

The cooperative owner

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Recently I inspected a 3500 SF 1996 detached house in Vancouver East. When I got there, it appears the new paint on stucco and no stain, no crack and any worn out. The eave cover and fascia board look as clean as new. Apparently they are just washed. Everything looks perfect but everything makes me suspicious. There is difficulty on the inspection that the building has 2 and half stories on the ground. Plus the patio in the front and covered deck at the back, it is too high & wide to lean my ladder to climb on roof. Fortunately, it has 4 balconies on 2nd story which may offer the points to observe the roof besides the inside of the attic.



The owner is from South Asia and as a builder who built this house. He is very cooperative & following me during the whole inspection, even helps to hold the ladder when I climb to watch roof at overhang. This makes my job much easier. The roof is not bad, nicely paved concrete tiles, no apparent defect. The gutters are clear and no water retaining and cracks. The flashing of chimney and skylights is positioned well but there is repaired tiles figure 1. Of course this does not mean anything for the repairing on concrete tile is normal. However, there is a loose soffit cover caused my concern ex. Figure 2. It is obvious the hidden rot fascia board which cannot hold the fastener for soffit cover. I confirmed with the owner that it was a leaking he just fixed with the roof before listing this house. Subsequently the water stain was found on the skylight structure when I inspected attic. Again the owner confirmed it was leaking but fixed long time ago. But at this stage I have some idea regarding my puzzle at the beginning.

The gutter leaking was not only in a short period since the badly rot fascia board. Based on the owner, the house was just repaired and renovated before listing, which is normal and understandable, but there was some damage existing for a while including roof and wall which may not get fixed in time and could cause the potential condition. Although in terms of my experience there may not be a major issue, the trivial maintenance is necessary such as fix or replaces the fascia board. This was proved during the following inspection. Especially the kitchen and bath of the 2-bedroom rental unit need lots of work. There is bed in every of 4 bedrooms upstairs. It shows the house accommodating a big family now and all the water, electric and gas facilities are frequently used. Therefore I put it as an essential the immediate maintenance of these facilities (boiler and water tank) as well as wrote all the defects in my report. Even so, due the low care of the existing owner, the buyer should get ready to the cost of fix or replacement of the facilities in the next 2-3 years no matter some of them are still under effective service period theoretically.

In fact, whether a deal can get through or not, such as this kind of property no major defects but tremendous maintenance work. It is depending on the sincerity and bargain skill of the bilateral. Certainly, the report of house inspection is a very good reference for both sides.