

INSPECTION REPORT



For the Property at:
11625 LAND CT
LAKE COUNTRY, BC

Prepared for: HELENE BARTON
Inspection Date: Thursday, December 9, 2010
Prepared by: Tim Walker



WALKER HOME INSPECTIONS
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SUMMARY

11625 Land Ct, Lake Country, BC December 9, 2010

Report No. 1023

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

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COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Exterior

ROOF DRAINAGE \ Gutters

Condition: • [Missing](#)

Water is draining from this roof down onto steps at main front door entry. In warm weather this is annoying, however in freezing temperatures this may produce a dangerous stepping environment. Snow may melt in the day time, drip below onto step, then freeze overnight producing ice on the steps. Installation of gutter and downspout here is recommended. Incidentally the roofing on this edge is not overhanging the fascia sufficiently to protect it. Increase overhang of shingles here to 1" minimum and also protect the extended fascias with roofing material to insure longer life to the fascias and prevention of rot.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Porch

Task: Provide

Time: Immediate

Cost: \$400 - \$500

ROOF DRAINAGE \ Downspouts

Condition: • [Downspouts discharging below grade](#)

Standing water was noted outside the garage wall, next to the gas meter. The source of this water was not determined. Underground drains for the roof downspout is suspect. Further evaluation of this water source is recommended immediately. Failure to eliminate this water from the foundation wall area could result in frost heaving, or breaking of the concrete foundation wall, and or the garage floor slab. There was some cracking noted in garage floor which could be caused by this water.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Exterior wall

Task: Further evaluation

Time: Immediate

Cost: \$1,000 - \$2,500

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Beams

Condition: • [Sag](#)

Implication(s): Weakened structure | Chance of movement

Location: Front Porch

Task: Correct

Time: Less than 1 year

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Condition: • [End support inadequate](#)

Implication(s): Weakened structure | Chance of movement

Location: Front Porch

Task: Correct

Time: Less than 1 year

Cost: \$500 - \$1,000

LANDSCAPING \ Lot grading

Condition: • [Improper slope](#)

The ground slopes slightly toward the house here. Coupled together with a water source (which appears to be the underground drain for the downspout) this allows water to collect against the building. Water causes many problems in buildings and should not be allowed to collect here. Resloping the ground away from the house is recommended here. Freezing temperatures with this kind of moisture could cause heaving and breaking of concrete foundation.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Garage

Time: Less than 1 year

Cost: \$500 - \$1,000

Plumbing

FIXTURES AND FAUCETS \ Shower stall enclosure

Condition: • [Grout loose, missing or deteriorated](#)

Moisture readings were slightly high in the area only. Grout is missing in tile. Regrouting in this area is recommended. Also re sealing of the grout through out the shower stall is recommended. Further moisture testing is recommended three months following the repairs to verify moisture is gone. If moisture persists, retiling the shower stall may be necessary. If regrouting and sealing only is required the associated costs will be minimal. However if re tiling is required the costs will understandably be more substantial.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Master Bathroom

Task: Correct and monitor.

Time: Immediate

Cost: \$200 - \$2000

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

ROOFING

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Description

Sloped roofing material:

- Composition shingles



1.

Probability of leakage: • Low

Limitations

Inspection performed: • From roof edge

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Description

Gutter & downspout material: • [Aluminum](#)

Gutter & downspout type: • [Eave mounted](#)

Gutter & downspout discharge: • [Below grade](#)

Lot slope: • [Away from house](#) • [Towards house](#) • [Flat](#)

Wall surfaces : • Masonry cladding

Wall surfaces : • [Vinyl siding](#)

Soffit and fascia: • [Hardboard/Plywood](#) • [Aluminum](#)

Driveway: • Concrete

Walkway: • Concrete

Limitations

Inspection limited/prevented by: • Snow

Recommendations

ROOF DRAINAGE \ Gutters

1. Condition: • [Leak](#)

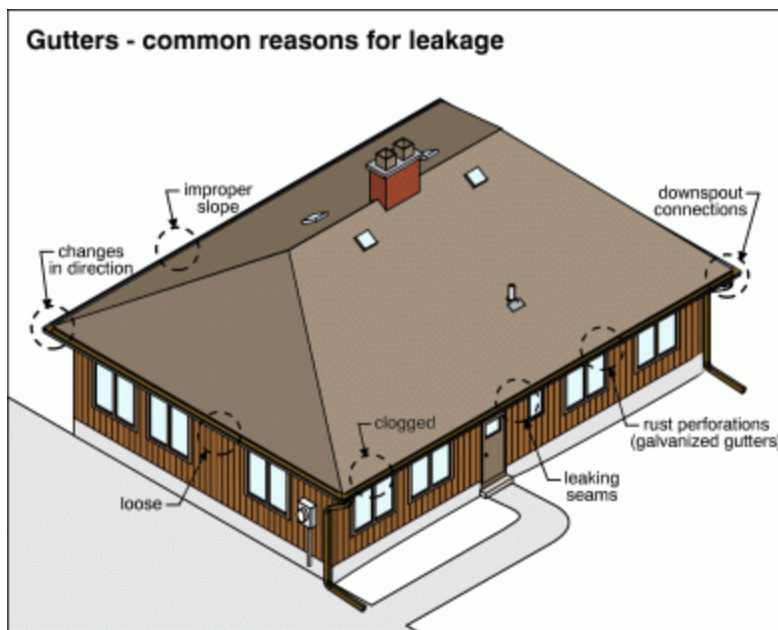
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Rear Middle Balcony

Task: Repair

Time: Less than 1 year

Cost: Minor



[Click on image to enlarge.](#)



2.

2. Condition: • [Missing](#)

Water is draining from this roof down onto steps at main front door entry. In warm weather this is annoying, however in freezing temperatures this may produce a dangerous stepping environment. Snow may melt in the day time, drip below onto step, then freeze overnight producing ice on the steps. Installation of gutter and downspout here is recommended. Incidentally the roofing on this edge is not overhanging the fascia sufficiently to protect it. Increase overhang of shingles here to 1" minimum and also protect the extended fascias with roofing material to insure longer life to the fascias and prevention of rot.

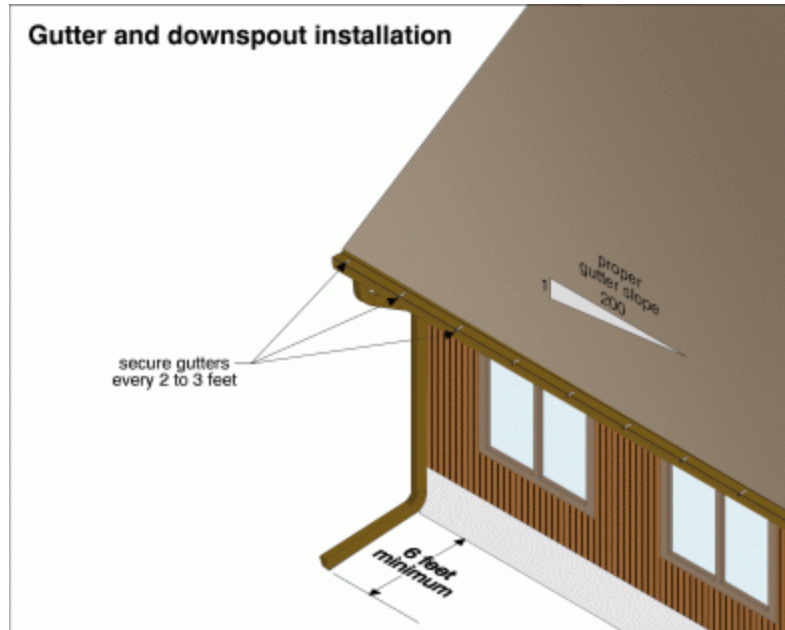
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Porch

Task: Provide

Time: Immediate

Cost: \$400 - \$500



[Click on image to enlarge.](#)



3.

ROOF DRAINAGE \ Downspouts

3. Condition: • [Downspouts discharging below grade](#)

Standing water was noted outside the garage wall, next to the gas meter. The source of this water was not determined. Underground drains for the roof downspout is suspect. Further evaluation of this water source is recommended immediately. Failure to eliminate this water from the foundation wall area could result in frost heaving, or breaking of the concrete foundation wall, and or the garage floor slab. There was some cracking noted in garage floor which could be caused by this water.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Exterior wall

Task: Further evaluation

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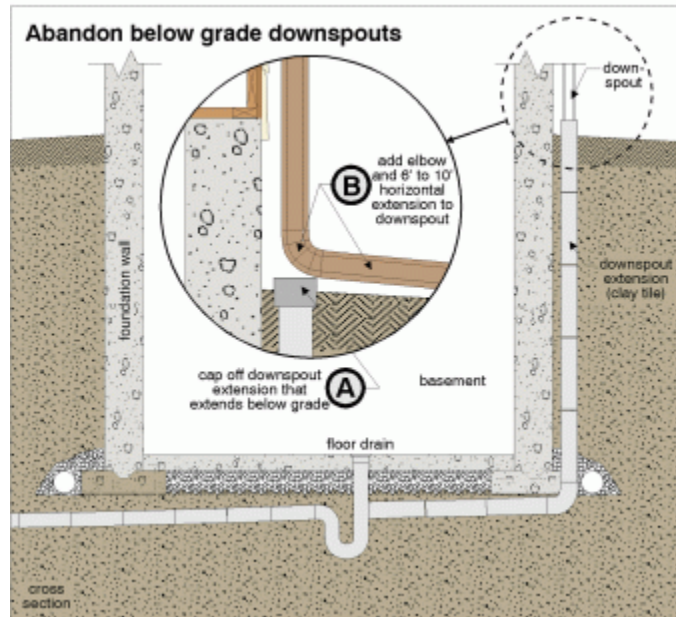
PLUMBING

INTERIOR

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Time: Immediate

Cost: \$1,000 - \$2,500



[Click on image to enlarge.](#)



4.



5.



6.

7.

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Beams

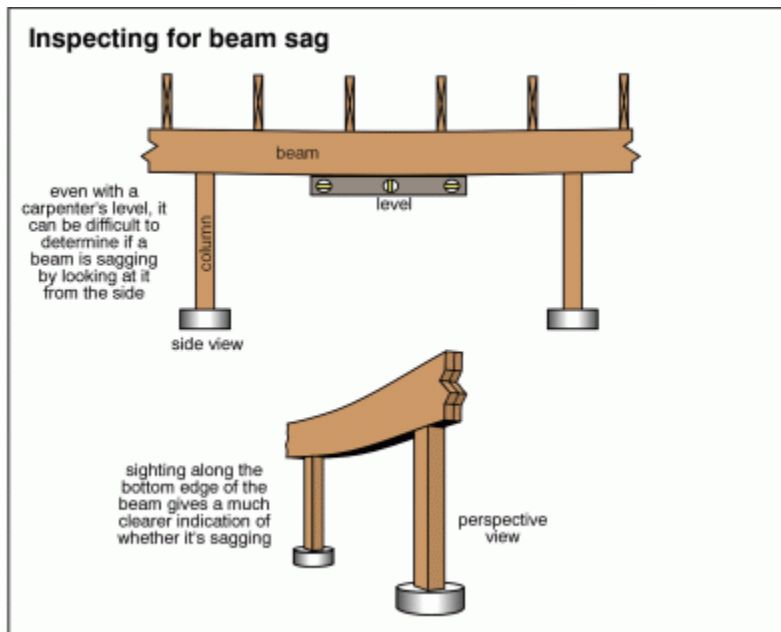
4. Condition: • [Sag](#)

Implication(s): Weakened structure | Chance of movement

Location: Front Porch

Task: Correct

Time: Less than 1 year



Click on image to enlarge.

