



WATCHTOWER
HOME INSPECTIONS

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7786779369

mitch@watchtowerinspections.ca

<https://watchtowerinspections.ca/>



RESIDENTIAL REPORT

2400 Dalhousie St
Victoria, BC V8R 2H6



Inspector

Mitchell Cunningham
85892

7124 Willis Point Road, BC
mitch@watchtowerinspections.ca



1: INSPECTION DETAILS

Information

In Attendance

Client, Client's Agent

Occupancy

Furnished

Style

Multi-level

Temperature (approximate)

8 Celsius (C)

Type of Building

Single Family

Weather Conditions

Clear

Structure Orientation

For the sake of this inspection the front of the home will be considered as the portion pictured in the cover photo. References to the left or right of the home should be construed as standing in the front yard, viewing the front of the home.

Important Information

This report divides deficiencies into three categories; Significant/Major Defects (**in red**, also listed in the summary), Marginal Defects (**in orange**), and Minor Defects/Maintenance Items/FYI (**colored in blue**). Safety Hazards or Concerns will be listed in the Red or Orange categories depending on their perceived danger, but should always be addressed ASAP.



Significant Defect

Items or components that were not functional, represent a serious safety concern, and/or may require a major expense to correct. Items categorized in this manner require further evaluation and repairs or replacement as needed by a Qualified Contractor prior to the end of your contingency period.



Marginal Defect

Items or components that were found to include a safety hazard, or a functional or installation related deficiency. These items may have been functional at the time of inspection, but this functionality may be impaired, not ideal, and/or the defect may lead to further problems (most defects will fall into this categorization). Repairs or replacement is recommended to items categorized in this manner for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect, prior to the end of your contingency period. Items categorized in this manner typically require repairs from a Handyman or Qualified Contractor and are not considered routine maintenance or DIY repairs.



Minor Defect, Maintenance Item, or FYI Item

This categorization will include items or components that may need minor repairs which may improve their functionality, and/or found to be in need of recurring or basic general maintenance. This categorization will also include FYI items that could include observations, important information, limitations, recommended upgrades to items, areas, or components, as well as items that were nearing, at, or past the end of their typical service life, but were in the opinion of the inspector, still functional at the time of inspection. Major repairs or replacement should be anticipated, and planned for, on any items that are designated as being past, or at the end of their typical life. These repairs or replacement costs can sometimes represent a major expense; i.e. HVAC systems, Water Heaters, Plumbing pipes, etc.

These categorizations are in my professional judgement and based on what I observed at the time of inspection. This categorization should not be construed as to mean that items designated as "Minor defects" or "Marginal Defects" do not need repairs or replacement. The recommendations in each comment is more important than its categorization. Due to your perception, opinions, or personal experience you may feel defects belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision. Once again, it's the "Recommendations" in the text of the comment pertaining to each defect that is paramount, not its categorical placement.

Asbestos (pre 1990)

[REDACTED] hazardous. Please visit:
www.worksafebc.com to familiarize yourself with safe practices for handling these materials. Health Canada can also provide you with important information at: <https://www.canada.ca/en/health-canada/services/air-quality/indoor-air-contaminants/health-risks-asbestos.html>

Knob-n-Tube Wiring (pre 1950)

Knob and tube wiring was commonly used in homes built before 1950. Although none was found on the day of inspection, the buyer is advised they may come across it hidden in walls, attic or crawlspace if doing renovations. Do not touch it and have it removed by an electrician immediately if found.

Confirm Closure of Permits

The inspector recognized that significant renovations have taken place throughout the property. Although nothing leads the inspector to believe that work was done without permits, we still recommend to confirm the use of permits and to insure they are properly closed out with the municipality before subject removal.

2: EXTERIOR

Information

Inspection Method* From grade, Camera pole	Siding Material* Wood	Exterior Door Material/Type Wood, French
Driveway Material Dirt, Gravel	Fascia Materials/ Finishes Paint/ Stain	Garage Car Door Metal
Surface Grading Generally Flat	Roof Water Discharge Below Grade, Above Grade	Foundation Wall Damp Proofing/ Membrane None Visible
Above Grade Risers or Stand pipes Materials PVC		

Limitations

General / Limitations

VEGETATION AROUND HOME

A wall covered with vines cannot be fully inspected. Recommend observing covered spots when access is granted after possession.

General / Limitations

FOUNDATION DRAIN SYSTEM BELOW GRADE

As the foundation drain system is below grade and not visible for inspection, we cannot confirm that a foundation drain system is present, continuous, has appropriate slope, where it drains to, and IF present is installed correctly. If certification of the below grade system is desired, further review is referred to the service of a qualified drainage contractor. We recommend that you Inquire with the seller for any history of below grade moisture intrusion prior to subject removal.

