

Inspection Report



LIGHTHOUSE HOME INSPECTIONS



, 1002 Peninsula Road, , Ucluelet, BC, V0R 3A0

Inspection prepared for: Terrace Beach Resort

Date of Inspection: 5/21/2021 Time: 9:00 am

Age of Home: recently renovated

Weather: overcast

Inspector: Jan Dirk Stuehler

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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Plumbing		
Page 12	Water Heater Condition	• Tank is rusted, damaged and/or leaking. Replacement recommended.

Introduction

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

General Information & Details

General Details

Pre-listing Inspection

Weather

Current weather conditions - Overcast
Soil Conditions - Damp
Approximate temperature 5C to 10C

Attendance

Pre- listing inspection

Home Type

Single Family Home

Occupancy

Vacant - Fully Furnished
Staged for sale.

Inspector

Jan Stuehler Licensed Home Inspector Lic#68923 - Capital City Home Inspections

Site

Driveway Condition

Materials & Observations: Appears Functional • Concrete driveway noted. • Gravel driveway noted. • Driveway cracks are typical

Sidewalk Condition

Materials & Observations: Appears Functional • Gravel sidewalk noted. • Wood boardwalk.

Landscape

Materials & Observations: - Appears Functional • Steep Slope • Site maintenance needed • Landscape is unfinished

Deficiencies & Recommendations:

• Leave a 6" gap between building and vegetation to discourage insects and moisture in walls

Fence Condition

Materials & Observations: - Appears Functional • Some wood fencing noted on property.

Deficiencies & Recommendations:

• Note: Only a sample portion of fencing is inspected

Retaining Wall Condition

Materials & Observations: - Appears Functional • Cracks Typical

Patio Condition

Materials & Observations: - Appears Functional

Hot Tub/Pool

Materials & Observations: - NA

Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

Siding/Trim Condition

Materials & Observations: - Vertical wood siding • Wood panel - board and batten

Deficiencies & Recommendations:

• All new cedar siding with required building paper noted under siding. Still under construction at time of inspection, almost done.



Cedar siding with required building paper noted under siding. Still under construction at time of inspection, almost done.

Ext. Door Condition

Materials & Observations: - Appears Functional • Front door Wood • Weatherstrip functional • Exterior wood door(s)

Decks

Materials & Observations: - Appears Functional • Wood • Front Deck • Lower Deck • Deck is constructed in a sound manner and meets building code. Proper joist hangers, treated/cedar wood used and concrete footings noted. • Deck support posts are on a metal/concrete base. • Railings - to be completed.

Deficiencies & Recommendations:

- Deck railing to be completed with tempered glass and aluminum rails.
- Joist have been constructed, cedar decking is yet to be installed.



Joist have been constructed, cedar decking is yet to be installed on lower, top deck is complete.

Ext. Stairs

Materials & Observations: - Appears Functional • Treads appear functional • Handrails functional • Stringer / stair support functional

Faucets/Irrigation

Materials & Observations: - Hose bibs appear functional • Manual irrigation system

Perimeter Drains

Materials: None visible

Observations:

- No perimeter drains noted/found. Downspouts empty to gravity fed slope. Home on stilts no perimeter drain required.
- Developer plans to connect a perimeter drain system before sale.

Pests

Details & Observations: Note: Any observation by the inspector will be recorded, but a pest inspection is not included in a home inspection. A thorough pest inspection by a licensed pest control inspector is recommended.

Deficiencies & Recommendations:

- Rodent droppings noted in crawlspace.



Rodent droppings noted in crawlspace.

Exterior Windows

Window Condition

Materials & Observations: - Vinyl Windows • Double pane windows

Deficiencies & Recommendations:

• Window to be installed on lower level.

Foundation

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

Foundation Info

Materials & Observations: - • Wood frame built on concrete stilts. • Slab-on-grade type foundation • • Building structure was completely enclosed. Framing etc. not evaluated

Perimeter Wall Condition

Materials & Observations: - Appears Functional • Concrete foundation walls. • Wood support beams on concrete footings. • • Anchor bolts noted

Foundation Floor Condition

Materials & Observations: - Appears Functional • Wood foundation floor. • Floor drain noted • Majority of foundation floor was not visible due to floor coverings and/or storage

Foundation/Frame

Materials & Observations: - Appears Functional • • Framing not fully visible. Hidden by finishes, insulation and/or storage • 2x4" walls • 2x6" walls • 2x8 floor joists • 2x10 floor joists • 16" on centre joist spacing • • Typical partition wall support • Poured concrete pilings.



Keep underside of home well sealed.

Insulation/Ventilation

Materials & Observations: - Appears Functional • Rock wool insulation on foundation walls • Batt insulation noted between floor joists

Foundation Moisture

Materials & Observations: - Appears Functional • No evidence of moisture was visible in foundation areas at time of inspection

Roof

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties.

Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof.

Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house.

Likewise, be advised that such cascading may cause personal injury or even death.

