

The logo features a stylized green house with a chimney on the right side and a window with a cross pattern in the center. Below the house, the text "Highland Home Inspections" is written in a black, sans-serif font.

Highland Home Inspections

Inspection Report

Ms. Jane Roberts

686 Happy Lane
Victoria British Columbia

Property Address:
305-723 Goodview Court
Victoria British Columbia



Highland Home Inspections

Sean Sigalet

250-896-8892

Consumer Protection BC #71664

HIABC Accredited Home Inspector #349 BC/19

The inspection report is prepared at the request of the client, as defined in the inspection contract, and is for the exclusive use of the client. It is not reasonable for any other party to rely on the inspection report. Liability for errors, omissions, breaches of contract and/or negligence in any part of the inspection or inspection report to any person other than the client is expressly denied and, accordingly, no responsibility is accepted for any damage suffered by any such person as a result of decisions made or actions based on the inspection report.

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Date: 2019-12-10	Time:	Report ID: 2019-301
Property: 305-723 Goodview Court Victoria British Columbia	Customer: Ms. Jane Roberts	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Conditions often change between the time of inspection and the move-in date and some additional defects or repairs may be evident that were not evident at the time of inspection. We recommend that you visually survey the home when taking possession and discuss with the vendor any changes that you notice.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

PLEASE NOTE: THIS PROPERTY IS IN A COMMON INTEREST DEVELOPMENT. Maintenance of the communal areas, systems, and components is typically the responsibility of a Homeowners (or similar) Association. Inspection of these areas is considered beyond the scope of this inspection. Furthermore, as the parameters of this unit, common areas, and exclusive use common areas, can only be determined by review of the Association's "Covenants, Conditions, and Restrictions" CC&R's (again beyond the scope of this inspection), any comments that may pertain to said areas, have been made as a courtesy only, and should be addressed via the current owner of the Association.

Correction of common area deficiencies will be at the discretion of the Association. "Highland Home Inspections" shall not be responsible for erroneous comments or omissions concerning deficiencies involving communal areas, systems, or components. We recommend obtaining and reviewing a copy of the Association OPERATING BUDGET.

A properly prepared budget will include a RESERVE STUDY. The reserve study should be based upon an on-site condition evaluation, preferably by an independent third party. The study should provide information regarding the useful and remaining life expectancies, and replacement costs, of the major systems and components that the Association is obligated to repair, replace, restore, or maintain. Most reserve studies or budgets will also include a statement of the available funds as a percentage of the necessary funds ("percent funded"). It is also important to verify that the Association has adopted a sound funding strategy to cover future reserve expenses. Additional information should be obtained from the Association with regards to their knowledge of any: construction defects; disaster damage; the extent of repairs involving said defects or damage; and pending claims or litigation involving the Association. Furthermore, copies of prior board minutes should be obtained for review.

Scope of Inspection: HIABC (Home Inspectors Association BC)	In Attendance: Customer and their agent	Type of building: Condominium
Approximate age of building: Approx 45 years	Weather: Cloudy, Light Rain	Temperature: Above 10°C

General Summary



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Customer

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Address

305-723 Goodview Court
Victoria British Columbia

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Exterior



1.1 Doors (Exterior)

The entry door does not have any auto close hardware. This is a safety issue in the event of an fire. Recommend consulting the strata in the near term about installing auto close hardware on the entry doors.

4. Plumbing System

4.0 Plumbing Drain, Waste and Vent Systems

The toilet is loose at floor at the tank. Recommend the bolts that secure the tank to the bowl be tightened before leaks develop.

4.1 Plumbing Water Supply, Distribution System(s) Fixtures and Faucets

- (1) The shower diverters in the bathroom is malfunctioning. Water is coming out of the tub spout when the shower is in use. Have a qualified plumber replace as needed.
- (2) The shower head is leaking. Please tighten to stop the leak.

5. Electrical System

5.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

The service conductors appear to be aluminum and the right conductor (black) is missing an electrical joint compound like Penetrox and is possibly a loose connection. Evidence of overheating was visible in the wire insulation and apparent with the thermal imaging camera. This is an electrical safety/fire hazard that needs to be addressed immediately by a qualified electrician, and brought to the strata's attention.

5.2 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

The subject condo contains aluminum branch wiring. We recommend having it evaluated by a qualified electrician and speak with your insurance provider prior to closing.

ALUMINUM WIRING

If incorrectly installed, aluminum wiring is a both safety hazard and an insurance issue.

While copper is known to have better conductivity, over 450,000 homes in Canada are estimated to have aluminum wiring. In some homes, both copper and aluminum conductors are installed. Most home owners have no issues with aluminum wiring, but when incorrect receptacles or conductors are installed, it becomes a safety hazard.

Verifying aluminum wiring is done by looking at the electrical wiring, either between the open floor joists, in the basement, up in the attic, or at the service panel. If the wiring is aluminum and manufactured before May 1977, the outer covering of the cable will be marked, at least every 12 inches, with the word ALUMINUM, or with an abbreviation, ALUM, or AL. If the cable was manufactured after May 1977, the marking may be either ALUMINUM ACM, ALUM ACM, or AL ACM. For more information on aluminum wiring:

<https://www.safetyauthority.ca/news/electrical-newsletter/does-your-home-have-aluminum-wiring-what-you-need-know>

6. Heating / Central Air Conditioning

6.1 Heating Equipment

The operation of the hydronic baseboard heat throughout the condominium was tested with the thermal imaging camera. The units are currently not functioning or responding to the wall thermostat. Please inquire with the strata and have a qualified contactor investigate further and repair in the near term.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Sean Sigalet



1. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style:

Cement stucco
HardiePlank Lap

Siding Material:

Cement-Fiber

Appurtenance:

Balcony

Viewed Exterior From:

Balcony of condominium

Exterior inspection limited/prevented

by:
Condominium - limited exterior access

No or limited access to:

Exterior only viewed from balcony of
condominium

Items

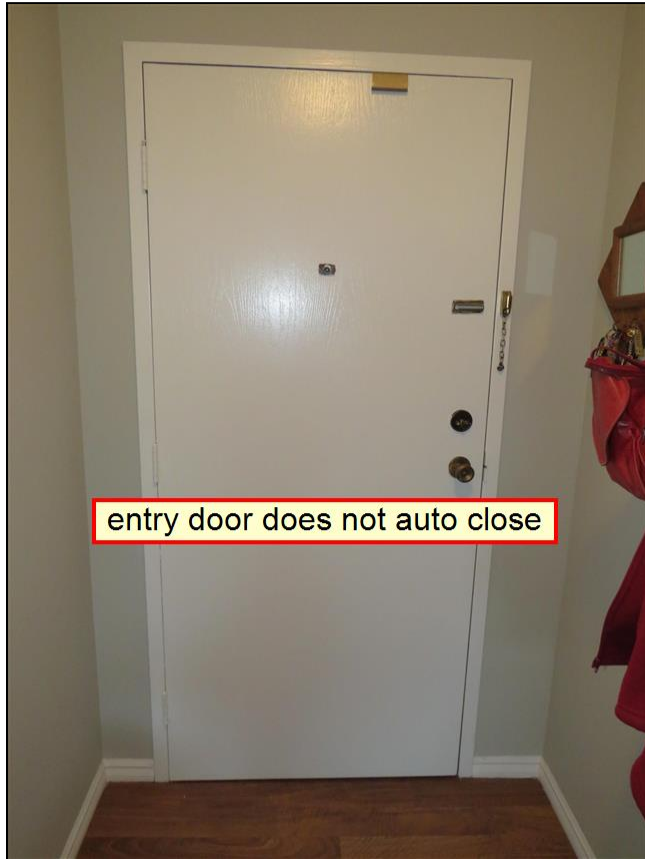
1.0 Wall Cladding Flashing and Trim

Comments: Inspected

1.1 Doors (Exterior)

Comments: Inspected, Repair or Replace

The entry door does not have any auto close hardware. This is a safety issue in the event of an fire. Recommend consulting the strata in the near term about installing auto close hardware on the entry doors.



