



Inspection Report

Mr. Steven Hart

8823 Gooseneck Pl
Vancouver BC

Property Address:
10-1414 Oceanview Pl
Saanich British Columbia



Highland Home Inspections**Sean Sigalet****250-896-8892****Consumer Protection BC #71664****HIABC Accredited Home Inspector #349 BC/19**

The inspection report is prepared at the request of the client, as defined in the inspection contract, and is for the exclusive use of the client. 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.

Table of Contents

[Cover Page.....1](#)

[Table of Contents.....3](#)

[Intro Page4](#)

[General Summary.....6](#)

[1 Roofing.....9](#)

[2 Exterior.....10](#)

[3 Garage12](#)

[4 Interiors13](#)

[5 Structural Components18](#)

[6 Plumbing System19](#)

[7 Electrical System23](#)

[8 Heating / Central Air Conditioning.....25](#)

[9 Insulation and Ventilation26](#)

[Invoice.....29](#)

Date: 2019-08-12	Time:	Report ID: 2019-187
Property: 10-1414 Oceanview Pl Saanich British Columbia	Customer: Mr. Steven Hart	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Conditions often change between the time of inspection and the move-in date and some additional defects or repairs may be evident that were not evident at the time of inspection. We recommend that you visually survey the home when taking possession and discuss with the vendor any changes that you notice.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

PLEASE NOTE: THIS PROPERTY IS IN A COMMON INTEREST DEVELOPMENT. Maintenance of the communal areas, systems, and components is typically the responsibility of a Homeowners (or similar) Association. Inspection of these areas is considered beyond the scope of this inspection. Furthermore, as the parameters of this unit, common areas, and exclusive use common areas, can only be determined by review of the Association's "Covenants, Conditions, and Restrictions" CC&R's (again beyond the scope of this inspection), any comments that may pertain to said areas, have been made as a courtesy only, and should be addressed via the current owner of the Association.

Correction of common area deficiencies will be at the discretion of the Association. "Highland Home Inspections" shall not be responsible for erroneous comments or omissions concerning deficiencies involving communal areas, systems, or components. We recommend obtaining and reviewing a copy of the Association OPERATING BUDGET.

A properly prepared budget will include a RESERVE STUDY. The reserve study should be based upon an on-site condition evaluation, preferably by an independent third party. The study should provide information regarding the useful and remaining life expectancies, and replacement costs, of the major systems and components that the Association is obligated to repair, replace, restore, or maintain. Most reserve studies or budgets will also include a statement of the available funds as a percentage of the necessary funds ("percent funded"). It is also important to verify that the Association has adopted a sound funding strategy to cover future reserve expenses. Additional information should be obtained from the Association with regards to their knowledge of any: construction defects; disaster damage; the extent of repairs involving said defects or damage; and pending claims or litigation involving the Association. Furthermore, copies of prior board minutes should be obtained for review.

Scope of Inspection: HIABC (Home Inspectors Association BC)	In Attendance: Customers agent	Type of building: Townhome
Approximate age of building: Over 10 Years	Weather: Sunny	Temperature: Above 10°C

Ground/Soil surface condition:
Damp

Rain in last 3 days:
Yes

General Summary



Highland Home Inspections

250-896-8892

Consumer Protection BC #71664

HIABC Accredited Home Inspector #349 BC/19

Customer

Mr. Steven Hart

Address

10-1414 Oceanview Pl
Saanich British Columbia

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

2. Exterior



2.0 Wall Cladding Flashing and Trim

Some exterior wood trim boards are starting to show evidence of rot. Caulking and paint on the exterior should be freshened up to maintain lifespan and prevent water ingress.

2.1 Doors (Exterior)

The sliding glass door at the rear of the townhouse is very difficult to operate. Please follow through with the strata to have the unit repaired.

3. Garage

3.4 Occupant Door (from garage to inside of home)

The occupant door from inside garage to inside the home does not auto close. This means that should a fire occur in garage, the occupant door does not afford protection until fireman arrive. The hinges should be replaced or the spring tension in the hinges needs to be adjusted in the near term. Please replace the damaged weatherstripping as well to limit heat loss in winter.