If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

Roof Condition

Notes & Info: - Appears Functional • Roof visually inspected from ladder at eave • Roof has just been professionally replaced. 2021

Materials & Observations: - • Fibreglass tab shingles noted (Typical 25+ years life span) • • Hip type roof • Roof Dormers installed



All new joists and plywood for rear roof over deck.

Flashing condition

Materials & Observations: - Annual maintenance of checking & sealing flashing, is recommended • Plumbing and roof vents appeared sealed

Eaves/Soffit Condition

Materials & Observations: - Appears Functional • Wood soffits noted

Deficiencies & Recommendations:

• Protect fascia board, adding protective flashing is recommended.

Gutter Condition

Materials & Observations: - Appears Functional

Deficiencies & Recommendations:

• Building was still under construction, gutters with guards yet to be installed.

Chimney Condition

Materials & Observations: - Not Applicable

Skylights

Materials: Not Applicable

Attic

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

Attic Condition

Materials & Observations: - No open attic construction (finished attic, flat roof etc) • No access to enclosed rafter cavities • Plywood sheathing • Tongue and groove.

Attic Insulation

Materials & Observations: - Appears Functional • Attic insulation - Fibreglass • Batt type insulation • Insulation height - 8-10 inches (Approximately R30 rating)

Attic Ventilation

Materials & Observations: - Appears Functional • Roof ridge vent noted • Soffit vents noted

Attic Framing

Materials & Observations: - Appears Functional • 2x8 rafters noted • 2x10 rafters noted • Only a portion of the attic framing is visible and inspected

Ceiling Structure

Ceiling Support

Materials: Vaulted ceiling. Insulation and structure not visible or inspected. Thermal camera used and structure is properly insulated.

Observations:

- Roof design prevents access/inspection to attic space.

Interior

This inspection does not include testing for radon, mold or other hazardous materials unless specifically requested.

Plumbing is an important concern in any structure. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.

Note that if in a rural location, sewer service and/or water service might be provided by private waste disposal system and/or well. Inspection, testing, analysis, or opinion of condition and function of private waste disposal systems and wells is not within the scope of a home inspection. Recommend consulting with seller concerning private systems and inspection, if present, by appropriate licensed professional familiar with such private systems. If a Septic System is on the property, pumping is generally recommended prior to purchase, and then every three years.

Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas.

All exposed walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Your inspection will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas, as the inspector will not move personal items.

An inspection does not include the identification of, or research for, appliances and other items that may have been recalled or have had a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission. We recommend visiting the following Internet site if recalls are a concern to you: <http://www.cpsc.gov>.

Interior Details

Materials & Observations: - Typical wall and ceiling cracks and nail pops noted • Possible active security system installed in building. Smoke detectors not tested to avoid Fire Department alerts

Deficiencies & Recommendations:

- Home still under construction, building material blocked some areas.



Thermal camera used to check insulation in finished spaces, no voids noted.

Window Condition

Materials & Observations: - Appears Functional • Double pane • Slider windows • Casement/awning style windows. • Adequate bedroom window fire egress noted



Damaged window hardware upstairs.

Interior Door Condition

Materials & Observations: - Appears Functional • Hollow doors noted • Solid core doors noted • Bifold doors noted

Deficiencies & Recommendations:

- Missing door(s) noted. Removed in closet for ease of access.

Walls & Ceilings

Materials & Observations: - Appears Functional • Drywall • Wood panelling • Typical settlement cracks and nail pops

Floors

Materials & Observations: - Floors appear to be functional for a building this age. • Wood/laminate flooring • Ceramic tile flooring • • Damaged or worn floors noted.

Fireplace Condition

Materials & Observations: - Appears Functional • • Electric Fireplace

Washrooms

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

Counters/Cabinets

Details & Observations: Main washroom counter/cabinet appears functional

Deficiencies and recommendations:

- Main Washroom seal counter top to wall to prevent leaks

Bath Sinks

Details & Observations: Main washroom sink appears functional

Deficiencies & Recommendations:

- Main Washroom Loose sink faucet. Repair required.

Bath Electrical

Details & Observations: Main washroom electrical appears functional

Bath Venting

Details & Observations: Main washroom venting appears functional

Deficiencies & Recommendations:

- Bathroom fan is dirty, remove grill and clean. Use caution, shut-off power supply prior to cleaning.

Toilet Condition

Details & Observations: Main washroom toilet appears functional

Deficiencies & Recommendations:

- Washroom has loose toilet. Have repaired to prevent future leaking at wax seal.



Washroom has loose toilet. Have repaired to prevent future leaking at wax seal.

Tub/Shower Condition

Details & Observations: Main washroom tub and/or shower appears functional • Upper washroom tub and/or shower appears functional

Deficiencies & Recommendations:

- Grout does not hold and will crack without caulking in all 90 degree angles.

Laundry

Location

Materials & Observations: - Laundry in kitchen • Laundry appliance is newly installed. • Dryer hoses need to be cleaned out on a yearly basis for safety.

