



Home Inspection Report

Prepared exclusively for
Stephen Goring



PROPERTY INSPECTED:
1012 Oliphant Avenue
Victoria, BC V8V 2V1

Date of Inspection: 08/07/2024

Inspection No. 1013-2-3237

INSPECTED BY:

0947431 BC Ltd.

467 Davida Ave

Victoria, BC V9A 2C8

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(250) 385-4000

INSPECTOR:

Brad Hutchings

Lic.#: 66801

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Each office is independently owned and operated

INSPECTION REPORT

1.0 INTRODUCTION

1.1 Limitations

△ Inspection of the structural components was restricted due to interior finishes.

1.2 General Information

1.2.1 The clients current home address is: 26 Russett Ave Toronto Ontario

1.3 Inspector

☑ Brad Hutchings RHI License# 66801

☑ Marty Erletz RHI License# 47184

1.4 Scope of Inspection

1.4.1 This inspection was conducted according to the Home Inspectors Association of British Columbia (HIABC) Scope of Inspection. This document can be viewed at <https://hiabc.ca/about-us/scope-of-inspection/>

1.4.2 Home inspectors are generalists not specialists. We are here to evaluate the current physical condition of the property. It should be understood that we can reduce the number of unforeseen repairs; however we cannot eliminate them. It is impossible for a home inspector to discover every deficiency that exists from a strictly visual inspection. The report will point out areas requiring improvement. It will not provide specifications or methods for performing the work. In some cases, a more detailed study is needed to decide what action, if any, is appropriate.

1.5 Approximate Year Built

1.5.1 To the best of our knowledge, this home was constructed in 1912.

1.6 Inspection / Site Conditions

☑ Sunny

1.6.1 The home is a wood frame structure set on cast in place concrete foundations. The construction appears to be conventional wood frame techniques.

1.6.2 Contact vendor regarding the operating instructions for special built in systems. We do not check sprinklers, alarms, cable and phone connections.

1.6.3 Request vendor provide building plans and/or Building Permit for house, renovation or addition. If no permits and inspection records are available, the work may not conform to local standards. Renovations or repairs to nonstandard work may involve additional expense.

1.6.4 According to WorksafeBC, prior to 1990, over 3000 building products were used that contained asbestos. If you are going to do any renovation, alterations or demolition to your house, you must first get a hazardous material survey and have the identified materials professionally removed. Identifying the presence of asbestos is beyond the scope of inspection.

1.6.5 The home is in an area that will likely have active rodents or insects. We recommend you be vigilant for rodent/insect activity inside the home. The services of a pest control specialist on a routine annual basis is the best way to prevent this. This is common on Vancouver Island and is considered normal routine maintenance.

2.0 PROPERTY AND SITE

2.1 Site Overview

2.1.1 It is very important that surface water & rain runoff drain away from the foundations to minimize chance of water seepage, as cracks in foundation walls are common. Make sure the ground, patios and walkways slope away from the house for the first four to six feet (1.2 to 2 metres) around the perimeter of the home if possible. Slope should be at least 1/2 inch per foot as recommended by CMHC and good construction practice.

2.2 Walkway(s)

☑ Concrete

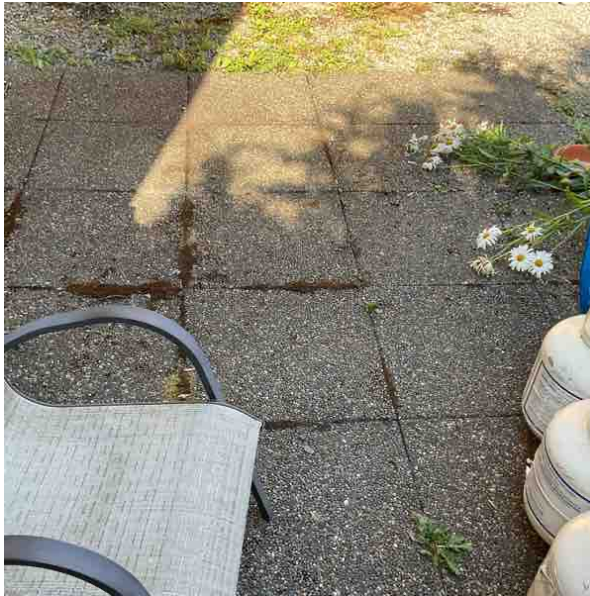
☑ Pavers

2.2.1 Minor settlement and cracks, typical for concrete.

2.3 Patio(s)

- ☑ Asphalt
- ☑ Concrete

2.3.1 Patio surfaces show typical wear and tear. **(Exterior Back)**

**2.4 Enclosure(s)**

- ☑ Fence

3.0 EXTERIOR**3.1 Limitations**

- ⚠ The majority of the foundations are concealed from view on the exterior.
- ⚠ Fascia is obstructed by the gutter system, unable to fully determine the condition.

3.2 Exterior General Comments

- ☑ Exterior was inspected from the ground.

3.2.1 Roof overhangs are of average extension and offer good protection of upper level walls from the elements. The lower wall areas will be exposed to weather, maintenance is important to prevent wall leaks.

3.2.2 Ensure all gaps, holes and penetrations in the exterior wall are sealed to prevent pest entry and moisture ingress.

3.2.3 Exterior wall construction utilizes standard air barrier/vapour barrier principals and forms a 'Concealed Barrier' approach to weather protection. If any renovations are planned and you are unsure about compromising the exterior wall performance, the services of a properly trained and qualified contractor should be engaged to avoid problems.

