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BUILDING INSPECTION



Address of Property: 1432 Anyroad, Anytown

Date of Inspection: April 30th 2006

Client: Fred F. Stone

Inspector: Lee Ottewell (BPCPA License #: 47384)

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THE REPORT

INSPECTION CONDITIONS

Client Information:

Inspection Date:

Client's Name:

Address of Property Inspected:

MLS Number:

Access Provided By:

Weather Conditions:

Inspection Day Weather:

Temperature At The Time Of The Inspection:

Soil Conditions:

Building Characteristics:

Approximate Year In Which The Building Was Built:

Building Type:

Other Information:

Building Occupied During Inspection?

Client Present During Inspection?:

SITE

Site:

Orientation: 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.

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.

Above Ground Oil Tank Yes - inside the house.

Oil Tank: There was no visible data plate on the oil tank to determine it's age.

EXTERIOR OF BUILDING

Exterior:

Exterior Siding Materials:

Combination of: Wood and stucco.

Siding:

Satisfactory - The siding is in serviceable condition.

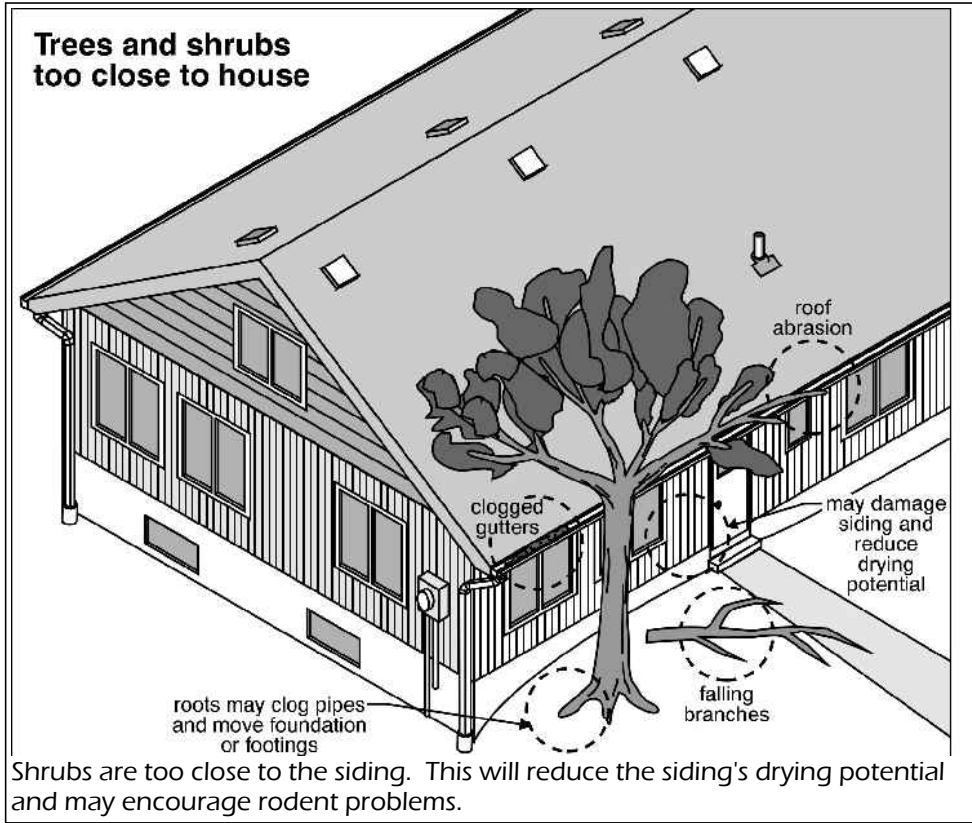
Soffit:

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.

Trees & Shrubs



Windows:



Action Necessary - There is sections of rot in some window frames.

Door & Window Flashings:

The windows have integral flashings which appear to be adequate.

Painted Surfaces:



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

Front Outside Entry Door:

Attention Needed - Theres 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:



