



Your Inspection Report

1234 Place Nearyou St
Cobble Hill , BC

PREPARED FOR:
MR SAMPLE

INSPECTION DATE:
Wednesday, May 18, 2016

PREPARED BY:
Edward Desrochers Lic no 57177



Bunah Home Inspections Inc, Edward Desrochers
licence #57177
203-2722 Fifth St
Victoria, BC V8T 4B2

1-778-432-2115
1-250-324-1105

www.bunahhomeinspections.ca
bunah@shaw.ca

The best home inspection experience available.



March 22, 2017

Dear Mr Sample ,

RE: Report No. 1226, v.2
1234 Place Nearyou St
Cobble Hill , BC

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Edward Desrochers Lic no 57177
on behalf of
Bunah Home Inspections Inc, Edward Desrochers licence #57177

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INVOICE

March 22, 2017

Client: Mr Sample

Report No. 1226, v.2
For inspection at:
1234 Place Nearyou St
Cobble Hill , BC

on: Wednesday, May 18, 2016

Home inspection		\$400.00
	GST#	\$20.00
	812535516	
	RT001	
	Total	<u>\$420.00</u>

PAID IN FULL - THANK YOU!

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SUMMARY

1234 Place Nearyou St , Cobble Hill , BC May 18, 2016

Report No. 1226, v.2

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

SITE INFORM

REFERENCE

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Roofing

OPTIONAL \ Roofing

Condition: • Other

Rock roof cover on chimney box has deteriorated recommend repairs or metal can installed. Chance of water leakage to chimney chase.

Location: Front

Task: Improve

Exterior

General

• Appears perimeter drainage has been removed in sections of house. Remainder of house is Big O which is considered obsolete. All perimeter drainage should go into a rock drainage pit or storm. Recommend upgrading perimeters this is a high risk concern that could cause water entry into basement and crawl space. See also notes in interior section of report.

Implication(s): Water damage to structure or contents.

Location: Throughout

Task: Further evaluation

Time: Immediate

ROOF DRAINAGE \ Gutters

Condition: • [Loose or damaged](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Front

Task: Repair

Time: Regular maintenance

ROOF DRAINAGE \ Downspouts

Condition: • [Downspouts end too close to building](#)

Above grade downspout drainage should be diverted 6 ft from foundation walls.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Throughout

Task: Improve

WALLS \ Soffits and fascia

Condition: • [Loose or missing pieces](#)

Soffit missing over garage recommend installing immediately to prevent insects from entering attic space.

Implication(s): Chance of water damage to contents, finishes and/or structure | Chance of pests entering building

Location: Front

SUMMARY

1234 Place Nearyou St , Cobble Hill , BC May 18, 2016

Report No. 1226, v.2

www.bunahhomeinspections.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

SITE INFORM

REFERENCE

Task: Correct

Time: Immediate

WALLS \ Wood siding

Condition: • [Loose](#)

Bottom of siding on right side loose recommend fastening. Some rot and minor deterioration.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Right Side

Task: Improve

EXTERIOR GLASS/WINDOWS \ General

Condition: • Window plastic trim mouldings have deteriorated recommend repairs and replacing.

Location: Throughout

Task: Repair

Time: Immediate

EXTERIOR GLASS/WINDOWS \ Exterior trim

Condition: • Insect damage

Exterior garage side window trim has insect damage. Recommend replacing board and evaluating any hidden damage.

Implication(s): Material deterioration

Location: Right Side

Task: Further evaluation

Time: Immediate

Condition: • [Rot](#)

Recommend replacing at time of window upgrades in future.

Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration

Location: Right Side

Task: Repair or replace

Time: Regular maintenance

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Steps and landings

Condition: • Rear stairs have OSB backing board support which is inadequate and has deteriorated. Recommend treated plywood or solid wood. Contact carpenter to repair.

Location: Rear

Task: Correct

Time: Immediate

Condition: • Front entrance floor painted plywood this is a high maintenance area. Recommend front entrance landing covered with vinyl this should be flashed 4 inches up wall.

Location: Front

Task: Improve

Condition: • [Stair rise too big or not uniform](#)

Step rise too high to upper deck recommend improving immediately, this is a trip hazard

Implication(s): Trip or fall hazard

SUMMARY

1234 Place Nearyou St , Cobble Hill , BC May 18, 2016

Report No. 1226, v.2

www.bunahhomeinspections.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

SITE INFORM

REFERENCE

Location: Rear

Task: Improve

Time: Immediate

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Handrails and guards

Condition: • [Missing](#)

Missing spindle on front deck , as a safety upgrade recommend extending rail to house.

Implication(s): Fall hazard

Location: Front

Task: Repair

Time: Immediate

Cost: Minor

GARAGE \ Vehicle doors

Condition: • Rot

Bottom of garage door trim board has small amount of rot recommend repairs.

Implication(s): Material deterioration

Location: Front

Task: Repair

Time: Regular maintenance

Structure

FOUNDATIONS \ Foundation

Condition: • [Typical minor settlement](#)

3 minor foundation cracks on right side of house recommend epoxy repair.

Location: Right Side

Task: Repair

Time: If necessary

Cost: Depends on approach

Condition: • [Typical minor settlement](#)

Minor settlement crack in foundation on left side of garage recommend repairs.

Location: Left Side Garage

Task: Repair

Condition: • [Cracked](#)

Significant foundation crack at front of house recommend immediate repairs. This is a possible water entry risk.

Implication(s): Chance of water damage to contents, finishes and/or structure | Weakened structure

Location: Front

Task: Repair

Time: Immediate

SUMMARY

1234 Place Nearyou St , Cobble Hill , BC May 18, 2016

Report No. 1226, v.2

www.bunahhomeinspections.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

SITE INFORM

REFERENCE

Electrical

DISTRIBUTION SYSTEM \ Lights

Condition: • [Missing](#)

Rear exterior light fixture missing recommend installing.

Implication(s): Inadequate lighting

Location: Rear

Task: Correct

Time: Immediate

DISTRIBUTION SYSTEM \ Junction boxes

Condition: • [Missing, loose](#)

Junction box needed for live wire termination .

Implication(s): Electric shock | Fire hazard

Location: Crawl Space

Task: Correct

Time: Immediate

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Loose](#)

Bathroom counter plug outlet loose recommend repairs.

Implication(s): Electric shock | Fire hazard

Location: Hallway Bathroom

Task: Correct

Time: Immediate

Cost: Minor

Heating

FIREPLACE \ Firebox

Condition: • [Inadequate clearance from combustibles](#)

Fire place mantel to close to combustibles, not safe to use. Recommend further evaluation and correction.

Implication(s): Fire hazard

Location: Throughout

Task: Correct

SPACE HEATER \ Electric baseboard heater/space heater

Condition: • [Missing or too few heaters](#)

Missing electric baseboard in dinning area , recommend installing.

Implication(s): Increased heating costs | Reduced comfort

Location: Dining Room

Task: Provide

Time: Immediate

SUMMARY

1234 Place Nearyou St , Cobble Hill , BC May 18, 2016

Report No. 1226, v.2

www.bunahhomeinspections.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

SITE INFORM

REFERENCE

CHIMNEY AND VENT \ Masonry chimney

Condition: • [Loose, missing or deteriorated masonry](#)

Wood stove is not useable until chimney is replaced or repaired . Top 1/3 of chimenys mortar has blown out this could indicate a past chimney fire. The other concern is the wood wall side of chimney is not visible for inspection and mortar could also be deteriorated. The interior of chimney should be scoped to deter ain't full condition. This is a fire hazard do not use.

