
rotten.

Supporting Joists:



Action Necessary
- Sections of the
joists are rotten.

Railings:

Satisfactory - The railings as installed are functional.

Floor:

Satisfactory - The flooring material appears to be in satisfactory condition.

Stairs:

Satisfactory - The steps are in useable condition.

ROOF

Main House Roof:

<i>Means of Roof Inspection:</i>	The roof covering was inspected by walking on the roof.
<i>Type Roof:</i>	Sloped.
<i>Roof Covering Materials:</i>	Asphalt composition shingles. These consist of cellulose or fibreglass mat, asphalt impregnated with coloured gravel on surface.
<i>Cover Layers:</i>	The roof covering on the main structure appears to have one layer.
<i>Condition of Main Roof Covering Material:</i>	Good - The roof covering material is either near new, and it appears to be installed correctly.
<i>Ridges/Hips:</i>	Satisfactory - The ridge/hip covering material appears to be in satisfactory condition.
<i>Valleys:</i>	Satisfactory - The valleys appear to be in satisfactory condition.
<i>Flashings:</i>	Satisfactory - The flashings around openings in the roof covering appear to be watertight and caulked as needed.
<i>Skylights:</i>	Satisfactory - The skylight(s) appears to be satisfactory and shows no signs of leaking.
<i>Evidence of Leakage:</i>	No.
<i>Roof Drainage:</i>	The gutter system on the roof edge appears to be functional and adequately sloped to carry the water to the downspouts.

Chimney:

<i>Location:</i>	Middle of the property.
<i>Exterior Stack Material:</i>	The exterior fireplace stack is made of masonry.
<i>Exterior Stack Condition:</i>	Satisfactory - The exterior stack is in satisfactory condition.

Chimney Crown (or Cap):



Action Necessary -
The crown is
unfinished.

*Chimney Height and
Clearance:*

Satisfactory - The chimney installation appears to meet clearance requirements.

Flashing:

Satisfactory - The installed flashing around the chimney stack appears to be functional.

ELECTRICAL

Electrical Panel:


<i>Location:</i>	Hallway.
<i>Is Panel Accessible:</i>	Yes - The electrical panel is in a location that makes it readily accessible.
<i>Panel Type:</i>	Main Electrical Panel.
<i>Service Size:</i>	100 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.

Miscellaneous:

<i>Smoke Detectors:</i>	Yes - The building is equipped with smoke or heat detectors. The detectors were not tested, but they are only noted as to be present. It is important for you to test them on a regular basis, monthly at least.
<i>Doorbell :</i>	Yes - At least one exterior door has a working doorbell.
<i>Central Vacuum Installed:</i>	Yes - There is a central vacuum system installed. This system appears to have adequate suction. Hoses and vacuum head are present and functional. Quality of performance is not determined.

ATTIC & VENTILATION

Attic & Ventilation:

Method of Inspection:	The attic spaces were entered.
Roof Framing Type:	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.
Roof Framing Condition:	Satisfactory - The roof framing appears to be in functional condition.
Evidence of Leaks on Interior of Attic:	There is no evidence of current water leaks into the accessible attic spaces.
Roof Ventilation:	There are roof & soffit vents installed.
Baffles:	There are baffles between the insulation and the roof sheathing at the eaves to allow the air to circulate from the soffit vents.
Vapour Barrier Installed:	There is a vapour barrier installed.
Insulation Noted:	None.
Insulation Conditions:	<div></div> <div>Action Necessary - There is no insulation in the rear attic space over the addition.</div>
Heat Recovery Ventilator:	None installed.

*Staining On The Underside Of
The Roof Sheathing:*



Action Necessary
- A dryer vent is
discharging into
the attic space.
Mould has
formed on the
underside of the
roof sheathing.
It is strongly
recommended
that the services
of an
environmental
consultant are
used.

STRUCTURAL

General:

Type of Construction:

Wood Frame.

