INSPECTION REPORT

For the Property at:

123 YOUR NEW HOME

MY VILLAGE, BC

Prepared for: ALL HOMES HAVE ISSUES ITS ABOUT BEING PREPARED

Inspection Date: Thursday, May 2, 2024

Prepared by: Trevor Bigelow, LIC# 84656

Valley to Peaks
HOME INSPECTIONS

HOME INSPECTORS ASSOCIATION · BRITISH COLUMBIA ·

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Description

General: • .

Meet Trevor Bigelow, licensed home inspector (#84656) and proprietor of Valley to Peaks Home Inspections nestled in the beautiful Bulkley Valley. With over two decades of experience in the residential building sector before transitioning to home inspection, Trevor has honed his expertise across a spectrum of tasks, from laying perimeter drains to crafting kitchens and beyond, encompassing both new constructions and renovations. This diverse background grants him a profound comprehension of historical and contemporary building methodologies.

The purpose of this report is to enlighten you about potential issues you might encounter during your home search. Should you have any queries regarding this report or any property under consideration, feel free to reach out; I'm here to assist.

And remember, don't overlook the significance of scheduling an inspection with us before finalizing your purchase. We're dedicated to aiding you in making an informed decision about one of life's most significant investments.

For further insights into Valley to Peaks Home Inspections, visit www.valleytopeaks.com or give us a call at 250-643-8449.

We service The Lakes, Bulkley Valley and the Skeena districts.

1. *Trevor Bigelow- LIC# 84656*

2.

Recommendations

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General notes

1. Condition: • Rot

Deck issues are one of the most common finds on a home inspection. But lets face it, they are a flat surface that is fully exposed to the weather, that gets walked on and has snow sitting on it for 4 months every year. So its not a surprise that they get worn out. The main thing we see is rot. Rot to the deck surface is pretty easy to repair, but when a issue that is left to long it can spread to the deck structure causing a safety issue. Most of the time decks can be repaired. Or repairs can be done to give the home owner more time to save to replace the deck in the future. Your inspector will be able to advise you on the best options for any issues for your deck.

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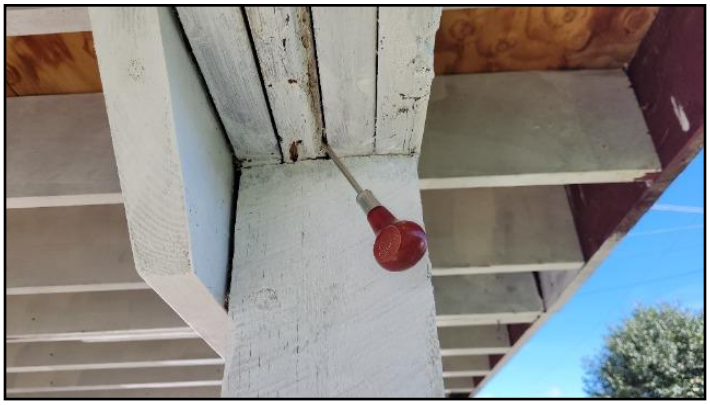
3. *Rot- Beam*



4. *Rot- Beam*

5. *Rot- Joists*

Recommendations

RECOMMENDATIONS \ General

2. Condition: • Non-permitted work
-Renovations

Most improvements to a home require a permit. Finishing type work dose not (e.g. new kitchen). Electrical work requires permits for any installation or changes, plumbing for changes or additions, and structural modifications necessitate permits for building alterations such as additions or structural wall removals. While unpermitted work doesn't guarantee poor quality, it's wise to have your inspector thoroughly assess it. When reviewing renovations, request your realtor to verify the existence of permits. Seek permits from Technical Safety BC for electrical and gas work, and from your municipality or regional district for structural and plumbing alterations. This is mainly to ensure any permits are closed. As open permits with the town will need to be closed by the new owner. This could bring unforeseen costs.

In this area historically it has been very common practice for contractors to not bother with pulling permits on small renovations, especially if it is outside the town limits. I personally have worked on many jobs that have been "un permitted", we do good work because we care not because we are told to. This doesn't mean that there is an issue with the work. It also doesn't necessarily mean that you would have to rip out any non permitted work. This could only happen if there were immediate safety concerns, property encroachment issues or going over your square footage allowance for your property. These are all things that a good home inspector is trained to look for.