General / Limitations

ASK SELLER HISTORY PERTAINING TO PERIODS OF INTENSE RAIN

Recommend asking the seller about water problems including but not limited to water puddles in the yard, gutter or downspout problems, water penetration into the lowest level of the structure, and drainage systems. Recommend closely monitoring and inspecting the exterior during a heavy rainstorm to observe the way the surface water is managed.

UNABLE TO DETERMINE SOIL CHARACTERISTICS AROUND HOME

Since the inspection is purely visual, there is no way to determine the characteristics of the soil all the way down to the footings. If the ground around the building is extremely porous (sand or gravel, for example), water will drain through sand or gravel very quickly rather than run across the surface away from the structure.

SURFACE GRADING LIMITATIONS

The grading and lot drainage performance are limited to the conditions existing at the time of the inspection only. It cannot be guaranteed of this performance as conditions constantly change. Heavy rain or other weather conditions may reveal issues that were not visible or foreseen at the time of inspection. Furthermore, items such as leakage in downspouts and gutter systems are impossible to detect during dry weather and can add moisture to the soil in the area around the foundation. The inspection of the grading and drainage performance in relation to moisture infiltration through foundation walls or under slabs is limited to the visible conditions at the time of inspection and evidence of past problems. It is recommended to consult with the sellers as to any previous moisture intrusion into the structure and reading over the Sellers Disclosure, which should list any such issues.

Deficiencies



EXTERIOR WOOD COMPONENTS AND SIDING MAINTENANCE

The exterior siding, fascia, and wood portions of the home generally appear to be well-maintained and looked after. However, some areas of concern were noted, including chipped paint, loose boards at the corner joints, and a few lifted siding boards. A cracked board was also observed in sections of the third level of the siding.

- **Action Required:** It is recommended to address these issues upon possession by repainting and sealing any exposed or expanded joints. This will help prevent moisture intrusion and maintain the exterior's integrity.
- **Monitoring:** Regularly inspect for gaps in paint or siding over time, as early detection and repair will protect against further deterioration.

By completing these tasks promptly upon possession, homeowners can ensure the exterior remains in good condition and continues to protect the home effectively.



Loose corner joints



Deteriorated Trim



Peeling Paint



Lifted boards



Cracked Siding board



Peeling Fascia Paint

SIDING CLEARANCE TO GRADE

At the rear of the property, particularly around the back garage, sections of the siding were observed to be either too close to grade or completely buried in the soil. Additionally, the siding near the rear patio by the koi pond was also very close to grade. While no rot was detected on the siding of the main portion of the house during the inspection, it is important to maintain the landscaping to ensure that 6 to 8 inches of the foundation remains visible around the exterior. Proper clearance helps prevent moisture wicking, pest intrusion, and long-term deterioration of the siding. This maintenance should be performed upon possession to ensure the longevity of the home's exterior.



Grade is rotting the siding (garage)



Siding too close to grade

VEGETATION PROXIMITY TO SIDING + STRUCTURE

A recurring issue on this property is the presence of vegetation growing too close to the home, including trees, bushes, and blackberry bushes, particularly at the rear of the garage structure. Vegetation was observed touching the siding in multiple areas. It is recommended to trim back all vegetation to maintain proper airflow, allow the exterior to dry effectively, and reduce the risk of pest intrusion. This maintenance should be addressed upon possession and monitored regularly to prevent potential damage to the siding and other exterior components.



Trim Back Vegetation



Trim Tree back to 3ft of clearance



Vegetation too close to sidign

FALL HAZARDS OBSERVED

Several potential fall hazards were noted on the property for awareness:

1. Koi Pond: Located in the rear backyard, the koi pond does not have a surrounding fence, which could pose a safety risk, particularly for small children. Adding a fence or barrier around the pond may enhance safety.
2. Front Entryway Steps: The steps leading to the front entryway lack a railing on the left-hand side, which could increase the risk of falls. Installing a handrail could improve safety and accessibility.
3. Utility Room/Crawlspace Entry: The entry stairway to the utility room/crawlspace is quite steep, requiring care when accessing this area. Adding handholds or improving the entryway could reduce the risk of falls.

These hazards are noted to ensure awareness so that appropriate actions, if any, can be taken based on the owner's preferences.



Potential Fall Hazard



Very steep stairs



Area potentially dangerous to small children

LANDSCAPING AND DRAINAGE CONCERNS

While the property's grade is generally flat, some areas of the landscaping may encourage water to pool against the siding, which could lead to potential moisture issues over time. Additionally, a portion of the landscaping is encroaching on the PVC risers, increasing the risk of debris clogging the perimeter drain system. To mitigate these concerns, it is recommended to have a landscaper assess and adjust the landscaping upon possession to ensure water is diverted away from the foundation and to clear any vegetation near the drainage system. This will help maintain proper water management and protect the property from potential drainage issues.