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8.



9.

5. Condition: • [End support inadequate](#)

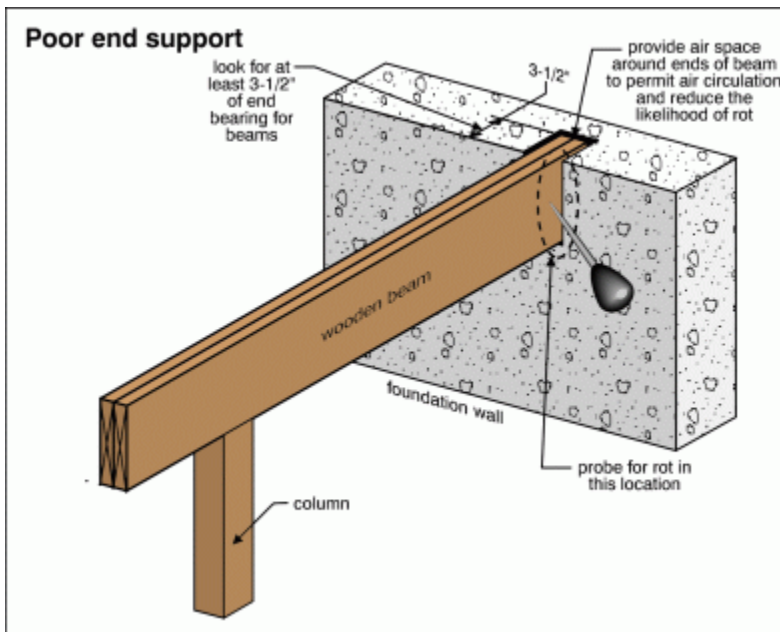
Implication(s): Weakened structure | Chance of movement

Location: Front Porch

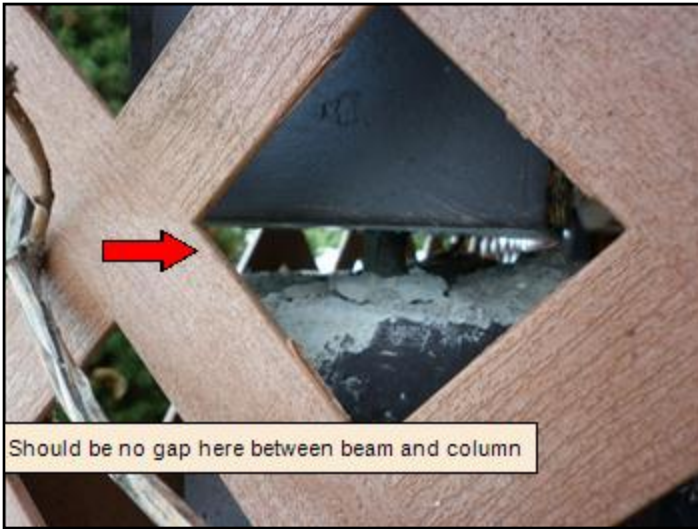
Task: Correct

Time: Less than 1 year

Cost: \$500 - \$1,000



[Click on image to enlarge.](#)



10.



11.

LANDSCAPING \ Lot grading

6. Condition: • [Improper slope](#)

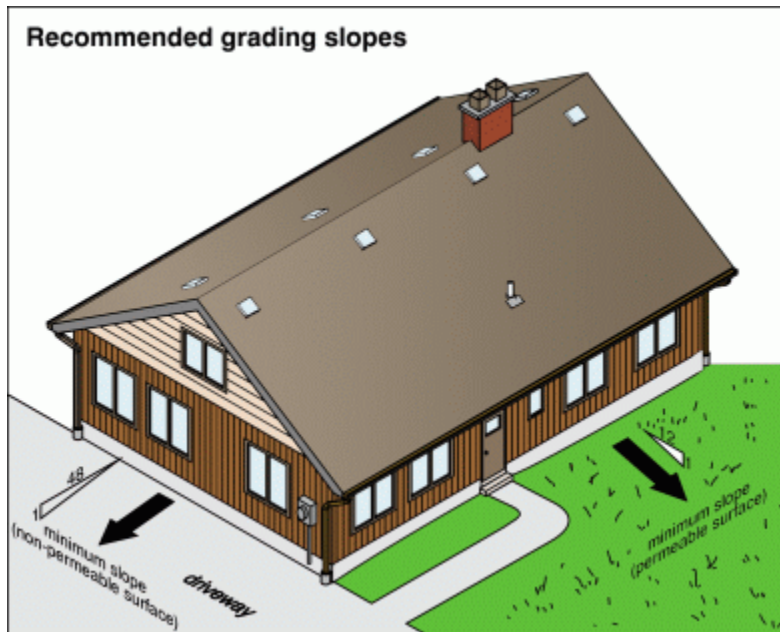
The ground slopes slightly toward the house here. Coupled together with a water source (which appears to be the underground drain for the downspout) this allows water to collect against the building. Water causes many problems in buildings and should not be allowed to collect here. Resloping the ground away from the house is recommended here. Freezing temperatures with this kind of moisture could cause heaving and breaking of concrete foundation.