4. Interiors

4.1 Walls

The grout at the tile surround at the main bath is deteriorated and needs repair or replacement. The wall board and framing may need repair (not visible). I recommend repair or replace using a qualified contractor prior to use. The moisture meter and thermal imaging camera were used and no elevated moisture levels were observed.

4.2 Floors

(1) The flooring on the main level near the garage wall is water damaged. The moisture meter and thermal imaging camera did not detect any active leaks. Recommend the flooring be replaced as needed.

4.5 Doors (representative number)

At least one hinge pin is missing. Please provide.

4.6 Windows (representative number)

The ensuite window does not function as intended and needs repairs. Have a qualified contractor investigate further and repair/replace.

6. Plumbing System

6.0 Plumbing Drain, Waste and Vent Systems

(1) The toilet is loose at floor at the ensuite. Repairs may involve re-setting the toilet on a new wax seal. The moisture meter did not detect any elevated moisture in the subfloor near the toilet. I recommend a plumber repair or correct in the near term.

(2) The stop-valve is missing at the hall bath sink on the upper level. This is a cosmetic issue and doesn't effect the function. Repair as needed.

6.1 Plumbing Water Supply, Distribution System(s) Fixtures and Faucets

(1) The washing machine supply hoses are rubber and typically have a 5-yr lifespan. Premature rupture of the hoses can result in flooding. Recommend replacing the supply lines in the near term with braided stainless steel hoses that are less prone to bursting.

(2) The faucet at the kitchen sink is loose. Please secure to prevent further damage.

7. Electrical System

7.7 Smoke Detectors

Tested and operational on date of inspection. Smoke detectors over 10 years of age should be replaced for safety.

9. Insulation and Ventilation

9.4 Venting Systems (Kitchens, Baths and Laundry)

(1) The upstairs main bathroom exhaust vent is not vented to the exterior. Warm moist air can condense on the underside of the cool roof sheathing and lead to rot, mold, health issues, and deterioration. Please provide insulated flex duct to the roof vent (min 5" diameter) immediately by a qualified professional.

(2) The dryer vent piping can trap lint at sags. Recommend the vent be shortened.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Sean Sigalet

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

The home inspector shall describe roof coverings and report method(s) used to inspect the roof(s). The home inspector is NOT required to inspect antennae and satellite dishes, interiors of flues or chimneys, and other installed items attached but not related to the roof system(s).

Styles & Materials

Roof Covering:	Viewed roof covering from:	Sky Light(s):
Asphalt/Fiberglass	Ladder	None
Chimney (exterior):	Roof inspection limited/prevented by:	
N/A	Upper section of roof too steep to walk	

Items

1.0 Roof Coverings

Comments: Inspected

1.1 Flashings

Comments: Inspected

1.2 Skylights, Chimneys and Roof Penetrations

Comments: Inspected

1.3 Roof Drainage Systems

Comments: Inspected

The downspout near the garage is dented. This is considered cosmetic.



1.3 Item 1(Picture)

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior



The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style: HardiePlank Lap Stone Veneer Wood shingles	Siding Material: Cement-Fiber Wood	Exterior Entry Doors: Wood
Appurtenance: Balcony	Driveway: Concrete	Viewed Exterior From: Ground level, walking the perimeter Superzoom camera for upper level(s)
Exterior inspection limited/prevented by: None	No or limited access to: None	

Items

2.0 Wall Cladding Flashing and Trim

Comments: Inspected, Repair or Replace

Some exterior wood trim boards are starting to show evidence of rot. Caulking and paint on the exterior should be freshened up to maintain lifespan and prevent water ingress.



2.0 Item 1(Picture)



2.0 Item 2(Picture)

2.1 Doors (Exterior)

Comments: Inspected, Repair or Replace

The sliding glass door at the rear of the townhouse is very difficult to operate. Please follow through with the strata to have the unit repaired.



2.1 Item 1(Picture)

2.2 Windows (from exterior)

Comments: Inspected

2.3 Attached or Adjacent Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Comments: Inspected

2.4 Vegetation, Grading, and Surface Drainage (With respect to their effect on the condition of the building)

Comments: Inspected

2.5 Eaves, Soffits and Fascias

Comments: Inspected

2.6 Walkways, Patios, Driveways, and Landscaping Structures (With respect to their effect on the condition of the building)

Comments: Inspected

A crack was noted in the walkway at the front left of the townhouse. This appears cosmetic from typical settlement.



2.6 Item 1(Picture)

The exterior of the home was inspected from the ground by walking the perimeter and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

Styles & Materials

Garage Door Type:	Garage Door Material:	Auto-opener Manufacturer:
One automatic	Light inserts Metal	Chamberlain

Items

3.0 Garage Ceilings

Comments: Inspected

3.1 Garage Walls (including Firewall Separation)

Comments: Inspected

3.2 Garage Floor

Comments: Inspected

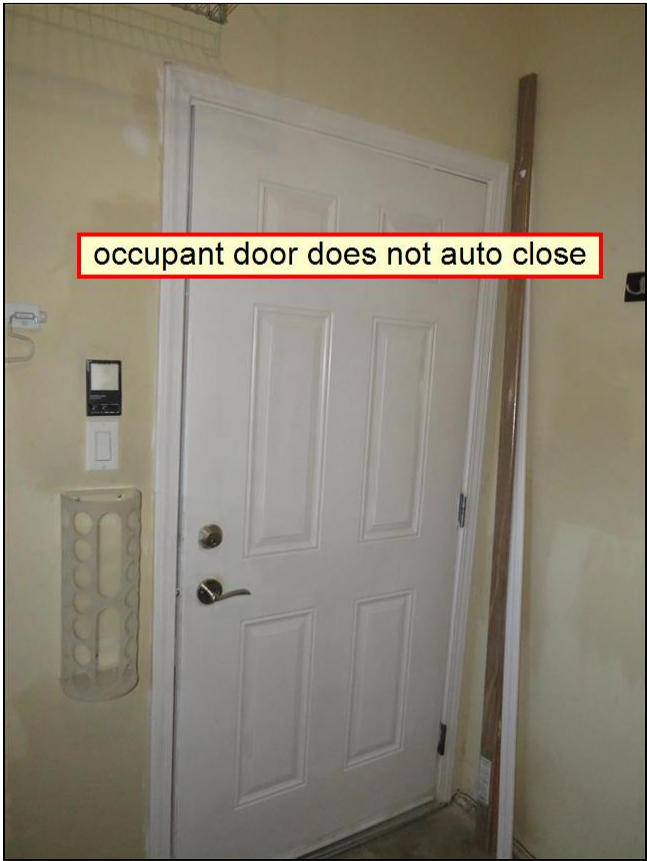
3.3 Garage Door (s)

Comments: Inspected

3.4 Occupant Door (from garage to inside of home)

Comments: Inspected, Repair or Replace

The occupant door from inside garage to inside the home does not auto close. This means that should a fire occur in garage, the occupant door does not afford protection until fireman arrive. The hinges should be replaced or the spring tension in the hinges needs to be adjusted in the near term. Please replace the damaged weatherstripping as well to limit heat loss in winter.



3.4 Item 1(Picture)



3.4 Item 2(Picture)

3.5 Garage Door Operators (Report whether or not doors will reverse when met with resistance)

Comments: Inspected

4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:
Gypsum Board

Wall Material:
Gypsum Board

Floor Material:
Laminated T&G
Linoleum
Tile
Wood

Interior Doors:
Hollow core
Wood

Window Types:
Sliders

Cabinetry:
Wood based

Countertop:
Laminate

Interior inspection limited/prevented by:
None

[Items](#)

4.0 Ceilings
Comments: Inspected

4.1 Walls
Comments: Inspected, Repair or Replace

The grout at the tile surround at the main bath is deteriorated and needs repair or replacement. The wall board and framing may need repair (not visible). I recommend repair or replace using a qualified contractor prior to use. The moisture meter and thermal imaging camera were used and no elevated moisture levels were observed.



