



# Your Inspection Report

Sea View Dr  
Mill Bay, BC



**PREPARED FOR:**  
DALE MCDERMIT

**INSPECTION DATE:**  
Wednesday, October 6, 2021

**PREPARED BY:**  
Martin Kent



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report

Fairhome Building Inspections Inc.  
2500 Cadboro Bay Rd  
Victoria, BC V8R-5H9

250-661-7363  
L# 47151 B# 837077148RP001  
[www.fairhomebuildinginspections.com](http://www.fairhomebuildinginspections.com)  
[fairhome@telus.net](mailto:fairhome@telus.net)

Providing thorough, professional home inspections for every client every time



October 6, 2021

Dear Dale McDermit,

RE: Report No. 2857  
Sea View Dr  
Mill Bay, BC

Thank you for choosing Fairhome Building Inspections Inc to perform your Home Inspection.

The Inspection itself and the attached report comply with the requirements of the Scope of Inspection of the Home Inspectors Association BC.

This document defines the scope of a home inspection.

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

We have enclosed a link to our Scope of Inspection, which describe the scope of work in some detail at:

[https://hiabc.ca/files/HIABC%20Scope%20of%20Inspection\(1\).pdf](https://hiabc.ca/files/HIABC%20Scope%20of%20Inspection(1).pdf)

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein . The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection.

Furthermore, owning any building involves some risk and while we can give an excellent overview of the property as of the date of the inspection, We Cannot Inspect What We Cannot See. Moving furniture, any dismantling, lighting of gas pilots, predicting future behavior and conditions are not within the scope of this inspection.

Reviews are important to us and very much appreciated. Please leave us a positive review to help us improve and grow our company. We have included a review link here. [https://g.page/r/CXSEwvm2\\_cDwEAg/review?rc](https://g.page/r/CXSEwvm2_cDwEAg/review?rc)

Again, thanks very much for choosing us to perform your home inspection. Should you have any questions, please do not hesitate to call us.

Sea View Dr, Mill Bay, BC    October 6, 2021

Sincerely,

Martin Kent  
on behalf of  
Fairhome Building Inspections Inc.

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## INVOICE

October 6, 2021

Client: Dale McDermit

Report No. 2857  
For inspection at:  
Sea View Dr  
Mill Bay, BC

on: Wednesday, October 6, 2021

Building Inspection		\$570.00
	GST	\$28.50
	Total	<u>\$598.50</u>

PAID IN FULL - THANK YOU!

Fairhome Building Inspections Inc.  
2500 Cadboro Bay Rd  
Victoria, BC V8R-5H9  
250-661-7363  
L# 47151 B# 837077148RP001

# AGREEMENT

Report No. 2857

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## PARTIES TO THE AGREEMENT

### Company

Fairhome Building Inspections Inc.  
2500 Cadboro Bay Rd  
Victoria, BC V8R-5H9

### Client

Dale McDermit

**Total Fee: \$598.50**

This is an agreement between Dale McDermit and Fairhome Building Inspections Inc..

## INSPECTION CONTRACT ADDENDUM

### THIS CONTRACT AFFECTS YOUR LEGAL RIGHTS

~ PLEASE READ CAREFULLY BEFORE SIGNING ~

BETWEEN: Client Name, (the Client) Telephone Number Email Address

AND: Fairhome Building Inspections Inc. Of: 2500 Cadboro Bay Rd Victoria, BC Ph: 250-661-7363

E: fairhome@telus.net, (the Inspector) including its employees and individual inspectors, whether an employee or independent contractor and/or that independent contractors company, in relation to the property to be inspected. To be inspected by Martin Kent, License # 47151, subject to change if necessary. (the Subject Property)

IN CONSIDERATION of the representations, warranties and covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Client and the Inspector hereby agree as follows:

### THE CLIENT AND INSPECTOR ACKNOWLEDGE AND AGREE AS FOLLOWS:

#### ARTICLE 1 - INSPECTION

1.1 The Client understands that the word Inspector as used in this Inspection Contract means and includes Fairhome Building Inspections Inc., including its employees and individual inspectors, whether an employee or independent contractor and/or that independent contractors company, and acknowledges and agrees that this Inspection Contract will apply to the Client and the Inspector as defined.

