



3408 Turnstone Drive
Victoria BC
V9C 0B4

Prepared For: TBA
Prepared By: David Fletcher #62502
Date: August 24th, 2020

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SUMMARY

Client Name: TBA
Client Phone Number: +12508125472
Client Email: inspectorfletcher@gmail.com
Inspection Date: August 24th, 2020
Inspector: David Fletcher #62502
Phone Number: 250-812-5472
Email: inspectorfletcher@gmail.com
Water: ON
Electricity: ON
Gas: ON
Oil: NA

Statement: This inspection is in accordance with the home inspector is association of BC. It reflects only items that can be visually inspected. Items such as default in walls perimeter drainage, pool and spas, appliances, irrigation, fencing, built-in vacuums, septic systems, testing and verification of molds, testing and verification of asbestos based building materials, and water quality sampling are specifically excluded from the inspection. Homes built prior to 1993 have been known to contain asbestos based building materials. ensure proper sampling precautions and verification is taken if there are plans to disturb or renovate the home. Inspection may be hindered due to storages or due to owners request.

ITEMS OF NOTE

EXTERIOR

Driveway - Status: Acceptable, Minor settlement/crack noted near utility boxes at front of driveway. Recommendations: Keep drain free of debris, Monitor crack for any further movement.

Walks:2 - Status: Fall hazard areas noted along rock side at rear of home. Implications: Fall hazard. Recommendations: Use caution around area, especially for children.

Siding - Status: Minor cracking noted in select areas, Recently painted. Implications: Cosmetic. Recommendations: Monitor for any damages or loose boards, Ideally seal cracks, appeared some maintenance had been done.

Trim and Fascia - Status: Acceptable, Recently painted.

Stairs - Status: Missing Handrail, Missing Guardrail. Implications: Fall hazard. Recommendations: Use caution, consider improvements.

Exterior Structures - Status: Acceptable, Minor rot noted to top cap railing in lower patio area. Recommendations: Keep up with maintenance, minor repairs may be needed in upcoming seasons.

ROOF	Roof - Status: Acceptable, Signs of previous moss growth. Implications: Premature Deterioration. Recommendations: Treat and clear roof surface of moss annually.
GARAGE	Doors - Status: Acceptable, Minor damage noted, appears a door stop may of been installed. Auxiliary - Status: Not Inspected, Unknown if included in sale.
HALLS and ENTRANCE	Walls - Status: Acceptable, Signs of previous repair noted above master bedroom door. Recommendations: Monitor.
LIVING SPACE	Floor - Status: Acceptable, Minor UV staining noted.
FIREPLACE	Flue - Status: Damaged screening noted at exhaust area. Implications: Animal activity. Recommendations: Repair.
KITCHEN	Electrical:2 - Status: Capped/not installed. Counter / Cabinet - Status: Acceptable, Showing some signs of wear. Dishwasher - Status: Acceptable, Upgraded 2019.
BATHROOM Upper level, Main	Doors Wood pocket door - Status: Acceptable, Does not latch/lock. Implications: Privacy. Recommendations: Repair.
BATHROOM Upper level, Main	Toilet - Status: Acceptable, Upgraded 2020.
BEDROOM	Floor - Status: Acceptable, Appeared upgraded. Recommendations: Minor deflection (squeeking) noted in master bedroom, monitor for any changes.
STRUCTURE	Foundation - Status: Typical settlement cracking. Implications: Minor settlement at time of build. Recommendations: Monitor, Treat perimeter for ants annually. Posts / Pillars - Status: Acceptable, Not fully visible due to finishing. Wall Structure - Status: No signs of major defect.
CRAWLSPACE	Ventilation - Status: Acceptable, Vents appear blocked via insulation. Implications: Poor ventilation, Recommend removing insulation barriers in the spring.

EXTERIOR

Method of inspection: From the ground



Driveway:

Material / Type: Concrete

Description: Exposed Aggregate

Status: Acceptable, Minor settlement/crack noted near utility boxes at front of driveway

Recommendations: Keep drain free of debris, Monitor crack for any further movement



EXTERIOR

Walks:

Material / Type: Gravel, Flag stone
Status: Acceptable



Walks:2:

Material / Type: Stone and gravel areas
Status: Fall hazard areas noted along rock side at rear of home

Implications: Fall hazard
Recommendations: Use caution around area, especially for children



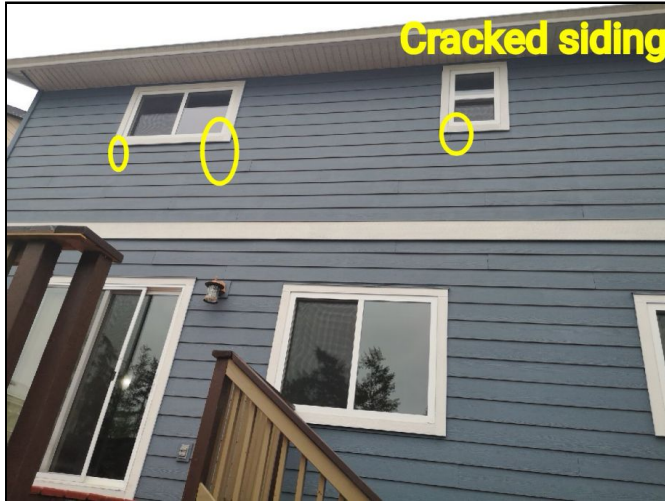
EXTERIOR

Siding:

Material / Type: Cementitious Fibre Board
Status: Minor cracking noted in select areas, Recently painted

Implications: Cosmetic

Recommendations: Monitor for any damages or loose boards, Ideally seal cracks, appeared some maintenance had been done

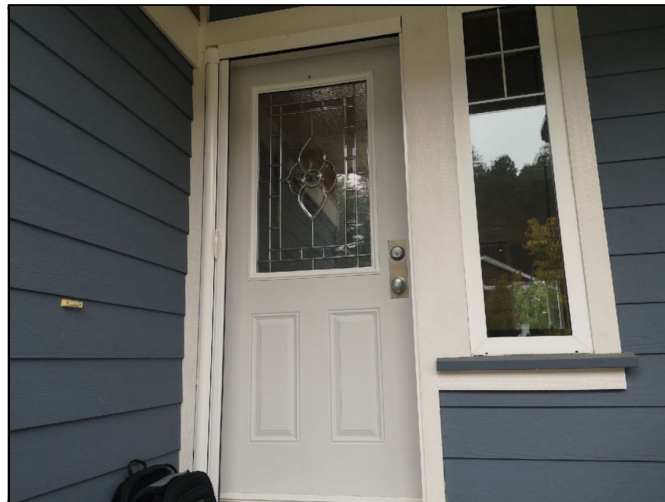


Trim and Fascia:

Material / Type: Wood
Status: Acceptable, Recently painted

Doors:

Material / Type: Glass windows, Metal clad
Description: Front, With roll away bug screening
Status: Acceptable



Windows:

Material / Type: Vinyl Framed
Description: Double pane, Dated 2006
Status: Acceptable

EXTERIOR

Stairs:

Material / Type: Wood, Pressure treated
Description: Deck stairs
Status: Missing Handrail, Missing Guardrail

Implications: Fall hazard
Recommendations: Use caution, consider improvements



Soffit and Eaves:

Material / Type: Aluminium
Status: Acceptable

Recommendations: Monitor for wasp nesting

EXTERIOR

Exterior

Structures:

Material / Type: Pressure treated wood

Description: Deck

Status: Acceptable, Minor rot noted to top cap railing in lower patio area

Recommendations: Keep up with maintenance, minor repairs may be needed in upcoming seasons



Lighting/Electrical:

Material / Type: 110 Volt GFCI Protected, Surface mounted lights

Status: Acceptable

Recommendations: GFCI reset is located near front of home

EXTERIOR

Retaining Wall:

Material / Type: Stone
Status: Acceptable

Recommendations: Monitor for invasive plant species,
remove as needed



Auxiliary:

Description: Dryer Vent, Hose Bibb
Status: Acceptable

Vegetation:

Material / Type: Trees, Lawn, Gardens, Hedges
Status: Acceptable



Grading:

Material / Type: Flat, Slight slope
Status: Acceptable

Recommendations: Perimeter drains not inspected,
consider further evaluation

ROOF

Method of inspection: Walking on the roof



Roof:

Material / Type: Fibreglass Shingle

Status: Acceptable, Signs of previous moss growth

Implications: Premature Deterioration

Recommendations: Treat and clear roof surface of moss annually



ROOF

Roof Flashing:

Material / Type: Metal
Status: Acceptable

Recommendations: Keep drainage areas free of debris
to avoid leaks



Gutters:

Material / Type: Aluminium
Status: Acceptable

Recommendations: Back gutter needs cleaning

Roof Vents:

Material / Type: Metal
Status: Acceptable

Plumbing Stack:

Material / Type: ABS, Rubber flashings
Status: Acceptable

GARAGE

Location: Attached, Single car



Garage Door:

Material / Type: Insulated Aluminium

Status: Acceptable

Garage Door

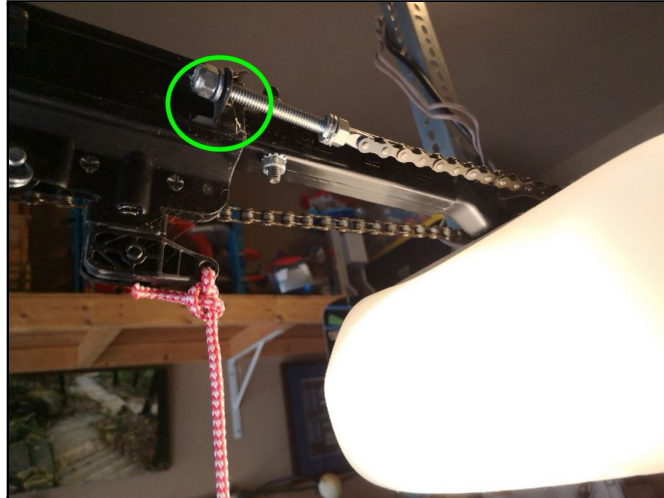
Opener:

Material / Type: Mechanical

Description: Chamberlain

Status: Acceptable

Recommendations: Monitor for difference in chain length through hot/cold, adjust for optimal function



GARAGE

Doors:

Material / Type: To Interior

Description: Fire Rated, Metal clad

Status: Acceptable, Minor damage noted, appears a door stop may of been installed



Floor:

Material / Type: Concrete

Status: Acceptable

Walls / Ceiling:

Material / Type: Painted

Status: Acceptable

Electrical:

Material / Type: 110 Volts A/C, Fluorescent lighting

Status: Acceptable

HVAC:

Material / Type: Electric baseboard, Side mounted controls

Status: Acceptable

Recommendations: Use sparingly in winter to avoid freezing conditions in garage

Auxiliary:

Material / Type: Vacuum system

Status: Not Inspected, Unknown if included in sale

HALLS and ENTRANCE



Floor:

Material / Type: Stone tiled entry
Status: Acceptable

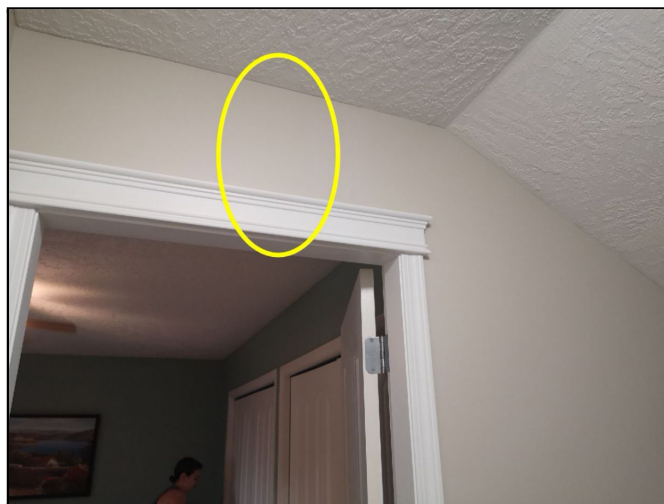
Floor:2:

Material / Type: Carpet
Status: Acceptable

Walls:

Material / Type: Painted
Status: Acceptable, Signs of previous repair noted
above master bedroom door

Recommendations: Monitor



Ceiling:

Material / Type: Textured Paint
Status: Acceptable

Electrical:

Material / Type: 110 Volt outlets, Standard lighting,
Smoke and CO detector, Four way lighting switch
Status: Acceptable

LIVING SPACE



Floor:

Material / Type: Engineered Hardwood

Status: Acceptable, Minor UV staining noted



Walls:

Material / Type: Painted

Status: Acceptable

Ceiling:

Material / Type: Textured Paint

Description: Vaulted

Status: Acceptable

Doors:

Material / Type: Vinyl framed sliding glass

Status: Acceptable

LIVING SPACE

Windows Double pane:

Material / Type: Vinyl Framed

Description: Double pane

Status: Acceptable

Windows Double pane, Slider opening:

Material / Type: Vinyl Framed

Description: Double pane, Slider opening

Status: Acceptable



Closet:

Material / Type: Large, Understairs closet

Description: Finished, With built in storage

Status: Acceptable



HVAC:

Material / Type: Electric baseboard

Status: Acceptable

LIVING SPACE

Electrical:

Material / Type: 110 Volt outlets, Standard lighting,
Ceiling fan
Status: Acceptable

FIREPLACE

Location: Living room



Fire box:

Material / Type: Gas log insert, With thermostatic controlled fan
Description: Thermostat control
Status: Acceptable

Recommendations: Service gas appliances every 1-2 years

Flue:

Material / Type: Side wall exhaust
Status: Damaged screening noted at exhaust area

Implications: Animal activity
Recommendations: Repair

Hearth:

Material / Type: Flush mounted stone tile
Status: Acceptable

Mantle:

Material / Type: Wood, Manufactured Fibre Board
Status: Acceptable

KITCHEN



Floor:

Material / Type: Stone tile

Status: Acceptable

Walls:

Material / Type: Painted

Status: Acceptable

Ceiling:

Material / Type: Textured Paint

Status: Acceptable

Windows:

Material / Type: Vinyl Framed

Description: Double pane, Slider opening

Status: Acceptable



Closet:

Material / Type: Small single, Pantry

Status: Acceptable

KITCHEN

Electrical:

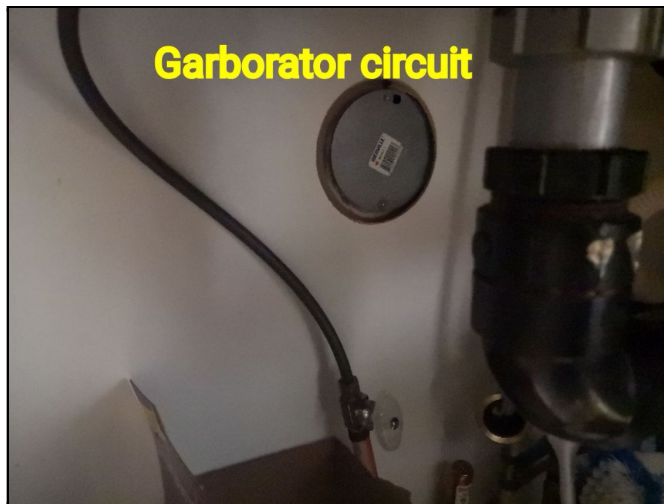
Material / Type: 110 Volt outlets, Standard lighting
Status: Acceptable

Implications: Shock hazard, Caution, non GFCI outlets next to sink, not required at time of construction
Recommendations: Upgrade outlets next to sinks to GFCI type



Electrical:2:

Material / Type: Garborator circuit
Status: Capped/not installed

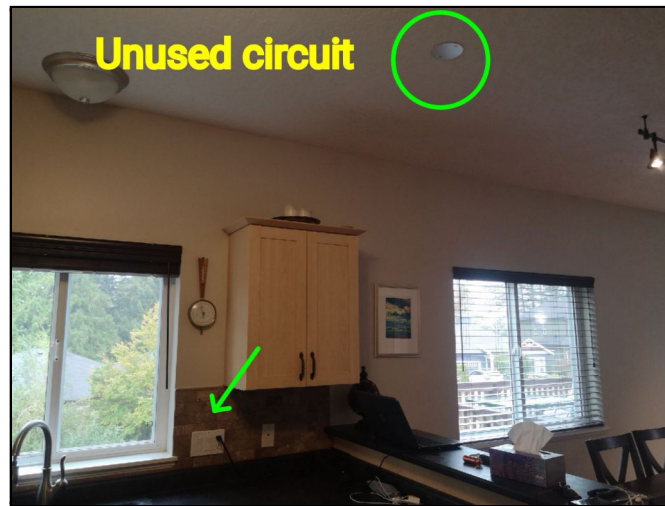


KITCHEN

Electrical:3:

Material / Type: Decommissioned circuit

Status: Acceptable



Counter / Cabinet:

Material / Type: Laminate

Status: Acceptable, Showing some signs of wear



KITCHEN

Kitchen Plumbing:

Material / Type: ABS drain, Brushed metal faucet, PEX supply, Extendable spray nozzle, Anti hammering devices

Status: Acceptable

Recommendations: Shut off for back yard hose Bibb is located under kitchen sink



Sink:

Material / Type: Anthracite

Description: Double

Status: Acceptable

Cooking

Appliance:

Material / Type: Gas

Description: Kitchenaid

Status: Acceptable

Refrigerator:

Material / Type: Standard

Description: Kitchenaid

Status: Acceptable

Dishwasher:

Material / Type: Stainless Steel

Description: Bosch

Status: Acceptable, Upgraded 2019

KITCHEN

Kitchen

Ventilation:

Material / Type: Above stove

Status: Acceptable



Microwave:

Material / Type: Stand alone

Description: Panasonic

Status: Acceptable

LAUNDRY ROOM



Floor:

Material / Type: Stone tile
Status: Acceptable

Walls:

Material / Type: Painted
Status: Acceptable

Ceiling:

Material / Type: Painted
Status: Acceptable

Doors:

Material / Type: Interior
Description: Bi-fold closet door
Status: Acceptable

Recommendations: Caution, may block garage door while open

Electrical:

Material / Type: 110 Volt outlets, 220 Volt outlet
Status: Acceptable

Laundry

Plumbing:

Material / Type: Stand pipe, Ball valve hose bib, Plastic hoses
Status: Acceptable

Dryer Vent:

Material / Type: Rigid metal
Description: Rigid metal
Status: Acceptable

Recommendations: Clean out dryer vent

Appliances:

Material / Type: Dryer, Washer
Description: Electric, High efficiency, Maytag
Status: Acceptable

BATHROOM Lower level

Location: Lower level



Floor:

Material / Type: Stone tile
Status: Acceptable

Walls:

Material / Type: Painted
Status: Acceptable

Ceiling:

Material / Type: Painted
Status: Acceptable

Doors:

Material / Type: Interior
Status: Acceptable

Windows:

Material / Type: Vinyl Framed
Description: Double pane, Double Hung opening
Status: Acceptable

HVAC:

Material / Type: Electric baseboard
Status: Acceptable

Electrical:

Material / Type: Standard lighting, 110 GFCI outlet,
Ventilation fan
Status: Acceptable

Counter / Cabinet:

Material / Type: Laminate
Status: Acceptable

BATHROOM

Lower level

Bathroom

Plumbing:

Material / Type: ABS drain, Chromed metal faucet,
PEX supply
Description: Delta
Status: Acceptable

Sink:

Material / Type: Porcelain
Status: Acceptable

Toilet:

Material / Type: Standard, Upgraded
Description: ProFlo
Status: Acceptable

**BATHROOM
Upper level,
Main**

Location: Upper level, Main



Floor:

Material / Type: Stone tile
Status: Acceptable

Walls:

Material / Type: Painted
Status: Acceptable

Ceiling:

Material / Type: Painted
Status: Acceptable

Doors Hollow

wood:

Material / Type: Interior
Description: Hollow wood
Status: Acceptable

BATHROOM
Upper level,
Main

Doors Wood

pocket door:

Material / Type: Interior

Description: Wood pocket door

Status: Acceptable, Does not latch/lock

Implications: Privacy

Recommendations: Repair



Windows:

Material / Type: Vinyl Framed

Description: Double pane, Double Hung opening

Status: Acceptable

HVAC:

Material / Type: Wall mounted fan assisted electric

Status: Acceptable

Electrical:

Material / Type: Standard lighting, 110 GFCI outlet,
Ventilation fan

Status: Acceptable

Recommendations: GFCI reset located in lower level
bathroom

Closet:

Material / Type: Small single

Status: Acceptable

Counter / Cabinet:

Material / Type: Laminate

Status: Acceptable

Bathroom

Plumbing:

Material / Type: ABS drain, Chromed metal faucet,
PEX supply

Status: Acceptable

BATHROOM
Upper level,
Main

Sink:

Material / Type: Porcelain
Status: Acceptable

Toilet:

Material / Type: Standard
Description: Pro Flo
Status: Acceptable, Upgraded 2020

Shower / Tub:

Material / Type: Plastic, Acrylic finish
Description: Bathtub with shower
Status: Acceptable



BEDROOM

Location: Master, Second, Third



Floor:

Material / Type: Carpet
Status: Acceptable, Appeared upgraded

Recommendations: Minor deflection (squeeking) noted in master bedroom, monitor for any changes

Walls:

Material / Type: Painted
Status: Acceptable

Ceiling:

Material / Type: Textured Paint
Status: Acceptable

Doors:

Material / Type: Interior
Status: Acceptable

Windows:

Material / Type: Vinyl Framed
Description: Double pane, Slider opening
Status: Acceptable

BEDROOM

Closet:

Material / Type: Large, 2x Large closets in Master
Status: Acceptable



HVAC:

Material / Type: Electric baseboard
Status: Acceptable

Electrical:

Material / Type: 110 Volt outlets, Standard lighting,
Ceiling fan in master and second bedroom
Status: Acceptable

STAIRS

Location: Main



Handrail/Guardrail:

Material / Type: Wood, Wood spindles

Status: Acceptable

Floor:

Material / Type: Carpet

Status: Acceptable

Walls:

Material / Type: Painted

Status: Acceptable

Electrical:

Material / Type: Standard lighting, Three way lighting switch

Status: Acceptable

ELECTRICAL

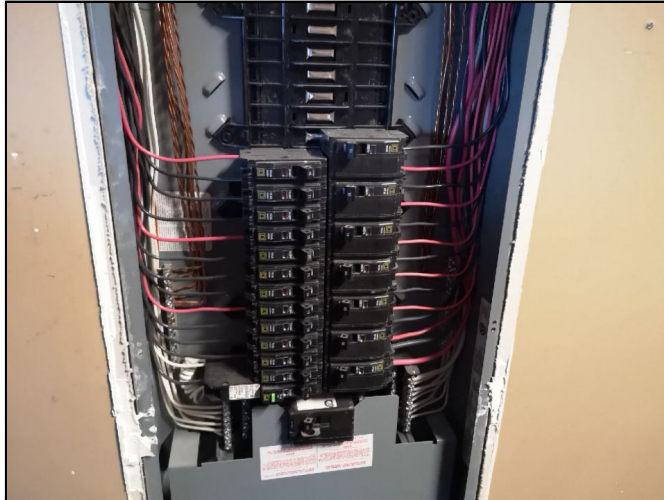
Location: Garage

Service Wires / Entrance:

Material / Type: Stranded aluminum
Description: 125 Amp, Underground service
Status: Acceptable

Electrical Panel:

Material / Type: Square D
Status: Acceptable

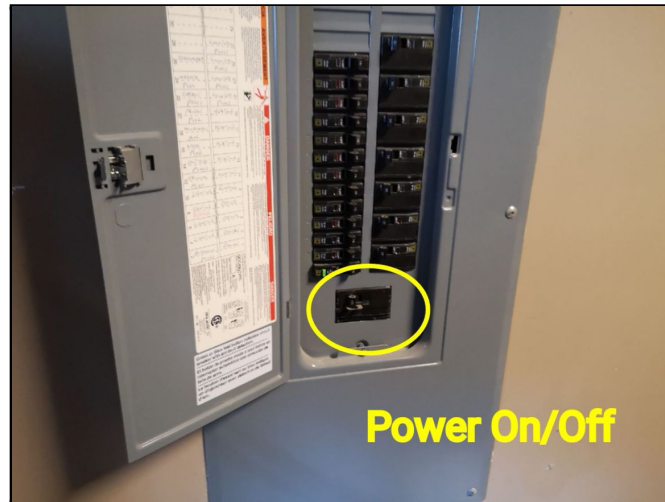


ELECTRICAL

Main power Shut Off:

Material / Type: 125 Amp

Description: Located at panel

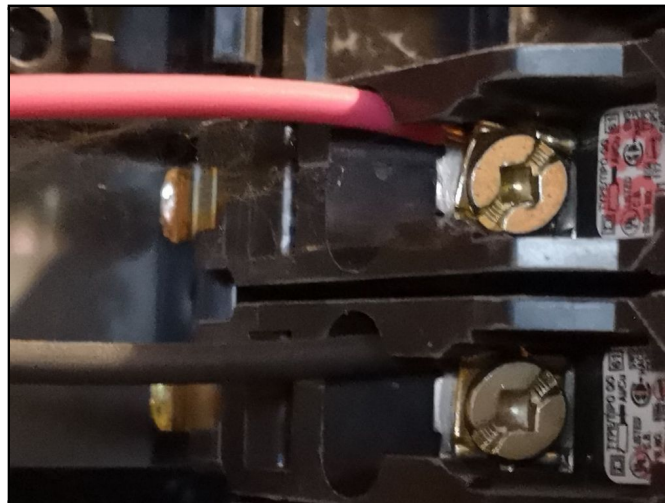


Conductor Cables:

Material / Type: Non-metallic sheathed cable

Description: Copper

Status: Acceptable



Breakers:

Material / Type: Copper and Aluminium rated

Arc Fault Circuit

Interrupters:

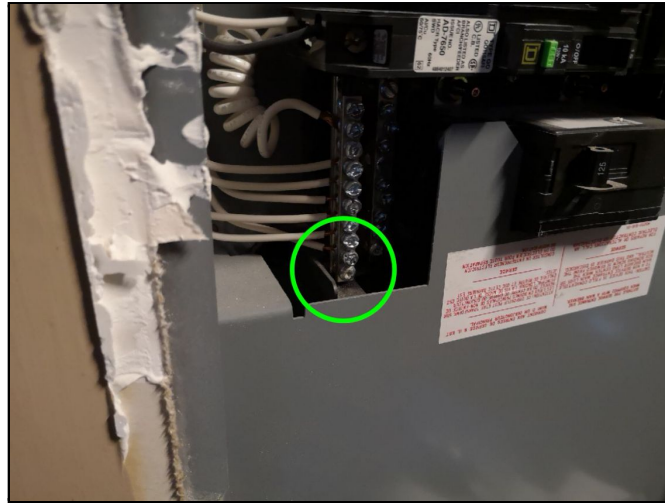
Material / Type: Bedroom circuits

Status: Acceptable

ELECTRICAL

Panel Bonding:

Material / Type: Bonding screw in place



HEATING

Location: Room by Room

Type:

Material / Type: Electric Baseboard

Status: Acceptable



Thermostat Wall mounted:

Material / Type: Standard

Location: Wall mounted

Status: Acceptable



HEATING

Thermostat Wall mounted:

Material / Type: Programmable, For main living area

Location: Wall mounted

Status: Acceptable

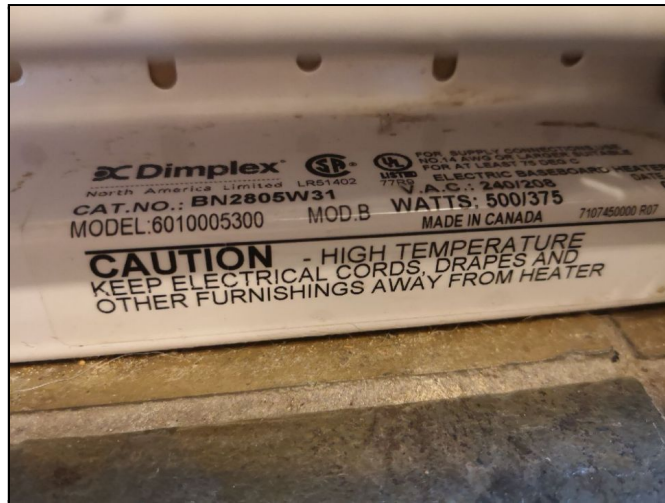


Heating System

Make:

Material / Type: Dimplex

Status: Acceptable



Fuel Type / Exhaust:

Material / Type: Electricity

Status: Acceptable

Distribution:

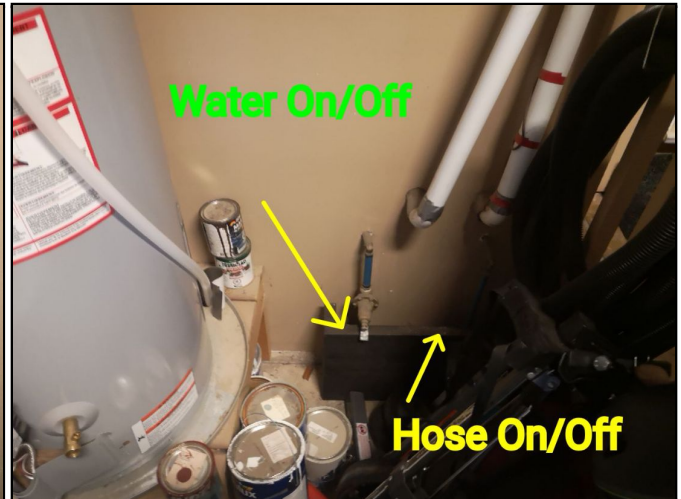
Material / Type: Convection baseboard heaters

Status: Acceptable

Recommendations: Ensure proper 1" clearance from
cords and combustibles

PLUMBING

Shut Off Location: Garage



Main Water

Supply:

Material / Type: PEX
Status: Acceptable

Water lines:

Material / Type: PEX
Status: Acceptable

Drain Waste

Plumbing:

Material / Type: ABS
Status: Acceptable

Vent Plumbing:

Material / Type: ABS
Status: Acceptable

Gas/Oil Supply

Plumbing:

Gas Shut Off Location: At meter
Material / Type: Steel, Copper
Status: Acceptable

PLUMBING

Hot Water Heater:

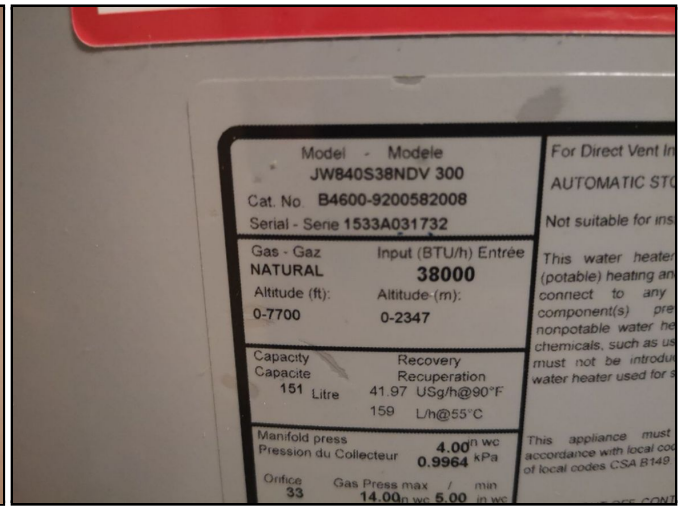
Water Heater Location: Garage

Material / Type: Gas, Naturally aspirated dual vent

Age: Typical lifespan 8-12 years, Manufactured in 2015

Status: Acceptable

Recommendations: Budget for upcoming tank replacement in approximately 3 years



STRUCTURE

Method of inspection: Partially Visible



Frame Work:

Material / Type: Wood frame, 2x6 wall construction

Status: Acceptable

STRUCTURE

Foundation:

Material / Type: Poured Concrete
Status: Typical settlement cracking

Implications: Minor settlement at time of build
Recommendations: Monitor, Treat perimeter for ants annually



STRUCTURE

Floor Beams:

Material / Type: Solid Wood, 2x10
Status: Acceptable

Posts / Pillars:

Material / Type: Solid wood, Bonded wood
Status: Acceptable, Not fully visible due to finishing

Wall Structure:

Material / Type: Wood framed, Not visible due to finishing
Status: No signs of major defect

ATTIC

Method of inspection: From Attic Hatch

Access Location: 3rd bedroom ceiling



Attic Hatch:

Material / Type: Drywall, With fibreglass batt insulation
Status: Acceptable

Insulation:

Material / Type: Blown in cellulose
Description: Approx depth 14"+
Status: Acceptable

Ventilation:

Material / Type: Roof and soffit ventilation
Status: Acceptable

Roof / Ceiling

Frame:

Material / Type: 2x4 truss
Status: Acceptable

ATTIC

Roof Sheathing:

Material / Type: Oriented Strand Board (OSB)

Status: Acceptable



Ceiling vapour barrier:

Material / Type: Poly vinyl sheeting

Status: Acceptable

Ventilation connections:

Material / Type: Insulated ducting

Status: Acceptable



CRAWLSPACE

Method of inspection: In the crawlspace, Limited due to storage

Location: Hatch in garage wall



Floor / Moisture

Barrier:

Material / Type: Concrete skim coat
Status: Acceptable

Perimeter walls:

Material / Type: Concrete
Status: Acceptable

Electrical:

Material / Type: Lighting
Status: Acceptable

CRAWLSPACE

Heat Source:

Material / Type: Baseboard heater
Description: Thermostat control
Status: Acceptable

Recommendations: Use sparingly during winter for convection air movement and to prevent freezing conditions in crawlspace



Insulation:

Material / Type: Styrofoam board
Status: Acceptable

Ventilation:

Material / Type: Vents
Status: Acceptable, Vents appear blocked via insulation

Implications: Poor ventilation, Recommend removing insulation barriers in the spring



Island Home Inspection
3408 Turnstone Drive
V9C 0B4