Basement:

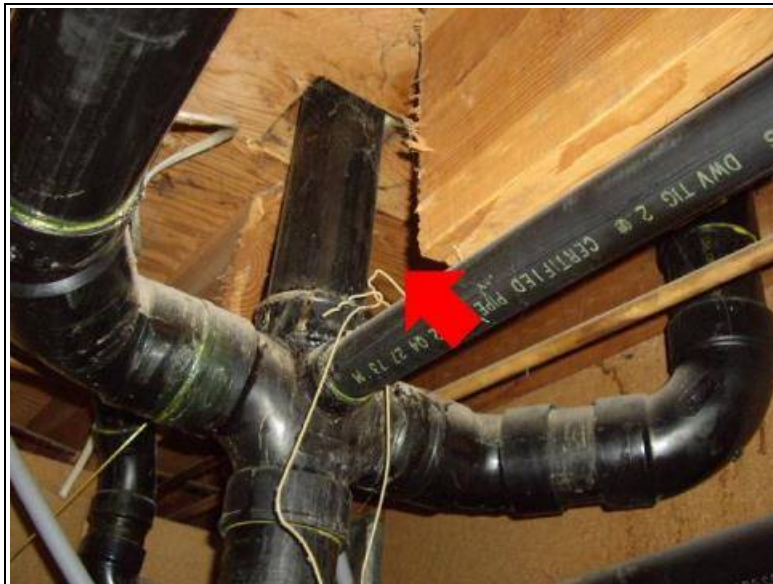
*Areas of the Basement
Visible for Inspection:*

Approximately 50% of the interior.

Basement Ceiling Exposed:

About 50% of the basement ceiling/floor joists were visible.

Ceiling Joists Conditions:



Action Necessary
- A joist has been cut to accommodate plumbing.

Insulation Noted:

Yes the following type is used: Fibreglass.

Insulation Conditions:

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

Floor Cracks Noted:

Yes - Cracks were noted in the slab floor. Unless otherwise noted, the cracks appeared to be nothing more than curing cracks.

Basement Windows:

There are basement level windows.

Staircase Condition:

Satisfactory - The staircase to the basement level appears functional.

Evidence of Water Entry in the Basement:



Attention Necessary - Staining was noted. These areas are now dry which makes it difficult to determine if the damage was caused by a prior leak or ongoing water penetration.

Electrical Service to Basement level:

Satisfactory - The electrical outlets in the basement were tested and are correctly wired and grounded.

Evidence of Insect Infestation:

No - There was no visible evidence of insect infestation on the lower level.

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.

Floor Joists Condition:

Satisfactory - The visible joists appear to be in satisfactory condition.

Conditions Noted in Foundation Walls, Interior View:

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

Internal Wall Framing Condition:

There were no exposed wall framing. However, there was no obvious signs of structural movement in the finished wall surfaces e. g. cracking, leaning, bowing etc.

Percent Interior Foundation Wall Exposed:

The interior view of the foundation is limited to the visible portions of the walls. Only about 10% to 25% of the interior foundation walls were visible.

Conditions Noted in Foundation Walls, Interior View:

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

Insulation Noted:

No.

Insulation Conditions:

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

<i>Sill Plates Percentage Visible:</i>	Most all of the sill plates were visible.
<i>Foundation Bolts Noted:</i>	Yes - This inspection noted the presence of foundation bolts correctly used to secure the framing to the foundation.
<i>Evidence of Water Entry in the crawlspace Noted:</i>	There was no evidence of water entry in the crawlspace area it was however slightly damp on the crawlspace floor.
<i>Main Beam:</i>	The floor joists are supported on pony walls - these are basically internal structural framing transferring the load of the floor onto a concrete foundation.
<i>Main Beam Conditions:</i>	The pony walls are in a satisfactory condition.
<i>Condition of Crawlspace Floor:</i>	Concrete.
<i>Evidence of Animals in Crawlspace:</i>	No - There was no evidence of animal or insect infestation noted.

PLUMBING SYSTEM

Plumbing:

<i>Main Water Line Material:</i>	The main service line to the structure is copper.
<i>Main Water Line Shutoff Location:</i>	Crawlspace.
<i>Visible Mineral Deposits or Encrustations:</i>	No.
<i>Interior Supply Piping Material:</i>	Copper.
<i>Water Pressure:</i>	Functional.
<i>Supply Piping Condition:</i>	No.
<i>Waste & Vent Pipe Materials</i>	A mixture of cast iron and 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>	Basement.
<i>Age:</i>	This tank is between 4 & 5 years old. The average lifespan of a water heater is about 10 years.
<i>Tank Capacity:</i>	A 40 gallon water heater is installed.
<i>Fuel Source for Water Heater:</i>	The water heater is electrically heated.
<i>Electric Service to Water Heater:</i>	Action Necessary - The electric service to the hot water heater should be in metal conduit.
<i>Exposed Water Heater Condition:</i>	Satisfactory - It shows some age, but it appears sound.
<i>Water Piping Condition:</i>	Satisfactory - The incoming and output piping is installed correctly.
<i>Temperature & Pressure Relief Valve:</i>	Satisfactory - The temperature and pressure relief valve is of the correct rating for the water heater.
<i>Discharge Tube:</i>	Satisfactory - The discharge tube is correctly installed.

Water Heater Insulation Jacket:

Integral.

Strapping:

It is desirable to have a metal strapping around to tank to reduce the risk of pipe ruptures in the event of earthquakes.

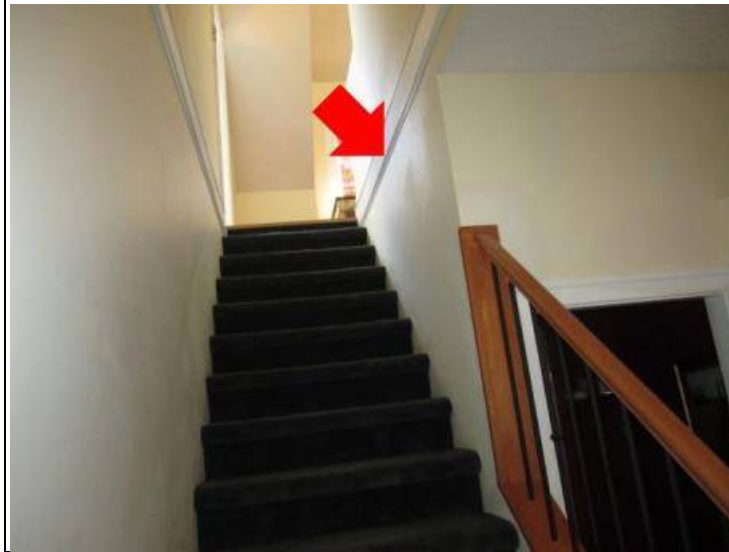
INTERIOR

Staircase:

Location:

Hallway.

Staircase Condition:



Action Necessary -
Some sections of
the stairs do not
have handrails.

Laundry:

Entry Door(s):

Satisfactory - The entry door(s) to this room is(are) functional.

Light and Light Switch.

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

Ceiling:

Satisfactory - The ceiling in this room is in a satisfactory condition.

Walls:

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

Floor:

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

Windows:

Satisfactory - The window(s) in this room appear to be satisfactory.

Electrical Outlets:

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

Dryer Ventilation:

Action Necessary - The dryer has a plastic vent. For safety reasons it is prudent to change this to metal to reduce the risk of fire which could be caused by a build up of lint inside the vent.

Master Bedroom:*Entry Door:*

Satisfactory - The entry door on the master bedroom 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 I expected.

Floor:

Satisfactory - The floors are in satisfactory condition. The floor covering material is carpet.

Windows:

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

Electrical Outlets:

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

Light and Light Switch.

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

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 in this bathroom is satisfactory.

Floor:

Satisfactory - The flooring in this bathroom is satisfactory. The floor covering material is vinyl.

Ventilation Fans:

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>Light and Light Switch.</i>	Satisfactory - The light(s) and switch(es) were functional at the time of the inspection.
<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>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>	Satisfactory - the door is not damaged.

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 I expected.
<i>Floor:</i>	Satisfactory - The floors are in satisfactory condition. The floor covering material is carpet.
<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.

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 I expected.

<i>Floor:</i>	Satisfactory - The floors are in satisfactory condition. The floor covering material is carpet.
<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.

Bedroom 4 :

<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 I expected.
<i>Floor:</i>	Satisfactory - The floors are in satisfactory condition. The floor covering material is carpet.
<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.

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 in this bathroom is satisfactory.
<i>Floor:</i>	Satisfactory - The flooring in this bathroom is satisfactory. The floor covering material is vinyl.
<i>Ventilation Fans:</i>	Satisfactory - There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.
<i>Windows:</i>	None - There are no windows in this room.

Electrical Outlets:



Action Necessary - The outlet in the bathroom is not correctly GFCI protected. Recommend getting either a GFCI outlet (or GFCI breaker at the panel) installed by a qualified electrician.

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 basin and drainage fixture appears 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 & Shower Walls:



Attention Needed - The moisture levels were very high around the bathtub. There is likely to be concealed damage.

Tub Drain:

Satisfactory - The tub appears to drain at an acceptable rate.

Glass Tub/Shower Door:

There is a shower curtain installed.

Bathroom 2 :

<i>Location:</i>	Basement.
<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 in this bathroom is satisfactory.
<i>Floor:</i>	Satisfactory - The flooring in this bathroom is satisfactory. The floor covering material is vinyl.
<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>Light and Light Switch.</i>	Satisfactory - The light(s) and switch(es) were functional at the time of the inspection.
<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>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>	There is a shower curtain installed.