



Energy Retrofitting & Renovation Inspection Report

BOABC certified building inspection · British Columbia

COMMUNITY

Withheld for privacy

ADDRESS

Withheld for privacy

INSPECTED BY

Eddy Davis, BOABC Level 1, IICRC Certified Mold Inspector

INSPECTION DATE

September 2024

1 OBSERVATIONS & COMMENTS

This building was inspected for capital renovation estimation for funding submission. The following items were noted, and all estimates include travel time.

TYPE OF BUILDING	☒ SFD ☐ Duplex ☐ MURB ☐ Garage ☐ Carport ☒ No garage
NUMBER OF STOREYS	☒ Single ☐ 2 storey ☐ 3 storey ☐ Split level ☐ 4 level split
CONSTRUCTION TYPE	☒ Stick frame ☐ Modular ☐ Mobile ☐ Cinder block ☐ SIP wall ☐ ICF
TYPE OF FOUNDATION	☒ Concrete ☐ Cinder block ☐ Timber ☐ Wooden blocks
FOUNDATION CONFIGURATION	☐ Slab on grade ☒ Crawlspace ☐ Basement HOME DIMENSIONS <u>36 x 24</u> APPROX. SQ. FT. <u>864</u>
BASEMENT / CRAWLSPACE INSULATION	☐ Stick frame and batts ☒ None ☐ XPS foam ☐ Spray foam
WINDOW FRAME TYPE	☐ Aluminum ☒ Vinyl ☐ Wooden PATIO DOOR ☐ Sliding ☐ French ☐ Standard ☒ None
WINDOWS	# OF WINDOWS <u>7</u> EST. WINDOW LIFE <u>5-8 yrs</u> # OF EXT. DOORS <u>2</u>
SIDING TYPE	☒ Vinyl ☐ Wooden ☐ Stucco ☐ Metal ☐ Fiber cement EST. SIDING LIFE <u>3 yrs</u>
EST. R-VALUE OF WALL ASSEMBLY	☒ 2x4 - R-12 ☐ 2x6 - R-20 FASCIA TYPE ☐ Aluminum ☒ Wooden ☐ Smart
ENERGY RETROFITTING RECOMMENDED?	☒ Yes ☐ No ROOF STRUCTURE ☒ Truss ☐ Rafter and beam ☐ I-joist
ROOF PITCH	☒ 4/12 ☐ 6/12 ☐ Flat ☐ Low slope GUTTERS INSTALLED? ☐ Yes ☒ No
ROOFING TYPE	☒ Asphalt shingle ☐ Metal ☐ Torch on ☐ Shakes EST. ROOF LIFE <u>10-15 yrs</u>
ADEQUATE SUB-GRADE DRAINAGE?	☒ Yes ☐ No WATER SUPPLY ☒ Municipal ☐ Own well ☐ Shared well
WASTE CONNECTION	☒ Septic field ☒ Municipal
ROOMS & DOORS	# OF BATHROOMS <u>4</u> # OF BEDROOMS <u>4</u> # OF INT. DOORS <u>5</u>
TYPE OF WATER HEATER	☒ Electric ☐ LP ☐ NG AGE OF WATER HEATER ☒ < 5 ☐ > 5 ☐ > 10
SIZE OF WATER HEATER	☐ 40 ☒ 50 ☐ 60 PLUMBING <u>not visible</u>
TYPE OF HEATING	☐ Forced air furnace ☒ Electric ☐ LP ☐ NG ☐ Wood stove ☐ Heat pump ☐ Radiant ☐ Pellet stove ☐ Combination wood / electric ☒ Baseboard heaters ☐ A/C
RHF VENTED TO EXTERIOR?	☒ Yes ☐ No BATH FAN OPERATIONAL? ☐ Yes ☒ No GOOD VENTILATION? ☐ Yes ☒ No
MOLD EVIDENT IN WINDOWS / SINKS / CORNERS?	☐ Yes ☒ No SMOKE ALARMS OPERATIONAL? ☐ Yes ☒ No
TYPES OF FLOORING PRESENT	☐ Lino ☐ Carpet ☐ Wood ☒ Laminate ☐ Vinyl plank EST. FLOORING LIFE <u>15 yrs</u>

2 UNIFORMAT CONDITION RATINGS

A10 Foundations 8	B1010 Floor Coverings 7	B1020 Roof Construction 7	B2010 Exterior Walls 7	B2020 Exterior Windows 5
B2030 Exterior Doors 5	B30 Roofing 9	C1020 Interior Doors 7	C30 Interior Finishes 7	D20 Plumbing 7
D3020 Heat Generation 5	D5010 Electrical Panel 5	D5020 Lighting / Outlets 4	E2010 Appliances 4	Other 0

8-10 6-7 1-5 Condition scale 1 (poor) to 10 (excellent)

3 OBSERVATIONS & RECOMMENDATIONS

1	The exterior faucets are past their expected life cycle and need to be replaced with frost free units.	ESTIMATE FOR REPAIRS \$450
2	There are no gutters or downspouts installed on this home. Install a seamless gutter system, and ensure that the downspouts are draining away from the foundation onto splash-blocks, which will need to be supplied.	ESTIMATE FOR REPAIRS \$2,500
3	The fascia is original wood and is extremely weather checked, and the integrity is compromised. Remove all of the old fascia and install new rough fascia, clad with aluminum fascia secured with screws to protect it from the elements. Install a drip flashing at roof's edge if necessary.	ESTIMATE FOR REPAIRS \$4,500
4	The soffit is original plywood and is starting to fall off the home / not properly venting the attic space. Remove all of the plywood and install aluminum soffit in its place.	ESTIMATE FOR REPAIRS \$5,000
5	The exterior dryer vent is damaged and needs to be replaced. Use a solid metal vent with a flap, if available.	ESTIMATE FOR REPAIRS \$150
6	The siding has aged poorly in the weather and has not been maintained. The siding has damage and is compromised in many areas. Additionally, the walls are not built to an airtight standard and need additional insulation. Remove the siding and clad the entire structure with home wrap, properly sealing with peel and stick around doors and windows and using passive technical tape. Ensure to seal everything there to create an exterior air barrier, sealing around penetrations such as vents or pipes with a gasket, perhaps EPDM. Then add a vapor open exterior insulation, such as rigid wool insulation, 4" thick, and with strapping and rain screen. The home likely has an original interior vapor barrier, it is important that the exterior insulation be vapor open. Will need to build out around doors and window trim and caulk with silicone, add flashing and trims as necessary. Then side with a fire retardant long life siding, recommend fiber cement for durability and insulation value. Ensure to add bug screens to prevent pest entry behind siding.	ESTIMATE FOR REPAIRS \$33,000
7	If this unit has been retrofitted for energy performance it will need to add in an HRV unit to refresh oxygen levels and expel CO2. Any retrofitted unit MUST have upgraded ventilation characteristics or the home will have very poor air circulation and the air will be thick and get a bad odour and will impair health and wellness. The home should have an HRV or an ERV installed to circulate the air and bring in fresh air. Will need to be installed as to facilitate annual maintenance.	ESTIMATE FOR REPAIRS \$4,800
8	The back deck stairs are extremely weathered / not built to code and need to be removed and replaced. Use treated wood on the stairs to prevent water damage. Install a concrete pad at the base of the stairs for a proper landing by BCBC, must be no smaller than 48"x48" area past the bottom step. May use patio blocks or brick for the landing pad if preferred.	ESTIMATE FOR REPAIRS \$2,500
9	The deck needs to be pressure washed and painted to preserve the life of the wood and protect it from the weather. Ensure to use a product that is designed for the extreme weather temperatures of the region.	ESTIMATE FOR REPAIRS \$2,000
10	The crawl space access hatch is old and rotten plywood and needs to be rebuilt with hinges and a latch for security and safety. Ensure it is sealed from pest entry.	ESTIMATE FOR REPAIRS \$600

11	All of the windows that are original are aged from sun and weather and the material is weak and cracking, the sealed units are no longer sealed and there is dust and moisture between the panes. They are past their life cycle and need to be replaced. Ensure the new windows are properly sealed with peel and stick membrane to the home wrap to eliminate moisture seepage. Also ensure a strong wooden trim is installed on the exterior. May need to cut back the siding and install new J-trim to accommodate the trim. Ensure the liners are in good shape and re-caulked inside, repair or replace as necessary.	ESTIMATE FOR REPAIRS \$15,000
12	The front door and frame assembly needs to be replaced as the frame is cracked and the door is delaminating and they are past their life expectancy. There is no seal from rodents or insects or weather around the edges of the door and the entire assembly needs to be replaced and sealed with insulation and acoustic sealant, and then casing must be added to complete the wind break assembly. Ensure the frame is properly sealed with foam rod and caulking and install a painted wooden trim product around the exterior frames to prevent weather entry. Put in a brand-new knob and deadbolt set.	ESTIMATE FOR REPAIRS \$1,300
13	The back door and frame assembly needs to be replaced as the frame is cracked and the door is delaminating and they are past their life expectancy. There is no seal from rodents or insects or weather around the edges of the door and the entire assembly needs to be replaced and sealed with insulation and acoustic sealant, and then casing must be added to complete the wind break assembly. Ensure the frame is properly sealed with foam rod and caulking and install a painted wooden trim product around the exterior frames to prevent weather entry. Put in a brand-new knob and deadbolt set.	ESTIMATE FOR REPAIRS \$1,300
14	All of the switches and outlets are in disrepair and should be replaced, complete with new plate covers. Have the electrician check the wiring and the breakers. Additionally, all of the interior and exterior light fixtures are in disrepair and need to be replaced. Replace the fixtures and equip with LED bulbs for longevity and low operational cost, energy efficiency. Update the GFCI's inside and out, and replace the CO and smoke detectors. Upgrade kitchen circuits to a higher amperage to eliminate blowing breakers, ensure they are a GFCI circuit. May be other minor electrical issues to resolve, check system after consulting with tenant.	ESTIMATE FOR REPAIRS \$4,500
15	The electrical panel is out of date and the breakers are old and past the end of their life cycle. Replace the entire panel with a new one and update all of the breakers. Ensure to install a new cover as well.	ESTIMATE FOR REPAIRS \$3,500
16	The kitchen faucet is past its life cycle and also loose; it needs to be replaced and properly tightened to the counter top. The drain plumbing all needs to be upgraded as well as the supply lines and valves.	ESTIMATE FOR REPAIRS \$750
17	The range hood fan is not ducted to the exterior of the home. Have an HVAC technician install proper ducting to the exterior, and complete with a vent cover that will not allow pests or rodents to enter the home.	ESTIMATE FOR REPAIRS \$700
18	The tub drain basket is corroded and needs to be replaced. The shower controls are leaking and calcified beyond saving, they also need to be replaced. Also replace the shower head and the tub spout.	ESTIMATE FOR REPAIRS \$850
19	The bathroom sink plumbing supply and drain lines need to be replaced. The cabinet doors are falling off and the particle board cabinet is past its life cycle. The sink is rusty and the drain assembly has reached the end of life cycle. Replace cabinet and counter top, sink and faucet, drain plumbing and supply plumbing.	ESTIMATE FOR REPAIRS \$1,800

20	The bathroom fan should be replaced and upgraded to a high CFM moisture sensing fan with a 1.0 SONE rating, since the home predates HRV installation it could use extra moisture venting and it needs to be quiet enough for the tenant to not disturb it. Have the fan wired to constant power with the automatic moisture setting. Ensure that the ducting is vented to the exterior of the home and that the vent cover has a metal screen to prevent bird and rodent entry to the home.	ESTIMATE FOR REPAIRS \$750
21	The laundry washer supply lines and valves should be updated as the current valves are corroded and in danger of failing.	ESTIMATE FOR REPAIRS \$650
22	The attic space needs additional insulation blown in to bring up the R-Value. Will have to build up the attic access hatch side walls to 20" height to accommodate the new blown insulation. Also add 8" of rigid foam to the access hatch panel to insulate that spot and ensure there is a weather stripping around that access to form a tight seal. Check the soffit vents are operating properly, may need to add a few vents to make the assembly operate effectively.	ESTIMATE FOR REPAIRS \$4,500
23	The crawlspace needs to be properly sealed from rodents and the elements, and retain heat in the space. Remove any old batt insulation in the crawlspace and the joist voids and blow in a minimum 100mm of spray foam insulation. Also insulate the crawlspace walls. Use an insulation pack such as the Froth Pak from RONA. 2 packs should be more than enough. Clean out the debris and put in a poly barrier properly sealed to the foundation and taped as necessary to create an air and vapor barrier.	ESTIMATE FOR REPAIRS \$6,500
24	The joist needs additional structural supports and bracing.	ESTIMATE FOR REPAIRS \$3,000
25	Inspection and estimation expense	\$350
26	Completion inspection expense	\$125

TOTAL ESTIMATED COSTS

\$101,075.00

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TUMBLEWEED·INSPECTIONS

Sample report · identifying details removed · costs as estimated in 2024