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WATCHTOWER HOME INSPECTIONS

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RESIDENTIAL REPORT

[redacted]

APRIL 4, 2024

Inspector
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[redacted]

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1: INSPECTION DETAILS

Information

In Attendance
Client, Home Owner, Client's Agent

Occupancy
Furnished, Occupied

Temperature (approximate)
7 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.

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.

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.

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)

Homes built prior to 1990 may contain materials that are now considered 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.

2: EXTERIOR

Information

Inspection Method*
Visual, From Grade, Camera pole

Siding Material*
Wood

Outdoor Structures
Deck, Walkway Structure Leading to Dock

Outdoor Material
Wood

Soffit Finishes
Perforated, Aluminium, Wood

Exterior Door Material/Type
Sliding Glass, Metal Clad

Driveway Material
Asphalt, Wood decking

Walkway Leading to Dwelling Entrance
Concrete, Tile, Wood

Fascia Materials/ Finishes
Wood, Aluminium

Surface Grading
Site is on ocean gravel, Steep and on Piers

Roof Water Discharge
Below Grade

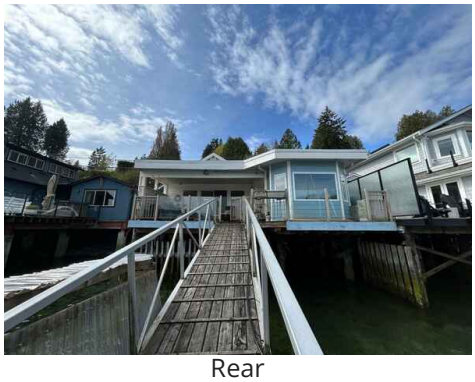
Above Grade Risers or Stand pipes Materials
PVC

Lot Surface, Stairwell or Driveway drains
Present

Photos


Front


Right side


Rear


Rear/right

Limitations

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.

General / Limitations

UNABLE TO DETERMINE SOIL CHARACTERISTICS AROUND HOME

Since the inspection is purely visual, there is no way to determine the characteristics of the soil/gravel 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.

Vegetation, Grading, Drainage & Retaining Walls (Information)

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.

Decks, Balconies, Porches & Steps

DECK INSPECTION LIMITATION DUE TO OBSTRUCTIONS

During the inspection, the deck was observed to be heavily laden with storage items, furniture, and area rugs, which limited the ability to thoroughly inspect every aspect of the deck's surface, structure, and condition. These obstructions restrict a comprehensive evaluation, potentially concealing areas of wear, damage, or deterioration that could require attention or repair. It is recommended to clear the deck of these items in the future to allow for a full assessment and to ensure the maintenance and integrity of the deck's structure and surface.

Decks, Balconies, Porches & Steps

DOCK INSPECTION NOT CONDUCTED

The dock attached to the property was not included in the scope of this inspection. This area may require a separate evaluation by a qualified professional experienced with marine structures to assess its condition and safety.

Deficiencies

2.1.1 Siding, Flashing & Trim

Significant Deficiency

SIDING DAMAGED THROUGHOUT

Deterioration and rot have been observed on the siding throughout various exterior areas of the home, raising concerns about moisture infiltration into the wall system. This condition could lead to further structural damage and may attract pests. It is advisable to consult with a siding contractor to assess the extent of the damage and consider repairs or replacement. For those concerned about potential expenses, obtaining a quote before closing can help in budget planning. Ideally, any necessary work should be scheduled upon possession of the home to ensure the property's exterior is adequately protected against future damage.

Siding boards showing signs of rot

Soft wood noted near car park area

Severe Rot on Right lower siding

2.1.2 Siding, Flashing & Trim

Recommendation

ATTIC LIGHT PENETRATION DUE TO SIDING ISSUES

During the inspection, sections of the attic were observed to have light coming through on both the face and back of the house, suggesting potential issues with the siding. Light penetration in these areas typically indicates gaps or deterioration in the siding, which could lead to water intrusion, pest entry, and compromised insulation. It is crucial to address these siding vulnerabilities promptly to prevent further damage to the home's structure and interior. A thorough evaluation and repair of the siding by a professional upon possession are recommended to ensure the home's exterior is properly sealed and protected.

Penetration of light near gable vents

2.2.1 Decks, Balconies, Porches & Steps

Recommendation

MISSING FLASHING AT DECK-HOME CONNECTION

There was no flashing observed at the connection between the back deck and the home. Flashing is crucial in this area to prevent water from infiltrating the space between the deck and the house, which can lead to structural damage over time. It's recommended to have a professional install appropriate flashing to ensure the longevity of both the home and deck by preventing potential water damage and wood rot.

No flashing observed

Missing flashing underneath deck, will lead to water ingress of the insulation assembly

2.2.2 Decks, Balconies, Porches & Steps

Significant Deficiency

DECK AND WALKWAY STRUCTURAL/BUILD CONCERNS

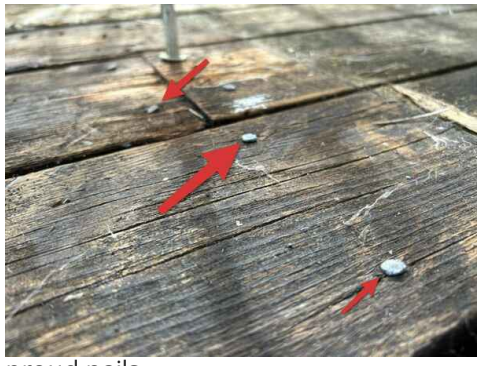
While the deck structure itself appears to have been constructed with greater care than the rest of the home's foundation, it still relies on the same piers and foundation also noted in this report for their deteriorating condition. Additionally, signs of wear are evident on many of the deck boards, and there are instances of protruding (proud) nails that pose a safety hazard. Notably, a section of the deck is totally missing its railing, temporarily replaced by a doggy gate, which does not provide adequate safety or support and poses a significant safety hazard.

Further compounding these concerns is the walkway structure leading to the dock, which presents a significant safety risk. A large gap at the transition point requires careful navigation, and the walkway's connection to the deck is questionable—it is only fastened to the rim joist with an additional 2x8 support behind it, contributing to the walkway's instability. This makeshift solution does not appear to offer the stability or safety required for such a structure.

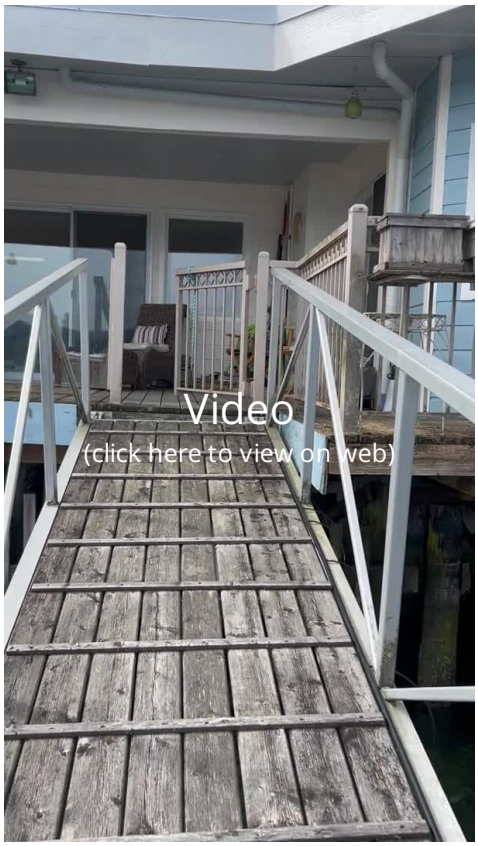
Given the array of issues, from the reliance on a compromised foundation to the makeshift safety measures and structural instability, it is strongly advised to have these outdoor structures thoroughly assessed by a professional. Corrective actions, including proper railing installation, securing or replacing deteriorated deck boards, addressing the proud nails, and ensuring the stability and safe attachment of the walkway to the deck, are imperative. Taking these steps will enhance the safety, functionality, and longevity of the deck and walkway, making them secure for use. It is advised that children are not allowed on the deck until all these concerns are addressed.


Wearing deck boards


Missing gate replaced by doggy gate


proud nails


Large gap to walkway (fall hazard)




Hardware insufficiencies for walkway

2.2.3 Decks, Balconies, Porches & Steps

DECK RAIL MOUNTING ISSUES

Recommendation

The deck railing is mounted directly onto the deck's surface, creating a vulnerability to accelerated deterioration from water ingress around the hardware. This configuration facilitates the collection of water, promoting wood rot and potentially undermining the railing's stability. To counteract this, applying mastic to the railing's hardware is advised. This action will serve as a waterproof barrier, significantly reducing water ingress and helping preserve the wood's integrity, thereby prolonging the railing's lifespan and maintaining its stability.

Hardware drilled into surface

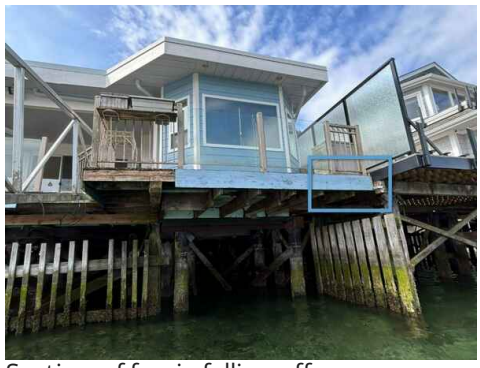
Apply mastic to hardware to prolong, and fix deck boards to secure gate

2.2.4 Decks, Balconies, Porches & Steps

Maintenance Item/ Aesthetic

DECK FASCIA SPLITTING

The aesthetic fascia board on the deck is exhibiting splitting, indicating potential weather-related wear or material deterioration. While primarily a cosmetic concern, if left unaddressed, it could lead to further damage or moisture ingress. Addressing this issue promptly by repairing or replacing the split fascia will maintain the deck's appearance and integrity.



Section of fascia falling off

2.2.5 Decks, Balconies, Porches & Steps

Recommendation

DECK GATE ALIGNMENT AND STABILITY ISSUE

The deck gate is currently out of alignment due to mounting issues, resulting in sections that are wobbling and lack sturdiness. This condition not only affects the functionality and safety of the gate but also poses a risk of further damage if not promptly addressed. Correcting the mounting and ensuring the gate is securely fastened will restore its proper alignment and stability, enhancing the deck's overall safety and usability.

Gate and latch out of alignment

2.5.1 Eaves, Soffits & Fascia

Recommendation

FASCIA BOARD ROT

Throughout the home's exterior, rot has been identified multiple fascia boards. This deterioration can compromise the home's structural integrity, aesthetics and lead to further damage if not addressed promptly. To maintain the property's condition and prevent additional issues, such as water ingress into the roof or attic space or further rot, replacing or repairing the damaged fascia boards is recommended upon taking possession of the home.

Very rotted fascia

2.6.1 Grading and Lot Surfaces

Recommendation

NEGATIVE GRADE TOWARDS HOME ENTRANCE

The front entrance exhibits a low threshold with negative grading directing towards it, highlighting the importance of the existing drainage system. The drain positioned here is essential for preventing water ingress into the home, particularly during heavy rainfall. Its efficiency in diverting water away from the entrance is crucial in safeguarding the interior against potential water damage.

It's advisable to discuss with the seller how the front entrance and its drainage perform under intense rain conditions. This conversation can shed light on any past issues with water pooling or entry and confirm the drain's capacity to handle significant rainfall. Ensuring that this drain is functioning correctly is key to maintaining the home's integrity and preventing moisture-related problems at the front entrance.

Grade towards home and low threshold on entry door

3: ROOF

Information

Covering Material*
Wood, Torch on Modified Bitumen

Inspection Method*
From Eaves, Walked on roof, Camera pole

Gutter Material
Aluminum

Chimney Construction
Site Built Masonry

Flashing Material
Aluminum

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.

General / Limitations

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

3.1.1 Coverings

EXTENSIVE ROOF MAINTENANCE REQUIRED (WOOD SHAKE PORTION)

Significant Deficiency

The wood shake roof of the home exhibits significant wear and damage, including cupping and splitted shakes, lifted shakes, missing shakes, and multiple damaged ridge sections. While wood roofs are renowned for their durability and longevity with proper care and maintenance, the current state of this roof indicates neglect and necessitates extensive maintenance to restore its condition and functionality. The observed damage points to potential underlying issues that could compromise the home's defense against the elements.

Given the extensive nature of the required repairs, it is strongly advised to have this roof thoroughly assessed by a roofing professional who specializes in wood shingle/shake roofs. Such an assessment will not only provide a detailed overview of the necessary repairs but also offer insight into the ongoing maintenance needed to prolong the roof's lifespan. It's essential to address these concerns promptly upon taking possession of the home to avoid further deterioration and potential leaks.

Considering the potential for significant repair costs, obtaining a detailed quote before closing could be invaluable for budget planning. This preemptive step will enable a more informed decision-making process regarding the property purchase and help in allocating funds appropriately for the roof's restoration and future upkeep.


Multiple sections are cupping and lifting

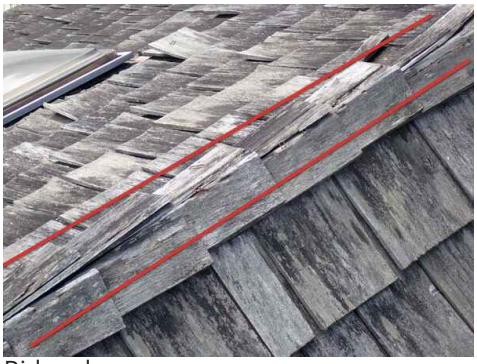

Multiple split shakes throughout


Lifted and split shakes


Broken loose and missing sections


Voids and deteriorated flashings throughout


Ridge line damaged


Ridge damage

3.1.2 Coverings

Significant Deficiency

MODIFIED BITUMEN ROOF REQUIRES MAINTENANCE

The modified bitumen section of the roof shows significant wear, notably alligatoring—a pattern of cracks indicating aging—and pooling, where water collects due to poor drainage, risking leaks and structural damage. Soft spots suggest potential deck damage beneath.

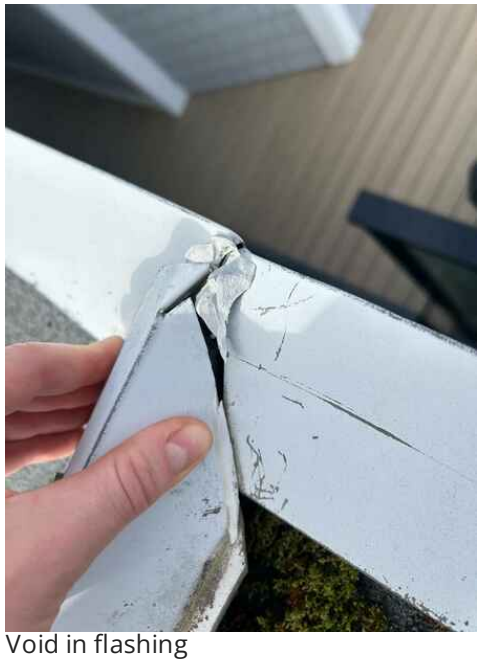
Compromised flashing, with missing or rusted hardware, especially near the skylight, exacerbates leak risks.

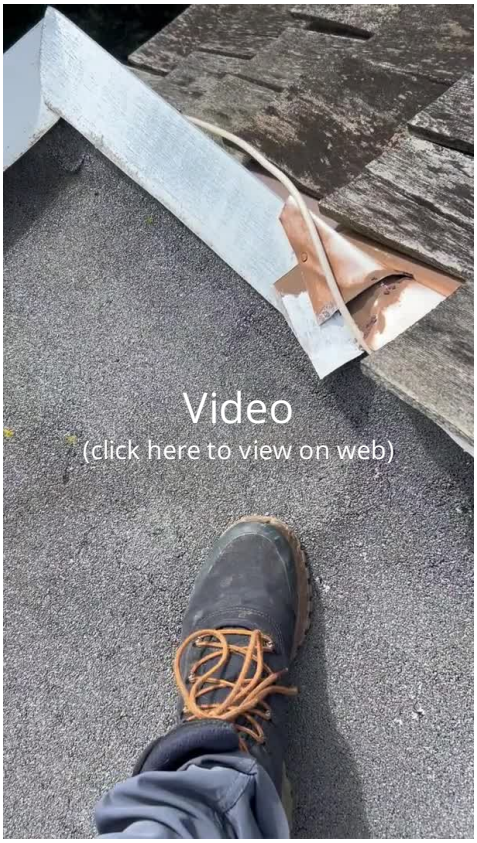
Immediate evaluation and repair by a professional familiar with modified bitumen roofing are crucial. Homeowners should understand that alligatoring and pooling signify serious issues that need prompt attention to prevent further damage.

Before closing, obtaining a repair estimate is wise for budget planning, ensuring the roof's integrity and the home's value are maintained.


Split material on skylight curb


Rusted exposed hardware


Void in flashing




Exposed hardware on skylight, evidence of water pooling


Pooling evidence = Drainage issues


Extensive alligatoring

3.4.1 Skylights, Chimneys & Other Roof Penetrations

Maintenance Item/ Aesthetic

SKYLIGHT MAINTENANCE AND INSTALLATION TECHNIQUES

During the inspection, the skylights exhibited no signs of leakage, which is positive. However, it's important to note the variance in their installation techniques, which could impact future maintenance needs. One skylight is well-constructed on a site-built curb, offering a robust seal against water intrusion. In contrast, another is installed almost flush with the roof surface, making its step flashing less visible and potentially more susceptible to issues if not properly maintained.

Maintaining all skylights, including the two additional ones located on the modified bitumen section of the roof, is crucial for their longevity and effectiveness. The skylights on the mod-bit section, previously noted for lacking mastic on the hardware, particularly underscore the need for regular checks and upkeep. Consistent maintenance is key to ensuring these features remain leak-free and continue to enhance the home's natural lighting without causing water damage concerns. Regular inspection and prompt repair of seals, flashing, and hardware can prevent future issues, safeguarding the integrity of both the skylights and the roof.


evidence of pooling on skylight


Maintenance is key for longevity


Skylight nearly flush with roof surface

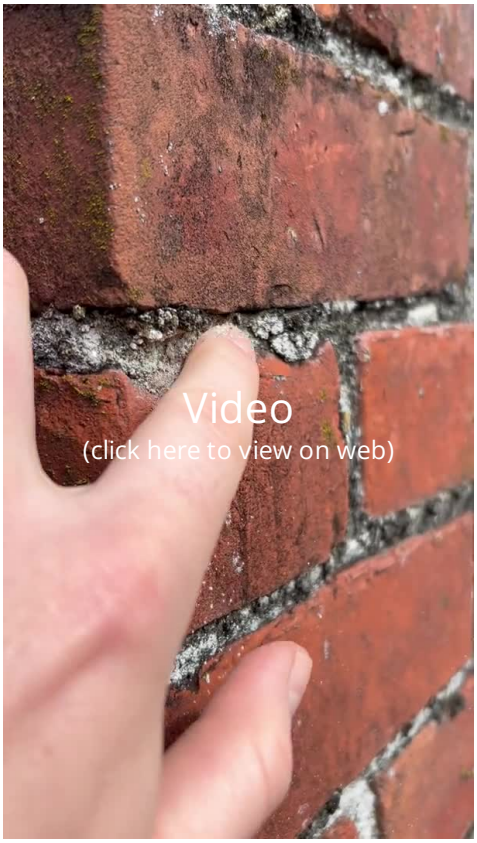

Skylight built on curb

3.4.2 Skylights, Chimneys & Other Roof Penetrations

Significant Deficiency

CHIMNEY REPAIRS AND CAP REPLACEMENT NEEDED

The chimney exhibits signs of spalling and deteriorating mortar, indicating a need for repointing to restore its structural integrity and prevent further damage. Additionally, the current chimney cap is virtually non-existent, likely allowing significant water ingress, which can lead to internal damage and potential leakage into the home. It's crucial to address these issues promptly by engaging a professional to repoint the chimney and install a new, durable cap. These steps will not only prevent water damage but also ensure the chimney's safety and functionality. Hidden damage is possible. Advised to obtain a quote before close.




Repoint of morter and possible rebuild needed


Spalling of bricks


Missing cap and serious voids


Missing cap increasing water ingress

4: STRUCTURE & FOUNDATION

Information

Foundation Material*
Wood Piers in Concrete footings

Exterior Wall Construction*
Wood Beams, Wood Stud

Floor Construction*
Wood Beams, Wood Joists

Roof and Ceiling framing*
Rafters

Inspection Method*
Attic Access, Visual, From hatch

Configuration
Piers

Method used to Inspect Crawlspace
N/A

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

70%

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

4.1.1 Foundation

Significant Deficiency

URGENT ASSESSMENT OF MARINE CONSTRUCTION (PIERS) REQUIRED

The home, significantly constructed on piers over an oceanic rocky beach, presents multiple structural concerns that necessitate immediate attention from a specialist.

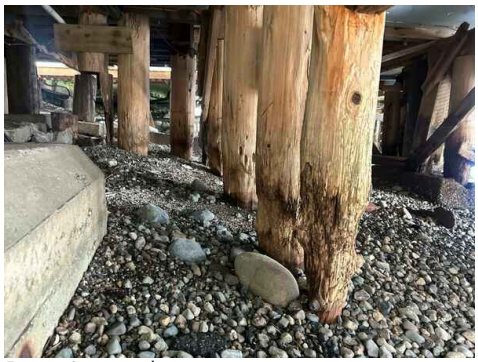
Several piers and pillars are exhibiting rot at the points where they meet their footings, a condition that compromises their stability and integrity. Additionally, numerous footings are either being undermined by the environment or show extensive signs of deterioration, further accentuating the potential risk to the home's safety and durability. Observations also revealed that a few posts are noticeably out of plumb, multiple posts using shims, or have significant space between the surface and beam, indicating uneven settling or shifting that could affect the structure's overall balance.

Compounding these issues, the concrete slab that underpins a portion of the house is experiencing undermining effects, which could lead to significant structural failures if left unaddressed. Furthermore, there are beams with inadequate overhang, currently one only secured by a joist hanger, a method that may not provide sufficient long-term support given the environmental challenges posed by the marine setting.

While there are indications of attempts to shore up the existing piers and sistering of joists/ beams and additional piers added throughout the years, the plethora of red flags observed underscores the critical need for a comprehensive assessment by a structural engineer or an expert in marine construction. This specialized evaluation is essential not only to determine the full extent of the structural concerns but also to devise a remediation plan that ensures the home's safety and longevity. Given the complexity and potential hazards associated with the home's unique construction environment, securing expert advice will be crucial in addressing the identified issues effectively and confirming the structure's stability for the future.

Obtain quote before closing.

Undermined footing



Deteriorated posts

Severely rotten posts in degraded footings

Shims used over post log in a deteriorated footing


Severe rotted support post in disappearing footing


Improper building practices, Log to shim to log to shim


Beam used with joist hangar, insufficient end bearing

4.2.1 Floor Structure

Recommendation

FLOOR DISPLACEMENT THROUGHOUT LIVING SPACE

Floor displacement observed throughout the living area suggests underlying foundation or subfloor issues, such as settling or moisture damage, which could affect the home's structure and safety. A structural specialist's examination is crucial to pinpoint the exact cause and determine the necessary repairs. Addressing this promptly will help ensure the home's stability and prevent further damage, maintaining its safety and value.

Section of home is obviously displaced inside

Floor not level in short span

4.3.1 Wall Structure

Recommendation

GUEST BEDROOM WALL CRACKING

Moderate to severe cracking observed on the guest bedroom wall and cubby area indicates potential structural stress or foundation issues. These cracks necessitate an urgent evaluation by a structural engineer to assess their severity and underlying causes. Timely intervention is essential to address any structural concerns, ensuring the safety and integrity of the space.

4.4.1 Ceiling Structure

Significant Deficiency

IRREGULAR RAFTER SPACING AND SKYLIGHT MODIFICATION

The attic inspection revealed irregular spacing between the rafters, with noticeable variation throughout. Additionally, in the front portion of the home, it appears that rafters were removed to accommodate a skylight installation. Efforts have been made to redistribute the load to a new wood member in lieu of the removed rafters. However, given the structural implications of such modifications, it is essential to have these changes assessed by a structural engineer. This professional evaluation will determine if the current approach adequately supports the roof's load and complies with building standards, ensuring the home's structural integrity and safety.


Rafters taken out and attempted replaced load


Irregularly spaced rafters

4.4.2 Ceiling Structure

SAGGING BEAM ABOVE BACK DECK

Significant Deficiency

The beam supporting the rear portion of the roof above the back deck shows significant sagging at time of inspection. This is a structural concern and requires assessment by a structural engineer before the close of the sale to determine the cause and necessary corrective measures.


Beam has obvious sag

5: PLUMBING

Information

Supply Piping Material
Unknown

Drain Waste and Vent Piping Material
ABS, Metal

Distribution Piping Material
Copper, Pex

Location of Hot water tank
Exterior utility room/closet

Water Heater Fuel Source/Type
Electric

Age of water heater(s)
16 years

Location of Main Water Shut off + Photo
Main Bathroom behind toilet (unconfirmed)

The valve is not operated to test its functionality.

Main Gas Shut-off Location
Gas Meter, Right side of home

Location of Sump pump
N/A

Manufacturer
Giant

It is recommended flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

Main Water Shut-off : Water shut off (not confirmed)

It is suspected that the main water shut off for the home in behind the guest bathroom toilet, but it cannot be confirmed to be the actual main water shut off and therefore cannot confirm the supply piping material. The amount of storage in the home may be concealing other main plumbing lines. Engage a plumber to gain essential knowledge of the homes plumbing upon possession.

Possible main water shut off

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.

Deficiencies

5.1.1 Main Water Shut-off

Maintenance Item/ Aesthetic

PRESSURE REDUCING VALVE NOT VISIBLE

No pressure reducing valve (PRV) visible - We advise to hire a plumbing contractor to add a PRV to protect fixtures, faucets and appliances from excess water pressure, which may shorten the life of fixtures, appliances, and increase the risk of leaks. Time frame: upon possession.

5.2.1 Drain, Waste, & Vent Systems

Recommendation

DISHWASHER DRAIN HOSE TOO LOW/ INADEQUATE AIR GAP

The dishwasher drain hose is positioned too low under the sink, posing a risk of backflow into the dishwasher. This setup can lead to contaminated water returning to the dishwasher, potentially affecting the appliance's performance, hygiene and dirty water mixing with potable. To prevent backflow, the drain hose should be looped to a higher point under the sink before connecting to the drainage system, creating a high loop that prevents backflow. Adjusting the hose's placement or installing an air gap device is recommended to ensure proper drainage and maintain the dishwasher's efficiency and cleanliness.

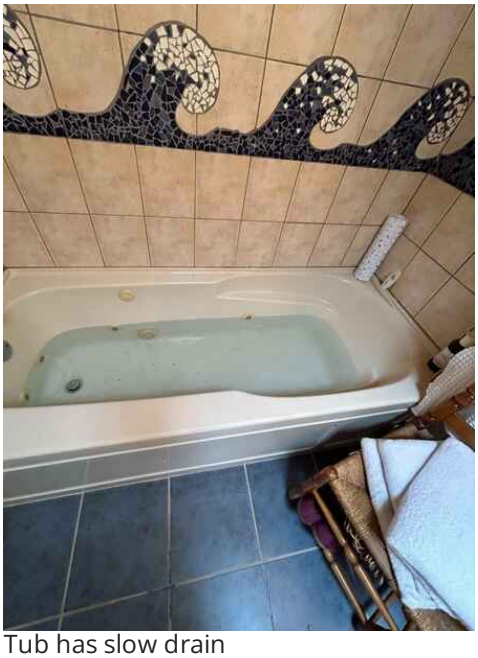
Hose should be fixed higher to prevent backflow of waste water

5.2.2 Drain, Waste, & Vent Systems

Maintenance Item/ Aesthetic

SLOW DRAINAGE IN MASTER BATHTUB

The master bathtub exhibits slow drainage, indicating a potential blockage or plumbing issue. A professional cleaning or plumbing inspection is recommended to restore efficient drainage upon possession.



Tub has slow drain

5.3.1 Distribution Systems & Fixtures

Maintenance Item/ Aesthetic

HOSE BIBS NOT FROST RESISTANT

Hose bib at front of home is not winterized, which can increase the risk of water pipes freezing during colder months. It's recommended to upgrade these to frost-free hose bibs. This modification helps prevent freezing issues and potential water damage in the winter. Consider making this upgrade before cold weather sets in or upon possession.

5.3.2 Distribution Systems & Fixtures

Recommendation

GLASS SHOWER WALL LEAK

The glass wall of the shower appears to be leaking, allowing water to pass onto the other side of the glass. This issue can lead to water damage on the bathroom floor and potentially affect the surrounding areas if not promptly addressed. Sealing or repairing the glass wall, focusing on the areas where the seal may have failed, is recommended to prevent further leakage. In general keeping up with regular maintenance of the grout and caulking is recommend. A professional evaluation upon possession will determine the best course of action to ensure the shower is watertight and to avoid any long-term moisture problems.


Glass partition leaking


Needs caulking maintenance

5.3.3 Distribution Systems & Fixtures

MASTER BATHROOM CAULKING

Maintenance Item/ Aesthetic

The caulking in the master bathroom is cracked and has deteriorated, which could lead to water infiltration into adjacent surfaces, potentially causing damage to the tile and wall assembly or mold growth. Addressing this issue promptly by removing the old caulking and applying new, high-quality caulking upon possession will seal the gaps effectively, protecting the area from water damage and maintaining the bathroom's appearance and hygiene.


Missing caulk/ silicone

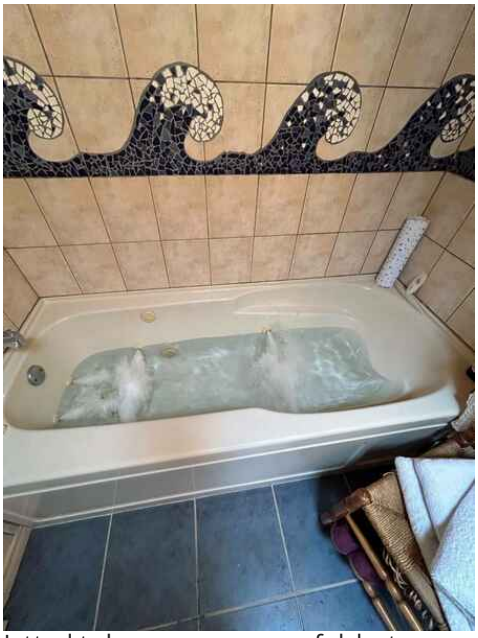

Re silicone upon possesion

5.3.4 Distribution Systems & Fixtures

JETTED TUB MAINTENANCE

Maintenance Item/ Aesthetic

The jetted tub in the master bathroom, while functional, should undergo a professional service and a deep clean upon taking possession. This maintenance ensures optimal performance, longevity and hygiene of the tub's jets.



Jetted tub was very powerful, but needs a deep clean

5.4.1 Hot Water Systems

Recommendation

NO EXPANSION TANK

No expansion tank was present. Expansion tanks allow for the thermal expansion of water in the pipes. These are required in certain areas for new installs. Recommend a qualified plumber evaluate and install upon getting a new tank.

Missing expansion tank

5.4.2 Hot Water Systems

Recommendation

SEISMIC STRAPS MISSING

Recommend upon possession a qualified professional to add seismic straps to secure the tank and to protect from plumbing damage during seismic movement. Typically, one strap at the top third of the tank, and one at the bottom third.

No seismic straps

5.4.3 Hot Water Systems

Significant Deficiency

WATER HEATER PAST LIFE EXPECTANCY

The water heater in the home dates back to 2007/2008. Given the typical lifespan of water heaters ranges from 7-10 years, this unit is at the end of its effective service life. Ageing water heaters can become less efficient, more prone to breakdowns, and may even pose a risk of leaks or water damage. It's advisable to have a qualified professional assess its current condition and consider planning for its replacement to ensure reliable and efficient hot water supply in the home.

Water heater well past life expectancy

5.5.1 Fuel Storage & Distribution Systems

Significant Deficiency

IMMEDIATE GAS LINE MAINTENANCE NEEDED

The gas line located underneath the home shows severe corrosion due to its marine environment, raising concerns about potential gas leaks. While the outdoor setting reduces the risk of explosion, it remains essential to address this issue promptly to ensure safety and uninterrupted gas service. Contact a certified professional immediately to inspect and repair the corroded gas line, preventing any potential hazards and maintaining a safe environment around the home.


Gas line corroded


Severe corrosion

6: ELECTRICAL

Information

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

Main Panel/ Main disconnect Location *
Laundry Room

Distribution Wire Material and Type *
Copper - non-metallic sheathed, Limited access

Circuit Interrupters GFCI(ground fault) /AFCI (arc fault) *
GFCI's Present, AFCI's Not present

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

Room For Additional Breakers in Panel?
Yes

Service Entrance and Location
Overhead, Left side

Panel Manufacturer
Cutler Hammer

Panel Type
Circuit Breaker

Panel Maximum Rating
125 amps

Sub Panel Location
N/A

System Grounding Material and Type
Not visible

Limitations

General / Limitations

INSPECTION LIMITED/ PREVENTED BY

Restricted access, Storage, Unable to remove panel cover

General / Limitations

CIRCUIT LABELS

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

General / Limitations

SYSTEM GROUND

Quality of ground not determined

General / Limitations

ELECTRICAL PANEL ACCESS LIMITED BY SHELVING

During the inspection, access to the electrical panel was significantly limited due to the presence of shelving obstructing the panel cover. This restriction prevented the removal of the cover and a detailed examination of the panel's interior components. Consequently, a comprehensive assessment of the electrical system's condition, including wiring and breaker status, could not be performed. It is recommended to have these obstructions removed for a complete evaluation by a licensed electrician to ensure the electrical system's safety and compliance with current standards.

General / Limitations

UNABLE TO DETERMINE IF POT LIGHTS ARE IC RATED

During the inspection, it was not possible to conclusively determine if the installed pot lights are IC (insulation contact) rated. Without verifying the IC rating, there's an uncertainty regarding the suitability of these lights for direct contact with insulation, which is crucial for fire safety and efficiency. Consider consulting with a qualified electrician to assess the pot lights. An electrician can verify their IC rating and ensure they are suitable for their current installation, especially if they are in contact with or close to insulation materials.

Deficiencies

6.1.1 Panels, Service Entrance and Main Disconnect

Significant Deficiency

ELECTRICAL SERVICE CAPACITY CONCERN

Access to the electrical panel was restricted during the inspection; however, it was noted that the main disconnect operates on a 40 amp breaker. Given the electrical demands of modern homes, which include various high-consumption appliances and devices, a 40 amp service may be insufficient. This limitation could hinder the efficient operation of multiple appliances simultaneously, potentially leading to system overloads.

Prospective buyers are advised to consult with a licensed electrician to evaluate the electrical system's capacity and explore the possibility of upgrading to a higher amperage to meet modern electrical demands. Upgrading the electrical service is a significant consideration, involving adjustments to the panel, wiring, and possibly the meter setup, to ensure safe and adequate power supply.

Inquiring about the cost of such upgrades is essential, as it can impact the overall investment in the property. Ensuring the electrical system can accommodate current and future needs is crucial for a safe and functional home environment.

40 amp service inadequate

6.2.1 Branch Wiring Circuits, Breakers & Fuses and Distribution

Recommendation

GFCI PROTECTION NEEDED

Multiple outlets throughout the home's interior and exterior lack GFCI (Ground Fault Circuit Interrupter) protection, especially in moisture-prone areas like bathrooms, kitchens, and outdoor spaces, posing a risk of electrical shock or injury. Upgrading these outlets to include GFCI protection is advised to enhance safety and meet current electrical standards, recommended to be addressed upon possession of the home to ensure the safety of residents and guests.

6.2.2 Branch Wiring Circuits, Breakers & Fuses and Distribution

Recommendation

UNSUITABLE OUTDOOR WIRING

The electrical wiring used outside the home is not suitable for exterior conditions, posing concerns about durability and electrical safety. Without proper weatherproofing or conduit, such wiring is vulnerable to the elements, potentially leading to electrical hazards. It's recommended to promptly replace this wiring with materials rated for outdoor use by a licensed electrician to ensure safety and compliance with electrical standards.

Interior wiring used outside

6.2.3 Branch Wiring Circuits, Breakers & Fuses and Distribution

Recommendation

IMPROPERLY TERMINATED WIRING UNDER SINK

There's improperly terminated electrical wiring under the sink, which needs attention and be properly removed. While currently posing no immediate harm due to not being a hot wire, correcting this by having a licensed electrician secure or appropriately redirect or terminate the wiring is advisable upon possession. Proper handling will eliminate any potential risks and ensure the area is safely set up, aligning with electrical safety practices.

Wiring should be completely removed

6.3.1 Smoke and Carbon Monoxide Detectors

Significant Deficiency

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.

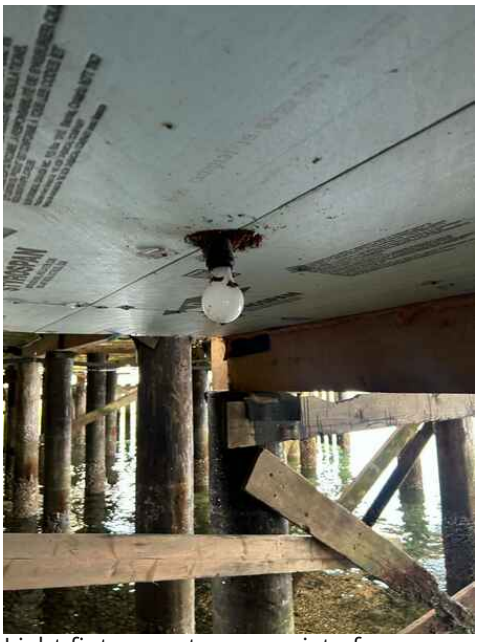
Both bedrooms missing Smoke/CO detectors

6.4.1 Fixtures, Switches & Receptacles

Recommendation

INAPPROPRIATE OUTDOOR LIGHT FIXTURE

An interior light fixture installed outside under the home, especially in a marine environment, is unsuitable and poses safety risks due to exposure to moisture and salt air. Such conditions can damage the fixture, increasing the likelihood of electrical hazards. Immediate replacement with an exterior-rated fixture designed to withstand marine conditions is advised, ensuring safety and compliance with electrical standards.



Light fixture not appropriate for marine location

6.4.2 Fixtures, Switches & Receptacles

Maintenance Item/ Aesthetic

EXTERIOR LIGHT DIMMER SWITCH MALFUNCTION

The dimmer switch for the exterior light on the deck was found to be malfunctioning during the inspection. This issue may stem from the switch not being rated for outdoor use, which can affect its performance and durability when exposed to outdoor conditions. To ensure safety and proper functionality, it's recommended to replace this switch with a model that is specifically rated for exterior use. This adjustment will help prevent future malfunctions and ensure the lighting system's reliability on the deck.


Video
(click here to view on web)

7: INTERIOR

Information

Window Construction*
Single-hung, Sliders, Vinyl, Fixed Glazing

Major Floor Finishes*
Carpet, Engineered Wood, Tile

Major Wall Finishes
Plaster/Drywall

Major Ceiling Finishes*
Plaster/drywall

Door Material/Type
Hollow-Core, Sliding, Hinged

Window Glazing
Double Glazed

Pictures

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

Recommendation

MISALIGNED DOORS AND WINDOW

Several doors and a window within the home have been found to be challenging to open or close, suggesting they may not be properly aligned. This condition can often indicate house movement, where shifts in the foundation or structural framing cause changes in how door and window frames fit. Monitoring these symptoms and seeking an evaluation from a structural engineer is advisable to ascertain the home's stability and address any underlying structural concerns, ensuring ongoing safety and integrity.


Misaligned door


Hung window needs to be pushed a certian way to close

7.1.2 Doors

Recommendation

SEVERE DAMAGE TO UTILITY/STORAGE CLOSET DOOR, DOOR FRAME/JAMB

The bottom of the door leading to the utility/storage closet exhibits severe damage, along with significant rot on the lower portion of the door frame and jamb. This deterioration could compromise the door's functionality and potentially allow for pest entry or further damage to the space it protects. Hidden damage is likely. Addressing this issue promptly by repairing or replacing the damaged door and assessing the frame is recommended to maintain the integrity and security of the closet and wall/frame assembly, ensuring it continues to serve its intended purpose effectively.


Door damage

7.1.3 Doors

Maintenance Item/ Aesthetic

POCKET DOOR SCRAPING ISSUE

The pocket door to the coat closet is experiencing scraping, indicating it may be off its track or misaligned. This friction can damage the door or its frame over time and hinder smooth operation. A proper adjustment or realignment by a professional, upon possession is recommended to resolve the scraping, ensuring the door functions smoothly and remains in good condition.


Pocket door to coat closet is scraping

7.1.4 Doors

Maintenance Item/ Aesthetic

MASTER BEDROOM SLIDING GLASS DOOR LOCK

The lock on the master bedroom's sliding glass door does not engage snugly, allowing the door to move even when locked. Adjusting or replacing the lock mechanism as desired will enhance the door's security.

7.2.1 Windows

FAILED SEAL

Maintenance Item/ Aesthetic

Observed condensation between the window panes on multiple windows, which indicates a failed seal. Recommend qualified window contractor evaluate & replace as needed.

Failed seal rear windows

7.2.2 Windows

OBSERVATION ON WINDOW AGE AND FUNCTIONALITY

Significant Deficiency

The windows in the home, based on indications from several units, appear to date back to 1999 (1996 in spare sleeping room and 1984 main rear sliding glass door), making them approximately 25 years or older. While windows of this age can still function adequately, it's common for them to gradually lose their seal and become more challenging to operate over time. Regular maintenance can help prolong their usability, but it may be beneficial to consider the condition and efficiency of these windows as part of the home's overall maintenance plan. This doesn't pose an immediate concern, but being aware allows for informed decisions regarding potential future updates or replacements to enhance the home's comfort and energy efficiency. This is a summary item purely due to the costs involved of replacing windows as they tend to be expensive.

sliding glass door from 1984

Window assembly from 1999

Window assembly from 1996

7.3.1 Floors

GROUT MISSING IN BATHROOM TILE

Maintenance Item/ Aesthetic

There are areas within the master bathroom's tile floor where grout is missing. Addressing this by re-grouting affected areas upon possession will prevent water penetration and maintain the floor's durability and appearance.

Missing grout

7.7.1 Countertops & Cabinets

CAULKING MAINTENANCE

Maintenance Item/ Aesthetic

The caulking behind the kitchen sink is either missing or has worn out, potentially allowing water to seep through gaps and cause damage to the countertop or under-sink cabinetry. Reapplying caulking in this area is a straightforward maintenance task that can prevent water damage and maintain the kitchen's cleanliness and appearance. Apply upon possession.

Behind kitchen sink needs caulk/silicone

8: HEATING VENTILATION AND COOLING (HVAC) SYSTEMS

Information

System Type
Electric Baseboard, Electric Wall Heater, Gas fireplace

Heat System Energy Source
Electric, Natural Gas

Combustion Air Source
Outside- sealed combustion

Exhaust Venting Method
Direct Vent- Sealed Combustion

Chimney/ Venting Material
Masonry, Metal B- Vent

Heat Source Present in Every Room?
Unable to activate laundry room wall heater

Deficiencies

8.1.1 Equipment

Maintenance Item/ Aesthetic

ADDRESS INOPERABLE ELECTRIC WALL HEATER IN LAUNDRY ROOM

The electric wall heater in the laundry room is currently inactive, potentially compromising comfort. Prompt activation is recommended to ensure warmth and usability upon possession. Troubleshooting electrical connections and checking the unit are necessary steps for functionality.

9: FIREPLACE

Information

Fuel Source
Gas

Chimney/ Venting Material
Metal into masonry

Deficiencies

9.1.1 Service/Inspection

Recommendation

GAS FIREPLACE SERVICE RECOMMENDATION

Upon taking possession of the home, it is recommended to service the gas fireplace to ensure its safe and efficient operation. It was also noted that there is no gas shut-off valve directly at the unit. Installing a shut-off valve is crucial for safety, allowing for quick disconnection of gas supply in case of emergencies or for routine maintenance. This service and installation of a shut-off valve should be carried out by a qualified professional to enhance the functionality and safety of the gas fireplace.

Fireplace functional

No shut off valve at unit

10: UNFINISHED SPACE INSULATION & HOME VENTILATION

Information

Type of insulation and vapour barriers in unfinished spaces *
Polystyrene, Blown in fiber glass

Insulation Type/ Material(s)
Batt, Blown, Foam-board

Attic Intake Ventilation Method
Gable Vents, Soffit Vents

Attic Exhaust Ventilation Method
Gable Vents

House Mechanical Ventilation System
Bathroom Fan on timed system, Not tested

Bathroom Exhaust Fans
Fan Only

Kitchen Exhaust Fans
Recirculating

Method used to Inspect Attic
Viewed from hatch

Attic Access Location
Kitchen Skylight

Deficiencies

10.1.1 Attic

WEATHER STRIPPING ON ACCESS HATCH

Maintenance Item/ Aesthetic

The attic hatch is not airtight and can allow for heat loss or entry of moisture and pests. It is recommended to add weather stripping upon possession to the hatch to improve energy efficiency and prevent damage. This is a simple and cost-effective solution that can make a big difference in the overall performance of the home.


Add weather stripping

10.1.2 Attic

COMPACTED ATTIC INSULATION

Recommendation

In several areas of the attic, the blown-in fiberglass insulation was observed to be compressed or compacted, likely as a result of work performed in the attic space. Compaction of insulation can significantly diminish its effectiveness in providing thermal resistance, potentially leading to increased energy costs and reduced comfort within the home. It is advisable to have a professional assess and possibly rejuvenate or replace the compacted insulation to restore its proper function and ensure the attic is adequately insulated.

Compacted insulation in attic due to work

10.1.3 Attic

Maintenance Item/ Aesthetic

DECKING DISCOLORATION UNDER SHINGLES

Slight discolouration was observed on the decking (the wood surface to which the shingles are nailed) during the inspection. This change in color could stem from the wear and exposure associated with previous roofing materials. While discoloration can sometimes indicate moisture exposure or aging materials, its presence alone, especially if attributed to past roofing, may not necessarily signify current damage or concern. However, to ensure the roofing system's integrity, it is advisable to monitor these areas yearly for any signs of worsening condition or moisture issues in the future. The attic space was found to have sufficient air flow and ventilation.

Decking discoulouration

10.2.1 Vapor Retarders and Insulation

Recommendation

ABSENCE OF VISIBLE VAPOR BARRIER IN ATTIC

The inspection revealed no visible vapor barrier in the attic space other than on a sky light channel. A vapor barrier is crucial for preventing moisture from passing into the attic insulation and structure, which can lead to mold growth, wood rot, and reduced insulation effectiveness. The absence of a visible vapor barrier raises concerns about potential moisture management issues within the attic. It is advisable to have a professional assess the need for and possibly install a suitable vapor barrier. This measure will help ensure proper attic ventilation and moisture control, contributing to the overall health and longevity of the home.

No visible vapor barrier

10.2.2 Vapor Retarders and Insulation

Recommendation

MISSING INSULATION ON SKYLIGHT CHANNEL

A section of insulation was observed to be missing along the skylight channel. This absence can lead to thermal inefficiency, allowing heat to escape during the winter and enter during the summer, potentially affecting the home's overall energy efficiency and comfort levels. Addressing this gap by installing appropriate insulation around the skylight channel is recommended to restore thermal integrity and ensure consistent indoor temperatures throughout the year.

Add insulation

10.4.1 Mechanical Exhaust Systems

Recommendation

UPGRADE DRYER VENT MATERIAL FOR SAFETY AND EFFICIENCY

The dryer vent is made of plastic corrugated material, which can lead to restricted airflow, increased lint buildup, and potential fire hazards. To address this, replace it with a rigid metal or semi-rigid aluminum vent pipe for improved safety and efficiency. Prioritize this replacement promptly for optimal dryer performance.


Non metallic corrugated tubing is unsafe

10.4.2 Mechanical Exhaust Systems

Recommendation

INADEQUATE SUCTION IN MASTER BATHROOM FAN

The exhaust fan in the master bathroom exhibits inadequate suction, potentially affecting adequate ventilation in a high moisture environment. Cleaning or replacing the fan upon possession is advisable to ensure proper air extraction and moisture control.

11: ENVIRONMENT

Deficiencies

11.1.1 Pests

SIGNS OF WASPS

Recommendation

Evidence of wasp nests was found in the attic. Engage a pest control professional upon possession to safely remove these nests. Additionally, inspecting for and sealing any potential entry points for wasps around the chimney and garage can help prevent future infestations. Regular monitoring and maintenance are advised to ensure these areas remain free of pests.

Multiple dead wasps in attic