

Limited Visual Inspection Report

Property Address:
4501 Arthur Drive, Delta

Client: Harjit Sandhu Landvision Group



Final Check Home Inspections

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Limited Visual Inspection Report

All recommended repairs or replacements should be carried out by the qualified tradesmen.

INSPECTOR: Rizwan H Syed License #: 50738 - BC Consumer Protection License Number
ASTTBC-PI #: PI0338 Applied Science Trades & Technicians of British Columbia – Property
Inspectors Insured as: Final Check Home Inspections

This report was prepared for the exclusive use of the client as a pre-purchase inspection report and may not be used or otherwise relied upon by any third person without the written consent of Final Check Home Inspections. I accept no liability to any third person whatsoever.

All items inspected and reported on over and above the Final Check Home Inspections Contract and Scope of Inspection are to be considered a courtesy and an opinion of the condition and quality of installation. Therefore, no legal proceedings can be brought towards Final Check Home Inspections for items outside the Standard of Inspection.

By accepting this report, you accept the terms and conditions of the Final Check Home Inspections Contract and Fee, Final Check Home Inspections Scope of Inspection and The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

GENERAL TERMS AND CONDITIONS GOVERNING THE INSPECTION

- This inspection is limited to a visual inspection, what could be seen on the day of the inspection.
- No cutting of walls, ceilings or floors will be done to inspect the concealed building components.
- No testing with specialized equipment was performed.
- This report will not include any cosmetic concerns.
- This inspection report is based on current and previous building standards.
- The use of this inspection report is limited for the client only and used for the date noted.
- This written report in addition to any verbal correspondence will conclude the inspection.
- The inspection is based on access to areas available on the day of the inspection.
- This list of general limitations is in addition to the contract and the ASTTBC-PI scope of inspection.
- The inspection of concealed moisture is not part of this inspection.
- This inspection does not include buried oil tanks or any contamination of soils.
- The inspection does not include the asbestos testing.
- Asbestos may be present in building product in homes built before 1990.

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The house has visible signs of significant settlement due to the dysfunctional partly perimeter drains, negative ground slopes, water ponding, major foundation cracks and concealed water damage both above & below the foundation levels, roof and masonry chimney leakages. Visible structural damages at the southeast, northwest and center of the house are noticeable. Besides aging, the lack of maintenance for a quite long time has caused significant damages to the property.

Since the house heating system stopped working after the mechanical room flooded seven years ago, the exposure to the winter extreme weather conditions in the last 7 years may have caused serious concealed damages to plumbing, dampness, concealed mould growth in the wall assembly, flooring and other building components. Some visible damages are included with the report, but others were either not accessible or not visible. The current debilitating house condition is unsafe and unhealthy. House is uninhabitable at its present condition. Considering the apparent weakness of the structure debilitating condition of the both exterior and the interior relocating of the house is possible. Relocating is only possible when house structure is strong.









Presence of mould, damp air and poor ventilation

The consequences of the unheated house are evident as copper pipes in the walls alongside the upper level northeast room froze. The expanding ice caused the copper pipe to rupture, and when it thawed, it leaked water, damaging drywall and floors. The pipes in the crawlspace also froze and that may have caused plumbing leakages.

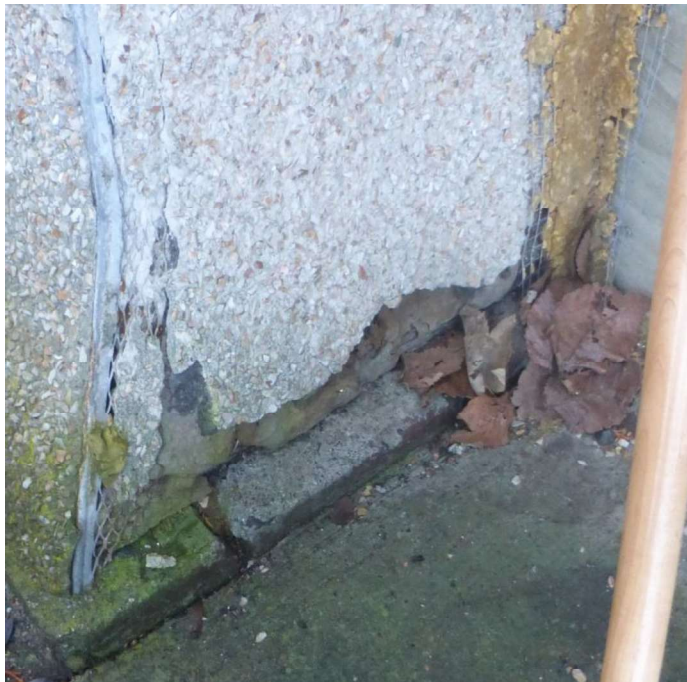
After the plumbing leak, nearly 50 percent of upper level rooms and hallways flooded. The carpet flooring was not replaced after the flooding. The presence of mold is visible in the lower northeast room wall. Since, the scope of the work was limited to the visible, non-invasive investigation; concealed moisture damage is beyond the scope of the inspection. However, persistent musty and damp air with the presence of subtle odour is indicative of concealed moisture-related issues including the growth of organic matter.



Stucco siding damages

The bottom portion of the stucco siding above the foundation is damaged in several areas. The prolonged weather exposure due to the damaged siding and consistent moisture intrusion may have caused concealed moisture damages to the bottom plates (structural membranes) and adjacent bottom membranes of the wall structure. Stucco deterioration is the result of water infiltration into the building foundation due to excessive groundwater or moisture penetrating through, or splashing up from the foundation. Potential causes of deterioration include: ground settlement lintel and door frame settlement, inadequate or leaking gutters and downspouts; moisture migration within walls due to interior condensation and humidity, and rising damp resulting from excessive groundwater and poor drainage around the foundation. Water infiltration has caused wood lath to rot, and metal lath and nails to rust, which has caused stucco to lose its bond and pull away from its substrate.





Masonry Chimneys

The masonry chimney is failing and could damage the roof if it falls.

Efflorescence: The efflorescence on chimneys is the indication of water ingress. Moisture ingress can be traced to roof leaks and interior concealed water damages in the wall assembly indoors above the fireplace.





Heating System

The failure of the sump pump caused flooding of the mechanical room in 2015, and the hydronic heating system stopped working. Since then the house is unheated.



Damages in the mechanical room: Ceiling leaks in the mechanical room both due to the roof leak and condensation. visible condensation water on the domestic water line in the mechanical room.



Built-in gutter damage

Damage built-in gutter: The built-in gutter has visible damage at seam.



Southside deck

The Southside deck floor has concealed water damage and leaks. Deck is unsafe to walk upon. The leak in the deck has caused moisture-related damages in the south room.



Roof

The asphalt shingle sloped roof is not maintained for a while and the majority of the roof at the south, southeast and north sides are covered by moss. The roof leaks are occurring regularly and spot fixing has been the practice.



Front Patio

Front Patio is uneven and sloped. Visible damage is observed.



Plumbing

The domestic water supply line and the hydronic heating system hot water lines are more than 40 years old and have passed its useful service life. The renewal of the plumbing and the heating system is advised.

Electric

The size of the main entrance line is 100 amps. The 100 amps is inadequate compared to the size (5000 square feet) of the house. Original knob and tube wiring has been removed.

Window

The rooms have poor ventilation because 95 percent of wood windows are inoperative. Because of settlements, aging, absence of heat for a longer time and poor air circulation may have caused irreversible damage to the window tracks.

Representative Inspection photos of the Exteriors



Condensation of water line in the mechanical room





Representative Inspection photos of the Interiors