3.3 Foundation Surface

- ☑ Concrete

3.3.1 Inspected minor concrete cracks. This is normal for concrete. Minor movement can occur at these cracks. We recommend a good quality sealant be applied to prevent seepage.

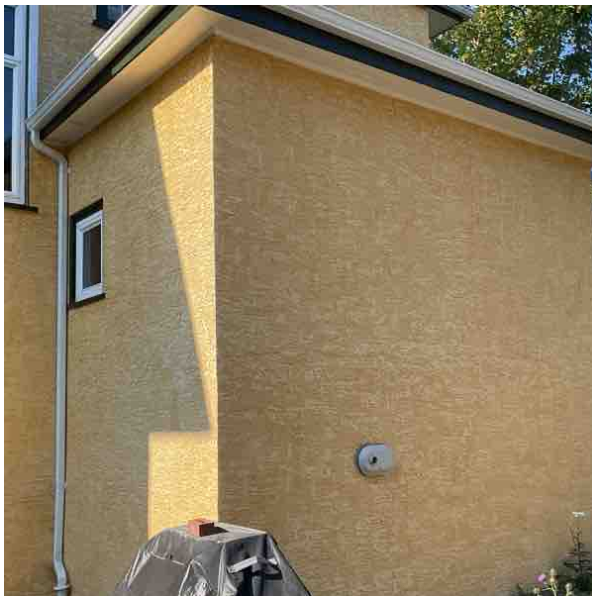
3.3.2 The foundations were likely constructed with the 'Generally Accepted Practice' in use at the time of original construction. This old practice may or may not be to current standards. We are unable to determine this condition as foundations are concealed. The foundations would not have had an original coating of damp-proofing applied during construction. If none has been added since construction, there will likely be dampness migrate through the concrete foundation walls. This may be one component you may want to research and update if desired. This will help keep the lower levels dryer and reduce humidity levels inside the home.



3.4 Wall Surface

☑ Stucco

3.4.1 Stucco is in good condition. Minor cosmetic shrinkage cracks are inherently common and normally do not pose a concern.



3.5 Eaves / Fascia / Soffit

☑ Wood

3.6 Trim

3.6.1 Exterior wood components should be kept in good condition to prevent deterioration. If bare wood is visible at any time through the coating, it is time to conduct maintenance.

3.7 Windows

- ☒ Vinyl
- ☒ Wood

3.7.1 Inspected newer thermal windows in some/all areas, this is a nice upgrade feature.

**3.8 Exterior Doors**

- ☒ Wood

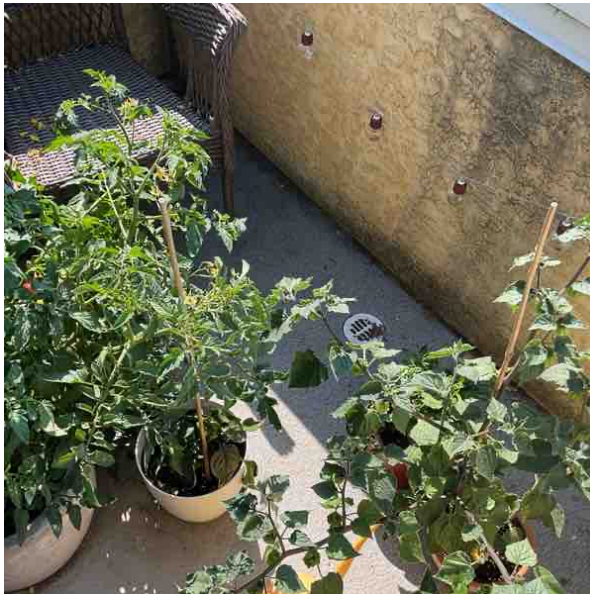
3.9 Porch(es)

- ☒ Concrete

3.10 Balcony

- ☒ Vinyl

3.10.1 The vinyl deck covering is in fair condition and showing signs of typical wear and tear relative to age. Minor touch up repairs may be required. Budget accordingly.



3.10.2 The railing cap shows deterioration, budget for repairs or replacement for safety.



4.0 ROOFING SYSTEM

4.1 Roofing General Comments

4.1.1 Roofing system is in fair condition for its age and showing signs of normal wear and tear. We recommend periodic inspections. Conducting routine maintenance will help extend the service life of the roofing.

4.1.2 Monitor roofing and attic areas seasonally for loose components, wind damage and deterioration. Conduct maintenance as needed in time to extend service life as desired.

4.1.3 The roof is considered a system that requires many components working in unison to effectively shed water. Included in this system is the covering (shingles, shakes, tiles, tar & gravel, torch on etc.), flashing's, vents, gutters, downspouts, fascias, soffit's, attic and roof framing.

4.2 Roofing Inspection Method

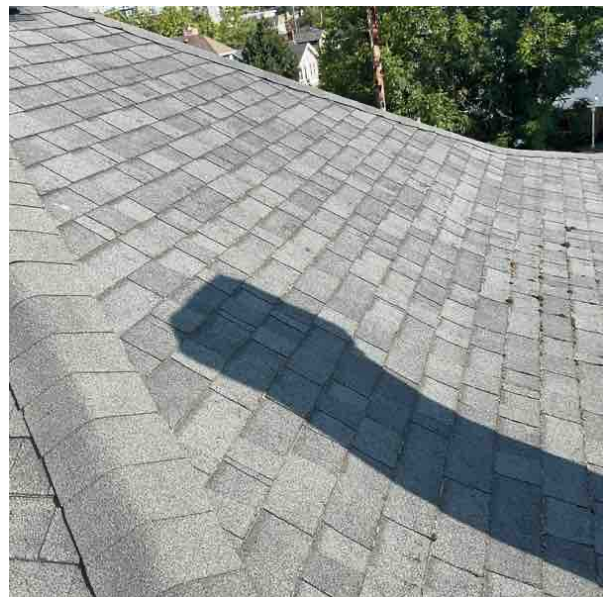
☑ Walked on roof surface.