Implication(s): Material deterioration

Location: Left Side Roof

Task: Repair or replace

Time: Immediate

Insulation and Ventilation

ATTIC/ROOF \ Insulation

Condition: • [Amount less than current standards](#)

Attic roof insulation is at R 12 this is less than current standards. This could be upgraded to R 40 as a energy improvement.

Implication(s): Increased heating and cooling costs

ATTIC/ROOF \ Hatch

Condition: • [Not weatherstripped](#)

Attic hatch does not seal has gaps recommend improving this is a high heat loss area.

Implication(s): Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs

Location: Second Floor

Task: Improve

Time: Immediate

FOUNDATION \ Crawlspace ventilation

Condition: • Missing

Damp musty smelling crawl space, Recommend heating and ventilating crawl with fan on humidistat . This would reduce the musty smell.

Implication(s): Chance of condensation damage to finishes and/or structure

Plumbing

SUPPLY PLUMBING \ Water service pipe

Condition: • Missing pressure regulator if city pressure rises it could do damage to washing machines and plumbing. Recommend installing as a precaution.

Location: Crawl Space

Task: Improve

SUPPLY PLUMBING \ Shut off valve

Condition: • Shut off handles for supply faucets and toilet missing recommend installing.

Location: Various

SUMMARY

1234 Place Nearyou St , Cobble Hill , BC May 18, 2016

Report No. 1226, v.2

www.bunahhomeinspections.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

SITE INFORM

REFERENCE

Task: Improve

Cost: Minor

WATER HEATER \ Life expectancy

Condition: • [Near end of life expectancy](#)

Hot water tank is 10 years old typically they last 8 to 10 years before leakage. The tank has no safety drain pan a leak would do damage to new flooring. Recommend replacement and safety drain pan installed, a better place is to relocate new tank to crawl space.

Implication(s): No hot water

Task: Replace

Time: Immediate

Cost: Major

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

Condition: • Kitchen drain baskets incorrectly installed the rubber gasket is for the underside of drain. Top seal should be plumbers putty. Recommend plumber to correct immediately .

Location: Kitchen

Task: Correct

Time: Immediate

Interior

DOORS \ Doors and frames

Condition: • [Weatherstripping missing or ineffective](#)

Weather strip need at rear basement door .

Implication(s): Chance of water entering building | Increased heating and cooling costs | Reduced comfort

Location: Rear

Task: Improve

Cost: Minor

STAIRS \ Handrails and guards

Condition: • [Missing](#)

Recommend installing hand rail this is a fall hazard .

Implication(s): Fall hazard

Location: Rear Living Room

Task: Provide

Time: Immediate

EXHAUST FANS \ Exhaust fan

Condition: • [Missing](#)

Recommend installing bath fans in bathrooms and range hood in kitchen. Contact ventilation company for estimate.

Implication(s): Chance of condensation damage to finishes and/or structure

Location: Throughout Bathroom and kitchen

Task: Provide

Time: When remodelling

SUMMARY

1234 Place Nearyou St , Cobble Hill , BC May 18, 2016

Report No. 1226, v.2

www.bunahhomeinspections.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

SITE INFORM

REFERENCE

BASEMENT \ Wet basements - vulnerability

Condition: • Perimeters damaged and missing in areas around house, drain tile exposed , lack of drain rock. . Sump bucket added in crawl. Crawl and basement considered high risk for damp or wet basement. Recommend all perimeters upgraded contact drainage specialist .

Location: Various

Task: Replace

Cost: Major

GARAGE \ Vehicle door operators

Condition: • [Inoperative](#)

Right side garage door opener fails to open recommend repairs by a garage door company.

Implication(s): System inoperative

Location: Right Side

Task: Repair

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

ROOFING

1234 Place Nearyou St , Cobble Hill , BC May 18, 2016

Report No. 1226, v.2

www.bunahhomeinspections.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

SITE INFORM

REFERENCE

Description

Sloped roofing material:

- [Asphalt shingles](#)

Estimated around 8 years old



1. Asphalt shingles

- [Strip when reroofing](#)

Sloped roof flashing material: • Aluminum

Probability of leakage: • Low

Limitations

Inspection performed: • By walking on roof

Recommendations

General

1. • Clean debris off roof and gutters annually

OPTIONAL \ Roofing

2. **Condition:** • Other

Rock roof cover on chimney box has deteriorated recommend repairs or metal can installed. Chance of water leakage to chimney chase.

Location: Front

Task: Improve

ROOFING

1234 Place Nearyou St , Cobble Hill , BC May 18, 2016

Report No. 1226, v.2

www.bunahhomeinspections.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

SITE INFORM

REFERENCE



2. Other



3. Other

EXTERIOR

1234 Place Nearyou St , Cobble Hill , BC May 18, 2016

Report No. 1226, v.2

www.bunahhomeinspections.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

SITE INFORM

REFERENCE

Description

General: • Under ground footing drains probability of failure.

General: • High

General: • Failed

Gutter & downspout material: • [Aluminum](#)

Gutter & downspout type: • [Eave mounted](#)

Gutter & downspout discharge: • [Above grade](#)

Downspout discharge: • Big "O"

Downspout discharge: • [Below grade](#)

Lot slope: • [Away from building](#)

Wall surfaces - wood:

• [Boards](#)

Cedar

Soffit and fascia: • [Aluminum](#)

Retaining wall: • Concrete

Retaining wall: • [Stone](#)

Driveway: • Gravel

Walkway: • Concrete

Deck: • Raised • Wood • Railings

Exterior steps: • Wood

Garage: • Fire Rated Inspected. • Inspected

Limitations

Inspection limited/prevented by: • Poor access under steps, deck, porch

Upper floors inspected from: • Ground level

Exterior inspected from: • Deck

Exterior inspected from: • Ground level

Recommendations

General

3. • Appears perimeter drainage has been removed in sections of house. Remainder of house is Big O which is considered obsolete. All perimeter drainage should go into a rock drainage pit or storm. Recommend upgrading perimeters this is a high risk concern that could cause water entry into basement and crawl space. See also notes in interior section of report.

Implication(s): Water damage to structure or contents.

EXTERIOR

1234 Place Nearyou St , Cobble Hill , BC May 18, 2016

Report No. 1226, v.2

www.bunahhomeinspections.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

SITE INFORM

REFERENCE

Location: Throughout

Task: Further evaluation

Time: Immediate



4.