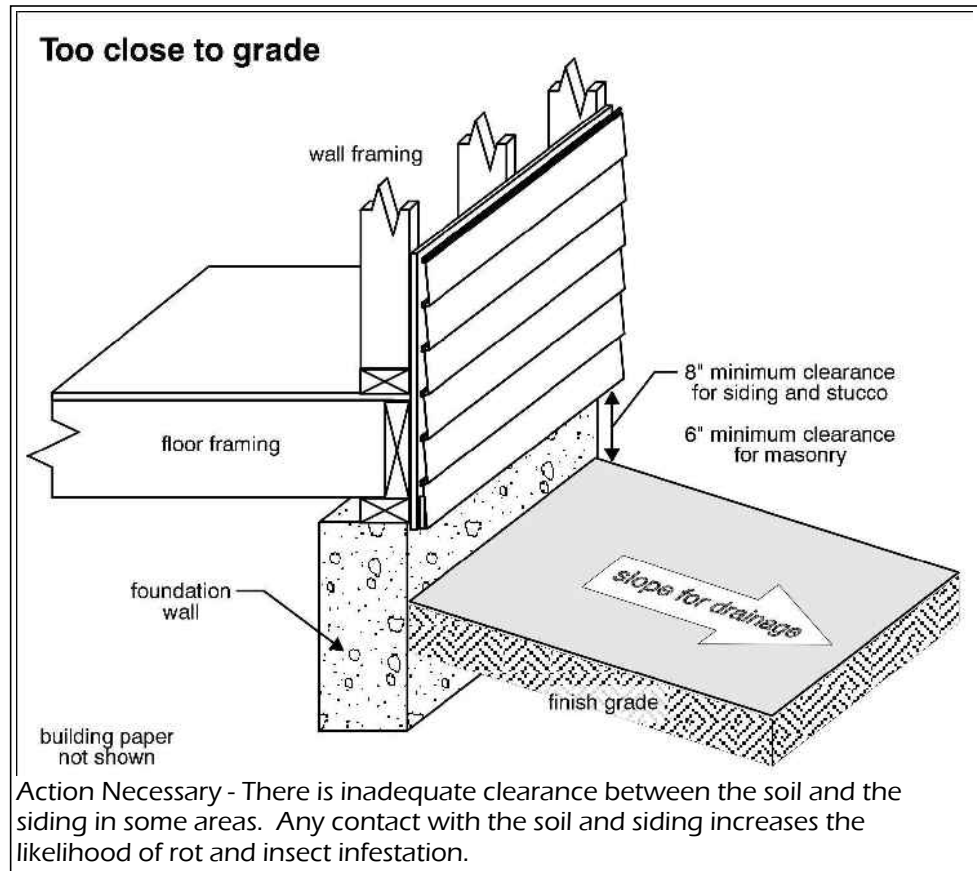
Attention Needed - an internal light switch has been used externally.

**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

Roof:

Means of Roof Inspection:	The roof covering was inspected by walking on the roof.
Type Roof:	Sloped.
Roof Covering Materials:	Asphalt composition shingles. These consist of cellulose or fiberglass mat, asphalt impregnated with colored gravel on surface.
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 near new, and it appears to be installed correctly.
Ridges/Hips:	Satisfactory - The ridge/hip covering material appears to be in satisfactory condition.
Flashings:	Satisfactory - The flashings around openings in the roof covering appear to be watertight and caulked as needed.
Skylights:	Satisfactory - The skylight(s) appears to be satisfactory and shows no signs of leaking.
Valleys:	Satisfactory - The valleys appear to be in satisfactory condition.
Evidence of Leakage:	No.
Gutters:	The gutter system on the roof edge appears to be functional and adequately sloped to carry the water to the downspouts.

Chimney :

Location:	Middle of the property.
Flue Condition From Roof:	Satisfactory - The fireplace flue, as viewed from the roof, appears to be in satisfactory condition.
Exterior Stack Material:	The exterior fireplace stack is made of rock.
Exterior Stack Condition:	Satisfactory - The exterior stack is in satisfactory condition.
Flue Lined:	Yes - The flue appears to be lined with Concrete.

Flashing:

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

ELECTRICAL

Main Power Panel:

Service Size:	100 amps.
Service Cable to Panel Type:	Copper.
Is Panel Accessible:	Yes - The electrical panel is in a location that makes it readily accessible.
Panel Cover Removed:	Yes.
Panel Condition:	Satisfactory - The power panel, as a container for safely covering electrical circuitry and components, is functioning as intended, minimizing the risk of electrical shock.
Main Panel Type:	Breakers - The structure is equipped with a breaker type main power panel.
Breaker/Fuse to Wire Compatibility:	Satisfactory - The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.
Legend Available:	No - The breakers are not marked as to the rooms, areas, or appliances controlled. It is recommended that they be noted as soon as possible.
Condition of Wiring in Panel:	Satisfactory - Electrical circuitry wiring in the panel appears neatly arranged with no unallowable splices.
Circuit Wiring Type:	Copper - The structure is wired using plastic insulated copper single conductor cables.
Main Service Ground Verified:	Yes - The main service ground wire was located by the inspector.

Miscellaneous:

Smoke Detectors:	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.
Doorbell :	Yes - At least one exterior door has a working doorbell.
Central Vacuum Installed:	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 rafter system is installed in the attic cavity to support the roof.

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.

Vapour Barrier Installed:

There is a vapor barrier installed.

Insulation Noted:

The following type of insulation was noted in the attic: Fiberglass batts. There is approximately 6" to 8" of insulation installed.