The Client hereby requests that the Inspector perform an inspection (the Inspection) of the Subject Property and prepare a written report (the Inspection Report), to be provided to the Client no later than 48 hours. The Inspection and Inspection Report are subject to the following limitations and conditions, each of which are acknowledged, understood and accepted by the Client:

- a) The Inspection and the Inspection Report shall be performed and prepared in accordance with the Home Inspectors Association BC Scope of Inspection, a copy of which is available upon request or at [www.hiabc.ca](http://www.hiabc.ca);
- b) The Inspection is non-invasive and the Inspection Report constitutes an opinion of the condition of the Subject Property based on a visual examination of the readily accessible features and components of the Subject Property;
- c) The Inspection and the Inspection Report do not constitute a guarantee, warranty or an insurance policy;
- d) The Client is encouraged, at their own risk, to participate in the Inspection and understands the importance of doing so;
- e) The condition of certain systems, components and equipment will be randomly sampled by the Inspector. Examples

# AGREEMENT

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include, but may not be restricted to window/door function, electrical receptacles, switches and lights, cabinets, paint and caulking integrity, roof covering materials, and examination of interior and exterior surfaces for signs of moisture ingress;

f) The Inspection does not include an inspection for mould or asbestos on the Subject Property;

g) Weather conditions may limit the extent of the inspection; the Client understands that the scope and accuracy of the Inspection Report can be affected by weather conditions existing at the time of the Inspection; and

h) The Inspection Report is for the confidential use of the Client only and will not be disclosed to third parties such as real estate agents, sellers, or lenders (i) without the express written consent of the Client, (ii) except as required by law, or (iii) except as deemed necessary if, in the opinion of the inspector, there is a serious health or safety issue. The Client authorizes the Inspector to disclose the Inspection Report to third parties.

No ☒ X ☐, or Yes ☐ to the following third parties only \_\_\_\_\_.

i) The Client shall protect and indemnify the Inspector from any claim against the Inspector by any third party arising from disclosure of the Inspection Report.

j) A pre-listing inspection is a valuable tool for a seller. The Inspection Report is an opinion on the current condition of the Subject Property on the day of the Inspection and is not intended to be relied on by a potential third party buyer of the Subject Property. The Inspection Report is for the exclusive use of the Client and it is not reasonable for any other party to rely on the Inspection Report. Liability for errors, omissions, breaches of contract and/or negligence in any part of the Inspection or Inspection Report to any person other than the client is expressly denied and, accordingly, no responsibility is accepted for any damage suffered by any such person as a result of decisions made or actions based on the Inspection Report.

## ARTICLE 2 - RESTRICTIONS ON LEGAL RIGHTS

2.1 In the event that the Client claims damages against the Fairhome Building Inspections Inc. and does not prove those damages, the Client shall pay all legal fees, legal expenses and costs incurred by the Fairhome Building Inspections Inc. in defense of the claim as determined as by the courts;

2.2 The Fairhome Building Inspections Inc. shall not be liable to the Client for the cost of any repairs to or replacement of any system, component, or equipment undertaken by the Client without prior consultation with the Fairhome Building Inspections Inc.

## ARTICLE 3 - FEE

3.1 The fee payable by the Client to the Inspector at the time of the Inspection of the Subject Property shall be as follows:

Base Fee:

HST:

Total:

## ARTICLE 4 - ACKNOWLEDGMENT TOTAL:

4.1 By signing this Inspection Contract the Client hereby acknowledges, covenants and agrees that:

a) The Client understands and agrees to be bound by each and every provision of this Inspection Contract.

b) The Client has the authority to bind any other family members or other interested parties to this Inspection Contract.

c) The Inspector has not made any representations or warranties, whether written or oral, about the terms of this Inspection Contract other than those contained in this Inspection Contract; and

d) The Client has had such legal advice as the Client desires in relation to the effect of this Inspection Contract on the Client's legal rights.