Implication(s): Chance of water damage to contents, finishes and/or structure

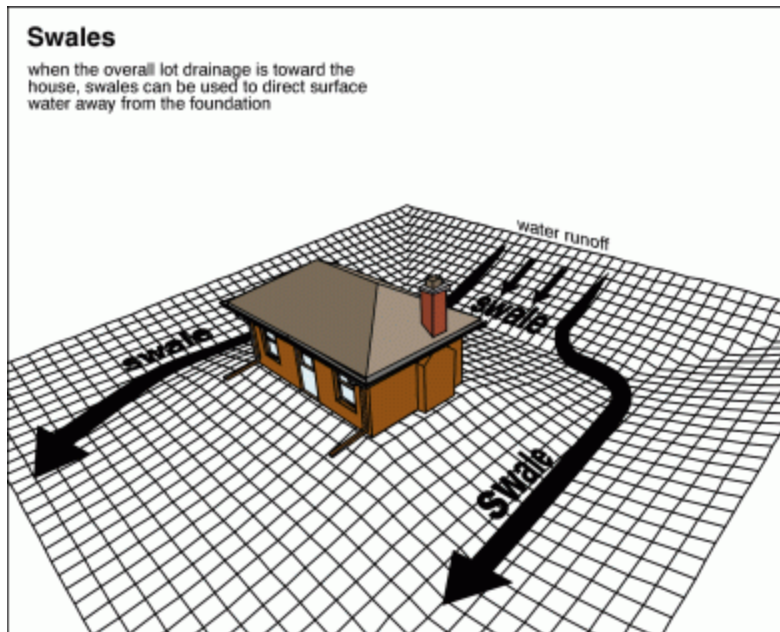
Location: Garage

Time: Less than 1 year

Cost: \$500 - \$1,000



Click on image to enlarge.



[Click on image to enlarge.](#)



12.

LANDSCAPING \ Walk and driveway

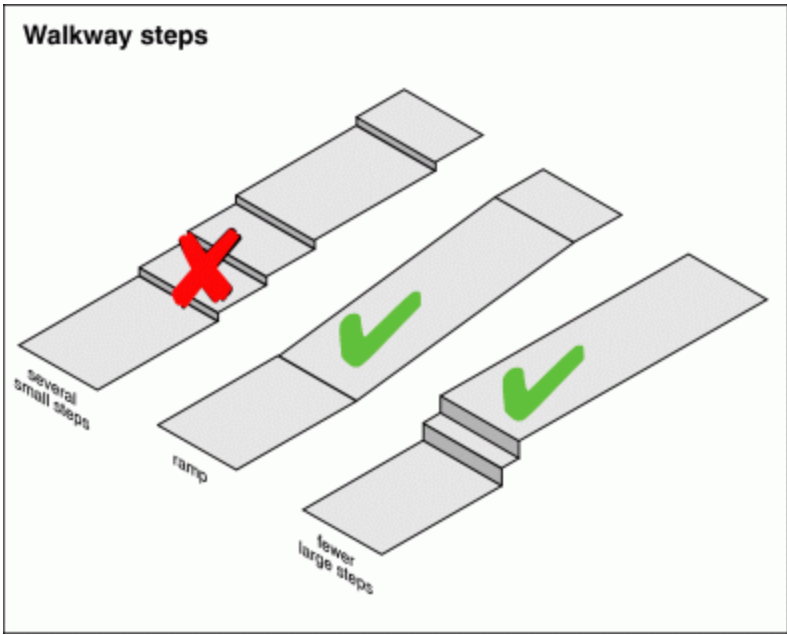
7. Condition: • [Uneven \(trip hazard\)](#)

Implication(s): Physical injury

Location: Front Yard

Task: Correct

Time: Immediate



[Click on image to enlarge.](#)



13.

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Description

- Configuration:** • [Basement](#)
- Foundation material:** • [Poured concrete](#)
- Floor construction:** • [Wood I-joists](#)
- Exterior wall construction:** • Not visible
- Roof and ceiling framing:** • [Trusses](#)

Limitations

- Inspection limited/prevented by:** • Wall, floor and ceiling coverings • Carpet/furnishings
- Attic/roof space:** • Entered but access was limited
- Percent of foundation not visible:** • 95 %

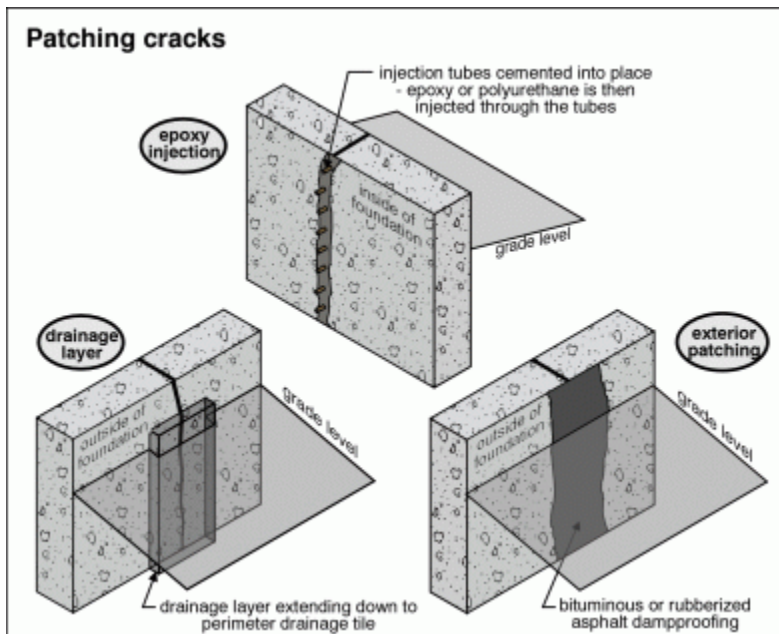
Recommendations

FOUNDATIONS \ Foundation

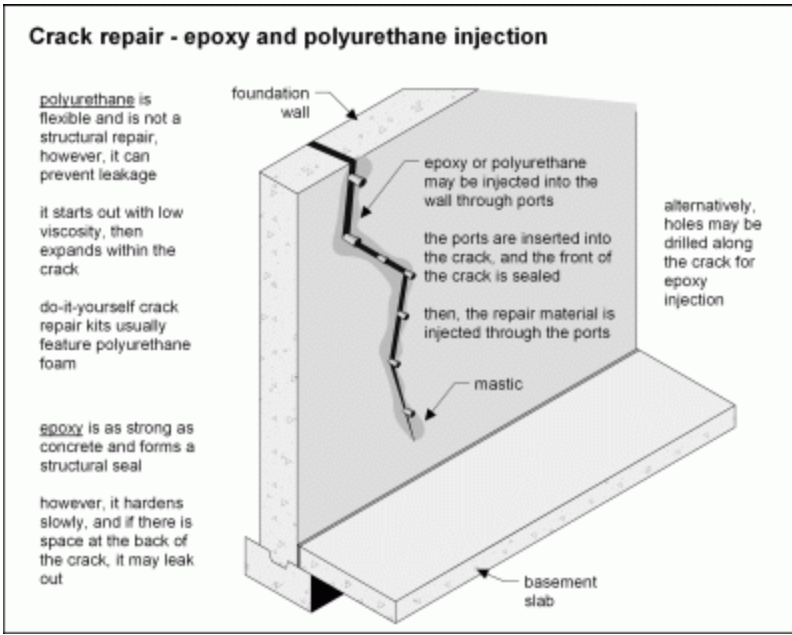
8. Condition: • Typical minor cracks

Location: Basement

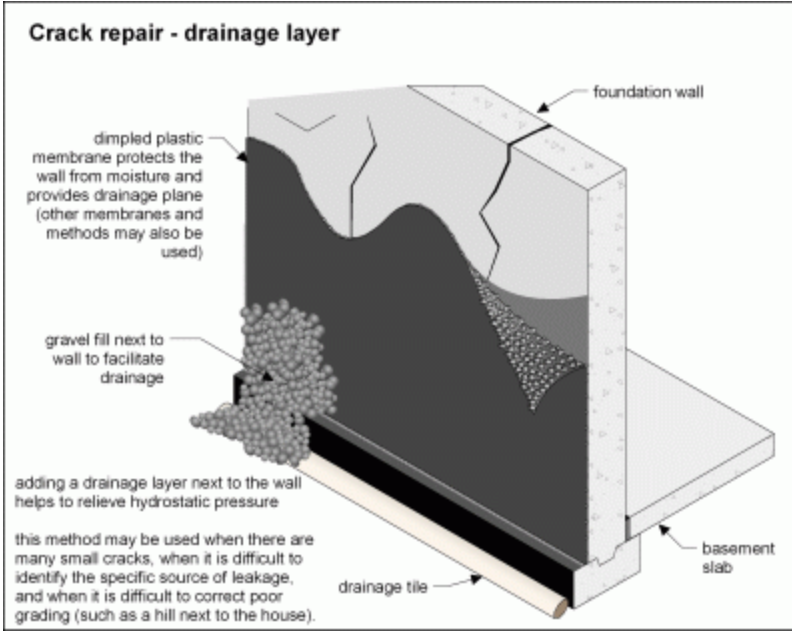
Task: Monitor



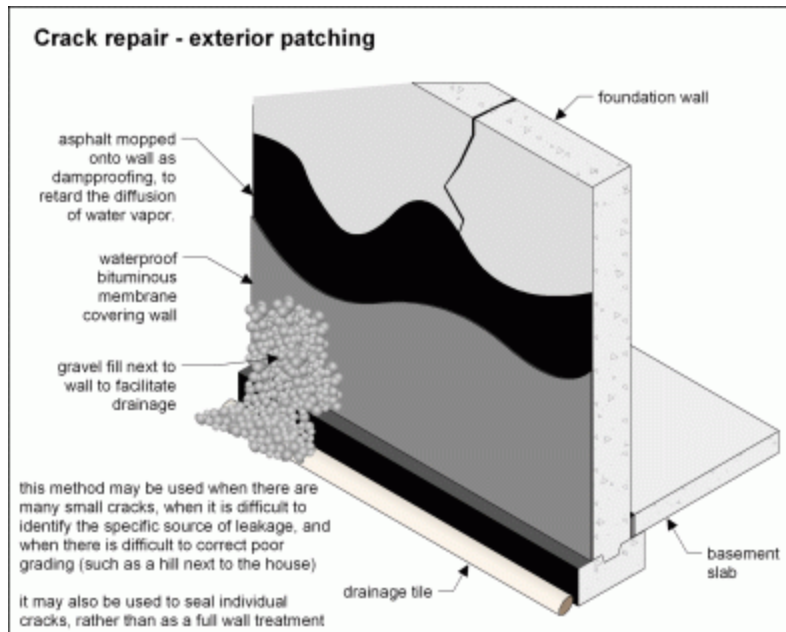
[Click on image to enlarge.](#)



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)



14.

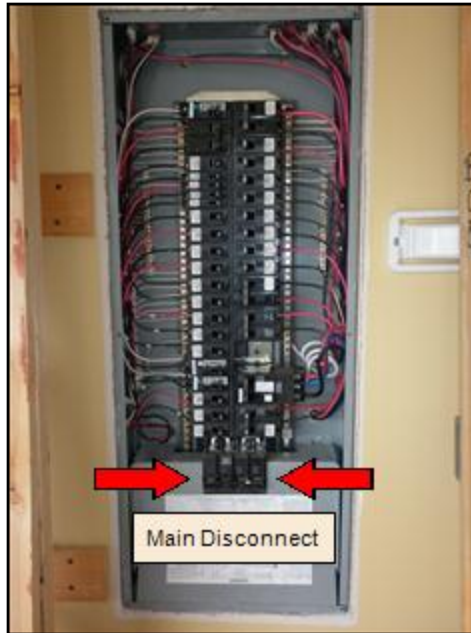
Description

Service entrance cable and location: • [Underground aluminum](#)

Service size: • [200 Amps \(240 Volts\)](#)

Main disconnect/service box type and location:

• [Breakers - garage](#)



15.

System grounding material and type: • [Copper - other](#) • [Not visible](#)

Distribution wire material and type: • [Copper - non-metallic sheathed](#)

Type and number of outlets (receptacles): • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom](#) • [GFCI - outside](#)

Smoke detectors: • [Present](#)

Limitations

System ground: • Not found • Continuity not verified

Recommendations

DISTRIBUTION SYSTEM \ Outlets (receptacles)

9. Condition: • [Inoperative](#)

No power was observed at these two exterior outlets. It is possible they are switched, or more likely linked to a GFCI which has tripped. Neither switch, nor GFCI breaker was located during inspection. Further evaluation by a qualified electrician is recommended. Implication: No power available on rear deck.

Implication(s): Equipment inoperative

ELECTRICAL

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Location: Rear Exterior Balcony

Task: Further evaluation

Time: Discretionary

Cost: Minor



16.

HEATING

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Description

Fuel/energy source: • [Gas](#)

System type: • [Furnace](#)

Furnace manufacturer: • American Standard

Heat distribution: • [Ducts and registers](#)

Approximate capacity: • [100,000 BTU/hr](#)

Efficiency: • [Mid-efficiency](#)

Approximate age: • [5 years](#)

Typical life expectancy: • Furnace (conventional or mid-efficiency) 18 to 25 years

Main fuel shut off at: • Meter • Utility room

Supply temperature: • 105°

Return temperature: • 70°

Temperature difference: • 35°

Auxiliary heat: • Pellet Stove

Chimney/vent: • [Metal](#)

Chimney liner: • [Metal](#)

Limitations

Safety devices: • Not tested as part of a home inspection

Heat loss calculations: • Not done as part of a home inspection

Fireplace/wood stove:

• Turned off

Pellet stove

Recommendations

GAS FURNACE \ Humidifier

10. Condition: • Damper handle missing or broken.

Implication(s): Unable to close and open damper.

Location: Basement Utility Room

Task: Repair

Time: Less than 1 year

Description

Air conditioning type: • [Air cooled](#)

Cooling capacity: • Exact cooling capacity was not determined. Based on the RLA @ 19.7 a general estimate would be 2.5 tons, which is roughly 30,000 BTUs/hr. Technically speaking this may be a little undersized for 3500 square feet of living space. 3500 square feet would more adequately be cooled by a 3.5 ton unit. However since a large amount of this living space is in the basement, the air conditioner may be sized quite adequately. The air conditioner cannot be tested in winter months with the outdoor temperature below 65 degrees F. We recommend that you try the system yourself during the hot season. If it seems inadequate, consult a qualified HVAC contractor for further evaluation.



17.

Compressor approximate age: • 5 years

Failure probability: • [Low](#)

Limitations

Inspection limited/prevented by: • Low outdoor temperature

Recommendations

AIR CONDITIONING \ Compressor

11. Condition: • [Out of level](#)

Implication(s): Reduced system life expectancy | Damage to equipment

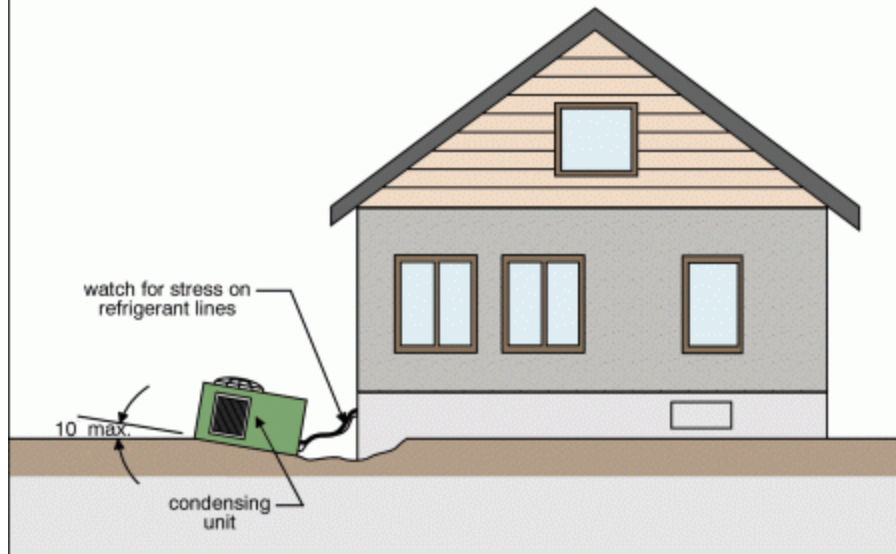
Location: Exterior Wall

Task: Correct

Time: Immediate

Cost: \$200 - \$300

Condensing unit out of level



[Click on image to enlarge.](#)



18.

INSULATION AND VENTILATION

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Description

Attic/roof insulation material: • [Glass fiber](#)

Attic/roof insulation amount/value: • [R-40](#)

Attic/roof ventilation: • [Roof and soffit vents](#)

Wall insulation material: • Not visible

Air/vapor barrier: • [Plastic](#)

Limitations

Attic inspection performed: • By entering attic, but access was limited

Air/vapor barrier system: • Continuity not verified

Recommendations

ATTIC/ROOF \ Roof vents

12. Condition: • [Inadequate](#)

The main house attic and roof area was well ventilated. However ventilation in garage attic area was minimal. No gable or roof venting was noted. Soffit venting was below standards in the garage area. This will be more necessary in the event the garage is heated. The potential for ice damming and moisture in attic space increases with heated spaces below. Increasing attic ventilation above garage is recommended when remodeling or adding heat to garage space.

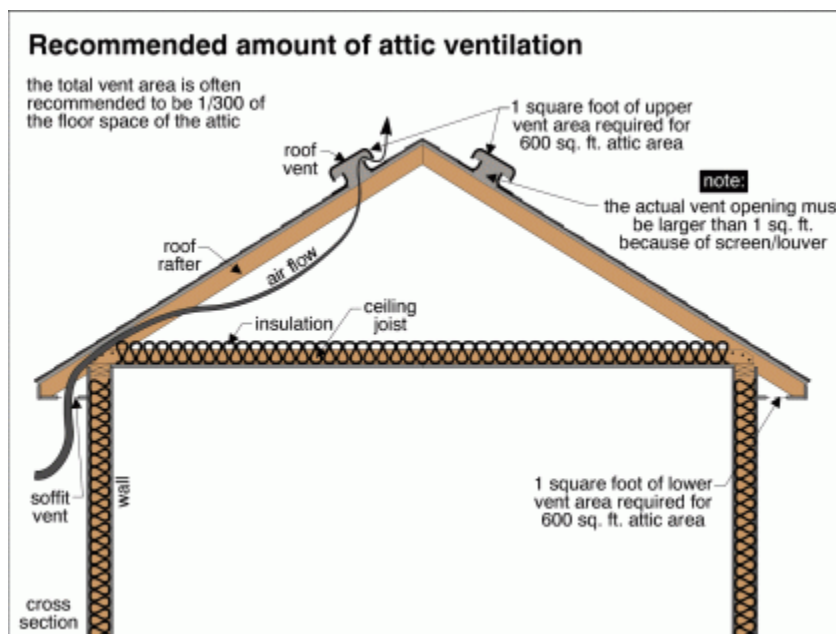
Implication(s): Chance of condensation damage to finishes and/or structure

Location: Attic Garage

Task: Improve

Time: Discretionary

Cost: \$200 - \$500



[Click on image to enlarge.](#)

ATTIC/ROOF \ Hatch

13. Condition: • [Not insulated and not weatherstripped](#)

The attic area above the garage is insulated with 4" (R-12) Fiber Glass insulation. The hatch is not, nor is the garage door. If heat is added to garage space, insulating this hatch is recommended at that time.

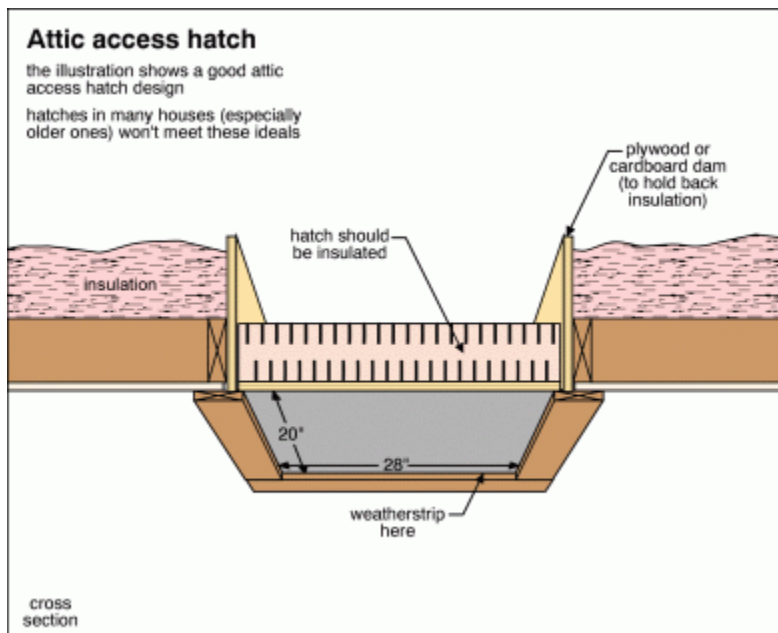
Implication(s): Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs | Reduced comfort

Location: Garage

Task: Improve

Time: Discretionary

Cost: Minor



19.

Description

Water supply source: • Public

Service piping into building: • [Plastic](#)

Supply piping in building: • [Plastic](#)

Main water shut off valve at the: • Utility room

Water flow (pressure):

• [Above average](#)



20.

Water heater fuel/energy source:

• [Gas](#)



21.



22.

- Water heater type: • [Conventional](#)
- Water heater manufacturer: • GSW
- Tank capacity: • 189 liters
- Water heater approximate age: • 5 years
- Typical life expectancy: • 8 to 12 years
- Water heater failure probability: • [Low](#)
- Waste piping in building: • [ABS plastic](#)
- Floor drain location: • Near water heater

Limitations

- Fixtures not tested/not in service: • Hot tub
- Items excluded from a building inspection: • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water heater relief valves are not tested • Spa

Recommendations

SUPPLY PLUMBING \ Supply piping in building

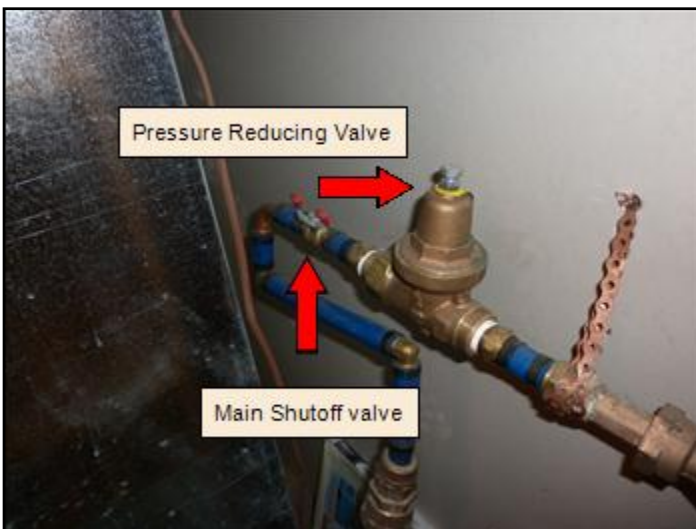
14. Condition: • The static psi (when all the water is turned off in the house) is 110 psi, and the running psi (the pressure remaining in the pipes with water running) is 105 psi. These are too high. Appliances and plumbing fixtures like to see between 60-80 psi. The pressure reducing valve is located in the utility room, right down stream of the main water shutoff for the house. This has a bolt on top. The pressure reducing valve may be set too high, or it may be faulty. Further evaluation and correction of this is recommended.

Implication(s): Leaks and flooding in house

Task: Correct

Time: Immediate

Cost: Minor



23.



24.

WATER HEATER \ Temperature/pressure relief valve

15. Condition: • Modified TPR valve discharge tube. Adding elbows and extending the length of the discharge tube is not recommended to provide adequate free flow in the event of the TPR valve discharging. Terminating the tube 3 to 6 inches above the floor, and eliminating elbows from the tube is recommended.

Implication(s): Increased chance of scalding or injury

Location: Utility Room

Task: Correct

Time: Immediate

Cost: Minor



25.

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

16. Condition: • [Loose](#)

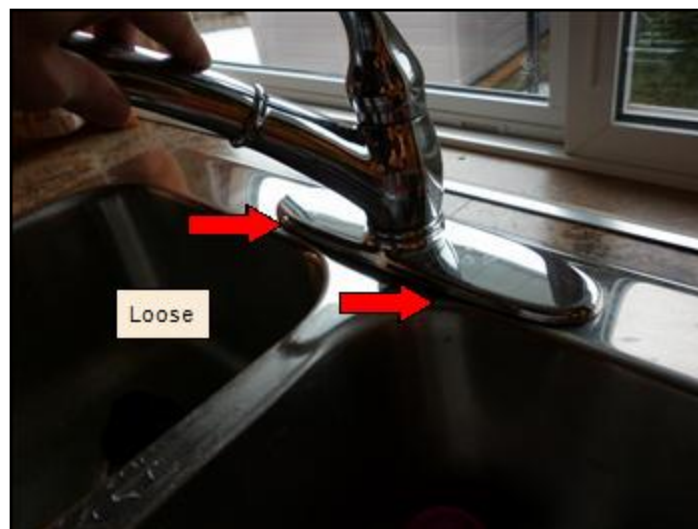
Implication(s): Chance of water damage to contents, finishes and/or structure | Damage or physical injury due to falling materials | Sewage entering the house

Location: First Floor Kitchen

Task: Correct

Time: Less than 1 year

Cost: Minor



26.

FIXTURES AND FAUCETS \ Shower stall enclosure

17. Condition: • [Grout loose, missing or deteriorated](#)

Moisture readings were slightly high in the area only. Grout is missing in tile. Regrouting in this area is recommended. Also re sealing of the grout through out the shower stall is recommended. Further moisture testing is recommended three months following the repairs to verify moisture is gone. If moisture persists, retiling the shower stall may be necessary. If regrouting and sealing only is required the associated costs will be minimal. However if re tiling is required the costs will understandably be more substantial.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Master Bathroom

Task: Correct and monitor.

Time: Immediate

Cost: \$200 - \$2000



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INTERIOR

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Major floor finishes: • [Carpet](#) • [Hardwood](#) • Tile

Major wall finishes: • [Plaster/drywall](#)

Major ceiling finishes: • [Plaster/drywall](#)

Windows: • [Fixed](#) • [Single/double hung](#) • [Sliders](#) • Vinyl

Glazing: • [Double](#)

Exterior doors - type/material: • Hinged • [Wood](#) • Metal-clad • Garage door - metal

Range fuel: • Gas

Appliances: • Dishwasher • Waste disposal • Central vacuum • Door bell

Stairs and railings: • Inspected

Limitations

Not included as part of a building inspection:

- Carbon monoxide detectors, security systems, central vacuum
Smoke detectors
- Appliances
- Perimeter drainage tile around foundation, if any

END OF REPORT

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The links below connect you to a series of documents that will help you understand your home and how it works. The body of the report contains specific information about your home. Many report items have related links that provide you more information about that particular component or issue.

This Library is a broad reference tool. For example, if you want to know the difference between asphalt shingles and wood shingles, you can look in here. If you have a conventional furnace and are trying to decide whether to upgrade to a mid-efficiency or high-efficiency furnace, this information may be helpful. If your home does not have air conditioning, but you are thinking about adding it, there is helpful information for you in here.

The Library is broken into nine house systems: Roofing, Exterior, Structure, Electrical, Heating, Cooling, Insulation, Plumbing and Interior. Click on any link to read about that system.

- [1. Roofing and Chimney](#)
- [2. Exterior](#)
- [3. Structure](#)
- [4. Electrical](#)
- [5. Heating](#)
- [6. Cooling](#)
- [7. Insulation](#)
- [8. Plumbing](#)
- [9. Interior](#)