5. Cut / diconected



6. Removed



7. Removed from drain pit

ROOF DRAINAGE \ Gutters

4. **Condition:** • [Loose or damaged](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Front

Task: Repair

Time: Regular maintenance

EXTERIOR

1234 Place Nearyou St , Cobble Hill , BC May 18, 2016

Report No. 1226, v.2

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

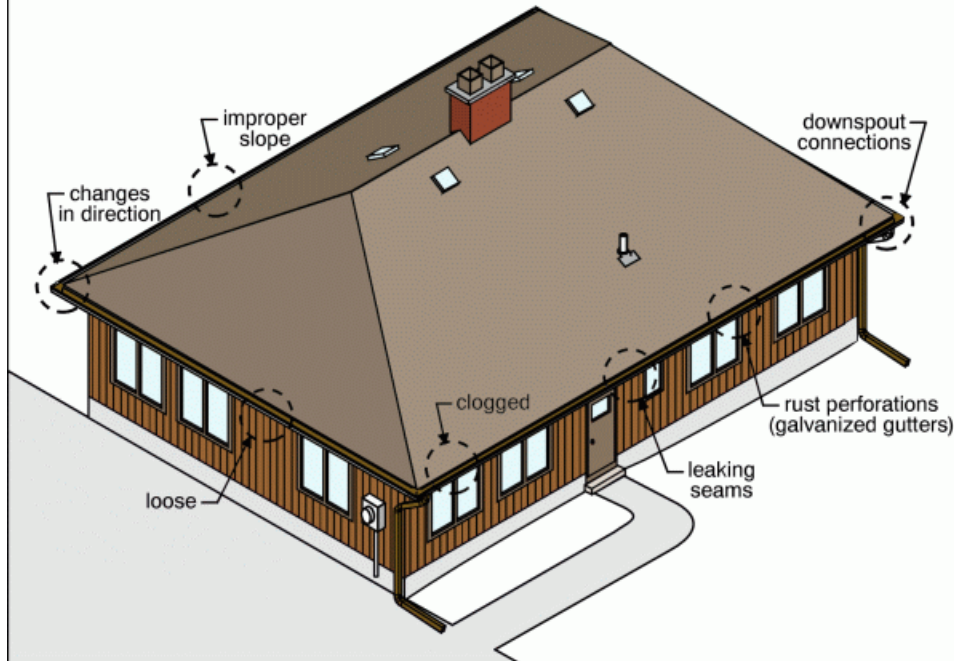
PLUMBING

INTERIOR

SITE INFORM

REFERENCE

Gutters - common reasons for leakage



8. Loose or damaged

ROOF DRAINAGE \ Downspouts

5. Condition: • [Downspouts end too close to building](#)

Above grade downspout drainage should be diverted 6 ft from foundation walls.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Throughout

EXTERIOR

1234 Place Nearyou St , Cobble Hill , BC May 18, 2016

Report No. 1226, v.2

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

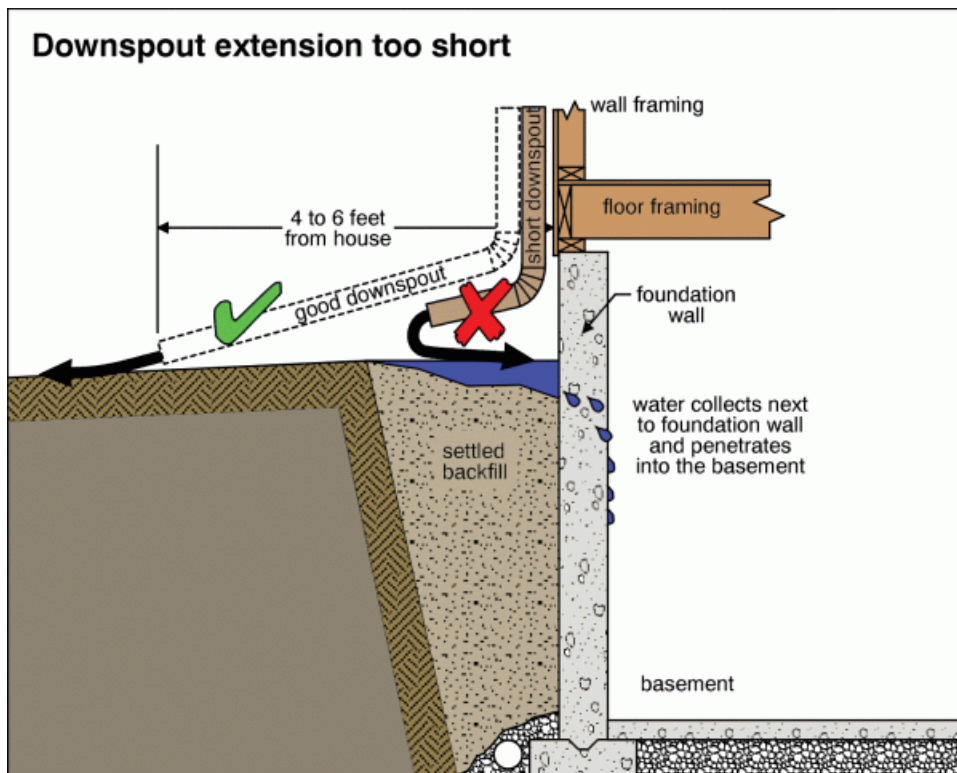
PLUMBING

INTERIOR

SITE INFORM

REFERENCE

Task: Improve



9. Downspouts end too close to building



10. Downspouts end too close to building

WALLS \ Soffits and fascia

6. Condition: • [Loose or missing pieces](#)

Soffit missing over garage recommend installing immediately to prevent insects from entering attic space.

Implication(s): Chance of water damage to contents, finishes and/or structure | Chance of pests entering building

EXTERIOR

1234 Place Nearyou St , Cobble Hill , BC May 18, 2016

Report No. 1226, v.2

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

SITE INFORM

REFERENCE

Location: Front

Task: Correct

Time: Immediate



11. Loose or missing pieces



12. Loose or missing pieces

WALLS \ Wood siding

7. Condition: • [Loose](#)

Bottom of siding on right side loose recommend fastening. Some rot and minor deterioration.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Right Side

Task: Improve



13. Loose



14. Loose

EXTERIOR

1234 Place Nearyou St , Cobble Hill , BC May 18, 2016

Report No. 1226, v.2

www.bunahhomeinspections.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

SITE INFORM

REFERENCE

EXTERIOR GLASS/WINDOWS \ General

8. Condition: • Window plastic trim mouldings have deteriorated recommend repairs and replacing.

Location: Throughout

Task: Repair

Time: Immediate



15.



16.

EXTERIOR GLASS/WINDOWS \ Exterior trim

9. Condition: • Insect damage

Exterior garage side window trim has insect damage. Recommend replacing board and evaluating any hidden damage.

Implication(s): Material deterioration

Location: Right Side

Task: Further evaluation

Time: Immediate

EXTERIOR

1234 Place Nearyou St , Cobble Hill , BC May 18, 2016

Report No. 1226, v.2

www.bunahhomeinspections.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

SITE INFORM

REFERENCE



17. Insect damage

10. Condition: • [Rot](#)

Recommend replacing at time of window upgrades in future.

Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration

Location: Right Side

Task: Repair or replace

Time: Regular maintenance



18. Rot

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Steps and landings

11. Condition: • Rear stairs have OSB backing board support which is inadequate and has deteriorated. Recommend

EXTERIOR

1234 Place Nearyou St , Cobble Hill , BC May 18, 2016

Report No. 1226, v.2

www.bunahhomeinspections.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

SITE INFORM

REFERENCE

treated plyboard or solid wood. Contact carpenter to repair.

Location: Rear

Task: Correct

Time: Immediate



19.



20.

12. Condition: • Front entrance floor painted plywood this is a high maintenance area. Recommend front entrance landing covered with vinyl this should be flashed 4 inches up wall.

Location: Front

Task: Improve



21.