Martin Kent, License #47151, signed on own behalf and on behalf of Fairhome Building Inspections

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HOME INSPECTORS ASSOCIATION BC INSPECTION CONTRACT CLIENT INITIALS \_\_\_\_\_

Home Inspectors operating in British Columbia are required to be licensed under the Business Practices and Consumer Protection Act and are regulated under that Act. The services of a home inspector are not provided on behalf of, or in affiliation with, the Province of British Columbia or the Business Practices and Consumer Protection Authority (commonly known and doing business as Consumer Protection BC). For more information on the regulation of home inspectors, what a home inspection should involve, how to select a home inspector and about your rights as a consumer, please contact Consumer Protection BC.

**I, Dale McDermit (Signature) \_\_\_\_\_, (Date) \_\_\_\_\_, have read, understood and accepted the terms of this agreement.**

# SUMMARY

Report No. 2857

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

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

Throughout this report any Items requiring Further Evaluation are referred to the attention of a specialist/contractor for the purpose of repair recommendations & cost estimates.

[Priority Maintenance Items](#)

## Heating

### FIREPLACE \ General notes

**Condition:** • HAVE FIREPLACES, WOOD STOVES AND CHIMNEYS SERVICED/INSPECTED FOR SAFETY BEFORE USE: Check with home owner for existence of current WETT level1 inspection for all wood burning appliances. If one does not exist, arrange for one to be obtained from a qualified WETT technician before occupancy and without a WETT level 1, insurance may be refused.

**Implication(s):** Health/fire safety issue, no insurance.

**Task:** Further evaluation

**Time:** Before occupancy

## Plumbing

### RECOMMENDATIONS \ General

**Condition:** • All pumps including sewer pumps, sump pumps, storm pumps, well pumps etc should be inspected and serviced by a qualified specialist or contractor.

**Implication(s):** No water, sewer backup, flooding, cost

**Task:** Further evaluation

This concludes the Summary section.

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

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

[Home Improvement - ballpark costs](#)



# ROOFING

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## Description

### General:

- Metal Roofing Appears Functional within manufacturer's lifespan, normally 25-50 yrs with regular maintenance



1.



2.



3.



4.

# ROOFING

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**Sloped roofing material:** • [Metal](#)

**Approximate age:** • 5 years

## Limitations

**Roof inspection limited/prevented by:** • Lack of access (too high/steep)

**Inspection performed:** • From roof edge • From the ground

## Recommendations

### **RECOMMENDATIONS \ General**

**Condition:** • An annual inspection and tune-up is recommended to minimize the risk of leakage and to maximize the life of roofs. Leaks can appear at roof penetrations, flashings, changes in direction or material for example. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced but it should be repaired promptly.

**Implication(s):** Water leaks may damage contents, materials, structure and cause mould. Possible hidden damage.



# EXTERIOR

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### General:

#### • Exterior Pictures



6.



7.



8.



9.



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10.



11.



12.



13.

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

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

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

Lot slope: • [Hillside](#)

Soffit (underside of eaves) and fascia (front edge of eaves): • [Wood](#)

Wall surfaces and trim: • [Wood](#)

Wall surfaces - masonry: • [Brick](#)

Wall surfaces - wood: • [Boards](#)

Retaining wall: • [Concrete](#) • [Stone](#)

# EXTERIOR

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**Driveway:** • Asphalt

**Walkway:** • Concrete

**Deck:** • Raised • Vinyl • Railings

**Exterior steps:** • Concrete

**Patio:** • Concrete

**Fence:** • Wood • Metal

**Garage:** • Attached

**Garage vehicle door operator:** • Present

## Limitations

**General:** • Subsurface Drains are not tested

**Inspection limited/prevented by:** • Storage • New finishes/paint/trim • Poor access under steps, deck, porch • Vines/shrubs/trees against wall

**No or limited access to:** • Area below steps, deck, porches

**Upper floors inspected from:** • Ground level

**Exterior inspected from:** • Ground level

**Not included as part of a building inspection:** • Non Permitted Work- . A home inspection is not an inspection to verify compliance with any applicable building codes, municipal bylaws or other regulations. Check with the homeowner, municipality to verify permits were taken out for any work done and that the work meets current building standards.

## Recommendations

### ROOF DRAINAGE \ Gutters

**Condition:** • [Clogged](#)

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

**Location:** Throughout

**Task:** Correct

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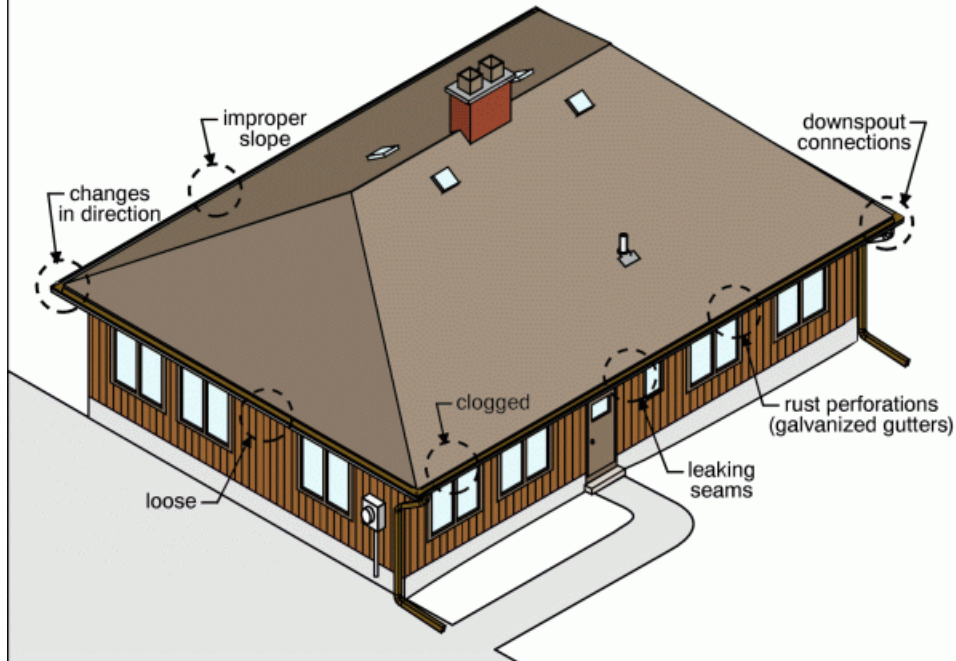
INSULATION

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## Gutters - common reasons for leakage



14.

### WALLS \ Trim

**Condition:** • Paint or stain needed

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

**Location:** Front

**Task:** Provide



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## PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Floors

**Condition:** • Open seams

**Location:** Front Exterior

**Task:** Repair or replace

**Time:** Discretionary



16.

## LANDSCAPING \ Patios

**Condition:** • Cracked or damaged surfaces

**Implication(s):** Physical injury

**Location:** Various Exterior

**Task:** Repair

**Time:** Discretionary

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17.



## Description

### Configuration:

- [Basement](#)
- [Crawlspace](#)



18.



19.



20.



21.

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#) • Wood columns • Wood beams • Subfloor - plank

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

Roof and ceiling framing:

- Rafters/ceiling joists

# STRUCTURE

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22.



23.



24.

• [Trusses](#)



25.

- [Plank sheathing](#)

## Limitations

**Inspection limited/prevented by:** • Ceiling, wall and floor coverings • Storage • New finishes/paint • Insulation • Note: Observations by a home inspector, who is not otherwise specially qualified, regarding evidence of pests is not a substitute for inspection by a licensed pest control operator or exterminator. This report is based on a careful visual inspection of the readily accessible areas of the property. There are areas of the structure which are obstructed and inaccessible. This is not a warranty as to the absence of wood destroying insects. A thorough wood/pest infestation report is recommended.

**Attic/roof space:** • Entered but access was limited

**Crawlspace:** • Entered but access was limited

**Not included as part of a building inspection:** • Non Permitted Work- A home inspection is not an inspection to verify compliance with any applicable building codes, municipal bylaws or other regulations. Check with the homeowner, municipality to verify permits were taken out for any work done and that the work meets current building standards.

## Recommendations

### **FOUNDATIONS \ Performance opinion**

**Condition:** • Acceptable



## Description

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

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

**Main disconnect/service box rating:** • [200 Amps](#)

**Main disconnect/service box type and location:**

- [Breakers - basement](#)



26.

**System grounding material and type:** • [Copper - other](#)

**Distribution panel type and location:** • [Breakers - basement](#)

**Distribution panel rating:** • [200 Amps](#)

**Electrical panel manufacturers:** • Square D

**Auxiliary panel (subpanel) type and location:**

- [Breakers - basement](#)



27.

- [Breakers - garage](#)



28.

**Auxiliary panel (subpanel) rating:** • [100 Amps](#) • [60 Amps](#)

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

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

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

**Smoke alarms (detectors):** • [Present](#) • Smoke & carbon monoxide (Co) detectors should be provided at every floor level of every home. Smoke detectors should be close to sleeping areas, and carbon monoxide detectors should be in any room with a wood burning stove or fireplace. These devices are not tested as part of a home inspection. Once you take possession of the home, detectors should be tested regularly, and replaced every 10 years. If unsure of the age of a detector, it should be replaced. Batteries should be replaced annually.

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**Carbon monoxide (CO) alarms (detectors):** • Present

## Limitations

**Inspection limited/prevented by:** • Restricted access • Storage • Insulation • Load Calculations and loads on branch circuits is beyond the scope of a home inspection.**System ground:** • Not accessible

**HEATING**

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**Description****System type:** • [Heat pump](#)**Fuel/energy source:** • [Electricity](#)**Furnace manufacturer:** • Alumacoil

MODEL USED	NO	CIRCUIT 1	CIRCUIT 2	SHOLE POINT KIT
NO HEAT KIT				
HKS150C	05	0.565	1375	
HKS150C				
HKS150C	17.360	28.22	2305	
HKS150C	27.165	22.678	5569	
HKS150C	28.933	42.549	4759	
HKS150C	34.745	41.651	5159	
HKS150C	39	3385	5275	
HKS150C 208	34.2	49.8	50	17.3
HKS150C 240	45	56.5	10	25
HKS150C 208	34.2	49.8	50	34.7
HKS150C 240	45	56.5	10	50

M.B.S. = MINIMUM BLOWER SPEED  
 H.A. = HEATER AMPS  
 M.C.A. = MINIMUM CIRCUIT AMPS  
 M.C.P. = MAXIMUM OVERCURRENT PROTECTION  
 (C) = CIRCUIT BREAKER  
 A CIRCUIT 1: SINGLE PHASE FOR AIR HANDLER  
 CIRCUIT 2: THREE PHASE OR 15KW AND HIGHER HEATER KIT

\* INDICATES REVISION LEVEL THAT MAY OR MAY NOT BE DESIGNATED  
 \* MOTOR AMPS BASED ON TEST DATA  
 \* INDICATES MODEL A OR B A IS 208V ONLY AND B IS 240V ONLY  
 \* MOTOR ELECTRICAL DATA IS INCLUDED IN CIRCUIT 1 AND SINGLE POINT KIT  
 \* THE 208 OR 240 IN THE HEAT KIT PART NUMBER FIELD IS FOR CLARIFICATION OF THE NOMINAL VOLTAGE FOR THIS MODEL

CAUTION: NOT SUITABLE FOR USE ON SYSTEMS EXCEEDING 150V TO GROUND  
 ATTENTION: NE CONVIENT PAS AUX INSTALLATIONS AU PLUS DE 150V A LA TERRE  
 PRECAUTION: NO APTO PARA EL USO DE SISTEMAS A MAS DE 150V A TIERRA

HEAT PUMP/AIR CONDITIONER SECTION  
 InterTek 5004994  
 U.S. ALUMACOIL MANUFACTURING COMPANY, L.P.  
 5151 SAN FELIPE ST., SUITE 500, HOUSTON, TX 77056  
 281-468-1100  
 5R099 REFRIG: R410A DESIGN PSIG: 1-508-238 TEST PSIG: 460

29.



30.

**Heat pump manufacturer:**

• Goodman



31.



32.

# HEATING

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**Heat distribution:** • [Ducts and registers](#)

**Approximate capacity:** • 36,000 BTU/hr

**Efficiency:** • [High-efficiency](#)

**Approximate age:** • [2 years](#)

**Main fuel shut off at:** • Exterior wall • Furnace

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

**Chimney/vent:** • [Masonry](#)

**Chimney liner:** • [Not visible](#)

## Limitations

**General:** • Homes built prior to 1990 may contain materials that are now considered hazardous. Please visit [www.worksafebc.com](http://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>

**Inspection prevented/limited by:** • Restricted access

**Safety devices:** • Not tested as part of a building inspection

**Fireplace/wood stove:** • Quality of chimney draw cannot be determined

## Recommendations

### RECOMMENDATIONS \ General

**Condition:** • Service heating systems: cleaning/servicing blower motor/pilot/vent systems/burners/elements/ducts/heat pumps/HRV units and associated equipment by a qualified professional.

**Implication(s):** Reduced system life expectancy, Increased cooling or heating costs, Reduced comfort

### CHIMNEY AND VENT \ Masonry chimney

**Condition:** • Loose, missing or deteriorated mortar: Further Evaluation by qualified masonry professional to provide scope and cost for repairs before winter to prevent further deterioration.

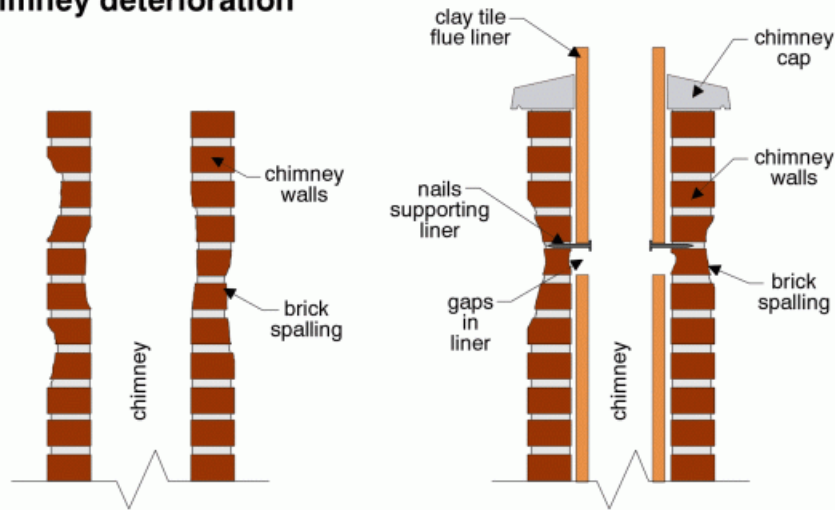
**Implication(s):** Material deterioration, cost

**Location:** Front

**Task:** Repair



## Chimney deterioration



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

even lined chimneys can suffer from condensation related brick damage



33.

### FIREPLACE \ General notes

**Condition:** • HAVE FIREPLACES, WOOD STOVES AND CHIMNEYS SERVICED/INSPECTED FOR SAFETY BEFORE USE: Check with home owner for existence of current WETT level1 inspection for all wood burning appliances. If one does not exist, arrange for one to be obtained from a qualified WETT technician before occupancy and without a WETT level 1, insurance may be refused.

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**Implication(s):** Health/fire safety issue, no insurance.

**Task:** Further evaluation

**Time:** Before occupancy

# COOLING & HEAT PUMP

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## Description

Heat pump type: • [Air source](#)

Cooling capacity: • [36,000 BTU/hr](#)

Typical life expectancy: • 15 to 20 Years

## Limitations

**Inspection limited/prevented by:** • Heat pumps are not operated in the heating mode when the outdoor temperature is above 70°F

**Heat pump only tested in:** • Heating mode

# INSULATION AND VENTILATION

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## Description

**Attic/roof insulation material:** • [Glass fiber](#)

**Attic/roof insulation amount/value:** • [R-40](#)

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

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

**Wall insulation material:** • Not determined

**Wall insulation amount/value:** • Not determined

**Foundation wall insulation material:** • Not determined

**Foundation wall insulation amount/value:** • Not determined

**Floor above basement/crawlspace insulation material:** • [Glass fiber](#)

**Floor above basement/crawlspace insulation amount/value:** • Not determined

**Crawlspace ventilation:** • [Wall Vents](#)

**Mechanical ventilation system for building:** • Kitchen exhaust fan • Bathroom exhaust fan

## Limitations

**Attic inspection performed:** • By entering attic, but access was limited

**Crawlspace inspection performed:** • By entering space, but access was limited

**Roof ventilation system performance:** • Not evaluated

**Air/vapor barrier system:** • Continuity not verified

## Description

**Water supply source (based on observed evidence):** • Private

**Service piping into building:** • [Plastic](#)

**Supply piping in building:** • [Copper](#) • PEX (cross-linked Polyethylene)

**Main water shut off valve at the:**

- Basement



34.

**Water flow and pressure:** • [Functional](#)

**Water heater type:** • [Conventional](#)

**Water heater location:** • Basement • Work Shop

**Water heater fuel/energy source:** • [Electric](#)

**Water heater manufacturer:**

- General Electric (GE)

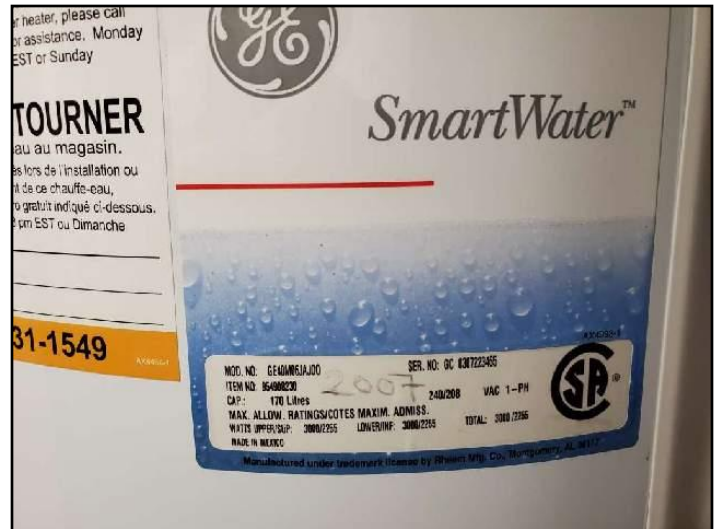


35.

• Rheem



37. Rheem 178L 2007



36. GE HWT 2007



38.

Water heater typical life expectancy: • 8 to 12 years

**Waste disposal system:** • [Septic system](#)

**Waste and vent piping in building:** • [ABS plastic](#)

**Floor drain location:** • None found

**Main fuel shut off valve at the:** • Electrical Panel

**Backwater valve:** • None noted

**Exterior hose bibb (outdoor faucet):** • Present

## Limitations

**Items excluded from a building inspection:** • Concealed plumbing • The performance of floor drains or clothes washing machine drains • Irrigation/Sprinkler Systems

**Not included as part of a building inspection:** • Wells, well pumps, and water storage related equipment • Septic systems

## Recommendations

### RECOMMENDATIONS \ General

**Condition:** • All pumps including sewer pumps, sump pumps, storm pumps, well pumps etc should be inspected and serviced by a qualified specialist or contractor.

**Implication(s):** No water, sewer backup, flooding, cost

**Task:** Further evaluation

### FIXTURES AND FAUCETS \ Hose bibb or bibb (outdoor faucet)

**Condition:** • Not frost protected-drain in fall to prevent freezing

### FIXTURES AND FAUCETS \ Shower stall enclosure

**Condition:** • Caulking loose, missing or deteriorated. Shower stalls need to be sealed and caulked to reduce moisture etc behind walls.

**Implication(s):** Water leaks may damage contents, materials, structure and cause mould. Shower wall replacement may be expensive. Possible Hidden Damage.

