

**SAMPLE REPORT EXCERPT
FALL 2008**



Homeguard

Building Inspections Ltd

Head Office: 655A Hoylake Rd Victoria BC V9B-3P8

Telephone: Victoria: (250) 920-8676, Duncan: (250) 715-6556



1234 Your Road



Building Inspections Ltd

HOME INSPECTION REPORT

This report is prepared for the sole, confidential, and exclusive use and possession of our Customer:

Home located at: **1234 Your Road**

Date of Inspection: **Wednesday, October 29, 2008**

A visual inspection of the building and immediately surrounding grounds has been conducted, in accordance with the terms of the Pre-Inspection STANDARD CONTRACT Agreement, which is a part of this report and included herein by reference.

The entire report must be read to fully understand the condition of the inspected building. Please call to discuss any questions and concerns. This will allow us to clarify any questions or concerns for you the customer.

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INTRODUCTION

The subject building is a two level detached wood frame single-family dwelling constructed on a concrete foundation. Its age is estimated to be between 50 and 55 years and it appears in good overall condition for its age.

The weather on the date of the inspection was cool and dry.

The weather during the week preceding the inspection has been varied.

The following pages cover in detail the items, which are a part of this inspection. You will find an executive summary of our findings in Section 10. Some defects, deficiencies and repair recommendations that may be of particular importance to you may appear in the body of the report but not in the summary.

PLEASE READ THE ENTIRE REPORT

LIMITS OF VISUAL INSPECTION

This inspection is a visual inspection. Home Inspectors do not perform invasive procedures. Home inspectors cannot see inside of walls or through or past things that block the view. This inspection is limited to viewing those things that are in view. We cannot be expected to see or report on things that are not readily visible.

CAHPI is the Canadian Association of Home and Property Inspectors

A copy of our Code of Ethics and Standards of Practice is provided separately from this report

To view a copy of our Code of Ethics and Standards of Practice please visit www.cahpi.bc.ca



When we may be of further service to you and your friends, please call 250 920 8676



SECTION 4: BASEMENT/LOWEST LEVEL/STRUCTURE

FOUNDATION

The foundation appears to be poured concrete with typical 8 inch thick walls in a perimeter strip configuration.

Minimal settlement cracks were visible at the time of the inspection.

Recommend sealing any cracks in the foundation wall both inside and out to prevent water intrusion, and monitoring for further movement.

We observed efflorescence indicating water intrusion

Some of the interior walls were covered and we were unable to inspect these foundation walls from the inside.

Vapour retarders in unfinished spaces were in place and appeared to be in good condition where visible.

RODENT

We observed some signs of rodent activity in the basement, recommend the exterior of the building be examined to find the points of entry and sealed and or have a pest control company attend.

Ongoing attention to the downspouts, gutters, the perimeter drainage system and lot grading are recommended to keep this area dry.

FRAMING

Floor FRAMING is partly hidden from view but where visible it appears to be 2X8 joists in good condition.

The SUPERSTRUCTURE appears to be mostly conventional wood frame construction with stud perimeter and partition walls but where the superstructure is built in, it could not be inspected.

No major structural defect evidence was noted and this building appears in normal condition for its age.

INSECTS

A wood destroying INSECT INSPECTION is not normally part of a building inspection however we had a preliminary look. Areas surveyed included exposed portions of the building exterior, foundation and accessible attic spaces. Visibility was limited in some locations by the structure of the building itself and stored items.



SECTION 8: ATTIC AND INSULATION

ATTIC SPACE

The building has one main attic space accessible from the closet hall

The access hole into the attic should be weather-stripped to prevent heat loss.

The roof is supported by a wood frame assembly of 2x4 ceiling joists and 2x4 rafters

We entered but did not walk the attic as it did not appear safe to do so.

VAPOUR BARRIERS

Vapour retarders in attic spaces were not observed

STRUCTURE

There is some visible evidence of structural weakness (older design). As we cannot access the entire attic, some areas are hidden from view and thus not included in this report, the roof structure appears to have been functioning well over time.

If this is of concern to you we recommend you have a qualified contractor attend for evaluation.

INSULATION

INSULATION in the attic is accomplished by what appears to be fibreglass and other insulation in excess of four inches thick.

This depth of insulation is considered adequate for our climate.

We observed insulation is touching the roofing deck and/or is blocking soffit vents.

We observed some areas that did not appear to have insulation in place.

Regarding INSULATION IN THE WALLS we removed exterior wall outlet covers on interior of building and saw no opportunity to observe the presence or absence of insulation in the walls.

Buildings of this vintage were typically constructed with wall insulation.

ATTIC MOISTURE and VENTILATION

There appears to be some water staining and some visible indications of moisture or water stains on the underside of roof decking and framing.

These may predate the existing roof covering as the Moisture in the wood was measured at between 6 % and 10 %. This indicates a normal environment for wood in an attic space.

Rust, corrosion or discoloration on exposed roofing nails, and discolouration of the roofs decking or framing members, indicates condensation from moisture in the air, thus a lack



SECTION 10: SUMMARY

In summary the residence is considered to be a typical example of a number of similar vintage and style homes. The building is at least partly insulated and appears to have functioning plumbing, electrical and heating systems. The following are what we consider the most important; electrical, mechanical, plumbing and structural items that were not operating as expected or should be considered and addressed.

- An insufficient number of working smoke alarms was found in the building.
- We observed a supply plumbing leak in the basement bathroom area..

It should be pointed out that this summary is a subjective list and it may or may not reflect your priorities. Other defects and recommendations that may be of particular interest and importance to you may appear in the body of the report.

PLEASE READ THE ENTIRE REPORT

Please feel free to discuss any aspect of this report with us.

Sincerely

Myles Braid
HomeGuard Building Inspections Ltd
250 920 8676