EXTERIOR

1234 Place Nearyou St , Cobble Hill , BC May 18, 2016

Report No. 1226, v.2

www.bunahhomeinspections.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

SITE INFORM

REFERENCE

13. Condition: • [Stair rise too big or not uniform](#)

Step rise to high to upper deck recommend improving immediately, this is a trip hazard

Implication(s): Trip or fall hazard

Location: Rear

Task: Improve

Time: Immediate



22. Stair rise too big or not uniform

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Handrails and guards

14. Condition: • [Missing](#)

Missing spindle on front deck , as a safety upgrade recommend extending rail to house.

Implication(s): Fall hazard

Location: Front

Task: Repair

Time: Immediate

Cost: Minor

EXTERIOR

1234 Place Nearyou St , Cobble Hill , BC May 18, 2016

Report No. 1226, v.2

www.bunahhomeinspections.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

SITE INFORM

REFERENCE



23. Missing extend rail



24. Missing

GARAGE \ Vehicle doors

15. Condition: • Rot

Bottom of garage door trim board has small amount of rot recommend repairs.

Implication(s): Material deterioration

Location: Front

Task: Repair

Time: Regular maintenance



25. Rot

STRUCTURE

1234 Place Nearyou St , Cobble Hill , BC May 18, 2016

Report No. 1226, v.2

www.bunahhomeinspections.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

SITE INFORM

REFERENCE

Description

Configuration: • Concrete Skim Coat

Configuration: • [Basement](#) • [Crawl space](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#) • Subfloor - plywood

Exterior wall construction: • [Wood frame](#)

Roof and ceiling framing:

• [Trusses](#)



26. Trusses

• [Plywood sheathing](#)

Limitations

Inspection limited/prevented by: • Carpet/furnishings • New finishes/paint

Attic/roof space: • Inspected from access hatch

Crawl space: • Entered but access was limited

Percent of foundation not visible: • 70 %

Not included as part of a building inspection: • Geotechnical Engineering studies are not part of a home inspection. If this is a concern consult a Geotechnical Engineer.

Recommendations

FOUNDATIONS \ Foundation

16. Condition: • [Typical minor settlement](#)

3 minor foundation cracks on right side of house recommend epoxy repair.

Location: Right Side

Task: Repair

Time: If necessary

Cost: Depends on approach



27. Typical minor settlement

17. Condition: • [Typical minor settlement](#)

Minor settlement crack in foundation on left side of garage recommend repairs.

Location: Left Side Garage

Task: Repair

STRUCTURE

1234 Place Nearyou St , Cobble Hill , BC May 18, 2016

Report No. 1226, v.2

www.bunahhomeinspections.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

SITE INFORM

REFERENCE



28. Typical minor settlement

18. Condition: • [Cracked](#)

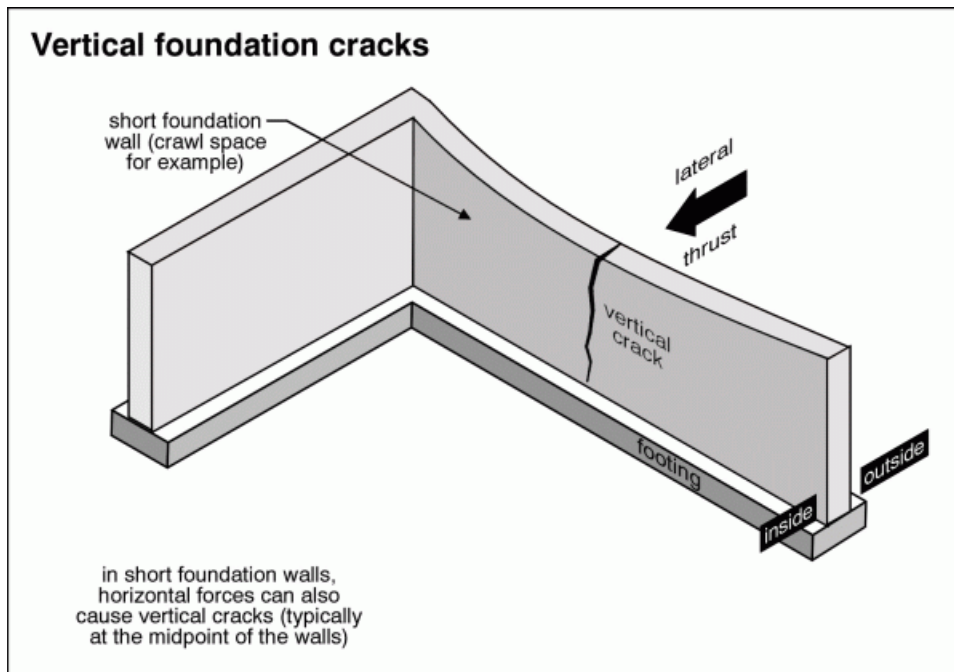
Significant foundation crack at front of house recommend immediate repairs. This is a possible water entry risk.

Implication(s): Chance of water damage to contents, finishes and/or structure | Weakened structure

Location: Front

Task: Repair

Time: Immediate



STRUCTURE

1234 Place Nearyou St , Cobble Hill , BC May 18, 2016

Report No. 1226, v.2

www.bunahhomeinspections.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

SITE INFORM

REFERENCE



29. Cracked

FLOORS \ Joists

19. Condition: • No defects noted

FLOORS \ Sheathing

20. Condition: • No defects noted

WALLS \ Wood frame walls

21. Condition: • No defects noted

ROOF FRAMING \ Rafters/trusses

22. Condition: • No Defects noted

ROOF FRAMING \ Sheathing

23. Condition: • Acceptable

ELECTRICAL

1234 Place Nearyou St , Cobble Hill , BC May 18, 2016

Report No. 1226, v.2

www.bunahhomeinspections.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

SITE INFORM

REFERENCE

Description

Service entrance cable and location: • [Overhead](#)

Service size: • [200 Amps \(240 Volts\)](#)

Main disconnect/service box rating:

• [200 Amps](#)



30. 200 Amps

Main disconnect/service box type and location: • [Breakers - basement](#)

Number of circuits installed: • No room to add

System grounding material and type: • [Copper - ground rods](#)

Distribution wire material and type: • [Copper - non-metallic sheathed](#)

Type and number of outlets (receptacles): • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom and exterior](#)

Smoke detectors: • [Present](#)

Carbon monoxide (CO) detectors: • None noted

Limitations

General: • Low voltage wire and speakers not inspected as part of home inspection.

General: • Alarm systems are not inspected as part of a home inspection .

Circuit labels: • The accuracy of the circuit index (labels) was not verified.

Recommendations

DISTRIBUTION SYSTEM \ Lights

24. Condition: • [Missing](#)

Rear exterior light fixture missing recommend installing.

Implication(s): Inadequate lighting

Location: Rear

Task: Correct

Time: Immediate



31. Missing

DISTRIBUTION SYSTEM \ Junction boxes

25. Condition: • [Missing, loose](#)

Junction box needed for live wire termination .

Implication(s): Electric shock | Fire hazard

Location: Crawl Space

Task: Correct

Time: Immediate

ELECTRICAL

1234 Place Nearyou St , Cobble Hill , BC May 18, 2016

Report No. 1226, v.2

www.bunahhomeinspections.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

SITE INFORM

REFERENCE



32. Missing, loose

DISTRIBUTION SYSTEM \ Outlets (receptacles)

26. Condition: • [Loose](#)

Bathroom counter plug outlet loose recommend repairs.