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6. *Structure and pluming*

7. *Structure and pluming*

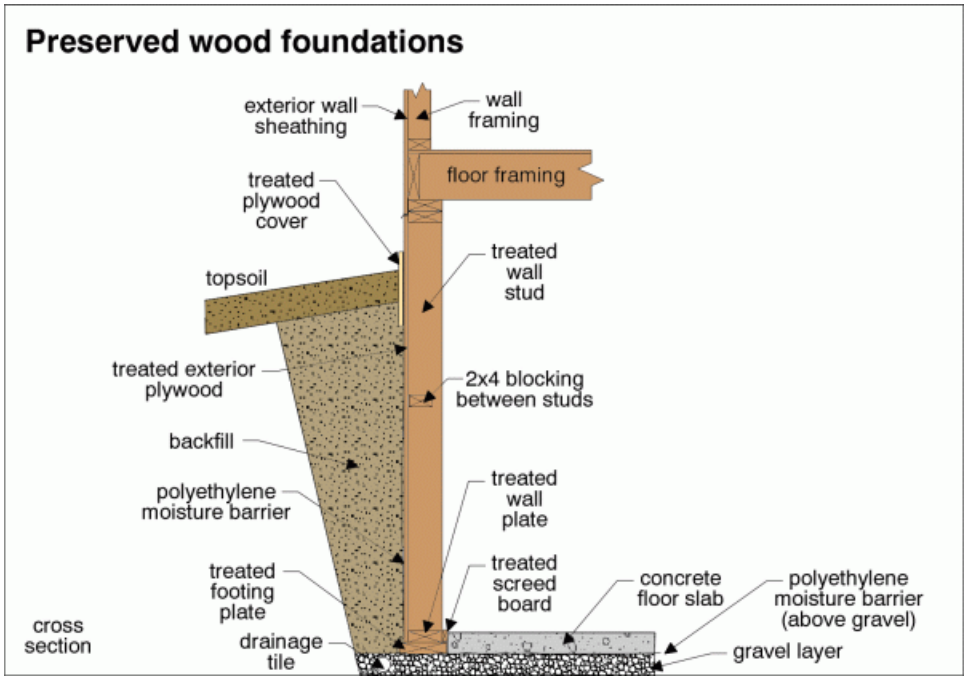
8. *Electrical and Gas*

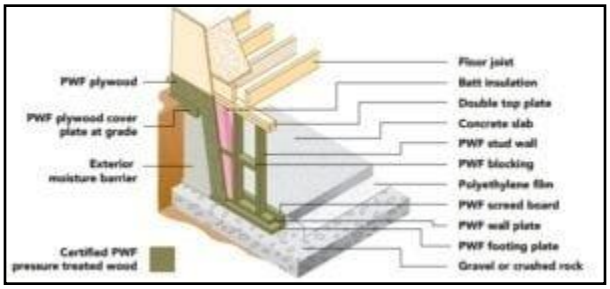
9. *Structure and pluming*

3. Condition: • PWF - Permanent Wood Foundations

A lot of people will tell you that PWF's are bad news. This is not totally true. A well built PWF with proper water mitigation and the right soils used for backfilling is no better or worse structurally than a traditional concrete foundation. A PWF is just as strong vertically, as a concrete foundation. It is not as strong laterally but is designed to be able to handle some defection. There are pros and con's to both types. The wood used in a PWF is treated with Chromated Copper Arsenate. This is not the same treated lumber as what your deck is built from. Things to be on the lookout for when viewing these homes are. Is the ground sloped away from the foundation? Are there gutters with downspouts that empty away from the foundation? Is there a sump pump that is connected with the perimeter drain? Your inspector will check for bowing walls and evidence of moisture while inspecting this type of foundation. PWF's aren't for everybody, but they definitely are a better foundation system than some of the other types found in this area. For more information on PWF's click link in "blue" above.

The below diagrams show gravel footings (under framing). Concrete footings were common practice in this area.





10. *PWF - Permanente Wood Foundations*

11. *PWF - Permanente Wood Foundations*

FOUNDATIONS \ General notes

4. Condition: • Cracked
Cracks in foundations

Not all cracks in foundations are cause for alarm. It's common for concrete to develop cracks during the curing process. Vertical cracks are very common and usually not a concern, but horizontal cracks are almost aways a sign of an issue. However, when vertical cracks widen to more than a quarter of an inch, it's advisable to have them evaluated by a structural engineer or a concrete foundation repair specialist. Sometimes, even cracks smaller than a quarter inch can be worrisome, especially if there are accompanying signs of structural movement in the house, such as windows that stick, doors that don't close properly, or noticeable cracks in walls and floors. Assessing whether a crack poses a significant problem for a home is a complex task best left to professionals. Any crack in a home's foundation could potentially serve as an entry point for water, particularly during certain weather conditions. Therefore, if you notice any cracks on a home's exterior, it's wise to inspect the interior for signs of water damage. Fortunately, cracks in foundations can often be sealed to prevent water infiltration and mitigate potential damage if needed.