1.1 Item 1(Picture)

1.2 Windows (from exterior)

Comments: Inspected

1.3 Attached or Adjacent Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Comments: Inspected

The exterior of the home was inspected from the ground by walking the perimeter and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:

Gypsum Board

Wall Material:

Gypsum Board

Floor Material:

Carpet
Laminated T&G
Linoleum

Interior Doors:

Hollow core
Wood

Window Types:

Casement
Vinyl

Cabinetry:

Wood

Countertop:

Laminate

Interior inspection limited/prevented by:

Carpet
Storage/furnishings
Storage in closets/cupboards

Items

2.0 Ceilings

Comments: Inspected

Evidence of previous repairs were noted on the bathroom ceiling near the light fixture. This is cosmetic and for your information.



2.0 Item 1(Picture)

2.1 Walls

Comments: Inspected

(1) The tile surround at the bathtub wall has several penetrations for the grab bars. These areas were tested with the moisture meter and no elevated moisture behind the tiles was found. This is for your information.



2.1 Item 1(Picture)

(2) Homes built prior to 1990 may contain materials that are now considered hazardous. Please visit www.worksafebc.com to familiarize yourself with safe practices for handling these materials. Health Canada can also provide you with important information at www.canada.ca/en/health-canada/services/air-quality/indoor-air-contaminants/health-risks-asbestos.html

2.2 Floors

Comments: Inspected

2.3 Steps, Stairways, Balconies and Railings

Comments: Inspected

2.4 Counters and Cabinets (representative number)

Comments: Inspected

2.5 Doors (representative number)

Comments: Inspected

2.6 Windows (representative number)

Comments: Inspected

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Floor Structure:

Not visible

Wall Structure:

Not visible

Ceiling Structure:

Not visible

Inspection limited/prevented by:

Carpet/furnishings

Floor and ceiling coverings

Walls

Items

3.0 Walls (Structural)

Comments: Inspected

3.1 Floors (Structural)

Comments: Inspected

3.2 Ceilings (Structural)

Comments: Inspected

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, **many areas of the home are concealed by interior and exterior finishes**, and some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Visible mold evaluation is not included in the building inspection report.

4. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

<p>Water Source: Public</p>	<p>Plumbing Water Supply (into home): Copper</p>	<p>Plumbing Water Distribution (inside home): Copper</p>
<p>Plumbing Waste: ABS Copper</p>	<p>Plumbing inspection limited/prevented by: Concealed pipes in wall cavities Could not access hot water heater for condo</p>	

Items

4.0 Plumbing Drain, Waste and Vent Systems

Comments: Inspected, Repair or Replace

The toilet is loose at floor at the tank. Recommend the bolts that secure the tank to the bowl be tightened before leaks develop.



4.0 Item 1(Picture)



4.0 Item 2(Picture)

4.1 Plumbing Water Supply, Distribution System(s) Fixtures and Faucets

Comments: Inspected, Repair or Replace

(1) The shower diverters in the bathroom is malfunctioning. Water is coming out of the tub spout when the shower is in use. Have a qualified plumber replace as needed.



4.1 Item 1(Picture)

(2) The shower head is leaking. Please tighten to stop the leak.



4.1 Item 2(Picture)

4.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Comments: Inspected

4.3 Main Water Shut-off Device (Describe location)

Comments: Inspected

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors: Below ground	Panel capacity: 100 Amp 220/110 Volt	Panel Type: Circuit breakers
Electric Panel Manufacturer: WESTINGHOUSE	Branch wire 15 and 20 AMP: Aluminum	Wiring Methods: Romex
Location of main disconnet(s): Entryway	Location of subpanel(s): None	System grounding material and type: Not visible
Circuit Interrupters: GFCI and AFCI: No AFCI GFCI - bathroom	Electrical inspection limited/prevented by: Storage Electrical wiring in wall cavities and ceilings	System ground: Continuity not verified Quality of ground not determined
Circuit labels: The accuracy of the circuit index (labels) was not verified		

Items

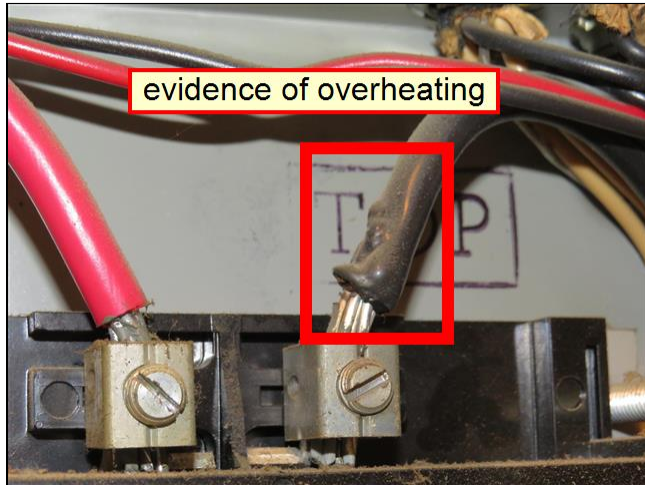
5.0 Service Entrance Conductors

Comments: Inspected

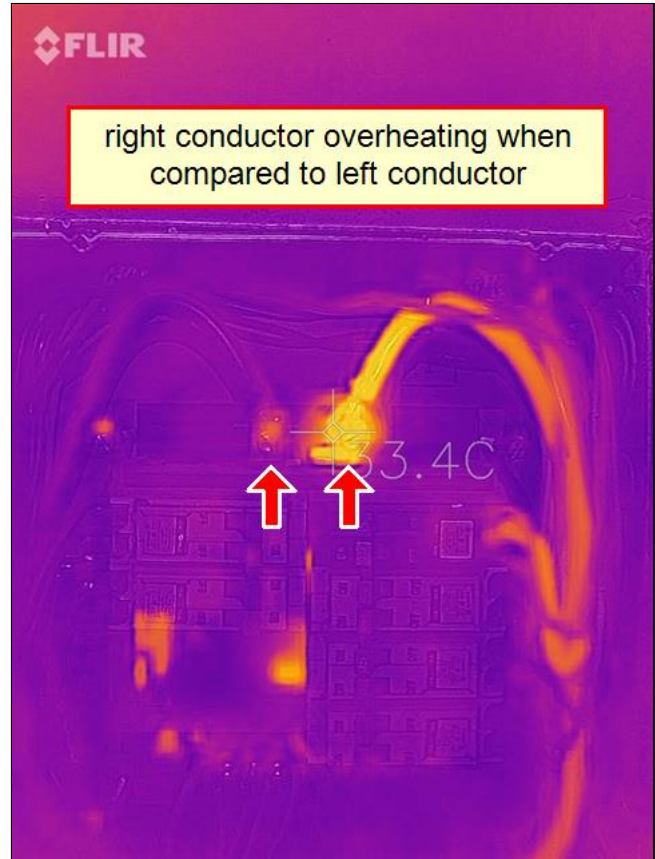
5.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Comments: Inspected, Repair or Replace

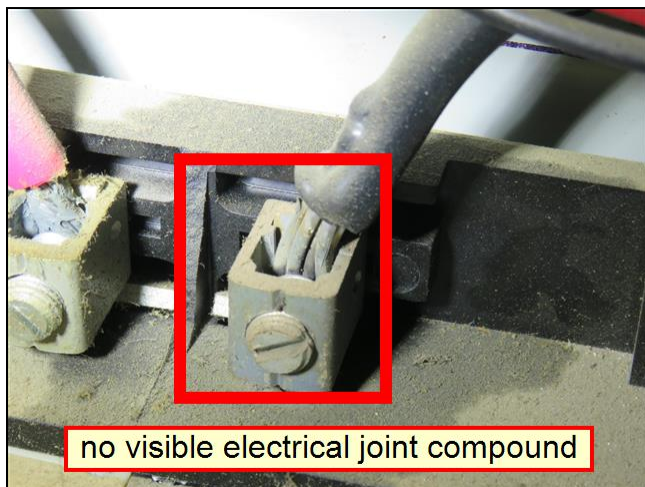
The service conductors appear to be aluminum and the right conductor (black) is missing an electrical joint compound like Penetrox and is possibly a loose connection. Evidence of overheating was visible in the wire insulation and apparent with the thermal imaging camera. This is an electrical safety/fire hazard that needs to be addressed immediately by a qualified electrician, and brought to the strata's attention.



5.1 Item 1(Picture)



5.1 Item 2(Picture)



5.1 Item 3(Picture)

5.2 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

Comments: Inspected, Repair or Replace

The subject condo contains aluminum branch wiring. We recommend having it evaluated by a qualified electrician and speak with your insurance provider prior to closing.

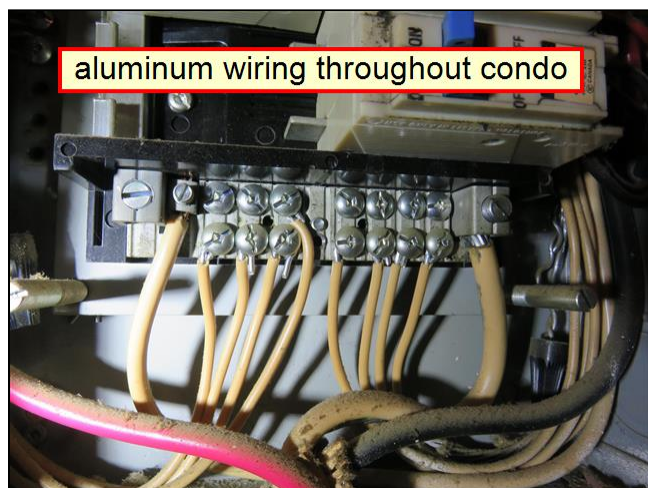
ALUMINUM WIRING

If incorrectly installed, aluminum wiring is a both safety hazard and an insurance issue.

While copper is known to have better conductivity, over 450,000 homes in Canada are estimated to have aluminum wiring. In some homes, both copper and aluminum conductors are installed. Most home owners have no issues with aluminum wiring, but when incorrect receptacles or conductors are installed, it becomes a safety hazard.

Verifying aluminum wiring is done by looking at the electrical wiring, either between the open floor joists, in the basement, up in the attic, or at the service panel. If the wiring is aluminum and manufactured before May 1977, the outer covering of the cable will be marked, at least every 12 inches, with the word ALUMINUM, or with an abbreviation, ALUM, or AL. If the cable was manufactured after May 1977, the marking may be either ALUMINUM ACM, ALUM ACM, or AL ACM. For more information on aluminum wiring:

<https://www.safetyauthority.ca/news/electrical-newsletter/does-your-home-have-aluminum-wiring-what-you-need-know>



5.2 Item 1(Picture)

5.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: Inspected

5.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure

Comments: Inspected

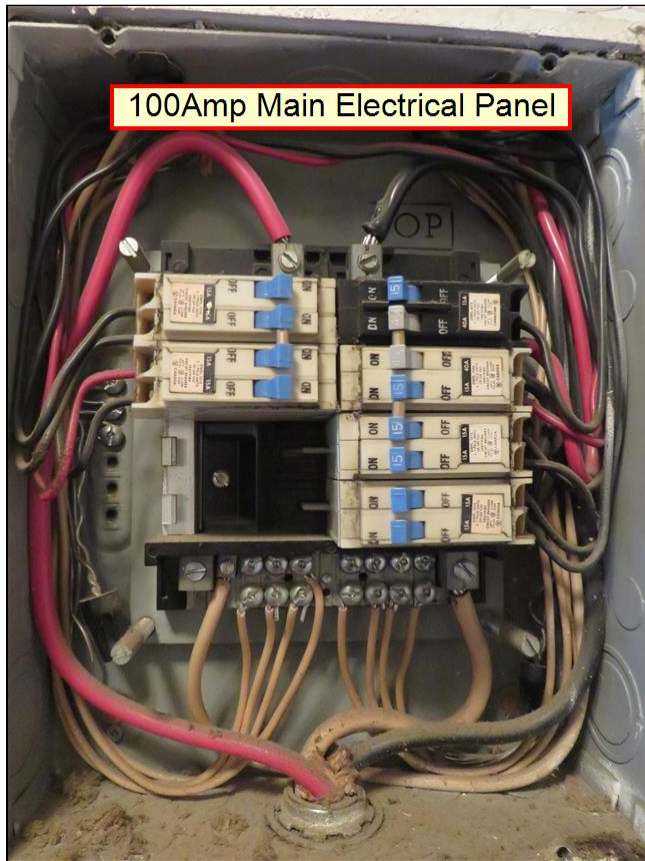
5.5 Operation of GFCI (Ground Fault Circuit Interrupters) and AFCI (Arc Fault Circuit Interrupters)

Comments: Inspected

5.6 Location of Main and Distribution Panels

Comments: Inspected

The main panel box is located in the entryway. This is for your information.

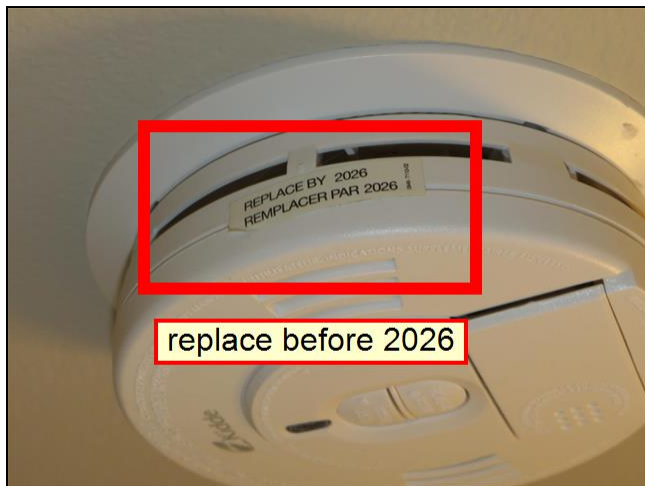


5.6 Item 1(Picture)

5.7 Smoke Detectors

Comments: Inspected

Tested and operational on date of inspection.



5.7 Item 1(Picture)

5.8 Carbon Monoxide Detectors

Comments: Inspected

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type: Hydronic Baseboard Heaters	Number of Heat Systems (excluding wood): One	Types of Fireplaces: None
Number of Woodstoves: None	Heating inspection prevented/limited by: No access to shared boiler on Condo	

Items

6.0 Normal Operating Controls

Comments: Inspected

6.1 Heating Equipment

Comments: Inspected, Repair or Replace

The operation of the hydronic baseboard heat throughout the condominium was tested with the thermal imaging camera. The units are currently not functioning or responding to the wall thermostat. Please inquire with the strata and have a qualified contactor investigate further and repair in the near term.



6.1 Item 1(Picture)



6.1 Item 2(Picture)

6.2 Automatic Safety Controls

Comments: Inspected

6.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected

6.4 Presence of Installed Heat Source in Each Room

Comments: Inspected

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. It is recommended that all fireplaces and woodstoves (if present) be inspected by a **WETT** certified technician prior to use. It is recommended that all **HVAC** systems (if present) be inspected by a qualified HVAC specialist.

7. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Kitchen Ventilation:

Fan

Bathroom Ventilation:

Fan

Inspection limited/prevented by no access to:

Floor space

Wall space

Items

7.0 Venting Systems (Kitchens, Baths and Laundry)

Comments: Inspected

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



INVOICE

Highland Home Inspections
 250-896-8892
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 Inspected By: Sean Sigalet

Inspection Date: 2019-12-10
 Report ID: 2019-301

Customer Info:	Inspection Property:
Ms. Jane Roberts 686 Happy Lane Victoria British Columbia	305-723 Goodview Court Victoria British Columbia
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
			Tax \$0.00
			Total Price \$0.00

Payment Method: Credit Card
Payment Status: Paid
Note: Thanks!