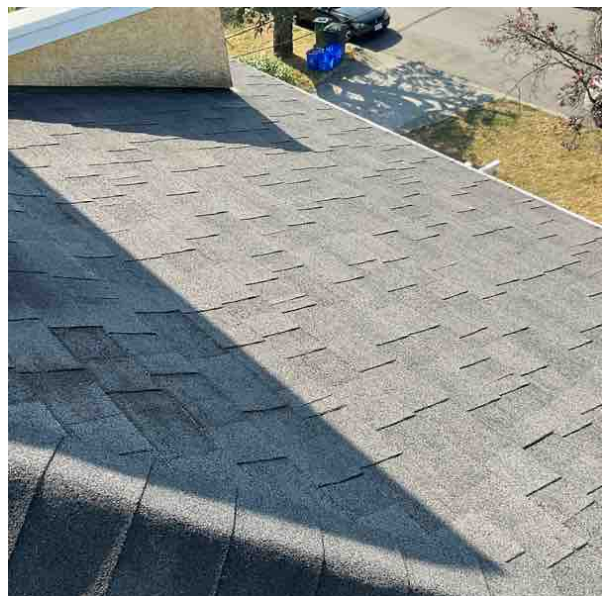
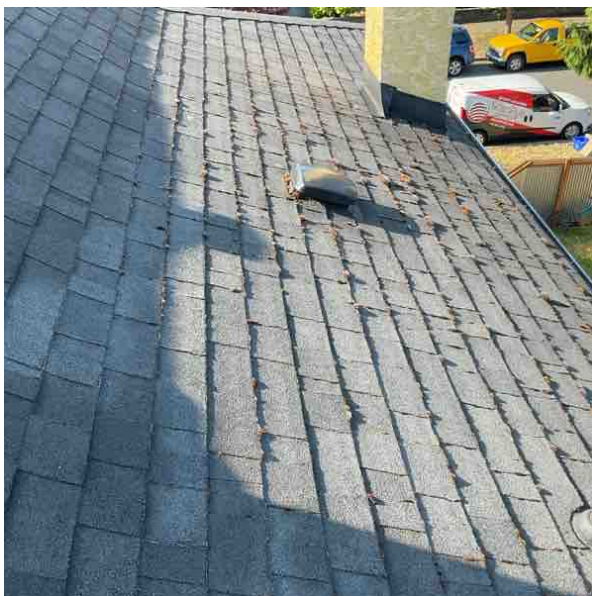
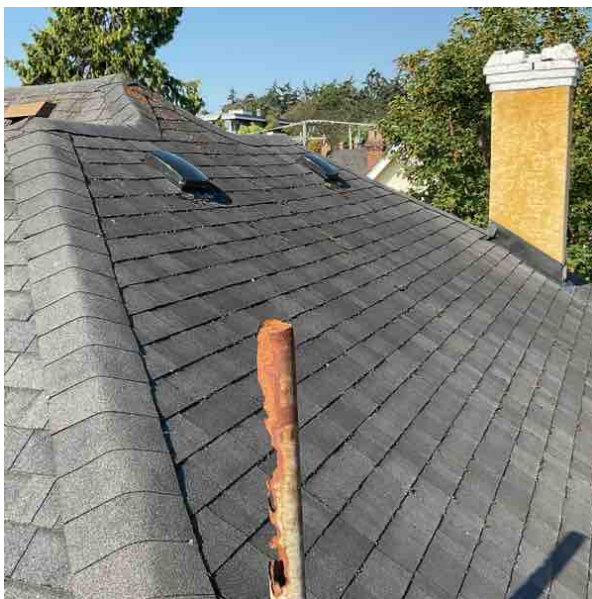
4.3 Sloped Surface(s)

☑ Fiberglass shingle.

4.3.1 We recommend having the roof serviced and de-mossed to increase longevity.

4.3.2 Typical life expectancy of this roofing product is 25-35 years with routine maintenance.







4.4 Flashings

- ☑ Chimney
- ☑ Plumbing stack
- ☑ Roof to Wall
- ☑ Valley

4.5 Roof Drainage

4.5.1 Ensure all gutter and downspout sections remain fastened securely and are kept clean to ensure proper flow. This will help prevent spillage onto ground and reduce the risk of seepage into lower areas and reduce the risk of unwanted foundation settlement.

4.5.2 Due to the age, we advise you obtain a history of perimeter drain pipe service from the seller. If the system has not been serviced or updated recently, we advise you do so to help ensure the drains are free draining. This will help prevent unwanted foundation settlement and seepage into lower areas. We are unable to inspect foundation walls below grade and underground pipes.

4.6 Chimney(s)

- ☑ Stucco

4.6.1 We inspected deterioration of the masonry chimney caps. We recommend budgeting to have a qualified mason conduct repairs to prevent stability issues and safety hazards.



5.0 ATTIC

5.1 Limitations

- △ This building does not have an accessible attic area. We are unable to determine the type or condition of components and related ventilation.
- △ This building does not have an accessible attic in all areas. We are unable to determine the type or condition of components and related ventilation.

5.2 Attic General Comments

5.2.1 Attics should be checked routinely during winter months for leaks and moisture. This is the best way to spot early maintenance needs.