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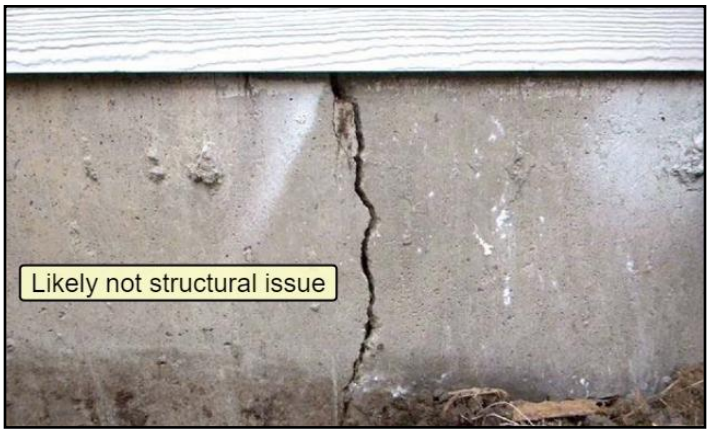
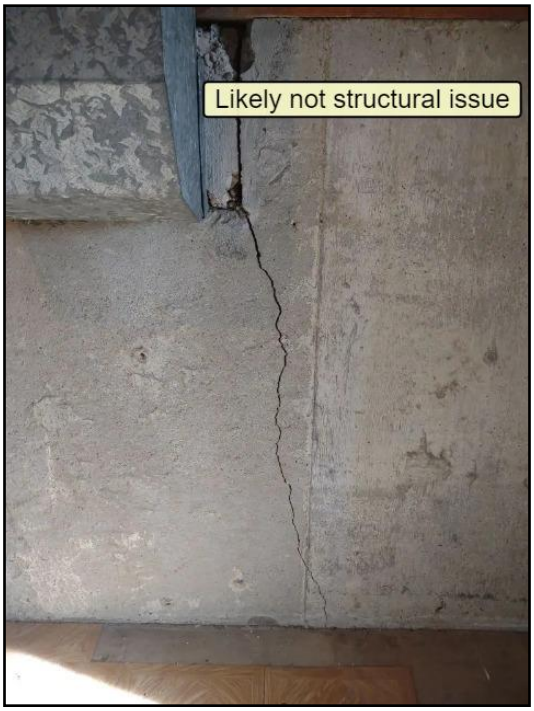


12. *Common minor crack*



13. *Common minor crack*

14. *Horizontal crack*

Recommendations

RECOMMENDATIONS \ General

5. Condition: • Solid conductor aluminum wire

Solid conductor aluminum wiring (single strand) was used in BC homes between 1965 and 1973. It was used due to the high price of copper during that time. Unfortunately, they found that due to thermal expansion and contraction at the outlet and switch wire connections, the wires can become loose which can cause arcing which can be a fire hazard. So insurance companies do not like these wires. Luckily there is are real easy fix for this. An electrician can install copper pig tails at all the switches and outlets in the home that are designed to fix the issue. Not all insurance companies are ok with this, so important to find one that is first. Unfortunately, there is no way to tell if the home has aluminum wiring unless you remove the electrical panel (something you can not do during a home viewing). Your home inspector is trained to find this type of wire.

When this type of wire is found in the panel, the pig tailing may have already be done. We can find more information by calling Technical safety BC to see if there have been any permits pulled for this procedure.

To be clear, multiple strand aluminum wire is safe and still regularly used today.

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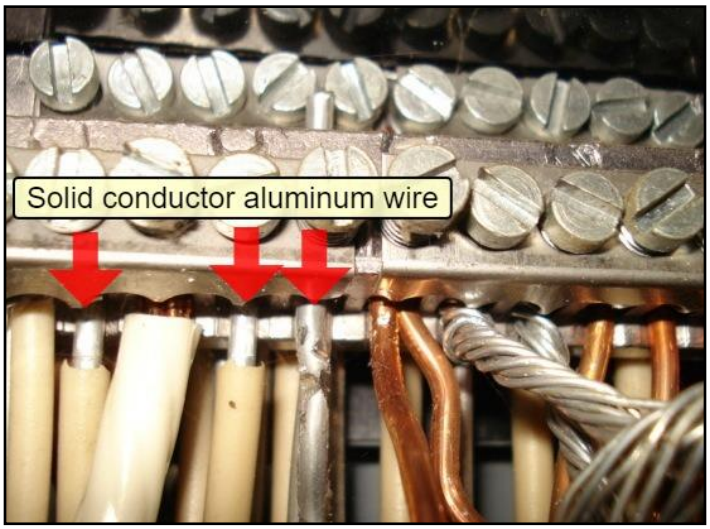

15. *Solid conductor aluminum wire*

16. *Pig tails*

Recommendations

ATTIC/ROOF \ Insulation

6. Condition: • Vermiculite

Vermiculite was used as an attic insulation product 1940 - mid 1980. Vermiculite is a natural mineral that is perfectly safe when pure. But unfortunately, one of the major mines in Libby, Montana, had asbestos deposits close to the vermiculite deposits. This mine were most (estimated 75%) of the residential insulation (Zionite) came from. Your Home inspector is trained to find vermiculite. However, the only way to know if this type of insulation has asbestos in it is to have it tested. Getting your vermiculite insulation tested is the safest route. Removal costs are expensive if asbestos is found.

If you have asbestos in your attic currently-

The Canadian Center for Occupational Health and Safety- How can we minimize risk?

The best way to minimize asbestos exposure from vermiculite is to NOT remove or disturb the insulation. Moving the vermiculite will cause fibres to become airborne.

It is not always necessary to remove the asbestos from the workplace or home. Removal depends on:
• Where the asbestos is located, and
• If there is a potential for it to become airborne.

Hire a competent professional (e.g., occupational hygienist or consultant who specializes in asbestos abatement) to do a risk assessment.
Unprotected persons or workers who renovate, disturb vermiculate during maintenance, disturb the vermiculate during an inspection, or demolish older buildings are at risk of inhaling asbestos fibres from airborne asbestos contaminated vermiculite, especially if the house was built before 1990. Those persons with the highest risk of breathing asbestos fibres are:

• Demolition and renovation contractors
• Carpenters, plumbers, and electricians
• Building owners, home inspectors, insurance adjusters, and real estate agents

The following precautions will help prevent releasing asbestos fibres into the air:
• Do not use the attic for storage.
• Nobody should go into the attic.
• If you plan to renovate, remodel, or demolish in a way that will disturb the insulation, hire a professional to take samples of the insulation and have it tested in a laboratory.
• If the results are positive, hire a qualified asbestos removal professional who is trained and certified to handle asbestos. Do NOT handle vermiculite that contains asbestos without the appropriate training.
• Never handle or remove the insulation yourself if you suspect asbestos.
• Seal all cracks and holes in the ceilings to prevent insulation from sifting through.
• Caulk around light fixtures and the access to the attic to prevent insulation from falling.

17. *Vermiculite*

18. *Vermiculite*

Recommendations

RECOMMENDATIONS \ General

7. Condition: • Poly B Piping

Poly Butylene (Poly B), a plastic pipe widely used in this area from the early 80s to the late 90s, offered cost and installation advantages over copper. However, issues emerged, particularly with the initially used plastic fittings, which were prone to brittleness and breakage. Later, copper fittings were used, though concerns persisted about the pipe's chemical composition causing deterioration over time, accelerated by factors like water quality, installation methods, UV exposure, and high heat. Northern BC is not really seeing the same issues as other areas at this time. Plummers are reporting leaks with this type of pipe to be no more than other pipes that are used. Despite better local conditions, the pipe was discontinued in 1998 due to widespread problems in other regions (of north America), leading to insurance challenges, especially with plastic fittings. However, some insurers in the area still provide coverage for Poly B. When inspecting homes from this period, watch for grey pipe, preferably with copper fittings, as some insurers may refuse coverage of pipe with plastic fittings otherwise. Insurance is still available for copper fittings. Your home inspector is equipped to locate these pipes and signs of any leaks if present.

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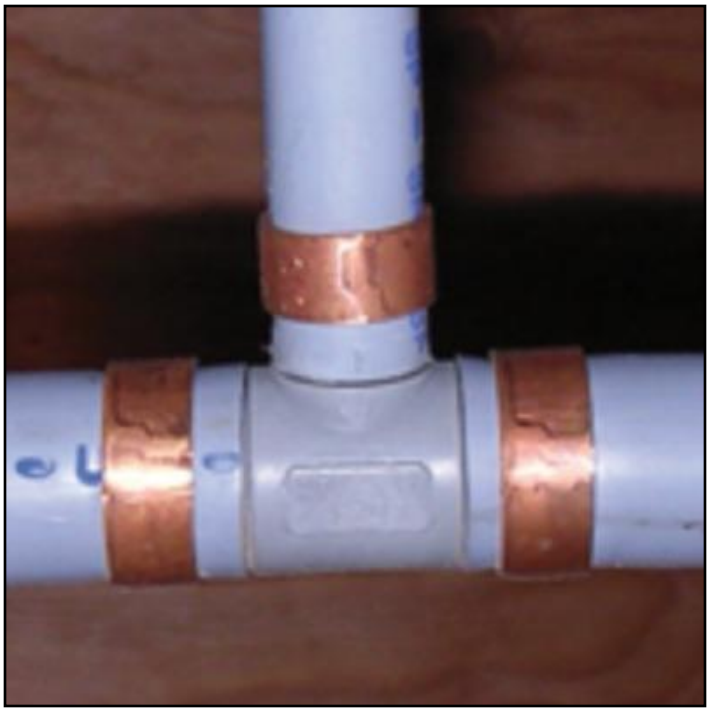
19. *Poly B Piping- copper fittings*



20. *Poly B Piping- plastic fittings*

END OF REPORT