Implication(s): Electric shock | Fire hazard

Location: Hallway Bathroom

Task: Correct

Time: Immediate

Cost: Minor



33. Loose

HEATING

1234 Place Nearyou St , Cobble Hill , BC May 18, 2016

Report No. 1226, v.2

www.bunahhomeinspections.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

SITE INFORM

REFERENCE

Description

Fuel/energy source: • [Electricity](#) • Wood

Heat distribution: • [Baseboards](#)

Approximate age: • [New](#)

Failure probability: • [Low](#)

Auxiliary heat: • [Wood fireplace](#) • [Wood stove](#)

Fireplace/stove: • [Wood-burning fireplace](#) • [Wood stove](#)

Chimney/vent: • [Masonry](#) • [Metal](#)

Chimney liner: • [Metal](#) • [Clay](#)

Limitations

Warm weather: • Prevents testing heating effectiveness

Recommendations

FIREPLACE \ Firebox

27. Condition: • [Inadequate clearance from combustibles](#)

Fire place mantel to close to combustibles, not safe to use. Recommend further evaluation and correction.

Implication(s): Fire hazard

Location: Throughout

Task: Correct



34. Inadequate clearance from combustibles

SPACE HEATER \ Electric baseboard heater/space heater

28. Condition: • [Missing or too few heaters](#)

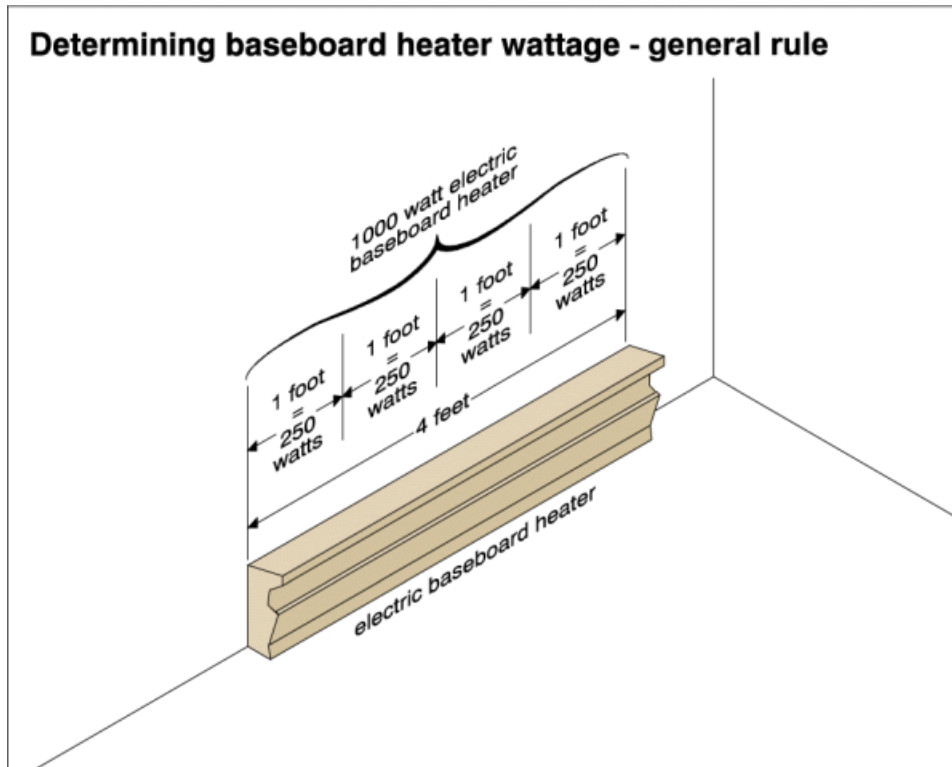
Missing electric baseboard in dinning area , recommend installing.

Implication(s): Increased heating costs | Reduced comfort

Location: Dining Room

Task: Provide

Time: Immediate



CHIMNEY AND VENT \ Masonry chimney

29. Condition: • [Loose, missing or deteriorated masonry](#)

Wood stove is not useable until chimney is replaced or repaired . Top 1/3 of chimenys mortar has blown out this could indicate a past chimney fire. The other concern is the wood wall side of chimney is not visible for inspection and mortar could also be deteriorated. The interior of chimney should be scoped to deter ain't full condition. This is a fire hazard do not use.

Implication(s): Material deterioration

Location: Left Side Roof

Task: Repair or replace

Time: Immediate

HEATING

1234 Place Nearyou St , Cobble Hill , BC May 18, 2016

Report No. 1226, v.2

www.bunahhomeinspections.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

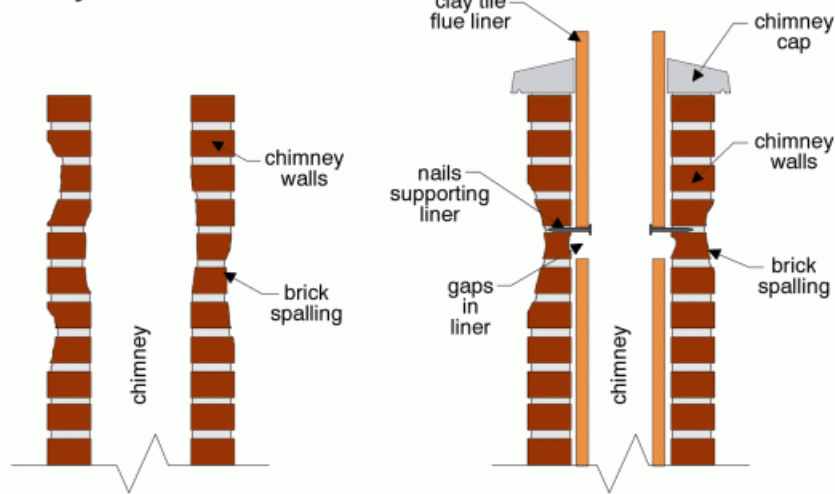
PLUMBING

INTERIOR

SITE INFORM

REFERENCE

Chimney deterioration



unlined chimneys are particularly prone to damage caused by condensation of flue gases - the damage tends to be worse near the top of the chimney

even lined chimneys can suffer from condensation related brick damage



35. Loose, missing or deteriorated masonry



36. Loose, missing or deteriorated masonry

INSULATION AND VENTILATION

1234 Place Nearyou St , Cobble Hill , BC May 18, 2016

Report No. 1226, v.2

www.bunahhomeinspections.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

SITE INFORM

REFERENCE

Description

Attic/roof insulation material:

- [Glass fiber](#)



37. Glass fiber

Attic/roof insulation amount/value: • [R-12](#)

Attic/roof ventilation: • [Roof and soffit vents](#)

Attic/roof air/vapor barrier: • [Plastic](#)

Wall insulation material: • [Glass fiber](#)

Wall insulation amount/value: • Not determined

Wall air/vapor barrier: • Plastic

Foundation wall insulation material: • None

Foundation wall insulation amount/value: • [None found](#)

Floor above basement/crawlspace insulation amount/value: • [None found](#)

Crawlspace ventilation: • [None Found](#)

Floor above porch/garage insulation material: • Not determined

Floor above porch/garage air/vapor barrier: • Not determined

Mechanical ventilation system for home: • None

Mechanical ventilation system for home: • None

Recommendations

ATTIC/ROOF \ Insulation

30. Condition: • [Amount less than current standards](#)

Attic roof insulation is at R 12 this is less than current standards. This could be upgraded to R 40 as a energy improvement.

Implication(s): Increased heating and cooling costs

ATTIC/ROOF \ Hatch

31. Condition: • [Not weatherstripped](#)

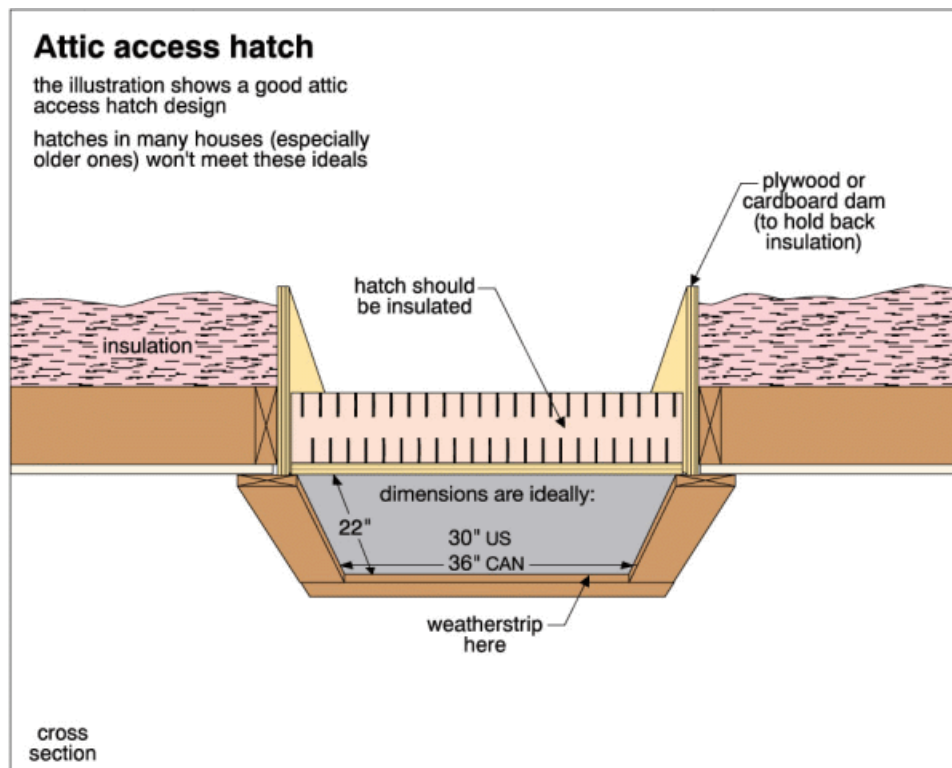
Attic hatch does not seal has gaps recommend improving this is a high heat loss area.

Implication(s): Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs

Location: Second Floor

Task: Improve

Time: Immediate



INSULATION AND VENTILATION

1234 Place Nearyou St , Cobble Hill , BC May 18, 2016

Report No. 1226, v.2

www.bunahhomeinspections.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

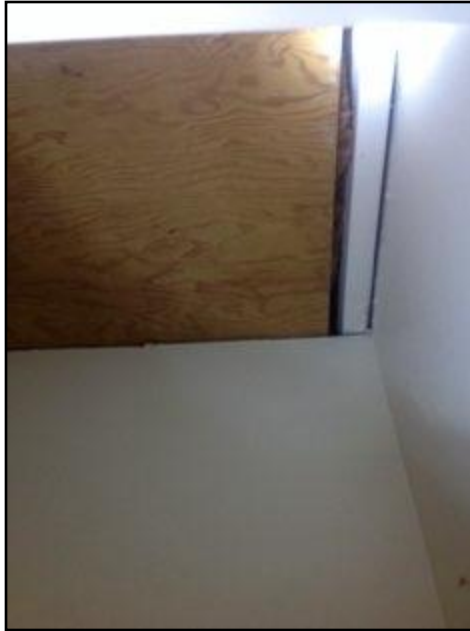
INSULATION

PLUMBING

INTERIOR

SITE INFORM

REFERENCE



38. Not weatherstripped

FOUNDATION \ Crawlspace ventilation

32. Condition: • Missing

Damp musty smelling crawl space, Recommend heating and ventilating crawl with fan on humidistat . This would reduce the musty smell.

Implication(s): Chance of condensation damage to finishes and/or structure

PLUMBING

1234 Place Nearyou St , Cobble Hill , BC May 18, 2016

Report No. 1226, v.2

www.bunahhomeinspections.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

SITE INFORM

REFERENCE

Description

Water supply source: • Public
Service piping into building: • [Copper](#)
Supply piping in building: • [Copper](#)
Main water shut off valve at the: • Crawlspace
Water flow and pressure: • Average
Water heater fuel/energy source: • [Electric](#)
Water heater manufacturer: • Giant
Tank capacity: • 182 litres
Water heater approximate age: • 10 years
Typical life expectancy: • 8 to 10 years
Water heater failure probability: • [High](#)
Waste disposal system: • [Septic system](#)
Waste and vent piping in building: • [ABS plastic](#)
Floor drain location: • None found
Backwater valve: • Not confirmed
Exterior hose bibb: • Present

Limitations

Items excluded from a building inspection: • Septic system • Water heater relief valves are not tested

Recommendations

SUPPLY PLUMBING \ Water service pipe

33. Condition: • Missing pressure regulator if city pressure rises it could do damage to washing machines and plumbing. Recommend installing as a precaution.

Location: Crawl Space

Task: Improve

SUPPLY PLUMBING \ Shut off valve

34. Condition: • Shut off handles for supply faucets and toilet missing recommend installing.

Location: Various

Task: Improve

Cost: Minor

PLUMBING

1234 Place Nearyou St , Cobble Hill , BC May 18, 2016

Report No. 1226, v.2

www.bunahhomeinspections.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

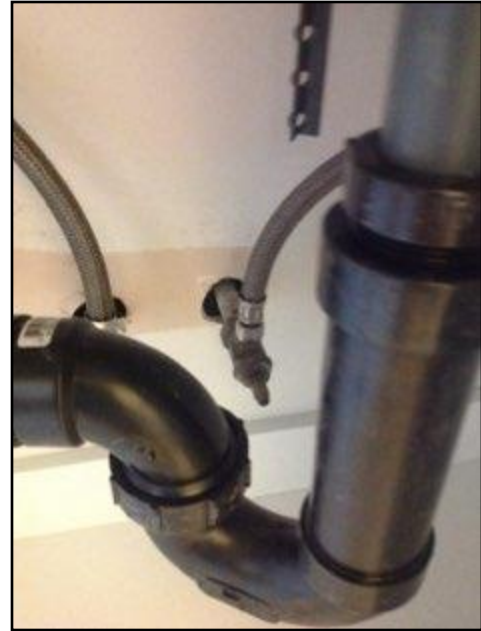
INTERIOR

SITE INFORM

REFERENCE



39.



40.

WATER HEATER \ Life expectancy

35. Condition: • [Near end of life expectancy](#)

Hot water tank is 10 years old typically they last 8 to 10 years before leakage. The tank has no safety drain pan a leak would do damage to new flooring. Recommend replacement and safety drain pan installed, a better place is to relocate new tank to crawl space.

Implication(s): No hot water

Task: Replace

Time: Immediate

Cost: Major

PLUMBING

1234 Place Nearyou St , Cobble Hill , BC May 18, 2016

Report No. 1226, v.2

www.bunahhomeinspections.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

SITE INFORM

REFERENCE



41. Near end of life expectancy

36. Condition: • [High failure probability](#)

Implication(s): No hot water

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

37. Condition: • Kitchen drain baskets incorrectly installed the rubber gasket is for the underside of drain. Top seal should be plumbers putty. Recommend plumber to correct immediately .

Location: Kitchen

Task: Correct

Time: Immediate



42.

INTERIOR

1234 Place Nearyou St , Cobble Hill , BC May 18, 2016

Report No. 1226, v.2

www.bunahhomeinspections.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

SITE INFORM

REFERENCE

Description

Major floor finishes: • Wood

Major floor finishes: • [Carpet](#) • Tile

Major wall finishes: • [Plaster/drywall](#)

Major ceiling finishes: • [Plaster/drywall](#)

Windows: • Aluminum

Glazing: • [Double](#)

Exterior doors - type/material: • Glass

Exterior doors - type/material: • Hinged • [Sliding glass](#) • Garage door - metal

Doors: • Inspected

Evidence of basement leakage: • Sump tub

Oven type: • Conventional

Range fuel: • Electricity

Appliances: • Range

Laundry facilities: • Hot/cold water supply • Vented to outside • 240-Volt outlet • Waste standpipe

Kitchen ventilation: • None

Bathroom ventilation: • None

Laundry room ventilation: • Clothes dryer vented to exterior

Counters and cabinets: • Inspected

Stairs and railings: • Inspected

Limitations

Not included as part of a building inspection: • Cosmetic issues

Percent of foundation not visible: • 70 %

Basement leakage: • Cannot predict how often or how badly basement will leak

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

Recommendations

DOORS \ Doors and frames

38. Condition: • [Weatherstripping missing or ineffective](#)

Weather strip need at rear basement door .

Implication(s): Chance of water entering building | Increased heating and cooling costs | Reduced comfort

Location: Rear

Task: Improve

Cost: Minor

INTERIOR

1234 Place Nearyou St , Cobble Hill , BC May 18, 2016

Report No. 1226, v.2

www.bunahhomeinspections.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

SITE INFORM

REFERENCE



43. Weatherstripping missing or ineffective

STAIRS \ Handrails and guards

39. Condition: • [Missing](#)

Recommend installing hand rail this is a fall hazard .

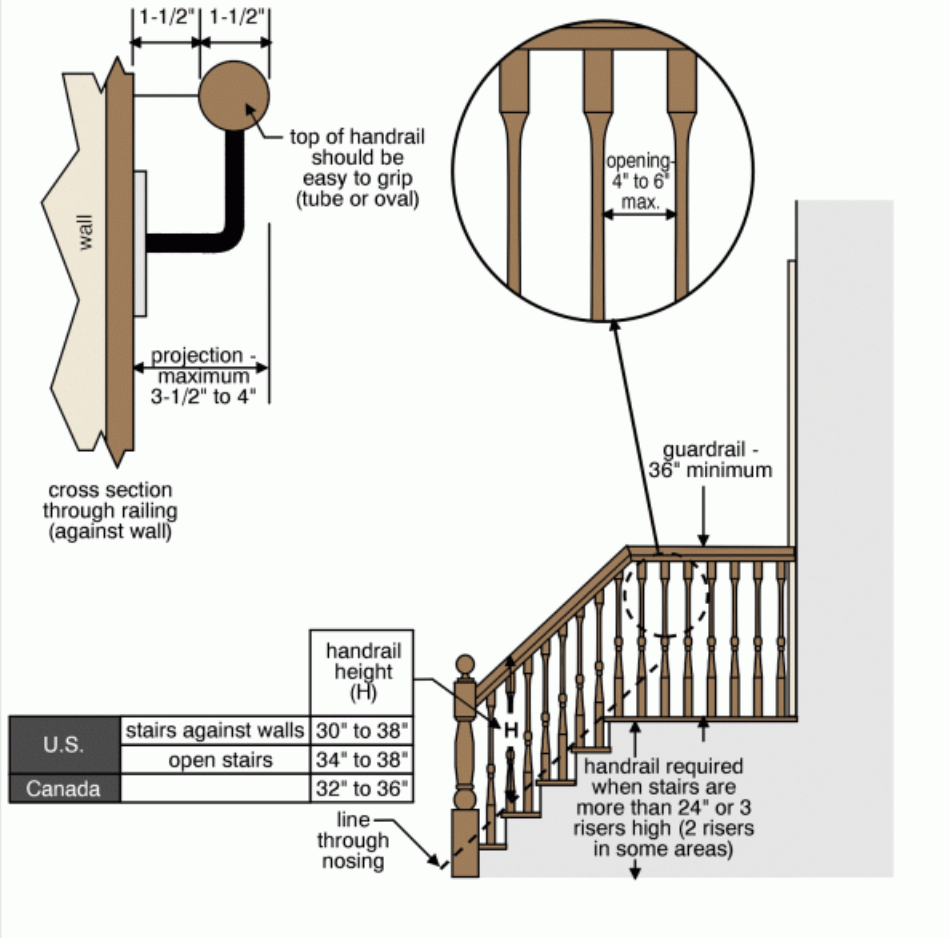
Implication(s): Fall hazard

Location: Rear Living Room

Task: Provide

Time: Immediate

Handrails and guards





44. Missing

EXHAUST FANS \ Exhaust fan

40. Condition: • [Missing](#)

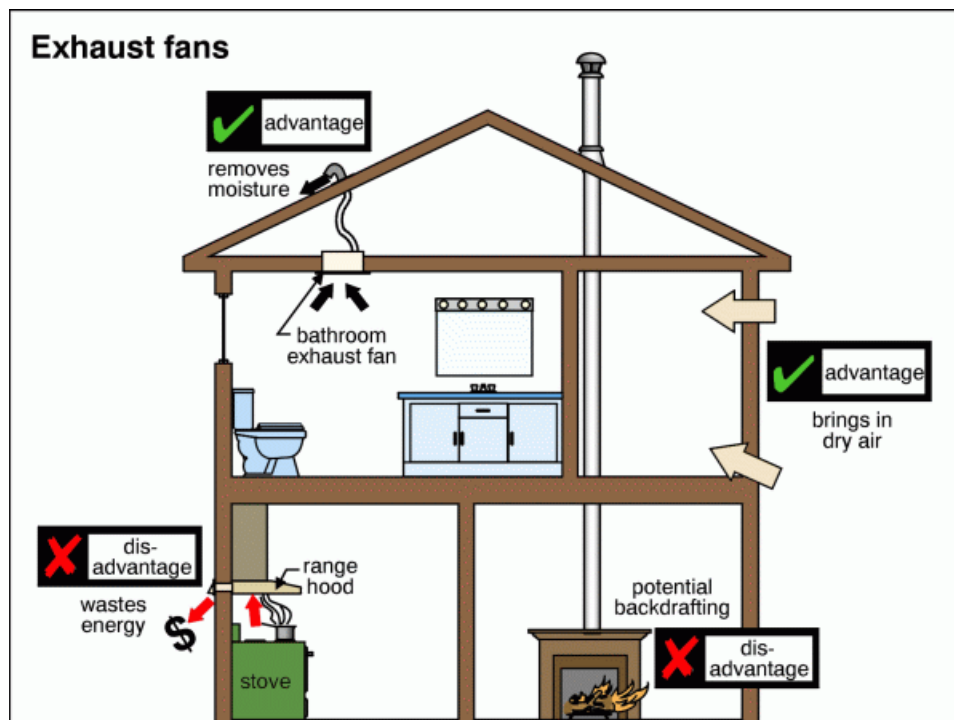
Recommend installing bath fans in bathrooms and range hood in kitchen. Contact ventilation company for estimate.