Laundry Condition

Materials & Observations: - Appears Functional • Laundry area sized for combo washer/dryer only. • Electrical outlet grounded • Washer plumbing appears functional • Washer/dryer combo appliance manufacturer LG

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

General Notes

Materials & Observations: - Microwave noted in kitchen

Counter Condition

Materials & Observations: - Appears Functional • Plastic Laminate

Cabinet Condition

Materials & Observations: - Appears Functional • Plastic or Plastic Laminate

Kitchen Electrical

Materials & Observations: - Appears Functional • GFCI functional

Kitchen Flooring

Materials & Observations: - Appears Functional • Wood or wood laminate flooring

Kitchen Sink

Materials & Observations: - Appears Functional • Single sink • Stainless • Shut-off valves noted • Under cabinet/sink ok • Faucet functional • Under sink plumbing functional

Range Hood Condition

Materials & Observations: - Appears Functional • Main kitchen • Ductless recirculating type range hood

Range/Cooktop Condition

Materials & Observations: - Appears Functional • 24" • Frigidaire. • Electric Range • Electric oven • Oven door and gasket is functional • Bottom range drawer is functional

Fridge Condition

Materials & Observations: - Appears Functional • • 24" • Diplomat Main Fridge

Dishwasher Condition

Materials & Observations: - NA

Plumbing

Water Heater Condition

Materials & Observations: Electric • HWT Age Year 2014 • Tank Manufacturer Bradford HWT • Tank located in crawlspace. • Water shut off noted • Strapped to wall • PTR valve installed (not tested to avoid leaks) • Vacuum release valve installed • Discharge pipe functional

Deficiencies & Recommendations:

- Add insulating wrap to hot water tank as it sits in a cold space.
- Tank is rusted, damaged and/or leaking. Replacement recommended.



Tank is rusted, damaged and/or leaking. Replacement recommended.

Main Water Shut-off

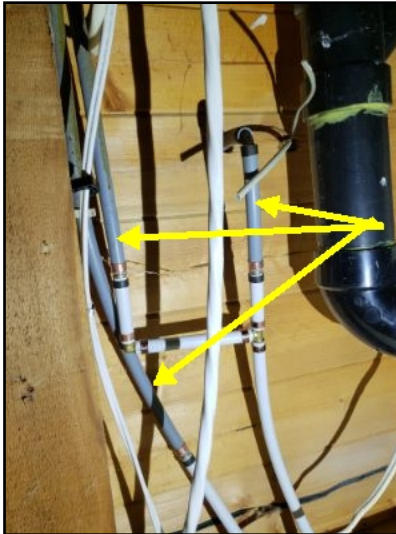
Materials & Observations: Water supply system is private. (Well) (Assumed - not inspected - see MLS, PCDS etc. to confirm) • Pressure appears ok • Location: Wall Cavity • • Estimated main pipe size -1/2" • • Pex or similar plastic supply piping noted

Supply Pipe Condition

Materials & Observations: Appears Functional • Supply piping is only partially visible. • Pex or similar type plastic pipes noted • Poly 'B' plastic piping noted • Note: Supply taps are not tested to prevent possible leaking

Deficiencies & Recommendations:

- Exterior water supply piping needs more support to prevent breakage/damage.
- Poly'B' plumbing with copper collars and fittings may not be acceptable to all insurance providers



Poly'B' plumbing with copper collars and fittings may not be acceptable to all insurance providers

Drains&Vents Condition

Materials & Observations: Appears Functional • • ABS Plastic • • Private septic system assumed. (Not inspected - see MLS, PCDS etc. to confirm) • • Drains, Waste and Vents are only partially visible. • Main clean out visible

Deficiencies & Recommendations:

- Flush floor drains regularly to prevent dry drains with leaking sewer gas

Heating

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

Fuel Type

Fuel Type: • Electric heating

Heat Details: • Electric baseboard • • Estimated conventional efficiency rating

Heating Controls

Materials & Observations: - Thermostat appears functional

Heating Distribution

Materials & Observations: - Appears Functional • • Keep drapery clear of baseboard heaters, for safety.

Deficiencies & Recommendations:

• Keep combustibles materials away from hot surface of heaters, such as curtains, bedding or furniture. Or in this case add a door stopper in bathroom.

Electrical

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

Service Entrance

Materials & Observations: Appears Functional • Underground (Lateral) single phase service

Main/Sub Panels Condition

Materials & Observations: Appears Functional • Main Panel location under stairs. • Estimated main panel amperage 100 amps (Maximum voltage is always 240) • Branch circuits have copper wiring • Expansion room in panel for more circuits • GFCI breakers noted



100 amp service with all copper branch wiring.



Cover open cut out beside panel for safety.



Panel was opened and all wiring appeared to be in good order. Install was fairly clean.

Devices/Circuit Condition

Materials & Observations: Appears Functional • • Romex/Loomex wire type noted • • Occupants belongings prevent testing of all outlets

Deficiencies & Recommendations:

- Some outlet covers have been removed for paint. They will be re-installed afterwards.



Some outlet covers have been removed for paint. They will be re-installed afterwards.