Grade nearly encroaching on riser



Adjust landscaping

PERIMETER DRAINAGE SCOPE + UTILITY ROOM DRAINAGE CONCERNS

The risers for the perimeter drainage system throughout the property appear to be PVC, which is a durable and modern material. However, due to the age of the home and additional concerns noted in the utility room, a perimeter drainage scope is strongly recommended to provide further insights into the system's condition and functionality.

In the utility room, signs of moisture were observed along the perimeter, with some areas showing evidence of water contact on the wood interior wall material. It appears that sections of the perimeter were cut out to install perforated drain tile, and a sump pump was present but sealed, making it inaccessible for a thorough inspection. Due to the moisture observed and the unknowns regarding how effectively the system is managing water, a professional drainage scope is necessary to determine the current condition of the system, evaluate whether the moisture is being handled effectively, and identify any potential repairs or improvements needed to ensure long-term functionality.



Evidence of moisture in wall material



Moisture noted in wall material



Scope Perimeter Drainage



Moisture Noted in Perimeter

3: ROOF

Information

Covering Material*

Architectural Laminate Shingle

Inspection Method*

Binoculars, Camera pole, Walked on garage roof

Gutter Material

Aluminum

Chimney Construction

Site Built Masonry, Metal B-Vent

Flashing Material

Woven asphalt valleys

Roof Comment

Roof in mid to later stages of its service life

The roof of the main living area appears to be in the mid to later stages of its life, showing signs of granular loss and some exposure of the fiberglass matting beneath. With regular maintenance and proper upkeep, it is estimated to have a remaining lifespan of 5 to 9 years.

The garage roof, appears to be in rougher condition compared to the main living area roof, likely due to its shallower slope, which can be more prone to wear and water retention. Additionally, the garage roof features woven valleys and exhibits flashing issues that may require attention. These factors should be considered when planning for roof repairs or replacements. Further details will be noted in the report.

Limitations

General / Limitations

GENERAL QUALITY AT TIME OF INSPECTION

The inspection of the roof and its covering material is limited to the conditions on the day of the inspection only. The roof covering material, visible portions of the roof structure from within the attic (if applicable), and interior ceilings, were inspected looking for indications of current or past leaks. Future conditions and inclement weather may reveal leaks that were not present at the time of inspection. Any deficiencies noted in this report with the roof covering or indications of past or present leaks should be evaluated and repaired as needed by a licensed roofing contractor.

Please refer to the seller's disclosure in reference to the roof system, age, condition, prior problems, etc. Only the property owner would have intimate, accurate knowledge of the roof system. The inspector can only estimate the age based primarily on general appearance. This report is an opinion of the general quality of the roofing materials at the time of inspection. The inspector cannot, and does not, offer a guarantee as to whether the roof has leaked in the past, leaks now, or may be subject to future leakage.

PORTIONS OF ROOF NOT ACCESSED

The roof surface was walked where possible, but not all areas could be physically walked due to the height and/or pitch of the roof. The areas not able to be walked were examined from the ground, camera pole or a ladder. This should be considered a limited inspection of the roof due to all areas not being able to be walked. If a more thorough inspection is needed it is recommended to consult a roofing contractor.

Deficiencies

ROOF CONDITION

The roof surface exhibited several issues requiring attention, including exposed and proud fasteners that could lead to potential water intrusion, areas of exposed fiberglass matting indicative of wear and aging, moderate moss growth on the north side of the main roof, and a torn or shredded ridge shingle over the garage that compromises the roof's ability to shed water effectively.

Immediate maintenance should be performed upon possession to address these concerns and prevent further deterioration. Consulting a professional roofer is recommended to carry out these repairs and provide a more comprehensive assessment of the roof's condition, including an estimate of its remaining lifespan. This proactive approach will help maintain the roof's integrity and protect the home from potential water damage.



Granular loss



Granular loss and moss



Granular loss (nearly bald shingle)



Exposed Fasteners



Fiberglass matting visible



Exposed and proud fasteners



Torn Ridge shingle

GUTTER CONDITION

The gutters on the property were observed to be significantly clogged, likely due to the proximity of vegetation and the current season. Additionally, the gutter on the north rear side of the home appeared to be slightly loose/ drooping, which may affect its ability to drain water effectively. Regular cleaning and maintenance are essential to ensure the gutters properly direct water away from the home, preventing potential water damage to the roof, walls, and foundation. It is recommended to clean the gutters and secure the loose section upon possession, and to establish a routine cleaning schedule, particularly during heavy foliage seasons, to maintain proper drainage.



Moss and Debris in Gutter



Loose/Leaning Gutter



Clogged Gutter

3.2.2 Roof Drainage Systems

EXTEND DOWNSPOUT

A downspout on the garage structure was observed to discharge water too close to the foundation. It is recommended to extend the downspout to direct water farther away from the structure. This will help prevent potential moisture issues and protect the foundation over time.



Maintenance Item/ Aesthetic



Extend Downspout

3.3.1 Flashing

ROOF FLASHING CONDITION

At the intersection where the roof of the garage meets the main portion of the home, the flashing was observed to be improperly installed. While no water intrusion was detected in this area at the time of inspection, the flashing should ideally be installed beneath the siding and consist of staggered step flashing to meet best practices. Proper flashing installation ensures long-term protection against water intrusion and is recommended to be addressed during any future roof or siding work to maintain the integrity of the structure.



Significant Deficiency



Flashing needs attention

4: STRUCTURE & FOUNDATION

Information

Foundation Material*

Poured Concrete

Exterior Wall Construction*

Wood Stud

Floor Construction*

Wood Beams, Wood Joists

Roof and Ceiling framing*

Rafters

Inspection Method*

Visual, From hatch

Configuration

Crawlspace

Method used to Inspect**Crawlspace**

Entered Crawlspace

Basement/Crawlspace Floor

Dirt

Slab or Basement Drain

Present, In Utility Room

Limitations

General / Limitations

INSPECTION LIMITED/ PREVENTED BY

Ceiling Coverings, Wall Coverings, Floor Coverings, Storage, Insulation

General / Limitations

ATTIC/ ROOF SPACE

Viewed from Hatch

General / Limitations

PERCENT OF FOUNDATION NOT VISIBLE

90%

General / Limitations

ATTIC NOT FULLY INSPECTED

During the inspection, it was noted that the entire attic area could not be accessed, and as a result, concealed damage is possible. It is important to note that concealed damage may not be visible or detectable during a visual inspection, and may only become apparent after further investigation or at a later time. It is recommended to consult with a qualified contractor to further evaluate the attic area and determine the appropriate course of action. Regular inspection and maintenance of the attic, including proper ventilation and insulation, can help to prevent potential issues and ensure the ongoing safety and effectiveness of the home.

Deficiencies



FOUNDATION CRACKS AND STRUCTURAL MODIFICATIONS OBSERVED

Several foundation cracks were observed, varying in size. While most are minor, one crack exceeds a quarter inch in width, which warrants further evaluation. Cracks of this size may indicate potential structural movement or stress. Additionally, evidence of honeycombing was noted throughout the visible portions of the foundation. Honeycombing refers to areas where the concrete did not consolidate properly during the original pour, leading to voids and uneven surfaces. While often a cosmetic issue, it could potentially impact the foundation's integrity over time. It is strongly recommended to consult a structural engineer to assess the condition of the foundation and determine if the home is experiencing ongoing movement. A professional evaluation will help ensure the long-term stability and safety of the structure and provide guidance on any necessary repairs or monitoring.

Newly installed joists and clips were also observed in the crawlspace, suggesting recent structural work. It is recommended to obtain documentation from the sellers regarding these modifications, including any reports or evaluations from a structural engineer and records of completed work.



Front crack under porch



Front Crack



Crack + Honeycombing



Left side of home crack

STRUCTURAL OBSERVATIONS ON THIRD LEVEL AND SECOND FLOOR

On the third level of the home, some floor displacement was observed. Additionally, a slight bow was noted on the ceiling near the rafter wall. On the second floor, the bathroom door would not shut properly, which could also indicate some structural movement or settling over time.

While these conditions may be typical for a home of this age, they should be monitored for any changes. If significant movement or further displacement is observed, consulting a structural engineer is recommended to assess the underlying cause and ensure the long-term stability and safety of the home.



Floor displacement



Level Showing floor displacement



Wall bow



Bathroom door wont shut

CRAWLSPACE OBSERVATIONS

The crawlspace was an open-earth type with no vapor barrier installed. It is recommended to install a vapor barrier or, at a minimum, run a dehumidifier in the crawlspace to reduce moisture migration from the soil into the home. For optimal results, a total encapsulation of the crawlspace is the best recommendation to fully manage moisture and improve the overall condition of the space. However, this would be a significant expense to undertake.

Additional issues noted in the crawlspace include:

- **Insulation:** Multiple sections of insulation were missing or not properly secured to the underside of the crawlspace ceiling. Properly reinstalling and strapping the insulation is recommended to ensure consistent thermal performance.
- **Efflorescence and Moisture Intrusion:** Minor efflorescence was observed, indicating moisture movement through the foundation. In the southeast (front right) corner of the crawlspace, evidence of water intrusion was noted, likely originating from above grade. However, due to the confined nature of the crawlspace, the exact source could not be determined.
- **Foundation Crack:** A significant crack in the foundation was observed on the interior of the crawlspace. This is consistent with other foundation concerns noted in this report and is documented in the accompanying photos for reference.