Implication(s): Chance of condensation damage to finishes and/or structure

Location: Throughout Bathroom and kitchen

Task: Provide

Time: When remodelling



INTERIOR

1234 Place Nearyou St , Cobble Hill , BC May 18, 2016

Report No. 1226, v.2

www.bunahhomeinspections.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

SITE INFORM

REFERENCE



45. Missing



46. Missing

BASEMENT \ Wet basements - vulnerability

41. Condition: • Perimeters damaged and missing in areas around house, drain tile exposed , lack of drain rock. . Sump bucket added in crawl. Crawl and basement considered high risk for damp or wet basement. Recommend all perimeters upgraded contact drainage specialist .

Location: Various

Task: Replace

Cost: Major



47.



48.

INTERIOR

1234 Place Nearyou St , Cobble Hill , BC May 18, 2016

Report No. 1226, v.2

www.bunahhomeinspections.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

SITE INFORM

REFERENCE



49.



50.

GARAGE \ Walls and ceilings

42. Condition: • Fire separation between garage and living space not adequate

Recommend 5/8 fire guard drywall installed on interior walls of garage. Door is missing self closing hinge recommend installing.

Implication(s): Fire hazard

Location: Throughout

Task: Improve

Time: Immediate



51. Fire separation between garage and living...



52. Fire separation between garage and living...

GARAGE \ Vehicle door operators

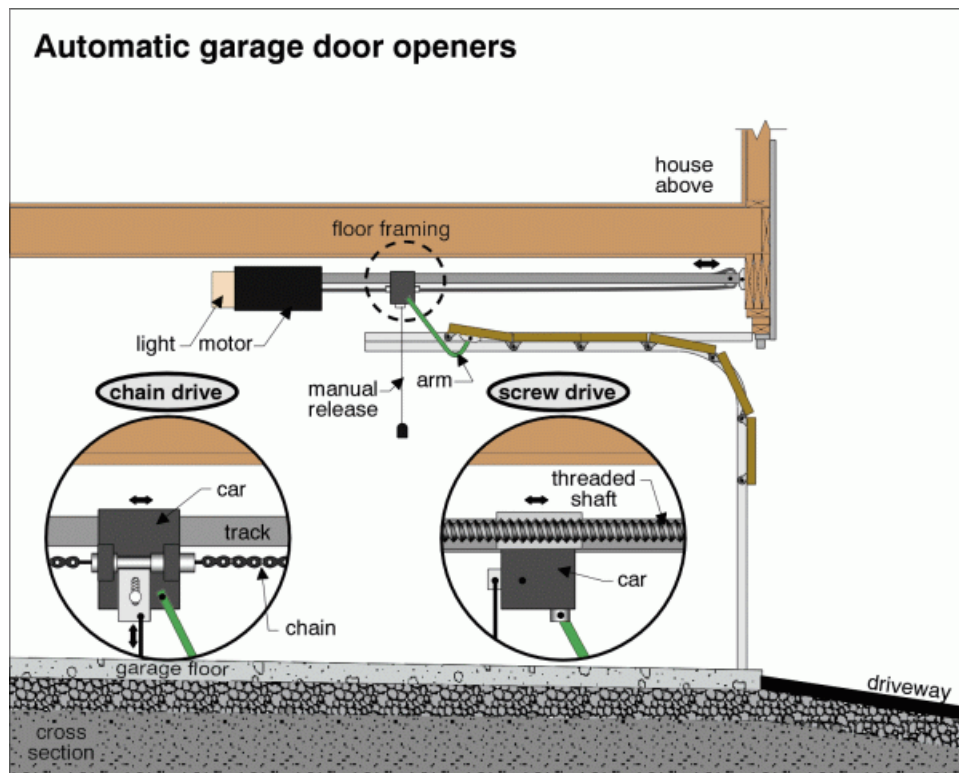
43. Condition: • Inoperative

Right side garage door opener fails to open recommend repairs by a garage door company.

Implication(s): System inoperative

Location: Right Side

Task: Repair



53. Inoperative

SITE INFORMATION

1234 Place Nearyou St , Cobble Hill , BC May 18, 2016

Report No. 1226, v.2

www.bunahhomeinspections.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

SITE INFORM

REFERENCE

Description

General: • 1696 La Gorda Place



54.

General: • The scope of a home inspection is well-defined by the CAHPI Standards of Practice. Home inspection is a professional consulting service offered by trained professionals who evaluate one to four family dwellings. The work is often done in conjunction with a real estate transaction, although it can be done anytime. It focuses on the performance of the home, rather than cosmetic, code or design issues.

An in-field evaluation and professional opinion of the performance of the readily accessible installed systems in a home at one point in time

Primarily a visual examination

Intended to identify components that are significantly deficient, unsafe or near the end of their life

Documented with a written report

A Home Inspection is not..

An insurance policy, guarantee or warranty on the home

An invasive or destructive exercise

Intended to identify concealed defects

A code or design review

Able to predict the future or the remaining life of components

An environmental review or energy audit

Components inspected

SITE INFORMATION

1234 Place Nearyou St , Cobble Hill , BC May 18, 2016

Report No. 1226, v.2

www.bunahhomeinspections.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

SITE INFORM

REFERENCE

Roof
Structure
Exterior
Electrical system
Heating and Air Conditioning system
Plumbing system
Insulation and Vapour Barriers
Interior
Mechanical and Natural Ventilation Systems

Not Inspected as a part of a home inspection.

Cosmetics
Outbuildings
Swimming pools and spas
Specialty systems including telephone, cable TV, alarm systems, lawn sprinklers

Bunah home inspections professionals follow the Canadian Association of Home Inspectors Standards of Practice .

Weather: • Cloudy • Light winds

Approximate temperature: • 18°

Attendees: • Buyer • Buyer's Agent

Access to home provided by: • Seller

Utilities: • All utilities were on during the inspection. • The water service is public. • The plumbing waste disposal system is private.

Approximate inspection Start time: • The inspection started at 1:00 p.m.

Approximate inspection End time: • The inspection ended at 4:30 p.m.

Approximate date of construction: • 1975

Approximate size of home: • 2700 ft.²

Number of stories: • Split-level

Number of bedrooms: • 3

Number of bathrooms: • 3

Number of kitchens: • 1

Below grade area: • Basement • Crawlspce

Garage, carport and outbuildings: • Attached two-car garage

Area: • Residential

Street type: • Residential

Street surface: • Paved

END OF REPORT

REFERENCE LIBRARY

1234 Place Nearyou St , Cobble Hill , BC May 18, 2016

Report No. 1226, v.2

www.bunahhomeinspections.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

SITE INFORM

REFERENCE

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS