

***Pacific West Home Inspections***  
***Residential and Commercial Building Inspections***

*Serving the Shuswap – Columbia, Okanagan, Thompson – Nicola, Cariboo – Chilcotin Regions*

Site 16 Comp 22 RR1 Sorrento, British Columbia, Canada. V0E 2W0  
Phone: 250 835-8751 • Toll Free: 1-866-966-8751 • Cell: 250 833-8955 • Fax: 250 835-8751  
Website: [www.bchomeinspections.ca](http://www.bchomeinspections.ca) • E-mail: [inspector@bchomeinspections.ca](mailto:inspector@bchomeinspections.ca)

**Report #:** 2746-2010

July 5th, 2010

Mrs Jon Jet

1111 Anywhere Street  
Salmon Arm, BC.

**RE:** Pre-Purchase Residential Building Evaluation Performed at 2222 Homes Street Blind Bay, BC.

Dear Mrs Jon Jet

At your request, a visual inspection of the above referenced property was conducted on July 5th, 2010. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects, material deterioration and damage cannot be included in this report. No warranty or guarantee is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.

**REPORT SUMMARY**

Overall, the single family residential home appears to have been constructed in a workmanlike manner and appears somewhat consistent with the past and/or present building trades and standards in effect at the time of construction in the late 1970's. Maintenance or repairs over the past year appears to have somewhat been kept up on several systems and components but lacking at a few areas. Structurally and mechanically the building appears to be in fair condition for its age.

## **1.0. Safety Issues And Concerns**

There appears to be a few safety hazard/s to be found or observed (unless hidden from view or know of), that could pose a threat to the persons occupying the building at this time and therefore need to be addressed.

1.1. Interior Stairs Guard Railing: The guard railing opening is incorrect. Opening through any guard railing shall be a size that will prevent the passage of a spherical object having a diameter of 4 inches. Therefore, obtain a professional contractor to rebuild the guard railing to conform to today's building standards.

1.2. Smoke Detectors: No smoke detectors observed, a smoke/detector needs to be installed centrally on the ceiling on each floor of the home.

1.3. Free-Standing Solid Fuel Burning Appliance: Due to the present conditions observed at the fuel burning appliance, the continued use of the appliance needs to cease (scrap metal) (reasons further detailed within report).

Outlined below are issues that should be addressed presently, (some cases immediately, depending on the nature) as that item detailed within the report is affecting the structure of the building in a way of further damage and/or deterioration of structural building materials and/or mechanical components or systems of the building. Issues that need to be addressed in the future, (usually within 1 to 6 months) are also items that may affect the structure of the building in a way of possible damage and/or deterioration of structural building materials and/or mechanical components or systems of the building.

## **2.0. Issues That Need To Be Addressed Presently**

2.1. West Exterior Siding And Structural Wall: The lower sections of the wood siding along the west side of the home's exterior wall and windows are being constantly sprayed with water when the underground water sprinklers are activated. This is causing damage and surface deterioration to the wood siding in the form of wood rot at various locations. In addition to repairs to sections of the siding, it appears that the water has penetrated further into areas within the building envelope which may have affected other building materials such as the outside plywood sheathing membrane, structural wood framing, insulation, vapour barrier and other unknown building materials. Further investigation is warranted as evidence such as the bathroom window wood framing sill has wood rot which is an indicator that water has penetrated deeper into the cavity of the exterior wall.

2.2. Electrical: Obtain a professional electrician to perform the necessary minor corrections to the electrical where observed (detailed further within report).

2.3. Basement Bathroom - West Wall: Basement bathroom, bottom left of window frame. An existing, small finger like hole is observed through the drywall board. Upon observation, the inside area and the surrounding drywall is damaged/deteriorated and wet indicating that outside water/moisture is seeping/entering this area of the bathroom. This likely confirms that the underground water sprinkler spray action against the exterior siding/windows and grade issue at the west side of the home has affected hidden building material within the exterior wall cavity. Need to obtain a professional building contractor to open a section of the interior wall around the window to observe present conditions.

2.4. Exterior Grade: Need to lower soils below home's siding at the north and west sides (cladding, sheathing membrane, etc), grade should be at least 8 inches below any exposed building materials.

2.5. Exterior Site Drainage: Need to grade slope of soils away from foundation at the north, south and west areas of the home. The slope should fall away from the foundation at a minimum of 1/2 inch per foot and extend at least 10 feet away from the foundation if possible for proper drainage of water.

### **3.0. Issues That Need To Be Addressed In The Future**

3.1. Masonry Chimney: Due to the present conditions and issues observed with the chimney (further detailed within report), need to obtain a professional masonry contractor to further evaluate the chimney and perform the necessary repairs (if possible) before further use of the chimney and fireplaces.

3.2. Attic: Few issues within the attic need to be addressed in relation to both of the bathroom fans venting material and hatch cover (detailed further within report).

3.3. Kitchen Ventilation: Install a hood fan above the kitchen range and install vent ducting from the hood fan to the exterior of the home so that all range and kitchen created moisture is fully exhausted to the exterior of the building.

### **4.0. Recommendations - Suggestions - Improvements**

4.1. Exterior Underground Sprinkler System: Appears that the property has a exterior water sprinkler system with several zones around the home installed with the controls located at the north exterior side of the home. This system appears to be set on a timer. By observation, several of the sprinkler heads are spraying water in the wrong direction in that, the water is being sprayed directly and/or portion thereof onto the surfaces of the exterior siding, trim and basement windows at various locations, specifically noted at the west side of the home as evidence suggests. All sprinkler heads must point in the direction away from the exterior of the home so that water spray do not effect building materials and therefore, need to adjust all of the sprinkler heads where needed so that the sprinkler heads point and spay away from the exterior of the home.

4.2. Insect Activity: At the southeast area of the home along the garage entry opening and more specifically, the west side, evidence of ant activity is present. Around the exterior and interior sides of the garage framed wall, evidence of sawdust like material on the ground surface and the abundance of red ants suggest that there could be a nest within the wall. Recommend to obtain a professional exterminator to further investigate this area and revolve the insect issue as possible damage to wood building material hidden behind finished walls could potentially exist.

4.3. Attic Rodent Activity: Southwest corner area of the attic, tree debris material such as needles, cones, etc are observed. The debris is piled on top of the fiberglass insulation and tops to the underside of the roof. Appears at present that squirrels are nesting within this area of the attic. The following is needed to be performed so that squirrels do not continue to nest within this area and that tree debris does not rot which is the following recommendation:

a) Obtain a professional exterminator to rid of the squirrels within this area of the attic.

b) Remove all tree debris material.

c) Replace any deteriorated and/or damaged ceiling insulation, vapour barrier, dry wall board and wood building members.

d) Clean area and block/seal any areas that appear to be an exterior entry.

4.4. Attic Ventilation/Air Flow Improvement: Older type of venting is designed and constructed along the soffits which limit air flow into the attic (small openings). Recommend to remove the present soffit material/venting screen openings and construct continuous venting along the entire length of the soffits to improve air flow. If not, repair where metal screen mesh is damaged.

4.5. Attic Ventilation/Air Flow Improvement: Additional attic ventilation is recommended with the installation of stationary vents near the peak of the roof to improve attic air flow/ventilation.

4.6. Attic Insulation: Recommend additional insulation in the attic area to bring the R factor value to at least 40 or better by todays building standards.

4.7. Septic System: Suggest to have the septic tank located, remove top lid and both inspection covers, have the liquid and solid wastes pumped out and the interior of the tank inspected by a Registered On-Site Waste Practitioner (R.O.W.P) and/or septic pump-out contractor.

4.8. Laundry Dryer Venting Material: Present venting material (plastic flex) is a potential fire hazard and therefore, I highly recommend to replace the plastic venting material with 4 inch metal smooth pipe, exiting from the back of the appliance to the exterior cover with all of the connecting joints firmly secured and wrapped with aluminum tape.

4.9. Exterior Stairs: Top of the handrail on both sides of the stairs should be extended in order to grasp the handrailing firstly before stepping onto the steps.

## **5.0. Home Maintenance And Upkeep Issues**

5.1. Exterior Siding: Obtain the professional services of an renovation contractor to perform repairs and/or material replacement as and where needed to protect building materials (issues further detailed within report).

5.2. Exterior Trim: Obtain the professional services of an renovation contractor to perform repairs material replacement and/or improvements as and where needed to protect building materials (issues further detailed within report).

5.3. Roof: Surface of the roof and valleys need moss removed and tree debris clean up.

5.4. Gutters And Drain Spouts: General repairs, replacement of a few gutters, drain spouts and the cleaning of debris and plant growth from inside of the gutters is needed at various locations (a must!).

5.5. Landscaping: Large tree, shrubs and vine growth are planted close to the home and therefore removal may be needed due to root growth (may affect the foundation of the home), and/or branches are touching the exterior building components (siding, trim, gutters, roofing material, etc).

5.6. Landscaping: Trees branches are touching and/or overhanging the roof, damage to exterior building components (siding, trim, gutters, roofing material, etc), is possible. Therefore, all branches must be cut back away from the building.

## **6.0. Other Building And Property Issues**

6.1. Other Rodents/Animals?: Near the end of the inspection. I was sitting at the main floor formal dining room table while taking notes when suddenly, an unknown animal and what appears to be a scratching noise started. This was significant enough that the noise coming from the southeast corner area of the room startled me. I immediately went to the corner of the room where the noise was coming from and it appears to be somewhere in the upper area of the exterior wall of the attic. This unknown animal scratching noise went on for about a minute. This could be one or more several squirrels which could be likely since such was observed on the roof and within the southwest area of the attic. However, further investigation is needed.

Some additional minor items are noted in the following report and should receive eventual attention, but none appear to affect the habitability of the home at this present time and their correction is typically considered the responsibility of the home owner.

Thank you for selecting my firm to do your pre-purchase home evaluation. If you have any questions regarding the inspection report or the building, please feel free to call me.

Sincerely,  
PACIFIC WEST HOME INSPECTIONS

Mr Dave Brice CHI  
Owner/Inspector  
ASTTBC & BCIPI Certification #: PI0284.  
WETTBC Certification #: 5824.  
BPCPA Home Inspection Licence #: 47668.

Applied Science  
Technologists & Technicians  
of British Columbia