These findings indicate a need for moisture management improvements and further evaluation to ensure the long-term stability and condition of the crawlspace and foundation.



Insulation Voids



Moisture from corner



Drooping insulation + evidence of modern joists & clips



Foundation crack



Minor efflorescence

5: PLUMBING

Information

Supply Piping Material

Polyethylene

Drain Waste and Vent Piping Material

ABS, Metal, Cast Iron

Distribution Piping Material

Copper, Pex

Location of Hot water tank

Utility Room

Water Heater Fuel Source/Type

Natural Gas

Age of water heater(s)

Less than 1 year old

Location of Main Water Shut off + Photo

Utility Room/ Crawl

The valve is not operated to test its functionality.

Main Gas Shut-off Location

Gas Meter, Right side of home

Location of Sump pump

Utility Room/ Crawlspace

Limitations

General / Limitations

ITEMS EXCLUDED FROM INSPECTION

performance of floor drains, Isolating/relief valves & main shut-off valve, Concealed plumbing, Tub/sink overflows, Washing Machines/ Appliances

General / Limitations

SCOPE OF FIXTURES

Water is flowed for approximately 60 seconds at sinks and shower drains during inspection. Please note that this will not confirm the absence of blockages downstream, beyond the immediate fixtures tested. Subgrade sanitary piping is not visible and therefor is beyond the scope of this inspection.

General / Limitations

SUPPLY SOURCE NOT DETERMINED

The source of the water supply is not determined as per the scope.

SUMP PUMP INSPECTION

The sump pump was not inspected as the cover was sealed and not readily accessible within the scope of this inspection. Further evaluation may be required if additional information about the sump pump's condition and functionality is needed.

Deficiencies

5.2.1 Drain, Waste, & Vent Systems

CAST IRON DRAIN WASTE PIPE



Significant Deficiency

The home features a cast iron drain waste pipe on the right side of the home that appears to be intended for sewer/ waste drainage. Due to its age, the pipe is past its expected service life, which could potentially raise concerns with insurance providers. It is recommended to consult a licensed plumber to determine whether this pipe is still in active use. If it is, replacing it may represent a considerable expense.

On a positive note, the majority of the home's drain, waste, and vent piping appears to have been updated to modern ABS materials, which are more durable and less prone to corrosion. This provides reassurance regarding the overall plumbing system's functionality, but the cast iron pipe should be evaluated to ensure no lingering issues remain.



Cast Iron Drain Waste pipe

SECOND-LEVEL BATHROOM OBSERVATIONS

The second-level bathroom exhibited several issues that should be noted:

- The bathroom door was unable to shut properly (noted in structure section as well).
- The sliding glass shower enclosure had loose hardware, and a piece of hardware was missing from the shower control.
- A bit of a sporadic shower wand.
- A scuff was observed in the basin.
- The toilet exhibited an overly aggressive flush, to the point where water splashed out during flushing.
- Fan didn't have power running to it so it wasn't operative at time of inspection

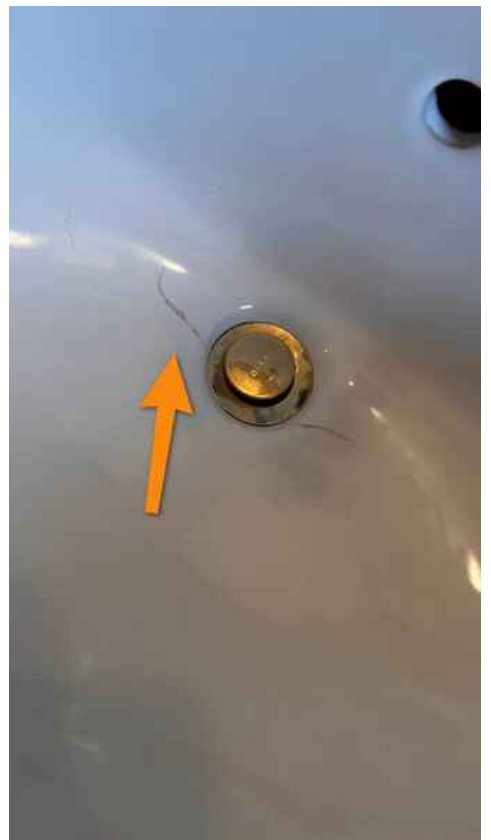
While these issues are not immediately urgent, addressing the door alignment, shower hardware, and toilet flushing mechanism will improve functionality and usability. Repairing the scuff in the shower basin is a cosmetic consideration to maintain its appearance.



Bathroom door wont close



Missing hardware



Basin scuffs



Loose handle



agressive flush



Sporadic Showerhead

5.4.2 Distribution Systems & Fixtures

WASHER HOSE RECOMMENDATION

It is recommended to upgrade the washer hoses to steel-braided hoses. Plastic hoses are more prone to leaks and ruptures, which can lead to significant water damage. Steel-braided hoses provide greater durability and reliability, reducing the risk of failure.

 Marginal Defect



Upgrade to steel braided hoses

TUB STOPPER ADJUSTMENT

The tub stopper in the master bathroom on the second level requires adjustment to function properly. Addressing this minor issue will ensure the stopper operates as intended for efficient use of the tub.

BURIED OIL TANK

Due to the age of the property, it is recommended to confirm whether an oil tank scan has been conducted. While the realtor mentioned that a tank was recently removed, it is crucial to obtain documentation before subject removal and results of the scan to verify this. Additionally, it is important to ensure that the entire property has been thoroughly scanned for any remaining or previously unreported tanks. Proper documentation will help provide clarity and mitigate potential future concerns related to underground oil tanks.

6: ELECTRICAL

Information

Service Size (amperage) *
125 amps, 120/240V

Main Panel/ Main disconnect Location *
Utility Room

Distribution Wire Material and Type *
Copper - non-metallic sheathed, Copper Stranded, Aluminum Stranded

Circuit Interrupters GFCI(ground fault) /AFCI (arc fault) *
GFCI's Present, AFCI's Present

Smoke and Carbon Monoxide Detectors *
Smoke alarms present (not tested), CO alarms present (not tested)

Room For Additional Breakers in Panel?
No

Service Entrance and Location
Overhead, Left side

Panel Type
Circuit Breaker

Sub Panel Location
Utility Room

System Grounding Material and Type
Copper- ground method not visible

Limitations

General / Limitations

INSPECTION LIMITED/ PREVENTED BY

Storage, Insulation, Power was off in some areas, AFCIs (Arc Fault Circuit Interrupters) are not tested in a home that is occupied or where testing may cause damage. These should be tested monthly by the homeowner., Finished Areas

General / Limitations

CIRCUIT LABELS

The accuracy of the circuit index (panel labels) was not verified

General / Limitations

SYSTEM GROUND

Quality of ground not determined

ELECTRICAL POWER

Some areas of the home were without power at the time of the inspection, which may coincide with some of the conditions noted in this report. The realtor attempted to reset the breaker, but it immediately tripped again. As per inspection protocol, breakers were not handled to avoid interfering with potentially unknown electrical issues. The realtor has indicated that this problem will be addressed. Further evaluation by a licensed electrician is recommended to determine and resolve the cause of the power loss.

Deficiencies

ELECTRICAL PANEL OBSERVATIONS

The main electrical panel was observed to have an unprotected opening, which compromises its ability to contain a fire in the event of an electrical issue. It is recommended to have this opening properly sealed. Additionally, the panel appeared quite crowded, which may limit space for future circuit additions and warrants attention during any electrical updates.

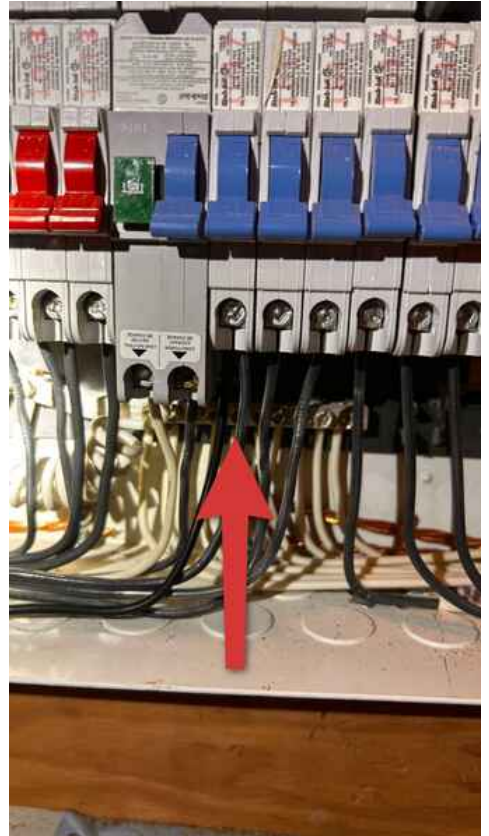
The sub-panel next to the main panel exhibited a double-tap connection, a condition where two wires are connected to a single breaker terminal that is not designed for it. This should be corrected to ensure safe operation. Furthermore, one of the sub-panel cover screws was unable to latch securely into its screw hole, leaving the cover incompletely fastened. It is recommended to have these issues addressed by a licensed electrician to ensure the safety and functionality of the electrical system.



Panel screw wont latch



Double tapped neutral (may be ok, depends on panel specs)



Double tapped breaker



Unprotected opening/ missing knockout



Sub panel photo



Panel photo

GARAGE ELECTRICAL OBSERVATION

The garage appears to be powered by an unarmoured electrical conductor running outside, which does not meet current safety standards. It is recommended to replace this with either a conduit or BX cable to provide proper protection and compliance. Additionally, the size of the conductor suggests that the garage may have a limited power supply, which could restrict the use of certain electrical equipment or appliances. Consulting a licensed electrician is advised to address these issues and ensure the electrical system in the garage is safe and adequate for its intended use.



Conductor needs to be BX (protected)
or in conduit

Conductor needs to be in conduit

SMOKE AND CARBON MONOXIDE DETECTORS

It is important to note that smoke detectors should be installed in each room and living space, as well as carbon monoxide detectors on every floor and near appliances that emit CO. These detectors can help ensure the safety of occupants by providing early warning in case of fire or the presence of dangerous levels of carbon monoxide. It is recommended to test these detectors regularly and replace batteries as needed to ensure they are functioning properly. This is a life safety issue.

7: INTERIOR

Information

Window Construction*

Casement, Double-hung, Single-hung, Vinyl, Wood, Fixed Glazing

Major Floor Finishes*

Carpet, Hardwood, Tile

Major Wall Finishes

Plaster/Drywall, Paneling, Wallpaper

Major Ceiling Finishes*

Plaster/drywall

Door Material/Type

Wood, Pocket, Hinged

Window Glazing

Single Glazed, Double Glazed

Limitations

General / Limitations

COSMETIC DEFICIENCIES

Cosmetic damage and/or deficiencies to wall, floor, and/or ceiling surfaces were present in area(s) of the home. If these areas are of concern, appropriate tradespeople should be contacted for repairs as needed. Cosmetic deficiencies are not included in a home inspection, and if any reference(s) are present, these should be viewed as a courtesy and not a listing of every occurrence present.

Deficiencies

7.1.1 Doors

FRENCH DOOR CONDITION IN KITCHEN AREA



Maintenance Item/ Aesthetic

The French door leading to the kitchen area was observed to have one fully functional door, while the second door was somewhat difficult to latch securely. Although it did eventually close, it may require minor adjustment for smoother operation. This is noted for awareness and does not pose an immediate concern.



French Door may need adjusting

POCKET DOOR LOOSE HARDWARE



Maintenance Item/ Aesthetic

The pocket door in the master bathroom has a loose piece of hardware. It is recommended to secure the hardware to ensure smooth operation and prevent further wear or damage.



Loose hardware



WINDOW CONDITION AND CONSIDERATIONS + FIRE EGRESS CONCERNS

The majority of the windows on the property appear to be original single-pane wood sash and frame windows, which, while characteristic of the home's age, are less energy-efficient compared to modern windows. Some windows function well, with updated hardware, but others were noted to be sticky, which could raise concerns about egress, particularly if the rooms are intended to be used as bedrooms.

While the windows are generally operational, their age is an important consideration for future maintenance or replacement. Replacing all the windows would be a significant expense, and updating them in a home built in 1913 could introduce ventilation challenges. Older homes were designed with less airtight construction, allowing for natural ventilation, and installing modern, sealed windows may impact moisture control and airflow within the home. It's recommended to be mindful of these factors when considering any updates, ensuring any replacements are balanced with proper ventilation solutions.



Original Windows (single pane)



Some windows difficult to operate

COSMETIC OBSERVATIONS

Various cosmetic issues were noted throughout the home, which are beyond the typical scope of a home inspection. These include several bulges in the wallpaper, cracks in some of the paneling in the dining room, and other minor imperfections. While not all cosmetic deficiencies were documented, these observations are provided to give a general sense of the home's condition. Addressing these issues is optional and primarily a matter of personal preference and aesthetics.



Wallpaper bubbling



Cracked paneling

**CHIMNEY CAP IN SECOND-LEVEL
BEDROOM/STUDY**

In the second-level bedroom/study, a pie tin was observed along one of the walls, which is typically indicative of a capped-off old chimney. The pie tin was not properly sealed, allowing soot and remnants of previous chimney material to escape. It is recommended to properly seal this area to prevent further debris from coming through and to maintain a clean and safe environment in the room.



Seal chimney properly

**CEILING CONDITION IN BEDROOM/STUDY**

The ceiling in one of the bedrooms or the study displayed areas of peeling and cracked plaster. This appears to be a cosmetic issue typical of older homes. Repairing the affected areas is recommended to restore the room's appearance and prevent further deterioration.



Cracked plaster



Plaster Falling

EVIDENCE OF PESTS AND INSECT NESTS

During the inspection, several wasp or insect nests were discovered, including a large nest on the rear portion of the side entry to the attic and another sizable nest in the crawlspace. Additionally, what appeared to be raccoon droppings were observed on the roof connecting the garage and the main portion of the home, and rat droppings were found inside the garage.

These findings indicate potential pest activity in and around the property. It is recommended to engage a professional pest control service to address the insect nests, assess the extent of rodent and raccoon activity, and remove any droppings safely. Further, sealing any potential entry points and maintaining a clean exterior environment will help deter future infestations.



Wasp nest in attic



Rodent droppings in garage



Wasp nest in crawlspace



Possible racoon droppings on roof

8: HEATING VENTILATION AND COOLING (HVAC) SYSTEMS

Information

System Type

Electric Baseboard, Electric Wall Heater, Electric Fire Place, Mid-Efficiency Gas Fired Forced Air Furnace

Heat System Energy Source

Electric, Natural Gas

Combustion Air Source

Outside, Make up air duct with fan

Exhaust Venting Method

Induced Draft

Chimney/ Venting Material

Masonry

Ductwork

Non-insulated

Deficiencies

8.1.1 Equipment

NEEDS SERVICING/CLEANING

Maintenance Item/ Aesthetic

Furnace should be cleaned and serviced upon possession and should have scheduled maintenance following. Recommend a qualified HVAC contractor clean and service the furnace to maximize efficiency.

FURNACE FILTER RECOMMENDATION

The furnace was equipped with an improper filter that appeared to be curling into the blower compartment. This may interfere with the blower's operation and reduce the system's efficiency. It is recommended to replace the filter with a properly fitted 3M or equivalent high-quality filter. Regular replacement as needed will ensure optimal performance and prevent potential damage to the blower.



Upgrade filter and change regularly



Filter interfering with furnace blower

9: FIREPLACE

Information

Fuel Source

Gas, Wood

Chimney/ Venting Material

Metal into masonry

Limitations

General / Limitations

WOOD STOVE NOT TESTED

As per scope the wood stove was not tested with a live fire.

Deficiencies

9.1.1 Service/Inspection

SERVICE GAS FIREPLACE



Maintenance Item/ Aesthetic

Gas fireplace was operational at the time of inspection. However, it is recommended to have it professionally serviced upon possession to ensure optimal performance and safety.



Service Fireplace

WETT INSPECTION REQUIRED PRIOR TO USE

The fireplace insert or firewood-burning fireplace in the dining room will require a WET (Wood Energy Technology Transfer) inspection if the homeowners intend to use it. Until it is inspected and deemed safe, it is not recommended for use. Additionally, given the likely inefficiency of the fireplace due to its age and design, homeowners may want to consider whether it aligns with their heating and energy needs before investing in any necessary upgrades or repairs.



Significant Deficiency



WETT inspection required before use

10: UNFINISHED SPACE INSULATION & HOME VENTILATION

Information

Type of vapour barriers in unfinished spaces *

Kraft Building Paper in attic

Insulation Type/ Material(s)

Batt, Fiberglass, Loose-fill, Vermiculite

Attic Intake Ventilation Method

Box Vents

Attic Exhaust Ventilation Method

Box Vents

House Mechanical Ventilation System

N/A

Bathroom Exhaust Fans

Fan Only, Vented to Exterior

Kitchen Exhaust Fans

Vented to Exterior

Method used to Inspect Attic

Viewed from hatch

Attic Access Location

3rd Level Ceiling & North and South Side Hatches

Deficiencies



ASBESTOS PRESENCE IN THE HOME

Two instances of asbestos-containing materials were identified in the home. In the attic space, vermiculite insulation was noted beneath the updated blown-in insulation. Additionally, some old asbestos tape was observed on the ducting in the utility room.

While asbestos is a product associated with health risks when disturbed, it poses no immediate danger if left intact and undisturbed. It is important to be aware of its presence, particularly if major renovations are planned in these areas. In such cases, proper precautions, including professional removal or containment, should be undertaken to ensure safety. Otherwise, the asbestos-containing materials can remain as they are without issue.



Ducting has asbestos tape



Vermiculite insulation contains asbestos



INSULATION OBSERVATION IN REAR ATTIC

In the rear portion of the attic, particularly on the side of the home, a low spot or valley in the insulation was observed. This may be due to wind washing or previous work done in the area where the insulation was not replaced evenly. This is not a significant concern, but it is recommended to redistribute or "fluff" the insulation to restore consistent coverage, ensuring optimal thermal performance.



Displaced Insulation



DRYER VENT RECOMMENDATION

The material connecting the dryer to the vent is corrugated non-metallic, which can encourage lint buildup and clogging. Upgrading this connection to a smooth, metallic material is recommended to reduce the risk of blockages, improve airflow, and enhance safety by minimizing the risk of fire. Additionally, it is advised to clean out the dryer vent that leads to the exterior upon possession and establish an annual cleaning routine to further reduce fire risks and maintain efficient dryer operation.



Upgrade to smooth metallic and establish annual cleaning schedule