5.3 Attic Access

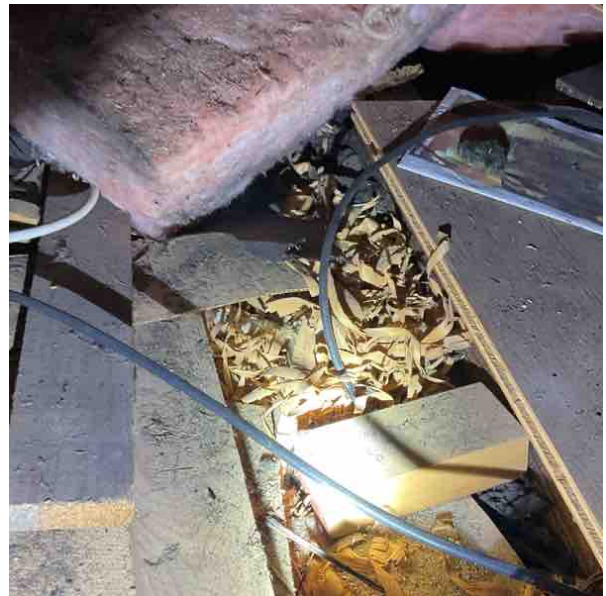
- ☑ Attic inspected by entering attic.

5.4 Insulation

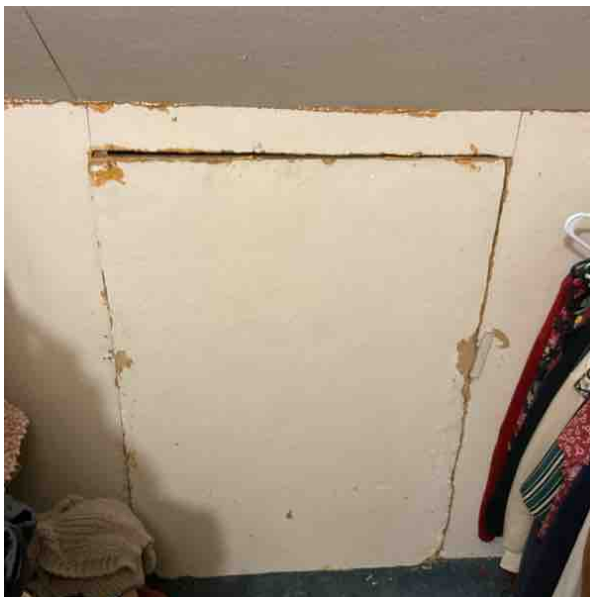
- ☑ Fiberglass
- ☑ Rock Wool
- ☑ Wood Shavings

5.4.1 Home heating costs and interior comfort would benefit from increasing insulation levels to the current standard. Consult an insulation specialist for options and costs.

5.4.2 Approximate depth: 1-5"



5.4.3 Attic hatch should be weatherstripped and/or insulated to reduce heat loss.



5.5 Ventilation

- ☒ Roof
- ☒ Soffit

5.5.1 Attic ventilation appears in good condition and is performing as intended. If you plan to increase the amount of insulation, be prepared to increase the ventilation as well.

5.6 Vapor Barrier

- ☒ None

5.7 Exhaust Duct

- ☒ Metal

5.7.1 Ducting requires insulation when passing through an unheated space to reduce condensation build up and drips. Pre-manufactured insulated ducting works well. Repairs are recommended.

**5.8 Sheathing**

- ☒ Board
- ☒ Plywood

5.8.1 Attic sheathing is in good condition, no visible signs of organic growth. Attics should be checked routinely during winter months for leaks and moisture. This is the best way to spot early maintenance needs.

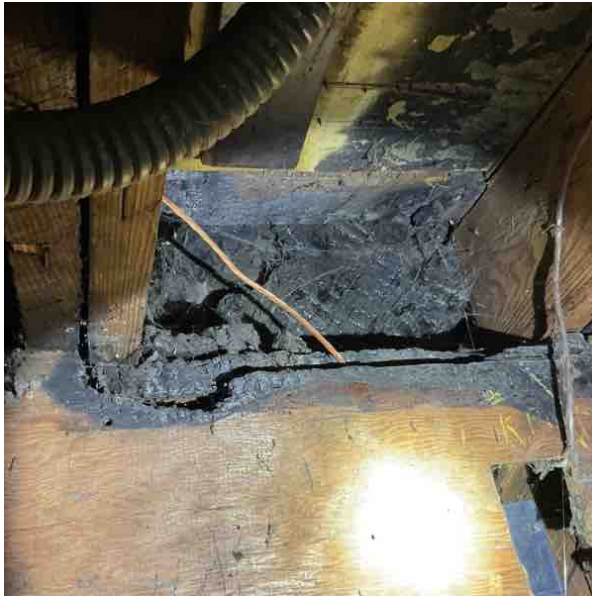
**6.0 STRUCTURE**

6.1 Limitations

- △ Portions of the foundation wall were concealed and could not be inspected.
- △ The ceiling structure is concealed by finishes and insulation.