Insulation Conditions:

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

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.**

**Bathroom/Kitchen/
Dryer Vents:**



Action Necessary - The kitchen range hood is allowing moist air to enter the attic. It is essential to direct all vent ductwork to the outside so that additional moisture is not introduced into the attic space and insulation.

STRUCTURAL

GENERAL:

Type of Construction:

Wood Frame.

BASEMENT

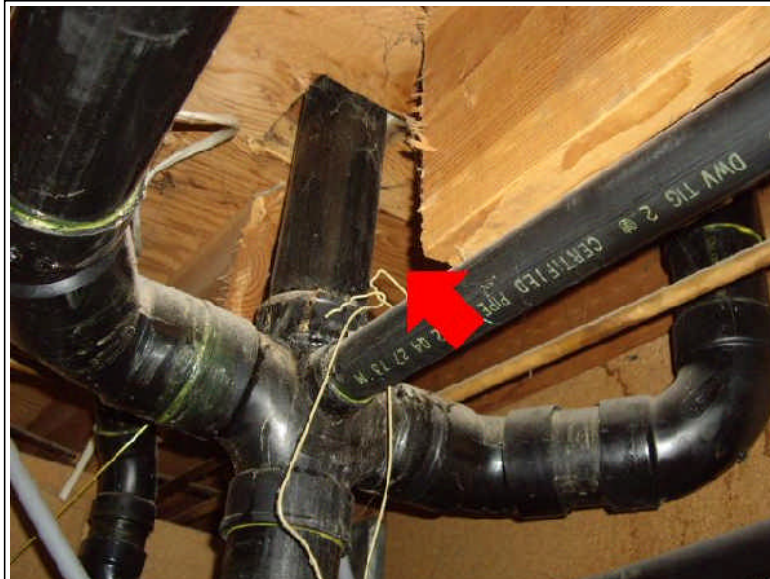
Interior of Basement Percentage Finished Into Living Space:

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: Fiberglass.

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:

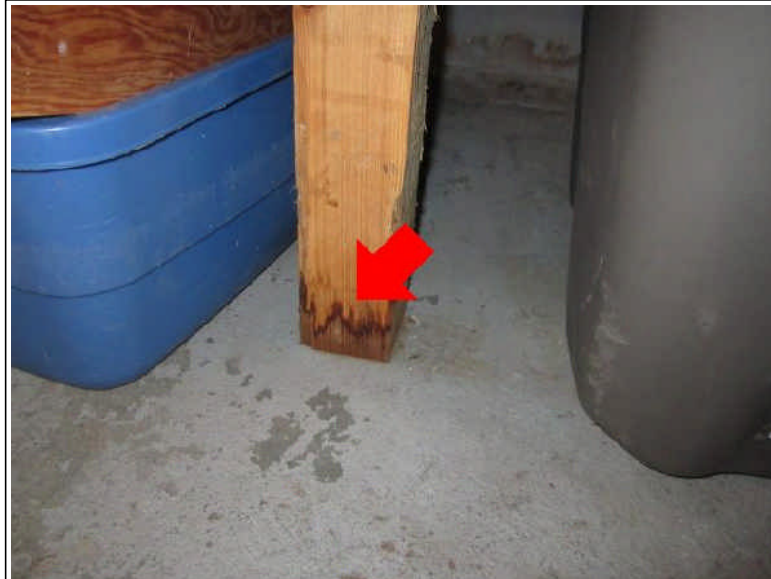
There are basement level windows.

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.

**Sill Plates
Percentage
Visible:**

Most all of the sill plates were visible.

**Foundation Bolts
Noted:**

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

**Evidence of Water
Entry in the
crawlspace Noted:**

There was no evidence of water entry in the crawlspace area it was however slightly damp on the crawlspace floor.

Main Beam:

The floor joists are supported on pony walls - these are basically internal structural framing transferring the load of the floor onto a concrete foundation.

**Main Beam
Conditions:**

The pony walls are in a satisfactory condition.

Crawlspace Floor:

Concrete.

**Evidence of
Animals in
Crawlspace:**

No - There was no evidence of animal or insect infestation noted.

PLUMBING SYSTEM

Plumbing:

Public Service Piping Material:

The main service line to the structure is copper.

Main Water Line Shutoff Location:

Crawlspace.

Visible Mineral Deposits or Encrustations:

No.

Interior Supply Piping Material:

Copper.

Water Pressure:

Functional.

Supply Piping Condition:

No.

Waste & Vent Pipe Materials

A mixture of cast iron and plastic.

Waste & Vent Piping Condition:

Satisfactory - The visible plumbing waste piping appears functional.

Objectionable Odours Noted:

No.

Water Heater :

Location:

Basement.

Age:

This tank is between 8 & 9 years old. The average lifespan of a water heater is about 10 years you should therefore start planning to replace it.

Tank Capacity:

A 40 gallon water heater is installed.

Fuel Source for Water Heater:

The water heater is electrically heated.

Electric Service to Water Heater:

Action Necessary - The electric service to the hot water heater should be in metal conduit.

Exposed Water Heater Condition:

Satisfactory - It shows some age, but it appears sound.

Water Piping Condition:

Satisfactory - The incoming and output piping is installed correctly.

**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:

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:

Staircase Condition:

Satisfactory - The main staircase is appropriately installed. There is a handrail installed. The staircase is adequately lighted.

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.

Upper Level Hallway:

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. The floor covering material is carpet.

Windows:

None - There are no windows in this room.

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.

Living Room:

Outside Entry Door:

The outside entry door is satisfactory.

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. 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.

Side lights only.

Kitchen:

Walls:	Satisfactory - The walls in this room appear to be satisfactory.
Ceiling:	Satisfactory - The ceiling is functional and as expected.
Floor:	Satisfactory - The flooring in the kitchen is satisfactory. The floor covering material is wood or laminate.
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.
Countertops:	Satisfactory - The countertops in the kitchen are satisfactory.
Cabinets, Drawers, and Doors:	Satisfactory - The cabinets, doors, and drawers are satisfactory in both appearance and function.
Faucet and Supply Lines:	Satisfactory - Faucets and supply lines appear satisfactory with no leaks noted.
Sink and Drain Lines:	Satisfactory - The sink and drainage lines appear to be satisfactory.
Range Hood:	Satisfactory - The range hood and exhaust fan appeared to work correctly on one or both speeds. There is a filter installed, and it will require periodic cleaning.

Dining Room:

Outside Entry Door:	The outside entry door is satisfactory.
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. The floor covering material is wood or laminate.
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.	Action Necessary - knob missing on light switch.

Template Laundry:

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

Dryer Ventilation: 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.

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 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.
Shower Pan:	Satisfactory - the shower pan is not damaged and functions as intended.
Shower Faucets:	Satisfactory - The shower faucets operate as intended.
Shower Walls:	Satisfactory - The walls appear to be in satisfactory condition.
Shower Drain:	Satisfactory - The shower appears to drain at an acceptable rate.
Glass Tub/Shower Door:	Satisfactory - the door is not damaged.

Bedroom 2 :

Entry Door:	Satisfactory - The entry door to this 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.

Bedroom 3 :

Entry Door:	Satisfactory - The entry door to this 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.

Bedroom 4 :

Entry Door: Satisfactory - The entry door to this 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.

Bathroom:

Location: Upper Hallway.

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.

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.

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.

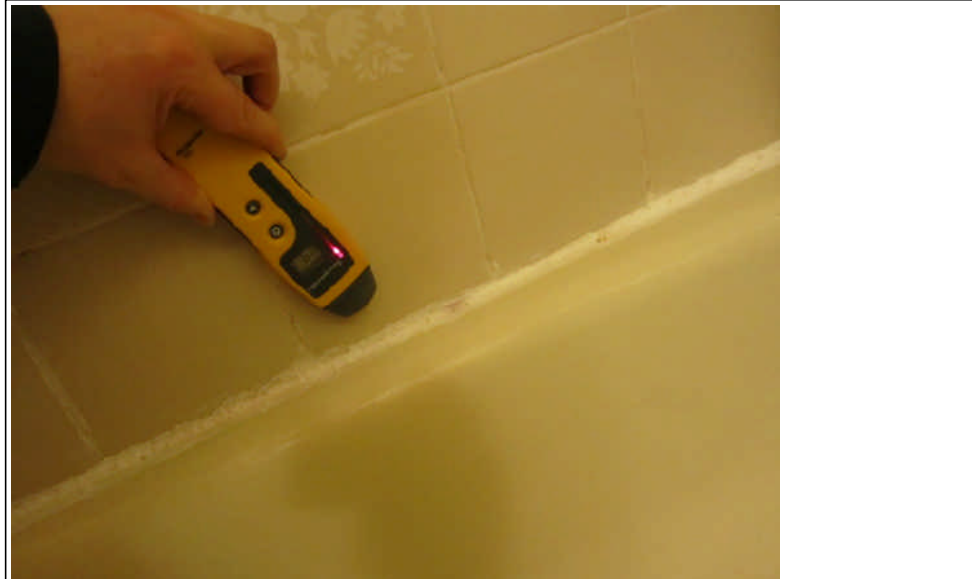
Tub:

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 :

Location:

Basement.

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.

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 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.
Shower Pan:	Satisfactory - the shower pan is not damaged and functions as intended.
Shower Faucets:	Satisfactory - The shower faucets operate as intended.
Shower Walls:	Satisfactory - The walls appear to be in satisfactory condition.
Shower Drain:	Satisfactory - The shower appears to drain at an acceptable rate.
Glass Tub/Shower Door:	Action Necessary - the shower door needs adjusting.