**Location:** Second Floor Ensuite Bathroom

**Task:** Repair or replace

# PLUMBING

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## Description

### General:

- Extra pictures



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# INTERIOR

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# INTERIOR

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# INTERIOR

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- Finished basement pictures



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# INTERIOR

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Major floor finishes: • [Carpet](#) • [Hardwood](#) • Vinyl • Linoleum

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

Windows: • [Fixed](#) • [Sliders](#) • [Skylight](#) • Wood • Vinyl • Aluminum

Glazing: • [Single](#) • [Double](#)

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

Oven type: • Convection

Oven fuel: • Electricity

Range fuel: • Electricity

Appliances: • Refrigerator • Range hood • Dishwasher • Central vacuum • Cooktop

**Laundry facilities:** • Washer • Hot/cold water supply • Dryer • Vented to outside • 120-Volt outlet • 240-Volt outlet • Waste standpipe

**Kitchen ventilation:** • Range hood • Discharges to exterior

**Bathroom ventilation:** • Exhaust fan

**Laundry room ventilation:** • None

## Limitations

**General:** • Exhaust discharge to exterior not confirmed-please ensure all exhaust fans discharge to the exterior

**Inspection limited/prevented by:** • Storage/furnishings • New finishes/paint • Storage in closets and cabinets / cupboards

**Not included as part of a building inspection:** • Carbon monoxide alarms (detectors), security systems, central vacuum • Cosmetic issues • Appliances • Perimeter drainage tile around foundation, if any • Air Quality/Testing for presence of mold. • Verification of Permits for converted spaces (Bsmt. Suites, Additions, etc)

**Appliances:** • Appliances are not moved during an inspection • Appliances are normally turned on but not necessarily run through full cycles. Appliances full of laundry are not tested.

## Recommendations

### EXHAUST FANS \ General notes

**Condition:** • 60 min push button timers recommended at bathrooms

### GARAGE \ Door between garage and living space

**Condition:** • [No self closer](#)

**Implication(s):** Hazardous combustion products entering home

**Location:** Garage

**Task:** Correct

# INTERIOR

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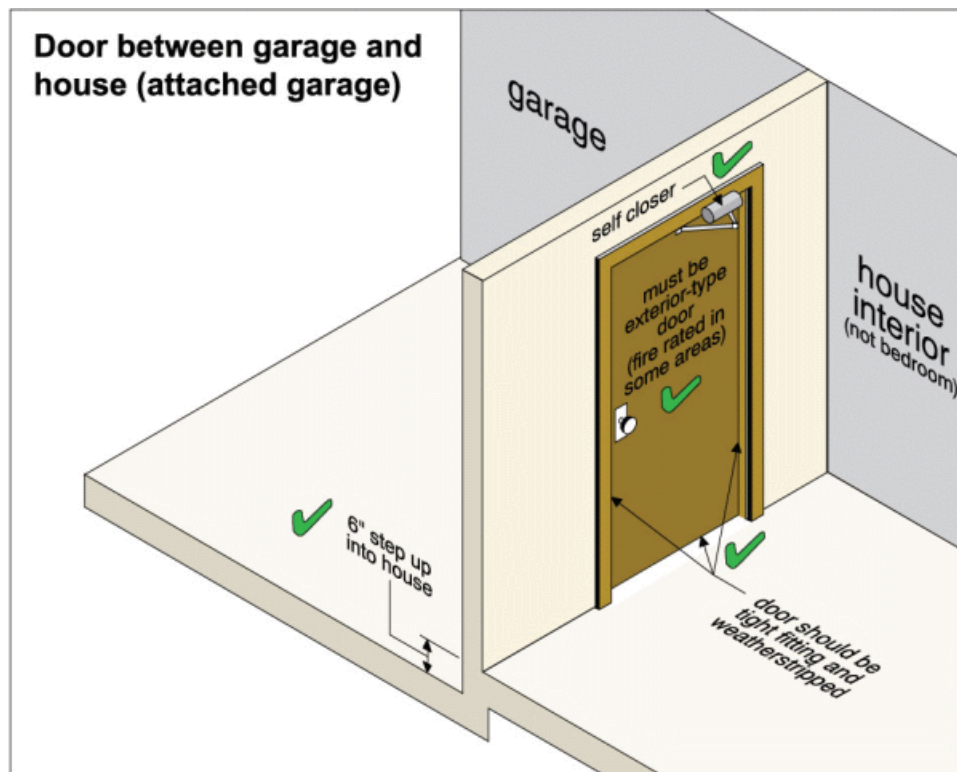
COOLING

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END OF REPORT



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

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS