HOME INSPECTION REPORT

65 Belmont Place

Report Prepared For:
James Buyer

Report Prepared By:
John MacDonald

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GENERAL INFORMATION

PROPERTY LOCATION:
65 Belmont Place
Victoria, BC V8K 3L9

INSPECTION DATE:
April 21, 2005

REPORT DATE:
April 21, 2005

CLIENT(s):
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SELLER:
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65 Belmont Place
Victoria, BC V8K 3L9

INTRODUCTION AND OVERVIEW

This report summarizes the verbal briefing delivered at the conclusion of our inspection of 65 Belmont Place, Victoria, BC, conducted April 21, 2005. It includes garage as requested. The buyer and buyers agent were present during the inspection. The temperature was approximately 60 degrees.

The building is approximately 31 years old, constructed about 1974. The home is approximately 2350 Sq. Ft..

PURPOSE AND SCOPE

It should be noted that a standard pre-purchase inspection is a visual assessment of the condition of the residence at the time of inspection. The inspection and inspection report are offered as an opinion only. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is implied nor responsibility assumed by the inspector or inspection company, for the actual condition of the building or property being examined. Additional information as to inspection standards is included at the end of the report.

This firm endeavors to perform all inspections in substantial compliance with the standards of practice of the Canadian Association of Home and Property Inspectors (CAHPI). As such, our inspectors inspect the readily accessible and installed components and systems of a home as outlined below:

This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient or are near the end of their expected service life. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring are made as appropriate. When systems or components designated for inspection in the CAHPI standards are present but are not inspected, the reason the item was not inspected is reported as well.

GENERAL LIMITATIONS AND EXCLUSIONS

The CAHPI Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports. They are the bare minimum standard for a home inspection, are not technically exhaustive and do not identify concealed conditions or latent defects. Inspectors are NOT required to determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components and the acoustical properties of any systems or components.

Inspectors are NOT required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves.

Inspectors are NOT required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service other than home inspection.

We DO NOT offer or provide warranties or guarantees of any kind unless clearly explained and agreed to by both parties in a formal pre-inspection agreement.

Inspectors are NOT required to inspect underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the CAHPI Standards of Practice; detached structures other than carports or garages; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

Inspectors are NOT required to perform any procedure or operation which will, in the opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, except as explicitly required by the CAHPI Standards of Practice.

Our inspectors are NOT required to enter under-floor crawlspaces or attics that are not readily accessible nor any area which will, in the opinion of the inspector, likely be dangerous to the inspector or others persons or damage the property or its systems or components.

We do not limit our inspectors from examining other systems and components or including other inspection services. Likewise, if the inspector is qualified and willing to do so, an inspector may specify the type of repairs to be made. The inspector may also exclude those systems or components that a client specifically requests not be included within the scope of the inspection. If systems or components are excluded at the request of the client they are listed herein.

STRUCTURAL SYSTEM

In accordance with the CAHPI Standards of Practice pertaining to Structural Systems, this report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible attics and under floor crawlspace areas. Inspectors are required to 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.

The residence is a two story detached, wood frame, single-family dwelling. It has four bedrooms, one kitchen, two bathrooms and a daylight basement. The floor structure consists of platform framing with 2 by 10 joists on 16-inch centers sheathed with plywood sheathing. The wall framing consists of 2 by 4 studs on 16-inch centers sheathed with oriented strand board over skip sheathing. The roof is a manufactured truss assembly. The building has wooden support columns. The home is built on basement and the foundation is reinforced concrete.

The attic was inspected using a flashlight. The attic access location was a ceiling hatch in a hallway closet.

OBSERVATIONS:

1) There is firewood, lumber or other organic debris in contact with the exterior of the home that needs to be immediately removed. Wood debris or firewood stacked against a home can block foundation vents and attract wood-destroying insects and vermin. All lumber or firewood should be stacked as far away from the home as possible on elevated racks with good overhead cover so it can remain dry.

Probing is not done when doing so will damage finished surfaces, when no visible deterioration exists and if doing so requires our inspectors to be licensed pest control operators (PCO), unless the inspector involved is so licensed. 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.

EXTERIOR

In accordance with the CAHPI Standards of Practice pertaining to Exteriors, this report describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashings, 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.

The exterior cladding consists of wood clapboard siding. The exterior trim is wood. The exterior entry doors are solid wood units. The eaves consist of enclosed and vented vinyl soffit material. The yard is relatively flat. There are clear indications of some type of below-grade drain system at the side of the home to help control surface runoff and divert groundwater. However, without excavation I cannot determine type or condition of these drains. These drains appear to be connected to a municipal storm drain system. We suggest contacting the municipal water and sewer authority to confirm this. Roof runoff is conveyed via gutters and downspouts onto grade at some locations and into in-ground drains at others. There is a wooden fence that encloses the yard.

Wood and wood composites are some of the most popular exterior cladding and trim materials. However, being organic wood is also the most susceptible to damage caused by moisture, and needs to be regularly and properly maintained.

At least once a year, the client should carefully inspect the exterior walls, eaves, soffits or fascia for signs of damage caused by machinery, weather, roof leaks, overfull gutters, trees or ice, and refasten or repair individual boards or panels as necessary. All trim around doors and windows should be carefully examined and then refastened, repaired or re-caulked. Finally, the paint should be examined for blisters or peeling that might indicate moisture problems within the walls and the home touched up or repainted as necessary.

OBSERVATIONS:

1) I noted some minor foundation cracks at various locations around the perimeter of this foundation. These appear to be insignificant and most-probably the result of the concrete curing process or very minor settling soon after initial pouring and cure. If desired, the cracks can be filled with a special epoxy to improve the appearance of the foundation. This is optional, as curing cracks are normally not considered structurally significant.

The client should understand that this is the assessment of a home inspector - not a professional engineer - and that, despite this assessment, there is no way I can provide any guaranty that this foundation will never develop additional cracks or settle further. I suggest that if the client is at all uncomfortable with this condition or my assessment of it a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision.

2) Heavy vegetation is growing against the sides of the foundation and house. This can lead to insect or vermin infestation and has even been known to result in substantial damage when shooters grow up and behind the siding into the framing. I recommend cutting back all vegetation around the perimeter of the house, leaving no less than six inches of clearance between any vegetation and the side of the home.

3) There is heavily weathered, faded, cracked or blistering paint. Paint is not only important to the appearance of the house; it protects wood siding and trim from weather damage. I recommend having the home touched up or repainted as necessary.

4) There are damaged fascia and/or rafter tails. Besides being unsightly, this type of damage may eventually lead to further deterioration of the fascia, rafters or roof decking. A competent carpenter needs to make repairs.

5) Portions of the wood deck are in contact with soil. This will most likely eventually result in rot and insect infiltration, even if the deck has been constructed from treated lumber. I recommend correcting the grading around the deck to achieve at least 3-4 inches clearance between any wood components and soil. Sometimes, this is esthetically impossible due to landscaping. In such circumstances, I recommend creating a border around the deck using pavers and placing river-washed stone or lava beneath the members. This way, the existing grade surface can be retained while providing good drainage beneath the members.

6) The concrete driveway has some cracks that detract from its appearance, but it is still very viable and can probably be satisfactorily repaired. I recommend the client consult a reputable mason to discuss repair options and cost.

There is an exposed aggregate patio in the back of the residence.

Inspectors are NOT required to inspect or report on the presence or condition of recreational facilities, outbuildings, seawalls, break-walls and docks, window and door screening, shutters, awnings or similar seasonal accessories.

ROOF SYSTEM

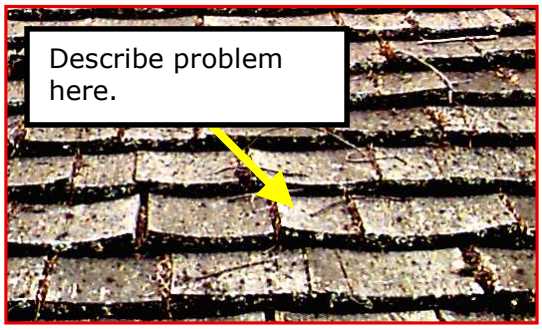
In accordance with the CAHPI Standards of Practice pertaining to Roof Systems, this report describes the roof coverings and the method used to inspect the roof. Inspectors are required to inspect the roof covering, roof drainage systems, flashings, skylights, chimneys and roof penetrations.

The roofing inspection was conducted from a ladder. The roofing materials are cedar shakes. The building has aluminum gutters and downspouts. The downspouts did not all function the same way. Some discharged directly onto grade at the base of the foundation, while others were connected to dedicated perimeter drainage around the base of the foundation. It is recommended that all downspouts be connected to the dedicated perimeter drains. This may require the services of a professional contractor to extend or modify the existing drains. The roof system flashings consist of asphalt roofing and were found at the roof valleys. A cedar shake roof consists of irregularly shaped shingles riven from logs. Cedar shakes can have an expected service life of anywhere from 15 to 40 years after date of installation, depending on locale. In damp, northern climates service life is generally expected to be about 15 to 20 years, while in drier southern climates they can last anywhere from 20 to 40 years. Actual service life depends on a lot of factors, such as the amount of shade around a home, amount of annual precipitation, average daily temperatures and the amount of regular maintenance that the cover receives.

OBSERVATIONS:

1) The roof appears to be in the last half of it's expected service life.

2) One or more of the downspouts is disconnected on the side of the residence. Immediate correction is recommended.



3) The wood roof cover on this home has numerous rotting or missing shakes or shingles. However, being organic that inherent protection eventually breaks down and the cover is always subject to damage caused by weathering. This characteristic makes it necessary to have the cover periodically cleaned and inspected by a wood roof professional, which can replace rotted/missing shakes and best determine when failure and replacement of the cover is imminent. Immediate evaluation by a wood roof professional and repair or replacement of the cover as appropriate is recommended.

4) Moss, algae or mildew growth was noted on portions of the roof. These organisms accelerate deterioration of the roof surface through secretion of oxalic acid, a powerful corrosive.

It is recommended that the moss be removed immediately by cleaning and then replacing any components too badly damaged to use. Once cleaned, if such damage were to equal 25% or better of the total surface area, complete replacement would be advisable. High-pressure washing of the roof is not recommended, as this can

further accelerate deterioration. Instead, the roof should be carefully cleaned using a combination of chemicals and brushing with a soft-bristled brush in combination with a low-pressure rinse of clear water.

5) Missing or incorrectly installed roof flashing was noted. Immediate correction by a reputable roofer is recommended.

Inspectors are NOT required to inspect antennae, interiors of chimneys or flues that are not readily accessible or other installed accessory items.

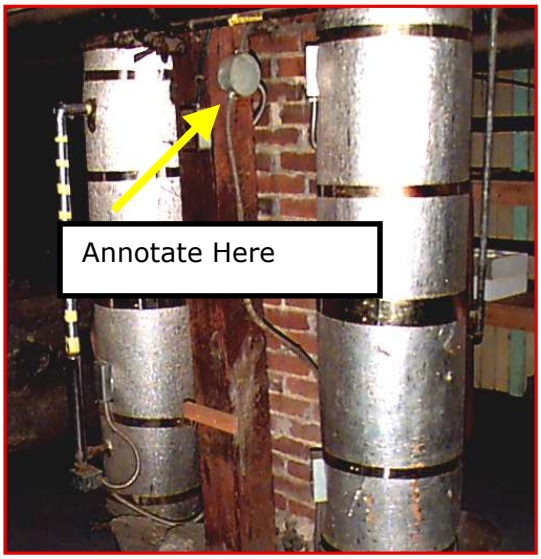
PLUMBING SYSTEM

In accordance with the CAHPI Standards of Practice pertaining to Plumbing Systems, this report describes the water supply, drain, waste and vent piping materials and the water heating equipment, energy source and location of the main water and main fuel shut-off valves, when readily viewable or known. Inspectors are required to inspect the interior water supply and distribution systems, all fixtures and faucets, the drain waste and vent systems (including all fixtures for conveying waste), the water heating equipment (vent systems, flues and chimneys of water heaters or boiler equipment), fuel storage and distributions systems for water heaters and/or boiler equipment and drainage sumps, sump pumps and associated piping.

The plumbing system is connected to a municipal supply and waste system. The service pipe to the house is 1-inch PVC plastic pipe. The main floor drain is located in the basement bathroom. Supply plumbing is 3/4-inch PVC plastic pipe. The drain/waste plumbing is schedule 40 ABS plastic pipe. The main floor drain is located in the basement bathroom.

The water heater is estimated to be 10 years old and is expected to have approximately 2 to 3 years of remaining service life. At least once a year, several gallons of water should be drained off the water heater to flush corrosive sediments from the tank. Additionally, the anode rod inside the tank needs to be replaced by a licensed plumber at 5 to 7 year intervals. This will improve the quality of hot water and increase the likelihood that the water heater can last its entire expected service life. The water heater exhausts out the side of the house via a direct vent. The water heater exhausts out the side of the house via a direct vent.

OBSERVATIONS:



1) **AREA OF CONCERN:** All of the supply water, whether hot or cold, is brown with rust when drawn. This normally indicates the minor rusting that takes place inside galvanized pipe when the water hasn't been run for several days. Such minor rust will normally flush out of the system within 20 - 40 seconds of the tap being opened. However, I ran the water for some minutes, in order to flush the residue out of the plumbing, and was unsuccessful in eliminating the color. I suspect this has been caused by badly rusted pipes or is entering the supply plumbing from the water supply. If it originates in the pipes of this house, deterioration that is this bad could necessitate near-term, if not immediate, replacement of the affected plumbing. This will require further assessment to determine the exact cause of the rust and to correct it.

2) The toilet in the master bath fills slowly and runs continuously when flushed. This is inconvenient and wastes water. Adjustment or replacement of the ballcock or flush mechanism is recommended.

3) The water heater is at or beyond the end of it's expected service life. Since there is no way to predict when this unit could fail, I recommend having it replaced at the earliest opportunity, so as to prevent any damage that could occur as a result of a sudden rupture of this aging tank.

4) ***ATTENTION:*** At the time of inspection, the burner flame at the water heater appeared to be weak and/or the wrong color, indicating an improper fuel/air mixture or a problem with makeup air or exhaust draft. Malfunctioning gas water heaters can leak carbon-monoxide gas into a home, sickening or killing the occupants. This should be corrected without delay.

Inspectors are NOT required to inspect the connections for clothes washing machines, interiors of flues or chimneys when not readily accessible, wells or well pumps, equipment associated with water storage, water conditioning equipment, solar water heating components or systems, fire sprinkler or irrigation systems or private waste disposal (septic) systems. Additionally, inspectors are not required to operate safety valves or shut-off valves of any kind. Inspectors DO NOT determine the quantity or quality of water supplies or whether water supply and waste disposal systems are public or private.

ELECTRICAL SYSTEM

In accordance with the CAHPI standard of practice pertaining to Electrical Systems, 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 and the absence of smoke detectors. 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.

Electrical service to the home is via overhead solid 3-wire. The electrical meter is located on the side of the residence. The service entrance conductor is copper-clad aluminum. The main disconnect is a 60 amp lever shutoff type located adjacent to main service entrance panel. The final service rating is 125 amps. The service grounding electrode conductor is a stranded copper ground located on the driven ground rod at exterior of residence.

The branch wiring is electric metal tubing (EMT). Battery powered smoke alarms were found in the building. The Fire Code requires alarms in all hallways that lead to bedrooms. It is a standard recommendation that smoke alarms are located where they will not be triggered by steam and/or fumes from bathrooms or kitchens.

OBSERVATIONS:

1) The main service panel appears to have no room for future upgrades or additions to the system.

2) The service-grounding conductor is loose where it clamped to the grounding electrode. This needs immediate correction - preferably by a licensed electrician.

3) No ground fault circuit interrupters (GFCI) were found in the bathroom.

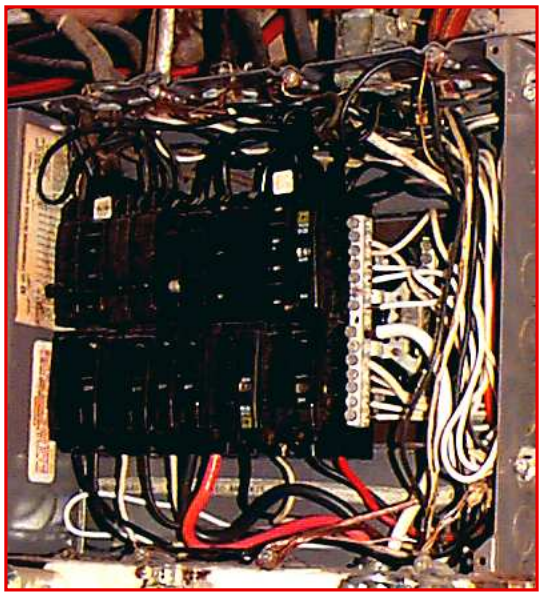
4) A representative number of fixtures, electrical outlets and switches were tested in the inside of the building.

5) The receptacles identified as faulty were located in the bathroom.

6) I found loose bus bars inside the service entrance panel. These can loosen more from vibration and arc, overheat and cause fires. I recommend immediate correction by an electrician.

7) The smoke alarms were tested and found to be working in the manner intended at the time of the inspection.

8) One or more of the GFCI breakers in the service panel is not functioning correctly when the test button is tripped. This indicates that the device is either defective or has been incorrectly installed. Since GFCI life/safety devices meant to protect homeowners, I recommend immediate investigation and correction by a licensed electrician.



9) There is branch circuitry in this home wired with aluminum conductors. Aluminum wiring is of concern because it is softer, has a higher thermal expansion rate, is more likely to be nicked or otherwise damaged and because it corrodes when improperly connected to copper wiring, outlets, switches or fixtures that are not approved for use with aluminum. Any of these deficiencies can cause arcing or overheating or even result in a fire.

10) There aren't any switched lights for mechanical equipment in the attic/crawlspace of this home. In order for a homeowner to properly and safely inspect or perform periodic maintenance on mechanical systems, the area where the equipment is installed needs to be adequately lit. I recommend having switched lights installed in this area.

Inspectors are NOT required to inspect any remote control devices (unless such device is the only means of control), alarm systems and associated components and controls, low-voltage wiring systems or components or any ancillary wiring, systems or components that are not part of the primary power distribution system. Inspectors are also NOT required to measure amperage draw, line voltage or ground impedance.

HEATING SYSTEM

In accordance with the CAHPI Standards of Practice pertaining to Heating Systems, this report describes the energy source and the distinguishing characteristics of the heating system(s). Inspectors are required to inspect the installed heating equipment and associated vent systems, flues and chimneys.

A natural gas forced air furnace provides heat to the residence.

MAKE: Lennox
MODEL: HY776
SERIAL: 789789RREE98

The heating system last service date is 2002. An inspection tag was found on the heating system at the time of the inspection. The heating system is located in the basement utility room. The electrical safety switch for the heating system is located within sight of the furnace/boiler unit. The furnace has a single-wall metal vent that vents out the side of the house. The thermostat for the system is a programmable type and is located in the main floor hall. It is recommended that the client(s) have the homeowner provide the instructions for programming or show the client(s) how to do so.

The gas line plumbing is rigid copper. The gas meter is located in the south side of the home.

The filter(s) for this system can be found at the return air plenum before the furnace. The filter is a fiberglass cartridge type measuring 14" X 24" X 1".

OBSERVATIONS:

1) The normal sequence of operating modes was executed with no obvious defects noted.

2) ***ATTENTION:*** The type of gas pipe used to plumb the furnace/boiler is the wrong material or not approved for this region. I recommend immediate replacement by a licensed pipe fitter.

3) When this furnace was operated, the air handler/blower had excess noise/vibration. This generally indicates an accumulation of dirt and debris in the blower housing that throws the blower-drum out of balance. I recommend having this unit cleaned and serviced by a reputable/professional HVAC firm.

4) The furnace of this home is very dirty and needs cleaning. It is recommended that the client(s) have this system cleaned now by a reputable/professional duct-cleaning company and once every year thereafter.

Inspectors are NOT required to inspect the interiors of flues or chimneys when not readily accessible, the heat exchanger(s) of boilers or furnaces, humidifiers or dehumidifiers, electronic air cleaners or any solar space heating system(s). Inspectors are also NOT required to determine the adequacy of the heating system or distribution/balance of heat throughout the home.

INTERIOR

In accordance with the CAHPI Standards of Practice pertaining to Interiors, there is NO requirement for the report to describe any interior components or finishes. Inspectors are required to inspect walls, ceilings and floors, steps, stairways and railings, countertops and a representative number of cabinets, a representative number of doors and windows and the garage doors and automatic garage operators.

The interior wall and ceiling surfaces are conventional drywall. The primary floor covering is wall-to-wall carpet. The bathroom flooring is vinyl tiles. The kitchen flooring material is sheet vinyl.

The kitchen cabinets are European style. The kitchen countertops are corian. The bathroom cabinets are European style. The bathroom countertops are ceramic tile.

The windows are aluminum sash double glazed units. Most interior doors are composition, hollow-core panel.

OBSERVATIONS:

1) ***FURTHER INSPECTION:*** There are cracks in the interior wall/ceiling surfaces that I believe are the result of structural movement caused by settling. The cracks are unsightly and should be repaired. However, before these are repaired, I recommend consulting an engineer to determine the cause of the settling, if any, and then taking corrective action as appropriate.

2) ***REPAIR NEEDED:*** The carpeting on the stairs has pulled loose and presents a trip/fall hazard that needs to be immediately corrected by a professional floor covering installer.

3) The kitchen countertops are damaged and should be repaired or replaced. Consult a professional cabinetmaker to discuss options and cost.

Inspectors are NOT required to inspect paint, wallpaper or other finish treatments, carpeting, window treatments, central vacuum systems, household appliances and recreational facilities or gymnastic equipment.

INSULATION AND VENTILATION

In accordance with the CAHPI Standards of Practice pertaining to Insulation and Ventilation Systems, this report 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, ventilation of attics and foundation (crawlspace) areas and mechanical ventilation systems, if present.

The buildings attic space is accessible from the hallway. The main attic section is insulated with 6 inches of fiberglass batt with a vapor retarder of polyethylene plastic for an R-Value of 4. This roof/attic configuration uses turbine vents to exhaust hot air from the attic and has continuous soffic intake vents consisting of a narrow slot running the entire length of the soffit at the perimeter that is either screened with mesh or covered with louvered material. There are ridge vents used along the ridge of the roof to exhaust air. Like other types of vents, these enable air entering the attic near the eaves to rise through convection toward the ridge and then leave the roof envelope. Since ridge vents are continuous, they provide more efficient movement of air out of the roof system than gable, roof or slot vents.

Because the wall cavities were concealed behind finished surfaces, the type/thickness of insulation used in the walls cannot be determined and it cannot be verified whether any sort of vapor barrier exists.

There are exhaust fans/devices located in all bathrooms and the kitchen.

OBSERVATIONS:

1) The insulation level in the home is typical for homes this age.

2) The roof/attic ventilation is adequately sized for this home but needs correction of specific deficiencies as noted below. Further evaluation and correction as necessary by an HVAC specialist is recommended.

3) Since it is un-insulated, the attic hatch can result in some energy loss through convection, and some staining of the hatch area may eventually result, when warm house air condenses on the cold hatch and captures dust particles from the air. It is recommended that the hatch be insulated to the same approximate R-value as the rest of the attic.

4) One or more bird nests were found at the perimeter of the attic. Birds gain entry by pecking at the mesh covering vents until they make a hole large enough for entry. Once inside, they will construct large nests that can eventually prevent proper ventilation. The nests can also be the source of lice infestation in a home. Re-screening the vents with 1/4-inch galvanized steel mesh no less than 22 gauge thick is recommended. Once re-screened, all nesting materials should be removed and the insulation restored to proper loft.

5) The duct for the clothes dryer is routed a considerable distance through the unheated crawlspace/basement. This will typically cause moisture-laden air to cool before it reaches the end of the duct and depositing lint, which will gradually accumulate and occlude the duct, on the inside of the duct. Besides the flammable lint being a potential fire hazard, this will increase drying time and represent an increased cost factor. It is recommended that the dryer vent be re-routed and reconfigured to a shorter length. Additionally, the duct should be insulated to at least an R7 to lessen the likelihood of condensation occurring inside of the duct.

Inspectors are NOT required to determine indoor air quality or disturb insulation or vapor retarders, unless required by law.

DETACHED GARAGE

This home has a detached two bay garage located behind the home. The foundation is poured concrete and is a slab-on-grade. Wall framing is 2 by 4 studs on 16-inch centers sheathed with oriented strand board over skip sheating. The roof is a manufactured truss assembly. sheathed with oriented strand board (OSB). The roofing materials are cedar shakes. The building has aluminum gutters and downspouts. The exterior cladding consists of wood clapboard siding. The exterior trim is wood.

The garage doors are wood panel, sectional rollup units. There are no automatic garage door openers present. The garage has one other pedestrian entrance. The pedestrian door between the garage and the house is a solid wood door. The garage windows are aluminum, single glazed units. The interior of the garage is finished with drywall. The walls are insulated with fiberglass batting.

There is approximately 400 square feet of parking space. Power to the garage comes from a garage sub-panel fed via overhead cable from the house. The garage lighting consists of overhead, incandescent lights. The garage is not heated.

OBSERVATIONS:

1) There is heavy vegetation growing against the sides and foundation of the garage. This can lead to insect or vermin infestation and has even been known to result in substantial damage when shooters grow up and behind the siding into the framing. I recommend cutting back all vegetation around the perimeter of the garage and never leaving less than six inches of clearance between any vegetation and the structure.

2) ***REPAIR NEEDED:*** The roof sheathing over the garage is water stained and deteriorating - obviously as the result of a leak. I recommend further investigation and repairs as needed by a reputable roofing contractor.

3) There is heavily weathered, faded, cracked or blistering paint on the garage. Paint is not only important to the appearance of the structure; it protects wood siding and trim from moisture damage. I recommend having these areas touched up or repainted as necessary.

4) The wood roof cover on the garage is missing numerous shakes or shingles. Wood roofs are generally very resistant, but not immune to rot. Being organic, that natural protection eventually breaks down and the cover begins to degrade. This characteristic makes it necessary to have the cover periodically cleaned and inspected by a wood roof professional that can replace rotted/missing shakes and best determine when failure and replacement of the cover is imminent. I recommend immediate evaluation by a wood roof professional and repair or replacement of the cover as appropriate.

Yours truly,

CAHPI STANDARDS of PRACTICE

Remove this page after printing and add preprinted CAHPI Standards of Practice.