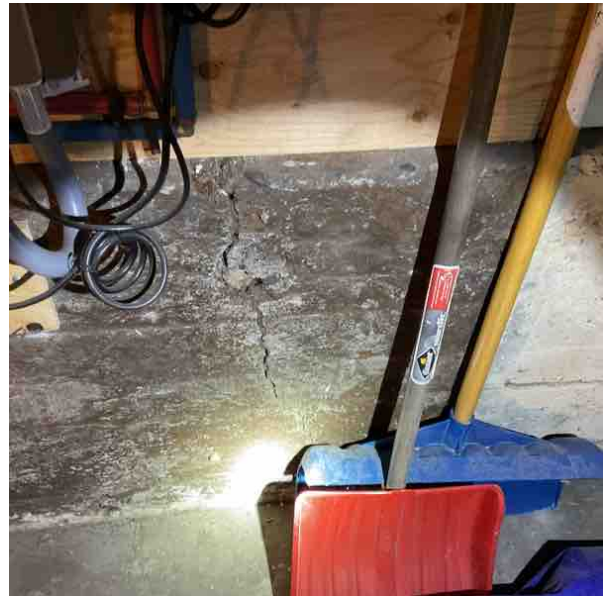
6.2 Structure General Comments

6.2.1 Inspected evidence of past fire damage. It appears to be localized to one small area. Obtain a history of events from the vendor. **(Basement)**

**6.3 Foundation**

- ☑ Concrete

6.3.1 Foundations appear to be in typical condition for the age. Seal foundation cracks from the exterior to reduce the risk of seepage.



6.4 Support - Post / Beam / Column

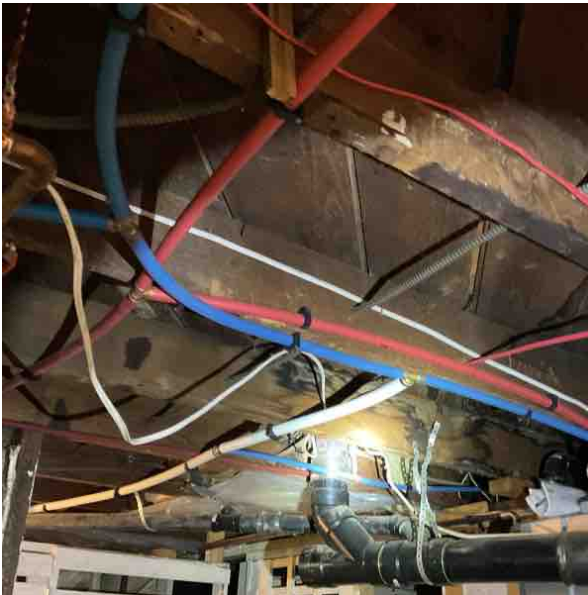
- ☑ Wood beam support
- ☑ Wood support post

6.4.1 The primary load bearing structure is in good condition. There is no visible evidence of settlement or movement.

**6.5 Floor Structure**

- ☑ Wood - dimensional lumber.

6.5.1 No signs of significant settlement or movement observed on today's date.



6.5.2 Stains throughout are evidence of past leakage. The stains are dry.



6.6 Wall Structure

- ☑ Wood frame

6.7 Roof Structure

- ☑ Rafters

6.7.1 Roof framing appears in good condition, no visible signs of substantial structural movement.



7.0 ELECTRICAL SYSTEM

7.1 Limitations

- ⚠ Grounding is concealed.
- ⚠ Service entrance wiring is concealed.
- ⚠ Not all devices were checked, obstructed and occupied receptacles in some areas. We do not unplug devices.

7.2 Electrical General Comments

7.2.1 The electrical system appears to be updated since original construction, this is a nice feature. Obtain permits and inspection records from seller.



7.3 Service Entrance

- Ⓢ Electrical service to home is by overhead cables.
- Ⓢ Electrical service voltage is 240 volts.

7.4 Service Size

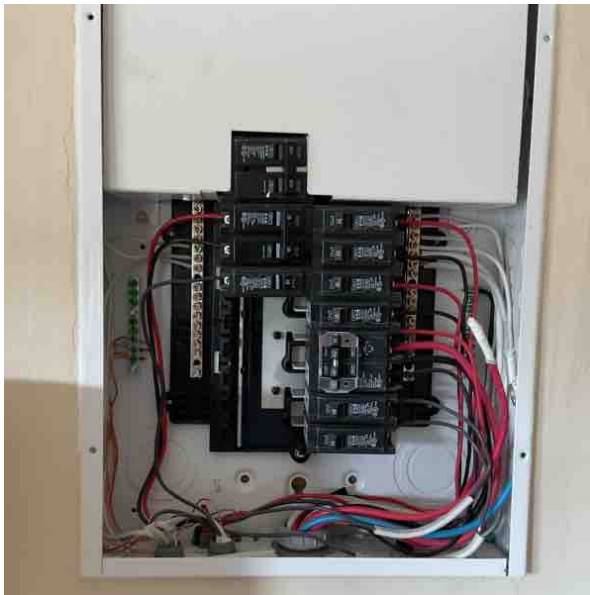
- Ⓢ 400 Amps

7.5 Main Disconnect(s)

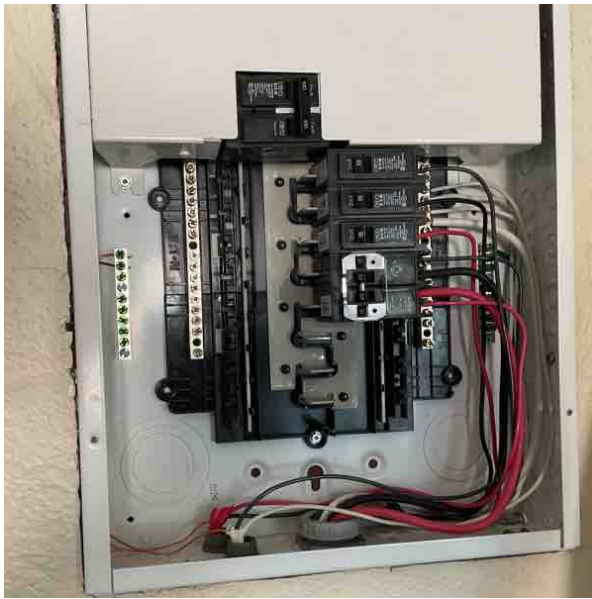
- Ⓢ The main electrical disconnect is located on the main floor of the house.