4.1 Item 1(Picture)



4.1 Item 2(Picture)



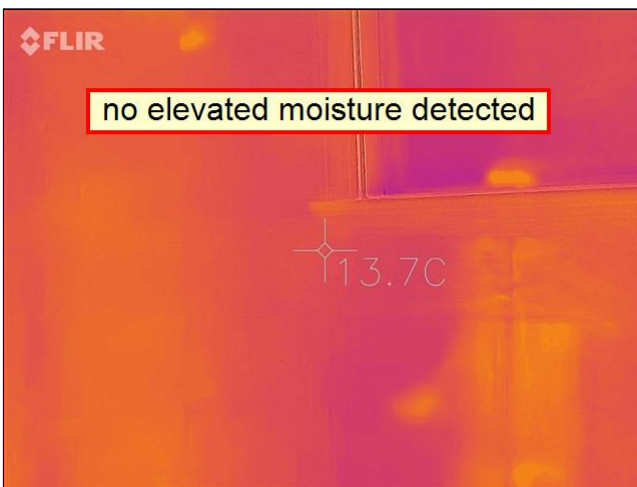
4.1 Item 3(Picture)



4.1 Item 4(Picture)



4.1 Item 5(Picture)



4.1 Item 6(Picture)

4.2 Floors

Comments: Inspected, Repair or Replace

(1) The flooring on the main level near the garage wall is water damaged. The moisture meter and thermal imaging camera did not detect any active leaks. Recommend the flooring be replaced as needed.



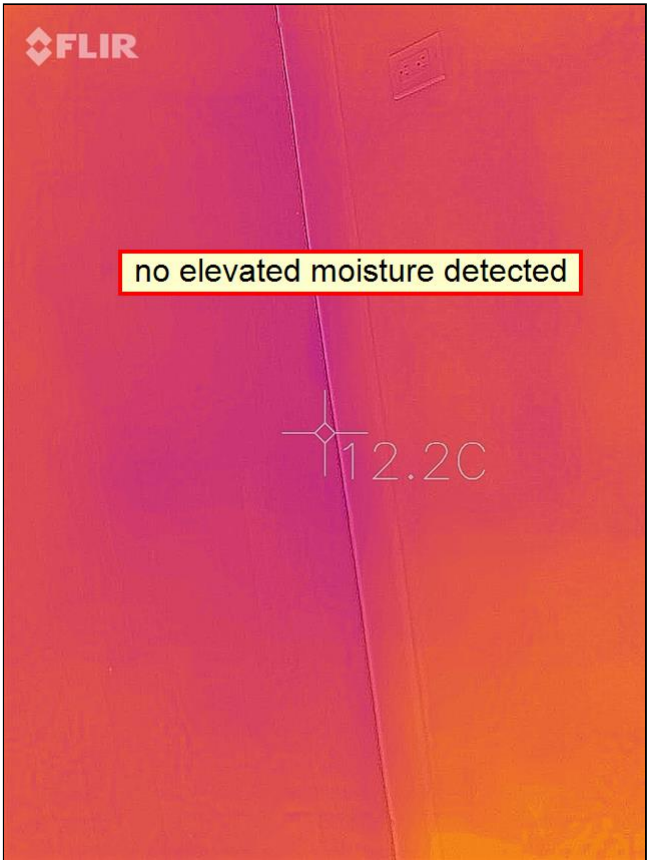
4.2 Item 1(Picture)



4.2 Item 2(Picture)



4.2 Item 3(Picture)



4.2 Item 4(Picture)

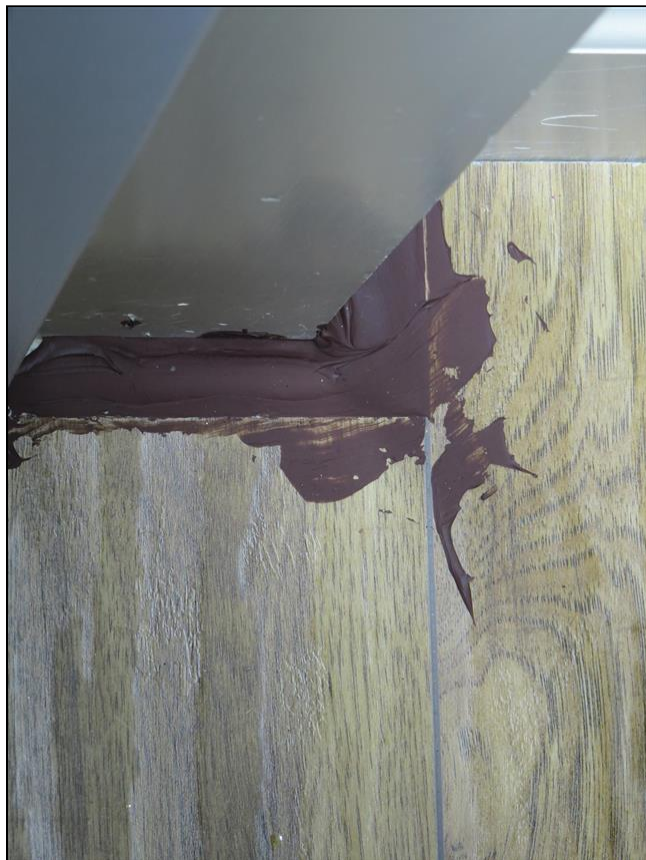
(2) The door jambs are nit undercut for the laminate flooring on the upper level. This is considered cosmetic.



4.2 Item 5(Picture)



4.2 Item 6(Picture)



4.2 Item 7(Picture)

4.3 Steps, Stairways, Balconies and Railings

Comments: Inspected

4.4 Counters and Cabinets (representative number)

Comments: Inspected

A small blemish was noted on the laminate countertop in the hall bath. This is considered cosmetic.



4.4 Item 1(Picture)

4.5 Doors (representative number)

Comments: Inspected, Repair or Replace

At least one hinge pin is missing. Please provide.



4.5 Item 1(Picture)

4.6 Windows (representative number)

Comments: Inspected, Repair or Replace

The ensuite window does not function as intended and needs repairs. Have a qualified contractor investigate further and repair/replace.



4.6 Item 1(Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation: Poured concrete	Method used to observe Crawlspace: No crawlspace	Floor Structure: Not visible
Wall Structure: Not visible	Columns or Piers: Not Visible	Ceiling Structure: Not visible wood
Roof Structure: Engineered wood trusses	Method used to observe attic: Crawled	Attic info: Attic hatch
Inspection limited/prevented by: Insulation		

Items

5.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Inspected

5.1 Walls (Structural)

Comments: Inspected

5.2 Columns or Piers

Comments: Inspected

5.3 Floors (Structural)

Comments: Inspected

5.4 Ceilings (Structural)

Comments: Inspected

5.5 Roof Structure and Attic

Comments: Inspected

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, **many areas of the home are concealed by interior and exterior finishes**, and some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Visible mold evaluation is not included in the building inspection report.

6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source: Public	Plumbing Water Supply (into home): Pex	Plumbing Water Distribution (inside home): Pex
--------------------------------	--	--

Washer Drain Size:	Plumbing Waste:	Water Heater Power Source:
Not visible	ABS	Electric
Manufacturer:	Water Heater Capacity:	Water Heater Location:
A.O. SMITH	182 Litres	Under Stairs
Plumbing inspection limited/prevented by:		
Concealed pipes in wall cavities		

Items

6.0 Plumbing Drain, Waste and Vent Systems

Comments: Inspected, Repair or Replace

(1) The toilet is loose at floor at the ensuite. Repairs may involve re-setting the toilet on a new wax seal. The moisture meter did not detect any elevated moisture in the subfloor near the toilet. I recommend a plumber repair or correct in the near term.



6.0 Item 1(Picture)



6.0 Item 2(Picture)

(2) The stop-valve is missing at the hall bath sink on the upper level. This is a cosmetic issue and doesn't effect the function. Repair as needed.



6.0 Item 3(Picture)

6.1 Plumbing Water Supply, Distribution System(s) Fixtures and Faucets

Comments: Inspected, Repair or Replace

(1) The washing machine supply hoses are rubber and typically have a 5-yr lifespan. Premature rupture of the hoses can result in flooding. Recommend replacing the supply lines in the near term with braided stainless steel hoses that are less prone to bursting.



6.1 Item 1(Picture)



6.1 Item 2(Picture)

(2) The faucet at the kitchen sink is loose. Please secure to prevent further damage.

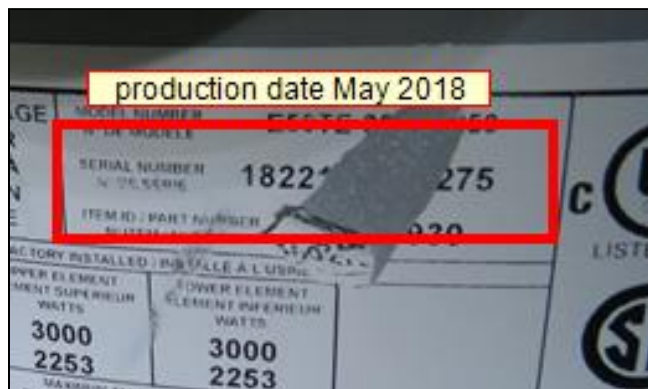


6.1 Item 3(Picture)

6.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Comments: Inspected

The water heater is newer and has a production date of May 2018. The life expectancy is 8-12 years. No leaks observed at time of inspection. This is for your information.

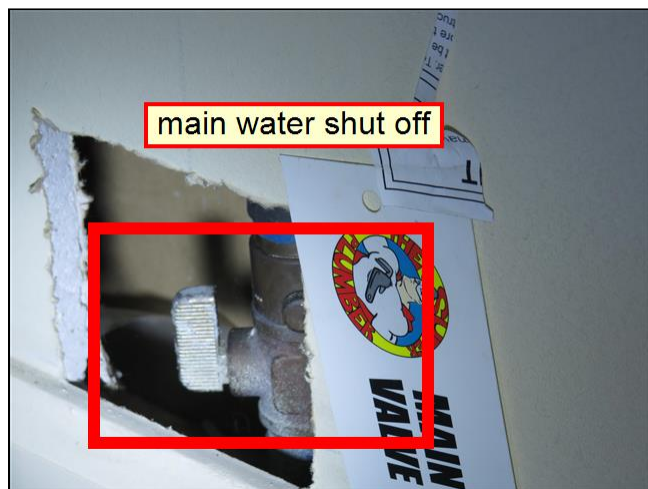


6.2 Item 1(Picture)

6.3 Main Water Shut-off Device (Describe location)

Comments: Inspected

The main water shut off is the silver lever located behind the hot water tank. This is for your information.



6.3 Item 1(Picture)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors:	Panel capacity:	Panel Type:
Below ground	125 AMP 220/110 Volt	Circuit breakers
Electric Panel Manufacturer:	Branch wire 15 and 20 AMP:	Wiring Methods:
SQUARE D	Copper	Romex
Location of main disconnet(s):	Location of subpanel(s):	System grounding material and type:
Garage	None	Not visible
Circuit Interrupters: GFCI and AFCI:	Electrical inspection limited/prevented by:	System ground:
GFCI - outside	Insulation	Continuity not verified
AFCI - panel	Electrical wiring in wall cavities and	Quality of ground not determined
GFCI - bathrooms	ceilings	
Circuit labels:		
The accuracy of the circuit index (labels) was not verified		

Items

7.0 Service Entrance Conductors

Comments: Inspected

7.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Comments: Inspected

7.2 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

Comments: Inspected

7.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: Inspected

7.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure

Comments: Inspected

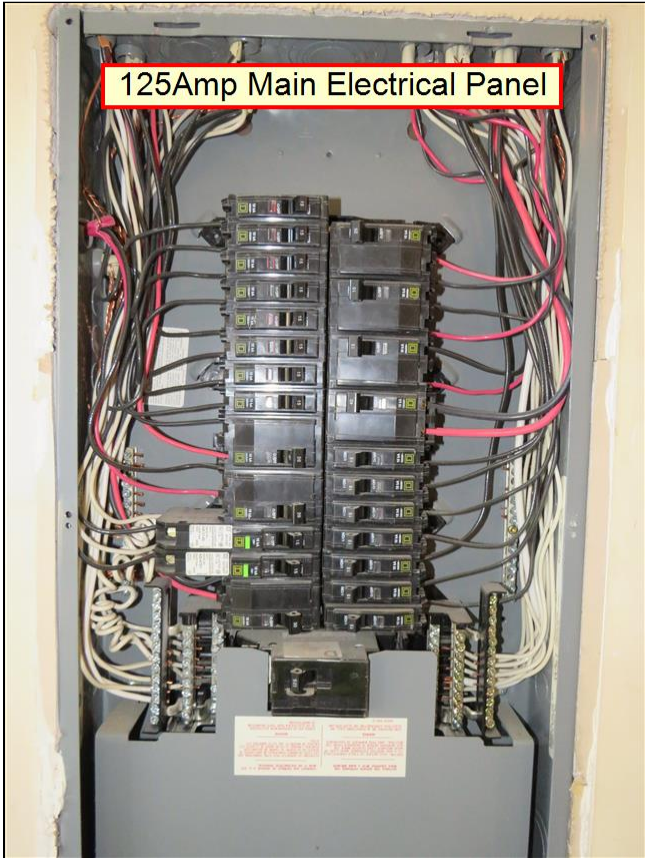
7.5 Operation of GFCI (Ground Fault Circuit Interrupters) and AFCI (Arc Fault Circuit Interrupters)

Comments: Inspected

7.6 Location of Main and Distribution Panels

Comments: Inspected

The main panel box is located in the garage. This is for your information.



7.6 Item 1(Picture)

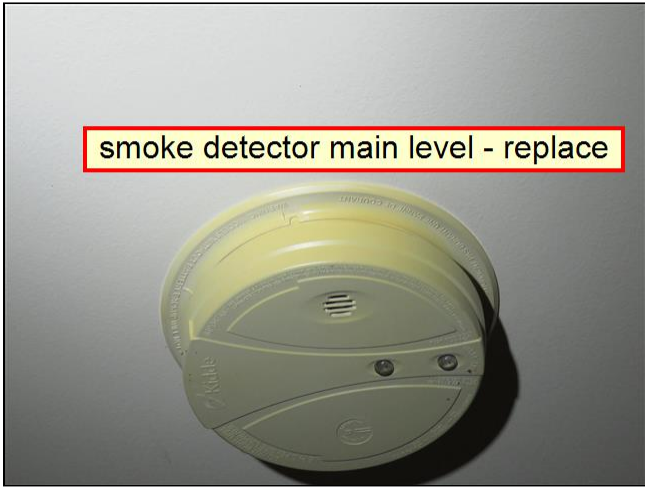


7.6 Item 2(Picture)

7.7 Smoke Detectors

Comments: Inspected, Repair or Replace

Tested and operational on date of inspection. Smoke detectors over 10 years of age should be replaced for safety.



7.7 Item 1(Picture)

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type:	Energy Source:	Number of Heat Systems (excluding wood):
Electric Baseboard Heaters	Electric	One
Electric fireplace		
Types of Fireplaces:	Operable Fireplaces:	Number of Woodstoves:
Electric	One	None
Heating inspection prevented/limited by:		
None		

Items

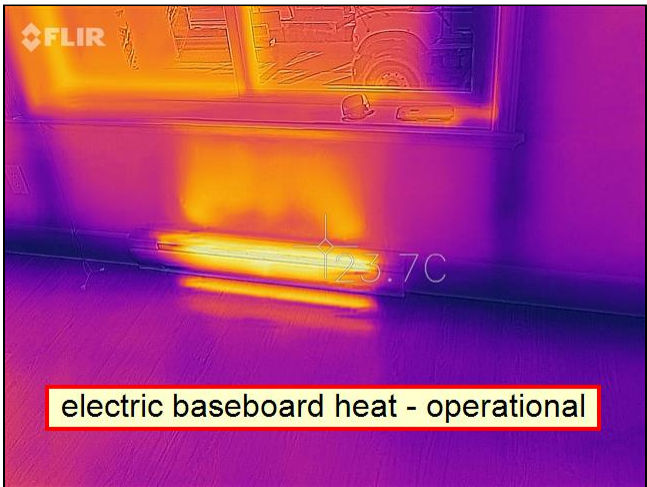
8.0 Normal Operating Controls

Comments: Inspected

8.1 Heating Equipment

Comments: Inspected

The operation of the electric baseboard heat throughout the townhouse was tested with the thermal imaging camera. No deficiencies noted at time of inspection. This is for your information.



8.1 Item 1(Picture)

8.2 Automatic Safety Controls

Comments: Inspected

8.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected

8.4 Presence of Installed Heat Source in Each Room

Comments: Inspected

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. It is recommended that all fireplaces and woodstoves (if present) be inspected by a WETT certified technician prior to use. It is recommended that all HVAC systems (if present) be inspected by a qualified HVAC specialist.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation: Blown Fiberglass R-50 or better	Attic Ventilation: Roof vents Soffit Vents	Dryer Power Source: Electric
Dryer Vent: Flex foil	Floor System Insulation: Unknown/not visible	Kitchen Ventilation: Fan and window
Bathroom Ventilation: Fan	Upper Floor Bathroom Ventilation: Fan and window	Upper Floor Ensuite Ventilation: Fan and window
Inspection limited/prevented by no access to: Floor space Wall space	Presence of Vermiculite: No	

Items

9.0 Insulation in Attic

Comments: Inspected

The attic insulation is about 16 inches thick or approx R-50 value. This is greater than what is required for the geographical location (R-40). This is for your information.



9.0 Item 1(Picture)

9.1 Insulation Under Floor System

Comments: Inspected

9.2 Vapor Barriers in Unfinished Spaces

Comments: Inspected

9.3 Ventilation of Attic and Foundation Areas

Comments: Inspected

9.4 Venting Systems (Kitchens, Baths and Laundry)

Comments: Inspected, Repair or Replace

(1) The upstairs main bathroom exhaust vent is not vented to the exterior. Warm moist air can condense on the underside of the cool roof sheathing and lead to rot, mold, health issues, and deterioration. Please provide insulated flex duct to the roof vent (min 5" diameter) immediately by a qualified professional.



9.4 Item 1(Picture)



9.4 Item 2(Picture)

(2) The dryer vent piping can trap lint at sags. Recommend the vent be shortened.



9.4 Item 3(Picture)

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



INVOICE

Highland Home Inspections
250-896-8892
Consumer Protection BC #71664
HIABC Accredited Home Inspector #349 BC/19
Inspected By: Sean Sigalet

Inspection Date: 2019-08-12
Report ID: 2019-187

Customer Info:	Inspection Property:
Mr. Steven Hart 8823 Gooseneck Pl Vancouver BC Customer's Real Estate Professional:	10-1414 Oceanview Pl Saanich British Columbia

Inspection Fee:			
Service	Price	Amount	Sub-Total
			Tax \$0.00
			Total Price \$0.00

Payment Method:
Payment Status:
Note: