

COASTWIDE

Home Inspections
3813 Sunshine Coast Highway
Roberts Creek BC V0N 2W2

Home Inspection Report

2018

Address: North Oaks Strata
VAS 2893
27 767 North Road
Gibsons B.C.
V0N 1V9

Date: September 27, 2018

Please take note:

This inspection is of a general nature only and is designed to focus mainly on structural and mechanical areas of the house, which could be viewed at the time of inspection.

This report is designed to focus on aspects of safety regarding the building's construction rather than cosmetic details and is meant solely for the use of the client.

The report does not cover details regarding pest damage, septic systems, fireplace installations or any other specialized field. Separate inspections may be required by outside certified individuals for inspection and/or subject clauses in contract negotiation.

The inspector is not responsible for hidden damage that cannot be seen (i.e., mould, construction details housed within contained walls, items covered by clutter or furniture, etc).

Description: An older 26 unit STRATA of mixed attached units off a main road near the town centre.

Weather: Clear, Warm and Dry.

Overview:

This is a general inspection of the exterior details of the buildings. It does not include the roof structures, interiors or crawlspaces.

Exterior

Driveway and Entry

- Concrete driveways are easy to access off the main road. Some surface cracks are evident but overall the driveways are serviceable. **More severe cracks and some broken concrete were noted around the integrated sloped concrete around the metal drains where professional repairs are required.** parking areas appear in reasonable condition overall and drainage appears positive.

Landscape and Fencing

- Landscaping is generally in good condition. **Some of the units have shrubs, bushes hydrangeas, roses etc. very close to the front of the buildings which require trimming. The only invasive plant noted was a peach tree on the outside of unit #8 which is quite close to the foundation. No apparent damage has occurred at this point.**
- Fencing is in fair condition, **however there are several areas where fence posts are loose and some rotting at the base. Fence boards are loose in some areas also on perimeter fencing and dividers, requiring some attention. Post caps are also missing on some of the posts which allow water ingress and promote early rot.** Overall there are obvious repairs being done and no fencing is in danger of collapsing.
- Retaining curb concrete walls, covered with facing stone are reasonably sound. No major settling or cracks were noted other than minor ones. The stone facing is still intact on the walls.

Carport and Decks

- Driveway entries to carports are easy to navigate and generally in reasonable condition with positive slopes away from the entries. Wood panelled carport doors are original and fairly surface worn, but reasonably painted and stable. No major rot or damage was noted.
- Original concrete patios, some wood landing, tiled patios etc, are all reasonably stable. Some show signs of cracks or settling on original surfaces of varying degrees. Most of the cracks are fairly benign and in any case these are not part of the buildings structures.

Foundation and Structure

- Some minor cracks were noted, usually at long spans in the centre of foundations, but these appear fairly benign hairline or slightly larger cracks and fairly typical and can be sealed, if required. No major cracks or settling were noted on foundations.
- Sidewalks are generally in reasonable condition other than some surface settling and cracks. **A fairly large crack and settling was noted at the end of the long sidewalk along the front of units 21-23 where it steps down to the driveway. All concrete landings at main entries appeared reasonably sound. Some settling between the base concrete steps and the sidewalk was noted where the**

sidewalk has settled, such as in front of unit 15, however this was not found to be typical.

Siding and Trim

- Original vinyl siding is still in place on all the units other than some minor repairs performed. Generally the material is in reasonable condition throughout other than some minor surface discoloration from age and weathering. **Some minor damage or chipping** from weed eaters at the base of siding on some of the units was noted; however the damage is fairly localized and minimal. Caps and flashings are installed around doors and windows as standard and are reasonably complete. Siding is off the ground on all the units. Penetrations are generally secured other than some **slightly loose faucets which require re-securing. Many of the exterior electrical outlets have non-functional ground fault interrupters and require replacement.**
- Slate facing on front bay windows is secured. The materials are consistently installed on nearly all the units other than units 1 and 2, for some reason where the slate is much thicker and proud of the edge of the window. No flashings were installed originally other than the vinyl ones and mortar has been installed to create a slight slope to offset water ingress, which appears reasonably effective and no loose material or water damage was noted.
- Some mold or mildew on the outside of chimney chases and some siding surfaces was noted, but is not extensive and usually limited to north facing chases or shady sides of the building. **Cleaning is recommended.**

Doors and Windows

- Original metal front doors, many with screened additions are installed and appear in reasonable condition. Back sliding doors are mainly as original other than some larger installed units. Over time the hardware of these degrades, particularly the rolling systems which can be repaired as needed. Many of the original doors have screens which are in fair condition for the most part, **although some have evident surface damage on the screens.**
- Most of the original aluminum double paned windows are in place and appear in reasonable condition. Screens are in place on most of the windows and no damaged glazing was noted. Typically older window seals become compromised over a period of years, but none were observed or have been re-glazed.

Gutters and Downspouts

- Original metal gutters are in place. Some surface cleaning is required on the exteriors. Some dents are obvious and **also some leaks, particularly obvious above the entries. It is possible to caulk some of these, but only with a good quality silicone or polypropylene caulk when everything is dry and cleaned beforehand. Some of the gutters are very long runs such as the one in front of units 20-23 and has separated from the fascia somewhat and requires re-securing. Some of the gutters may also need re-aligning and securing to allow for better drainage to downspouts.**

- The downspouts are reasonably secured. Some dents and crushed lower sections, poor connections to PVC drains, which are also missing caps on several of connections between downspouts and drain. **Caps should be installed.**

Fascia and Soffit

- Most of the fascias are 1x6 cedar and some are 2x6. Most are in reasonable condition, **however surface wear on some of the exteriors was noted which require scraping, cleaning and or repairs as necessary where there is rot on surfaces or tails.**
- Metal soffits are generally in reasonable condition. Some soiling and surface mould was noted. Minor adjustment to out of place material which shows gaps can be resealed as required. No missing material was noted. **Any small gaps should be closed to deter insects or rodents.**

Roof and Attic

- The roofs appear to be in good condition overall. Although older, the asphalt shingles are complete and surfaces still appear viable and for the most part free of debris or moss. **Some light moss was noted in shady areas and can be removed if required.** Generally, an asphalt roof will require replacement within 20 years, if reasonably looked after and depending on environmental conditions, tree proximity, shade, ventilation etc. These roof shingles are older and obviously regular checking of all skylight seals, penetrations, flashings and valleys, etc. is required.

Conclusions:

Although these are older buildings, no major structural damage was noted. Overall the buildings are reasonably sound other than minor cracks and settling on concrete foundations and sidewalks and surface defects due to age and general wear and tear as suggested above.

Minor repairs, cleaning, caulking etc., are required. Obviously, wear and tear and some settling is expected on a nearly 30 year old structures. At this juncture as existing, the buildings are generally reasonably maintained and should expect to remain viable living spaces for many years as long as reasonable maintenance continues.