

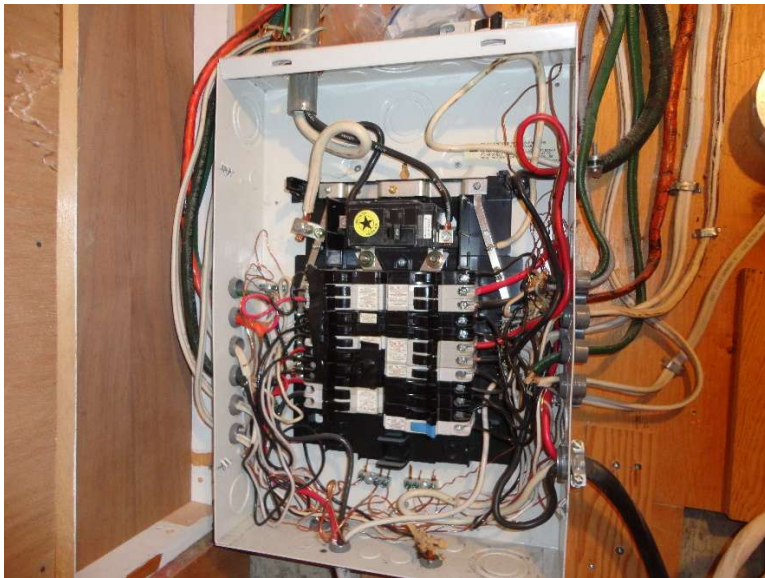
ZR Inspection Services, a year in review.

## Year In review for 2024

Happy New Year! With 2024 now in the books, I would like to give a warm thank you to all my clients this year and wishing everyone a prosperous and healthy 2025!

I have been compiling some critical defects found throughout last year and have narrowed it down to a top 3 list that I wanted to share with anyone who may be considering our Inspection Services.

To prevent any snoring at your keyboard/tablet, below is a short list of defects found that, (in my opinion) provided great insight into my clients potential purchase.



- 1) Electrical service reported as “100” amp, with a reputable electrical contractor inspection report saying there “was no non code compliance items found” I found numerous items in the panel alone. Not only was the listed service incorrect, the wires were also over-fused. This poses a possibly dangerous condition where overheating or fires could occur. According to the homeowner, they were unaware that the service was 60 amp only.

Some insurance companies do not cover 60 amp electrical services on single family detached homes (condos/apartments/mobile homes are generally fine). If you’re buying a detached home with a 60 amp service, consider upgrading and inquire with your insurance provider.

ZR Inspection Services, a year in review.



- 2) Older home with removed walls. Quite common practice today with homes 80+ years old. Open concept provides more space so it make sense. Was the renovation done correctly? How would you be able to tell?

The beam was undersized and did not appear to be correctly point loaded. The floor was starting to become crushed around the column. The beam was also sagging in the center. If you look at either sides of the column/floor intersection, the flooring is starting to crush/sag.

ZR Inspection Services, a year in review.



- 3) Concrete “curb” hiding a wood foundation at the exterior. The foundation appeared to be concrete at first when walking around the exterior.

Yes the wood foundation was rotten, with sloping floors as a implication of the settling/rotting foundation.

This would not have been found without crawling In the low access, dirt floor, crawlspace. Multiple rotted framing members were found throughout this crawlspace.

Thank you for your time! Wishing you all the best in 2025!

For all inquiries please email [ZRInspectionServices@proton.me](mailto:ZRInspectionServices@proton.me) or call/text 250.417.9849



ZR Inspection Services

Zachary Roberts, Home and Commercial Property Inspector

CPBC license 84884