7.6 Distribution Panel(s)

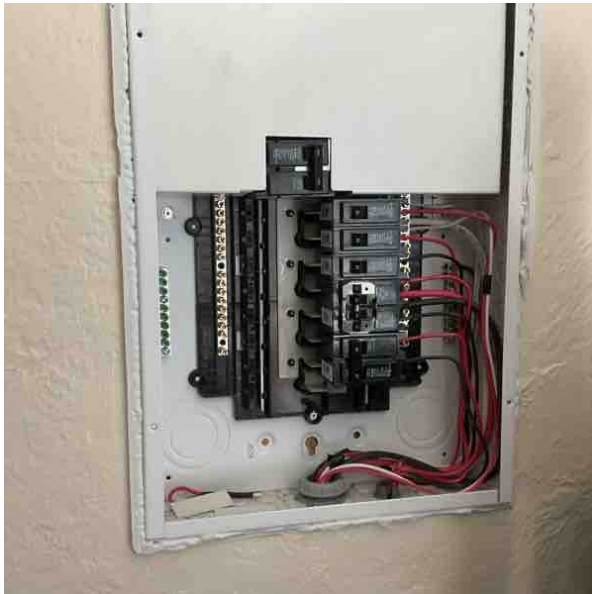
7.6.1 Branch circuits appear compatible with disconnect ratings. **(unit 4)**



7.6.2 Branch circuits appear compatible with disconnect ratings. **(Unit 3)**



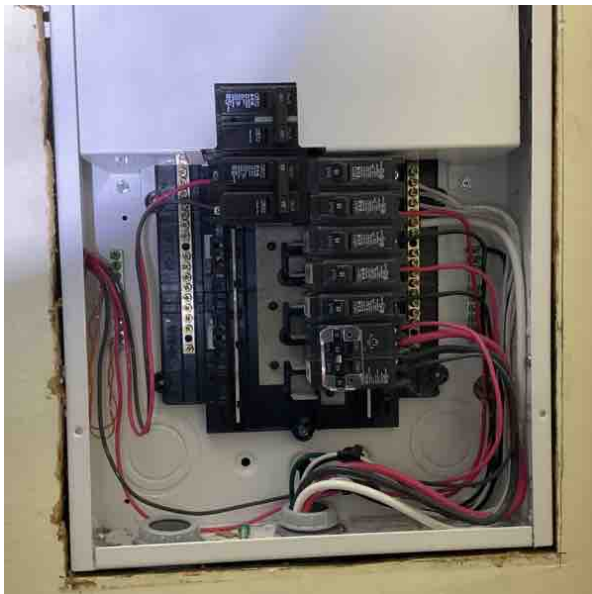
7.6.3 Branch circuits appear compatible with disconnect ratings. **(unit 1)**



7.6.4 Branch circuits appear compatible with disconnect ratings. **(Unit 2)**



7.6.5 Branch circuits appear compatible with disconnect ratings. **(unit 5)**



7.7 Sub-Panel(s)

☑ Interior Space

7.7.1 Branch circuits appear compatible with disconnect ratings. **(Foyer)**

**7.8 Branch Circuit Wiring**

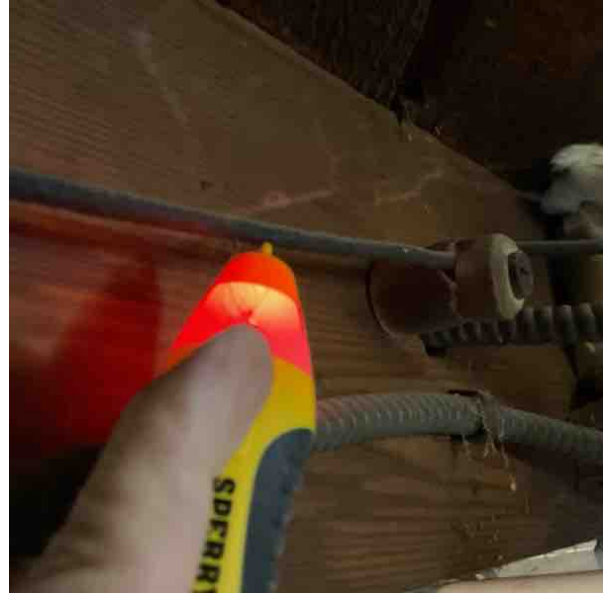
☑ Copper wire branch circuits

☑ Knob and tube wiring

7.8.1 Circuit wire is not guarded, have properly repaired by a qualified electrician to prevent injury. **(Exterior Back)**



7.8.2 Knob and tube wiring is present in the home. Knob and tube wiring is not as safe as modern systems. Check with your Insurance provider to ensure coverage. Inspection and service records from an electrician may be needed.



7.9 Receptacles

7.9.1 Receptacle had no power when tested. We recommend having a licensed electrician conduct further review. (unit 4)



7.9.2 Missing cover plates should be installed for safety. **(unit 1)**



7.10 **Lighting / Ceiling Fan(s)**

7.10.1 Light fixture did not respond to normal activation, check bulbs or have a licensed electrician conduct further review as required. **(Unit 3)**



7.11 GFCI Devices

7.11.1 GFCI receptacle is damaged, inoperative or does not trip power as intended. It is faulty or wired improperly. Budget for repair or replacement. **(Unit 2)**



7.12 Smoke Alarms

☑ There are smoke detectors present in the home

7.12.1 Older smoke detectors are likely expired. Replacement is recommended for safety of occupants. **(unit 4)**



7.12.2 We do not test smoke alarms. Ensure function upon possession. **(Unit 3)**



7.12.3 We do not test smoke alarms. Ensure function upon possession. **(unit 1)**



7.12.4 We do not test smoke alarms. Ensure function upon possession. **(Unit 2)**



8.0 HEATING/COOLING/VENTILATION SYSTEM(S)

8.1 Energy Source(s)

- ☒ Electricity

8.2 Electric Heating System(s)

- ☒ Electric baseboard heaters

8.2.1 The electric baseboard heaters should be cleaned regularly to ensure safe use and prevent unwanted odors upon activation.



8.2.2 Heater did not respond to normal operating controls and appears to blow the breaker. Conduct further review. (unit 5)



9.0 PLUMBING SYSTEM

9.1 Limitations

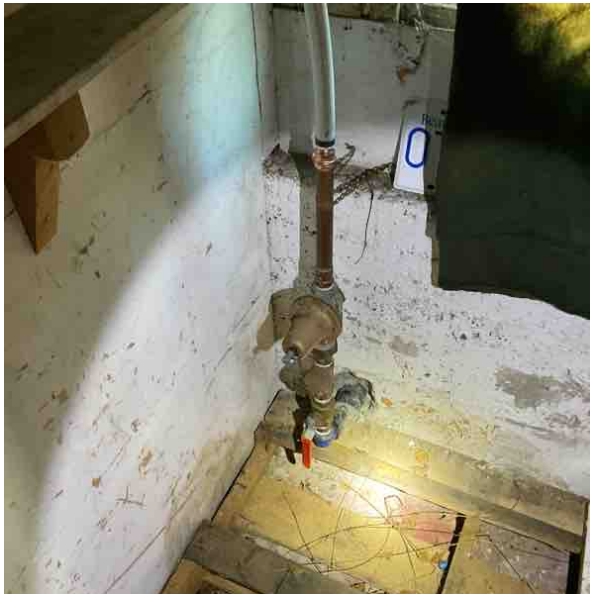
- △ We were not able to inspect most of the distribution and drain plumbing as it is concealed in wall and floor cavities.

9.2 Water Main

- ⊙ Water main is plastic pipe.

9.2.1 Inspected an upgraded water main. This is a nice feature.

9.2.2 Location: Basement



9.3 Distribution Piping

- ☑ Copper
- ☑ PEX

9.3.1 The visible distribution piping is a combination of copper and plastic.



9.4 Drain, Waste, and Vent Piping

- ☑ Cast iron

9.4.1 Homes in older neighborhoods may be prone to sewer backups. This is typically due to large trees and their roots blocking the drain lines. We recommend being vigilant and having the drain lines inspected and cleaned on a regular basis to prevent backups in the home.

9.4.2 Cast iron drain piping is past its typical life expectancy but appears functional. There are old drip marks which is common, but there is no evidence of current leakage. Some of the plumbing has been updated over time, likely as needed. It is recommended to budget for replacement of the old pipes before they become problematic. **(Roof)**



9.5 Water Heating Equipment

- ☑ Fuel source is natural gas.
- ☑ On-demand hot water system (tankless).

9.5.1 Typical life expectancy of an "On Demand" water heater is 20-25 years depending on frequency of service.

**9.6 Hose Bib(s)**

9.6.1 Remove hoses from taps during winter months to help prevent freeze damage.

9.7 Sink(s)

9.7.1 Sink is worn, corroded or damaged, recommend repairs or replacement. **(unit 5)**



9.8 Toilet(s)

9.8.1 Detected active dampness at the base of the toilet. This condition may cause concealed damage. Locate the source of the leak and conduct repairs. We are not able to determine the condition of concealed areas.

Toilet base/tank is loose, secure to prevent leaks. **(unit 5)**

**9.9 Tub(s) / Shower(s)**

☑ Tile

9.9.1 Sealant is worn, missing or damaged and should be repaired to prevent moisture ingress. **(Unit 3)**



9.9.2 We detected excess dampness behind the wall finish indicating possible trapped moisture. This condition may cause concealed damage. Conduct further review as required, budget accordingly for repairs.

Grout or sealant is worn, missing or damaged and should be repaired to prevent further damage. **(Unit 2)**



9.10 Sewage Pump

9.10.1 We recommend routine service for trouble free operation. Sewage pumps do not operate during a power outage and consumption of water should be kept to a minimum until power is restored. Installing a battery backup can help reduce the risk during outages. **(Exterior Back)**



10.0 INTERIOR

10.1 Limitations

- ▲ The area contains furnishings, rugs, contents etc. that obstruct the inspection. Not able to fully view floor finish.
- ▲ Built up wood sub floors in basements can conceal dampness and rot. Framing is not visible for inspection. Monitor these areas for stains, musty odors and soft spots.

10.2 Interior General Comments

10.2.1 Wear and tear and worn items in used homes is common. Items identified in the report may include loose door knobs, hinges, weatherstrips, misalignment of hardware, stiff or binding hardware on doors, windows and fixtures. We have included a link to a home repair website for assistance and many books are available on the market for general residential maintenance and care of homes. If you are not comfortable or not capable of conducting normal routine maintenance, we recommend the services of certified trades people to ensure the work is done properly.

10.2.2 Keep humidity low and interior rooms at minimum 18C to prevent condensation, stains and fungi from forming on windows & cool surfaces. Relative humidity levels in the home should not exceed 55%. If the home is not equipped with exhaust fans and automatic ventilation controls, we advise these be installed to help improve interior air quality.

10.3 Floors

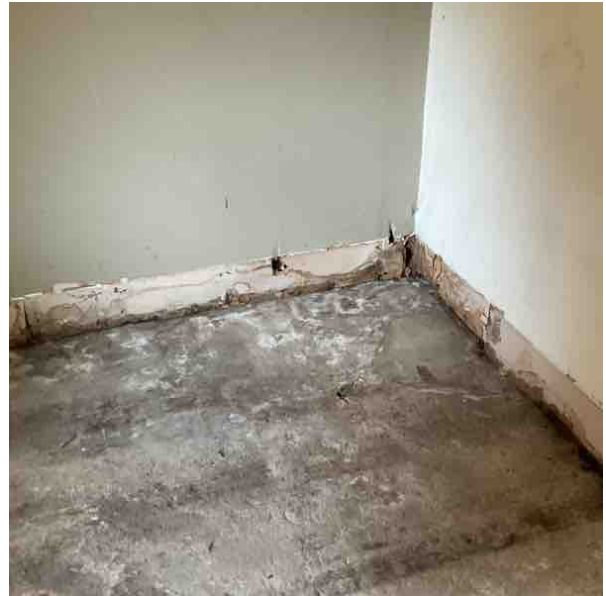
- ☒ Carpet
- ☒ Vinyl
- ☒ Wood

10.3.1 Inspected typical wear and tear for age.

10.4 Walls / Ceilings

- ☒ Drywall/Plaster

10.4.1 Stains are evident, however no moisture readings were detected. Obtain a history of events from the seller or monitor the area for possible concealed leak activity. **(Basement)**



10.5 Windows

- ☒ Vinyl

10.6 Doors

☒ Wood

10.6.1 Door rubs or binds in bedroom. Adjust door/hardware to ease fit as desired. **(unit 1)**

**10.7 Entrance Door(s)**

☒ Wood

10.8 Stairs / Railings / Guardrails

10.8.1 Stair is steep and narrow, this is typical for the age. Low headroom is also common in older homes. Budget for modifications as desired. **(Unit 4)**

**10.9 Countertops / Cabinets**

☒ Laminate

☒ Wood

10.9.1 Inspected

10.9.2 Counters/cabinets have typical wear and tear for age.

10.10 Heating / Cooling Sources

☒ Electric Heater

11.0 FIREPLACE(S)

11.1 Wood Burning Fireplace(s)

11.1.1 Fireplace appears abandoned, recommend further review. **(unit 1)**

**12.0 APPLIANCES****12.1 Appliance General Comments**

12.1.1 The appliances were not fully operated. Due to the time constraints associated with a typical home inspection, we are only able to determine the on/off function of the appliances.

12.2 Refrigerator

12.2.1 Not able to locate the data tag.

- unit 1
- unit 2

12.2.2 Refer to enclosed photos for appliance model and serial number. **(Unit 3)**



12.2.3 Refer to enclosed photos for appliance model and serial number. **(Unit 2)**



12.2.4 Refer to enclosed photos for appliance model and serial number. **(unit 5)**



12.3 Ranges / Ovens / Cooktops

☒ Electric

12.3.1 Not able to locate the data tag. **(unit 4)**

12.3.2 Refer to enclosed photos for appliance model and serial number. **(Unit 3)**



12.3.3 Refer to enclosed photos for appliance model and serial number. **(unit 1)**



12.3.4 Refer to enclosed photos for appliance model and serial number. **(Unit 2)**



12.3.5 Refer to enclosed photos for appliance model and serial number. **(unit 5)**



12.4 Range Hood

12.4.1 Recommend installing range hood to rid the home of excess humidity and cooking odors.

- Unit 2
- Unit 3
- unit 1
- unit 4



12.5 Mechanical Exhaust Vents

12.5.1 Dryer vents can accumulate lint and debris causing an obstruction in the vent. This is a fire hazard. Annual cleaning of the dryer vent is considered routine maintenance.

13.0 GENERAL COMMENTS ABOUT THIS INSPECTION

13.1 General Comments

13.1.1 The home is in an area that will likely have active ants or other insects that may be invasive and detrimental to the structure. We recommend you be vigilant for insect activity inside the home. The inspection services of a pest control specialist, on a routine annual basis, is the best way to help prevent this. This is common on Vancouver Island and is considered normal routine maintenance.

13.1.2 You are encouraged to contact your inspector to answer any questions about any information contained in the report. If you receive any information from any source that is contrary to the information in this report, you are free to contact your inspector for clarification. These reports are unbiased and formatted to provide you with a condition report at the time of the inspection. We do not favor sub trades, sellers, realtors or insist any work be conducted on the Building. Recommended repairs are for maintenance and safety. Obtaining information about work and systems in the home will help with this maintenance. Obtaining repair options and costs, where recommended, will give you an idea of the expense involved with work.

13.1.3 Items identified for repairs within the scope of our report are general in nature and do not constitute a repair procedure. If you are not familiar with effecting these repairs, we recommend the services of certified trades or construction specialists be utilized.

13.1.4 We also advise all areas in the report recommending further review be done in a timely manner best fitting your timetable relative to closing the sale of the property. If you are not familiar with any component, system or area that is noted for further review, we recommend the services of certified trades or construction specialists be utilized. All associated costs for additional inspections, quotes, dismantling, reassembly or repair will not be our responsibility, budget accordingly.