

# ***A Buyer's Choice Home Inspections***

## **Property Inspection Report**



627 Marian Crescent NE, Calgary, AB, T2A 2Y5

Inspection prepared for: Muriel and Harry Allen  
Real Estate Agent: -

Date of Inspection: 1/16/2016 Time: 9:00 AM  
Order ID: 272

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**INSPECTED ONCE. INSPECTED RIGHT!**

## Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed & bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Lots and Grounds		
Page 3 Item: 1	Walkway Observations	<ul style="list-style-type: none"> <li>• Sidewalk on the side of the home has settled towards the home and drainage is directed towards the home. Recommend correcting so drainage is away from the home.</li> </ul>
Page 4 Item: 2	Steps/Stoops Conditions	<ul style="list-style-type: none"> <li>• Stairs with three steps or more should have hand rails. As a safety precaution we recommend installing hand rails.</li> <li>• Normal settlement / separation crack at concrete walk / steps junction. Recommend sealing this crack to keep moisture and insects and rodents out from under the stoop.</li> </ul>
Page 6 Item: 8	Grading	<ul style="list-style-type: none"> <li>• The exterior grading is improperly sloped towards the foundation. Water can intrude into the interior. Recommend creating the proper slope away from the foundation with a minimum slope of 6 inches for the first 10 feet to allow for proper drainage.</li> </ul>
Exterior		
Page 9 Item: 11	GFCI	<ul style="list-style-type: none"> <li>• Outdoor receptacles are not <b>GFCI</b> protected, it is recommended that all exterior outlets be GFCI protected and as well sealed from the elements to keep moisture out of the subwall. We recommend them to be updated.</li> </ul>
Attic		
Page 15 Item: 2	Access	<ul style="list-style-type: none"> <li>• Recommend adding weather stripping to edges of attic hatch to make a tighter seal. This will stop heat loss into the attic which can cause higher condensation in the attic which can lead to mold or rot. Adding it will <b>also</b> help lower heating costs.</li> </ul>
Page 16 Item: 4	Insulation	<ul style="list-style-type: none"> <li>• <b>IMPROVE:</b> The house has only a minimal amount of visible insulation. Expect high heating and cooling energy costs. Recommend having the home professionally insulated to reduce energy expenses.</li> </ul>
Garage/Carport		
Page 22 Item: 5	Windows	<ul style="list-style-type: none"> <li>• Trim around south window has come loose. Recommend sealing this to keep moisture out of the subwall.</li> <li>• Cracked or broken window glass was observed. Injury could occur. Recommend repair or replacement of the damaged glass.</li> </ul>
Kitchen		

Page 39 Item: 11	GFCI	<ul style="list-style-type: none"> <li>• No GFCI -</li> </ul> <p>Electrical outlets in this kitchen appeared to be in serviceable condition at the time of the inspection but had no Ground Fault Circuit Interrupter (GFCI) protection.</p> <p>Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding.</p> <p>Consider having GFCI protection installed as a safety precaution for outlets within 4 feet of a plumbing fixture.</p> <p>This can be achieved by:</p> <ol style="list-style-type: none"> <li>1. Replacing the current standard outlets with GFCI outlets</li> <li>2. Replacing the breaker currently protecting the electrical circuit which contains these bathroom outlets with a GFCI breaker.</li> </ol>
Bedroom		
Page 45 Item: 7	Windows	<ul style="list-style-type: none"> <li>• Not an adequate sized window in basement bedroom, this is not to code and is a safety issue. All bedrooms should have a window large enough to be used as an emergency exit in case of fire. The floor to window sill height can be no more than 44 inches and the width of the open window should be 20 inches and the height 24 inches. This room should not be used as a bedroom.</li> <li>• Window well heights for bedroom windows should be no more than 44 inches high so they can have emergency (egress) exit. The horizontal area of the window well should be at least 9 square feet and have a horizontal projection of at least 36 inches.</li> </ul>
Bathroom		
Page 48 Item: 14	GFCI	<p>GFCI in main bathroom tested and found to be improperly wired. Recommend review and repair by Qualified Electrician.</p>

## Inspection Details

### 1. Date of Inspection

Inspection Date: January 16, 2016

### 2. Inspection Time

Start: 09:00 AM

### 3. Attendance

Client present

### 4. Residence Type/Style

Single Family Home

### 5. Occupancy

Occupied - Furnished

### 6. Garage

Detached 2-Car Garage

### 7. Age of Home or Year Built

Built in: 1969

### 8. Square Footage

Approximately: 1248 square feet

### 9. Direction Of Front Entrance

For the purpose of this report the building is considered to be facing: East

### 10. Bedroom # Designation - Location -- for the purposes of this report

4 Bedrooms

### 11. Bathroom # Designation - Location - Type -- for the purposes of this report

2 Bathrooms

### 12. Weather Conditions

Temperature at the time of inspection approximately: -15C • Cloudy

## Lots and Grounds

### 1. Walkway Observations

Materials: Block / Brick sidewalk noted. • No sidewalk noted.

Observations:

- Sidewalk was noted to be in good condition at time of inspection.
- Due to snow or ice cover, the comments reflect only the visible portion of the lots and grounds.
- Sidewalk on the side of the home has settled towards the home and drainage is directed towards the home. Recommend correcting so drainage is away from the home.

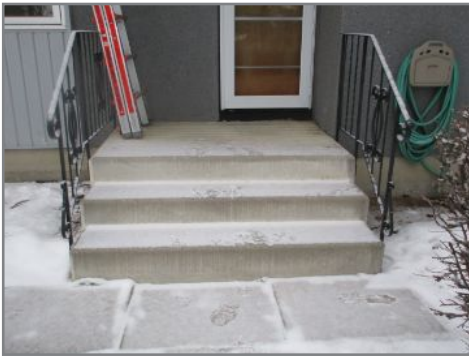


## 2. Steps/Stoops Conditions

Materials: Concrete Prefab Steps and Stoop

Observations:

- Step/stoop was noted to be in good condition at time of inspection.
- Due to snow or ice cover, the comments reflect only the visible portion of the lots and grounds.
- Partially snow covered not fully inspected.
- Stairs with three steps or more should have hand rails. As a safety precaution we recommend installing hand rails.
- Normal settlement / separation crack at concrete walk / steps junction. Recommend sealing this crack to keep moisture and insects and rodents out from under the stoop.



Recommend having hand rails on all stairs with 3 steps or more as a safety concern



Recommend filling gap to keep rodents and insects out

## 3. Deck

Observations:

- Wood Decking
- Appears in satisfactory and functional condition with normal wear for its age.



#### 4. Stairs & Handrail

Observations:

- Wood Railing
- Appeared functional at time of inspection.

#### 5. Patio Comments

Materials: Concrete patio noted. • Brick/Paving Stones Decking

Observations:

- Appears in satisfactory and functional condition with normal wear for its age.
- Due to snow or ice cover, the comments reflect only the visible portion of the lots and grounds.



#### 6. Fence Condition

Materials: Wood

Observations:

- Appeared serviceable and solid at time of inspection. A Home Inspection does not include the inspection of the footings. It is only a visual inspection. If there are concerns with these limitations we recommend having a qualified contractor evaluate further.



#### 7. Gates

Materials: Wood

Conditions:

- Gate(s) was in good condition at time of inspection.





## 8. Grading

### Observations:

- While performance of lot drainage and water handling systems may appear serviceable at the time of inspection, the inspector cannot always accurately predict this performance as conditions constantly change. Furthermore, items such as leakage in downspout/gutter systems are very difficult to detect during dry weather. Inspection of foundation performance and water handling systems, therefore, is limited to visible conditions and evidence of past problems.
- Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.
- **The exterior grading is improperly sloped towards the foundation. Water can intrude into the interior. Recommend creating the proper slope away from the foundation with a minimum slope of 6 inches for the first 10 feet to allow for proper drainage.**



Sidewalk has settled and allows water to drain towards the foundation. Recommend improving the grade so water flows away from the home

## 9. Vegetation

### Observations:

- Grass, shrubs and trees noted.
- No major safety or functional concerns noted at time of inspection.



## 10. Gas Meter Condition

Location: Gas meter located at side of home.

Observations:

- Gas meter appears functional at time of inspection.



## Exterior

### 1. Siding

Materials: Stucco siding, wood frame construction, concrete / block foundation

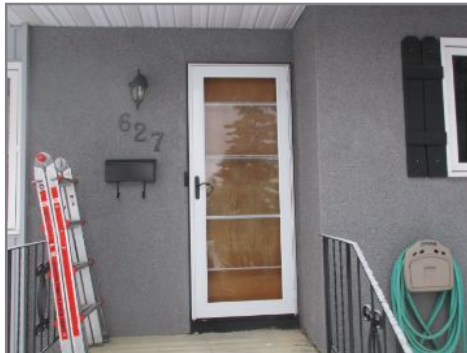
Observations:

- No major system safety or function concerns noted at time of inspection.
- Recommend ensuring all exposed areas (holes, cracks, pipe entry points, etc) are sealed to reduce the risk of water intrusion and subsequent damage.

### 2. Doors

Observations:

- Wood door
- Wood door with window
- Appeared in functional and in satisfactory condition, at time of inspection.



### 3. Patio Doors

Observations:

- The sliding patio door was functional during the inspection.





#### 4. Screen Doors

Observations:

- Screen door was functional at the time of the inspection.



#### 5. Door Bell

Observations:

- Operated normally when tested.

#### 6. Trim

Observations:

- Vinyl
- Trim appears functional at time of inspection.

#### 7. Intake/Exhaust Vents

Observations:

- Metal Vents
- Vents appears functional at time of inspection.



## 8. Fascia / Soffits Conditions

### Observations:

- Aluminum Soffit and Fascias noted.
- Fascia and softitts appear to be in serviceable condition at time of inspection.



## 9. Windows

### Observations:

- Vinyl Non-Opening
- Vinyl casement
- Components appeared in satisfactory condition at time of inspection.

## 10. Electrical

### Observations:

- No major system safety or function concerns noted at time of inspection.
- Outlet cover is not waterproof.



Recommend replacing cover to  
keep moisture out of the subwall

## 11. GFCI

### Observations:

- Outdoor receptacles are not GFCI protected, it is recommended that all exterior outlets be GFCI protected and as well sealed from the elements to keep moisture out of the subwall. We recommend them to be updated.

## 12. Hose Bib

Location: East side of house. • West side of house.

Observations:

- Appears Functional.
- Recommend shutting water to the exterior taps off with the taps inside the home. As well it is recommended that you then open the taps on the outside of the home for the winter and leave open to allow for air to escape from the taps. If water freezes in the line it will conform with the pipe but will compress the air in the line. It is the air that can cause water lines to break. If the air can escape it will help prevent damaged water lines.
- Tap appears to be turned off for the winter months



## Structure/Foundation

### 1. Foundation Walls

Observations:

- No evidence of water penetration or moisture readings on the base of the walls. Since foundation cracks are common and sometimes concealed, all surface water must be directed away from the foundation walls to prevent the potential for water penetration into the basement.

Inspection is non-invasive and is limited to visible portions of the home of the readily accessible components only, areas covered by finished walls, shelving, furniture, storage items, etc could not be inspected.

- No deficiencies were observed at the visible portions of the structural components of the home.
- Limited review due to insulation cover and finished walls.
- Visible portions of foundation wall were dry at the time of the inspection.
- Shrinkage cracking noted exterior parging. This cracking is common and usually no reason for concern. Recommend monitoring and consultation with qualified contractor should condition worsen or if water intrusion occur.



Common settling cracks noted. Recommend monitoring and sealing if required



Common settling cracks noted

## 2. Joists Conditions

### Observations:

- 2x10 joists noted
- Appears Functional.
- Some areas are not visible for inspection due to wall/ceilings covered which prevents review of structural members.



## 3. Post and Beams

### Observations:

- No deficiencies were observed at the visible portions of the structural components of the home. See Limitations.
- Posts and beams are partially finished, unable to fully inspect.
- Steel posts noted.
- Beam Material: Wood



## 4. Slab Flooring

### Observations:

- Cracks in a concrete slab are not directly related to the structural integrity of the home. The potential for water seepage (through the cracks) exists, if the area is in a high water table and/or if negative drainage exists. All surface water must be directed away from the foundation to reduce possible moisture intrusion into basement. Our moisture readings and observations are not conclusive, and we cannot provide any guarantee that moisture will not enter the basement in the future.

No moisture readings were detected on the concrete slab or floor coverings, this condition may vary seasonally.

- Entire concrete slab not visible due to floor coverings.
- All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.
- Visible areas appear satisfactory
- Common cracks noted. Recommend consultation with qualified contractor should condition worsen or water intrusion occur.



## 5. Sub Flooring

### Observations:

- Plywood sheathing sub floor.
- Visible areas appear satisfactory at the time of inspection.

## 6. Thermal Imaging Scan

### Observations:

- All Exterior Walls and Ceilings were scanned. At time of inspection no moisture was detected. If any deficient insulation areas was discovered they will be noted in the designated sections of this report. The toilets and seals were also scanned and there was no moisture detected in the floor surrounding the toilets. The electrical panel was also scanned and no hot spots were detected at the time of the inspection.

## 7. Ducting

### Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.
- Appeared functional, at time of inspection.

## 8. Foundation Electrical

### Observations:

- Lights and outlets appeared functional at time of inspection.

## 9. Foundation Plumbing

### Observations:

- ABS
- Copper
- Acrylonitrile-Butadiene-Styrene "ABS" waste and vent pipes noted.
- Appears Functional at time of inspection.

# Roof

## 1. Type of Roof

### Type:

- Asphalt shingles. Asphalt or fiberglass roofing shingles generally have service lives of 20 years in this area of the country. Heavy duty shingles will often last 25-40 years before replacement is needed. Early signs of aging include brittleness, minor curling, and loss of mineral granules, while signs of advanced aging are severe curling, broken or split shingles, and exposed felts. The useful life of a roof can be extended by patching and coating eroded or worn areas as they become evident. As a roof approaches the end of its economic life expectancy, patching becomes increasingly necessary, due to an increased likelihood of leakage in the last few years of roof life.





## 2. Roof

**Roof Info:** Often roofs are not accessible for safety or other reasons. These may include; the roof is wet, frost or snow covered, or the roof is too steep or too high. Inspections that do not involve walking on the roof surface are not as reliable as those that are performed by other methods and there are limitations to the inspection. Clients are advised to consult a roofing expert for a professional opinion if they are concerned about these limitations. • Inspected from ground level with binoculars. Due to property and roof configurations, some areas of the roof may be visually restricted from inspection. • Some areas of roof are obscured from view.

**Material:** Asphalt shingles noted.

**Observations:**

- No major system safety or function concerns noted at time of inspection.
- The application of caulking may be required on your roof in such areas as exposed nail heads, nail holes, slight imperfections in the granular material, etc. Caulking will shrink with age and must be maintained, to reduce the possibility of moisture intrusion.
- Some areas not visible from inspection level.
- Snow covered; not fully inspected.



## 3. Valleys

**Observations:**

- Not inspected due to snow cover

## 4. Gutters

**Observations:**

- Recommend monitoring the function of gutters to insure they are functioning properly during rains. Often they can be overwhelmed or leaking in heavy rains. This cannot be determined by a home inspector on a dry day. Vigilant ongoing monitoring is recommended.
- No major system safety or function concerns noted at time of inspection.

## 5. Downspouts

**Observations:**

- No major system safety or function concerns noted at time of inspection.

## 6. Plumbing Vents

**Observations:**

- ABS vents noted.
- Appeared functional, at time of inspection



## 7. Roof Vents

Observations:

- Metal vents noted.
- Roof vents appear functional at time of inspection.



## 8. Chimney

Observations:

- Metal Chimney noted.
- No major system safety or function concerns noted at time of inspection.



## Attic

### 1. Location

Materials: Hallway

## 2. Access

### Observations:

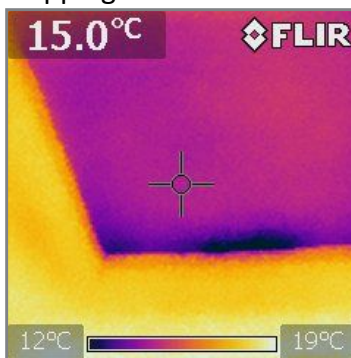
- Entering attics that are heavily insulated can cause damage to the insulation and attic framing. Attics with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the hatch area only. Inspectors will not crawl the attic area when they believe it is a danger to them or that they might damage the attic insulation or framing. This is a limited review of the attic area viewed from the hatch only. If this limitation is a concern we recommend contracting a qualified roofing specialist to further evaluate.
- Entering attics that are heavily insulated can cause damage to the insulation and attic framing. Attics with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the hatch area only.
- Appeared functional - with insulation over hatch door.
- **Recommend adding weather stripping to edges of attic hatch to make a tighter seal. This will stop heat loss into the attic which can cause higher condensation in the attic which can lead to mold or rot. Adding it will also help lower heating costs.**



Recommend installing weather stripping around attic hatch



Thermal imaging shows heat loss at attic hatch



Dark areas in thermal imaging indicate heat loss due to poor insulation and weather stripping missing on attic hatch

### 3. Structure

#### Observations:

- 2x4 trusses noted
- Plywood sheathing noted.
- The roof framing consists of a factory- built truss system, comprised of components called chords, webs, and struts that are connected by wood or metal gussets, which are nailed or glued in place. Each component of the truss is designed for a specific purpose, and cannot be removed or modified without compromising the integrity of the entire truss. The lowest component, which is called the chord and to which the ceiling is attached, can move by thermal expansion and contraction and cause creaking sounds, which are more pronounced in the mornings and evenings along with temperature changes. Such movement has no structural significance, but can result in small cracks or divot in the drywall or plaster.
- Limited review due to insulation installed between the rafters.



### 4. Insulation

Type: Blown in fiberglass insulation noted.

Depth: Insulation averages about 4-6 inches in depth; more recommended.

#### Observations:

- **IMPROVE:** The house has only a minimal amount of visible insulation. Expect high heating and cooling energy costs. Recommend having the home professionally insulated to reduce energy expenses.



Recommend improving insulation levels

### 5. Vapour Barrier

#### Observations:

- Note vapour barrier is installed.



## 6. Ventilation

Observations:

- Roof vents and soffit vents noted.
- Gable vents noted.
- Attic appears to be well ventilated

## 7. Vent Screens

Observations:

- Vent screens noted as functional.

## 8. Chimney

Observations:

- Double wall metal B-Vent pipe noted.



## 9. Exhaust Vent

Observations:

- Exhaust fans appear to be properly installed. They are insulated and vented to the outside of the home.
- Functional.





## 10. Attic Plumbing

### Observations:

- No deficiencies noted in plumbing vent piping.
- ABS plumbing vents



## Basement/Crawlspace

### 1. Walls

Type: Partly finished, full basement noted.

### Observations:

- Basement leakage is often caused by conditions on the exterior of the home. Basements are not built like boats, and if water is allowed to collect outside of foundation walls, it will leak through into the basement. It is important that lot grading around the house slope down away from the building so that surface water from rain and melting snow is directed away from the building, rather than toward the foundation. It is important that gutters and downspouts collect roof water and carry it away from the house. Maintain proper drainage by ensuring downspouts discharge water well away from the foundation wall. This note is included as a general maintenance reminder to check and correct (if required) the grading on an annual basis.
- No deficiencies were observed at the visible portions of the structural components of the home.
- Limited review due to insulation cover and finished walls.
- Visible portions of foundation wall were dry at the time of the inspection.



Recommend installing insulation and vapour barrier

### 2. Insulation

### Observations:

- Recommend adding insulation to perimeter of structure to enhance the homes heating efficiency.
- Vapour barrier has not been installed in some areas. Recommend installing to prevent moisture and possible mold from developing.

### 3. Ceiling

#### Observations:

- Appeared functional at time of inspection.

### 4. Slab Floor

#### Observations:

- Many slabs are found to contain cracks when the flooring or carpet and padding are removed, but there is no absolute standard for evaluating them. Those that are less than ¼" wide and which exhibit no significant vertical or horizontal displacement are not regarded as being structurally threatening. They typically result from common shrinkage, but can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, expansive soil (such as clay), and poor drainage, and if they are not sealed they can allow moisture to enter a residence, particularly if roof drainage downspouts terminated next to the slab.
- Slab floor appears to be in good condition at time of inspection.



Common settling cracks noted

### 5. Finished Floor

#### Observations:

- Many slabs are found to contain cracks when the flooring or carpet and padding are removed, but there is no absolute standard for evaluating them. Those that are less than ¼" wide and which exhibit no significant vertical or horizontal displacement are not regarded as being structurally threatening. They typically result from common shrinkage, but can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, expansive soil (such as clay), and poor drainage, and if they are not sealed they can allow moisture to enter a residence, particularly if roof drainage downspouts terminated next to the slab.

### 6. Floor Drain

#### Observations:

- Covered floor drain was noted.
- Floor drains observed but not tested for proper operation.



## 7. Windows

Materials: Wood framed awning window noted.

Observations:

- Hardware missing on windows so could not test it.



## 8. Plumbing

Materials: ABS • Copper

Observations:

- Appears Functional.

## 9. Basement Electric

Observations:

- Lights and accessible outlets were tested and performed well at time of inspection.

## 10. Heating

Observations:

- Central heating noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

## 11. Smoke Detector

Observations:

- Operated when tested.
- Testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.
- MAINTENANCE: Periodic testing and changing batteries yearly to ensure proper Smoke Alarm operation is required.

## Garage/Carport

### 1. Roof

Description: Often roofs are not accessible for safety or other reasons. These may include; the roof is wet, frost or snow covered, or the roof is too steep or too high. Inspections that do not involve walking on the roof surface are not as reliable as those that are performed by other methods and there are limitations to the inspection. Clients are advised to consult a roofing expert for a professional opinion if they are concerned about these limitations. • Roofing is the same as main structure. • Observed from the ground with binoculars.

Materials: Asphalt shingles noted.

Observations:

- No major system safety or function concerns noted at time of inspection.
- Snow covered; not fully inspected.



### 2. Rafters & Ceiling

Observations:

- Rafter construction noted.
- The house roof structure was not visible to determine type or condition.
- Limited review due to insulation and finishing materials.
- Visible areas appear satisfactory, at time of inspection.



### 3. Floors

Materials: Bare concrete floors noted.

Observations:

- Floor appeared to be in good condition at the time of the inspection.
- Settling cracks noted in floor which is very common for the Calgary area. This is not a structural concern at the time of the inspection.



Common settling cracks noted

#### 4. Walls

##### Observations:

- Open framing and insulation noted.
- Plywood walls noted.
- Appeared satisfactory, at time of inspection.



#### 5. Windows

Materials: Wood framed fixed window noted.

##### Observations:

- Windows appeared functional at time of inspection.
- Trim around south window has come loose. Recommend sealing this to keep moisture out of the subwall.
- Cracked or broken window glass was observed. Injury could occur. Recommend repair or replacement of the damaged glass.



Window pane is cracked



Recommend sealing around this window to keep moisture out of the subwall

#### 6. Garage Door

Type: Two - single 7', upgraded insulated steel panel, sectional doors.

##### Observations:

- The garage door appeared functional during the inspection.





### 7. Garage Opener

Observations:

- Craftsman
- The garage door opener is functional at time of inspection and safety features are built in.



Infra Red Safety Device functioned at inspection

### 8. Garage Opener 2

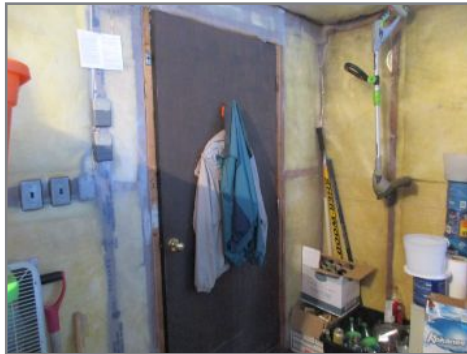
Observations:

- Craftsman
- The garage door opener is functional at time of inspection and safety features are built in.

### 9. Service Doors

Observations:

- Wood door noted.
- Appeared satisfactory and functional, at time of inspection.



### 10. Electrical

Observations:

- Lights and outlets are in fair condition and functioned well at time of inspection.

## Heat/AC

### 1. Equipment

#### Observations:

- Furnace Brand American Standard
- Furnace has 5 Burners
- Input: 100,000 BTU
- Furnace is 7 years old. Average life span of furnaces is 30 years.
- Forced air natural gas furnace
- Mid Efficiency type noted.



### 2. Furnace System

Location: The furnace is located in the basement • The furnace is located in the patio enclosure

Type: Gas fired forced hot air.

#### Heater Condition:

- No visible indication of cracks or holes; however, certain areas of the heat exchanger are inaccessible for inspection without dismantling the unit. If further inspection is desired, contact a heating contractor.
- System appeared to perform well at time of inspection.



### 3. Furnace Enclosure

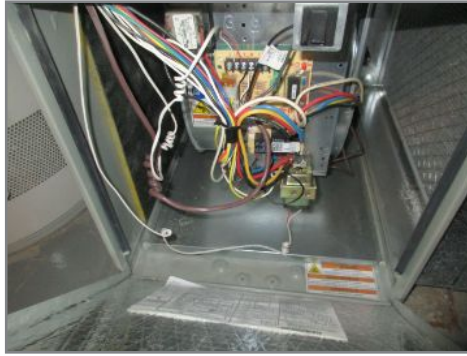
#### Observations:

- Appeared fine at time of inspection.
- Blower is direct drive.

### 4. Furnace Base

#### Observations:

- The heater base appears to be functional.



## 5. Venting

Observations:

- Metal single wall chimney vent pipe noted.
- The visible portions of the vent pipes appeared functional.



## 6. Safety Devices

Observations:

- Safety shutoff switch installed at furnace service door panel.

## 7. Air Supply

Observations:

- The return air supply system appears to be functional.

## 8. Filters

Location: Located below heater in a slot cut into the ductwork.

Observations:

- **MAINTENANCE:** The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rising with water. Or (2) Fiberglass disposable filters that must be **REPLACED** before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.
- The furnace filter appears functional at time of inspection.



## 9. Registers

### Observations:

- Heat registers appeared functional at time of inspection.



## 10. Gas Valves

### Observations:

- Gas shut off valves were present and functional.

## 11. Thermostats

### Observations:

- Location: Hallway
- Thermostats are not checked for calibration or timed functions.
- Functional at the time of inspection.



## 12. Humidifier Conditions

Materials: Manufacturer Honeywell

### Observations:

- Humidifier appears functional at time of inspection.



## Plumbing

### 1. Service Line

Material: Copper

Observations:

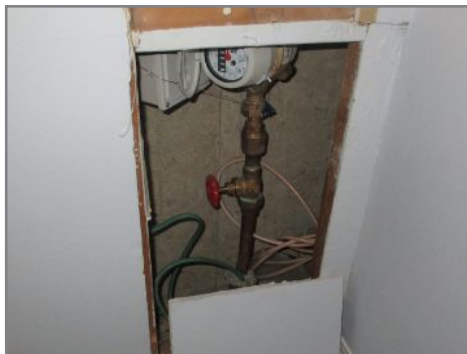
- I, as an Inspector, am a generalist and do not claim to be an expert in one area of field. I was hired to provide a written opinion on the subject property specific items and their function during the time of this inspection only.
- Water pressure appears adequate when running multiple fixtures simultaneously.

### 2. Main Water Shutoff

Location: Main water shut off located in basement.

Observations:

- It is recommended to shut the main water supply to the home if no one is home for 72 hours or longer. This is often a stipulation of insurance companies as well. The reason for this is to prevent flooding of the home if a hot water heater or plumbing line should begin to leak while no one is in the home for an extended period of time.
- No deficiencies noted



### 3. Water Lines

Material: Copper

Observations:

- Water lines appear functional at time of inspection.





#### 4. Vent Pipes

Material: ABS

Observations:

- Appears serviceable

#### 5. Drain Pipes

Material: ABS

Observations:

- Drain pipes appear serviceable and have accessible clean outs.



#### 6. Service Caps

Accessibility: Service cap is accessible.

Observations:

- Appears functional at time of inspection.



#### 7. Gas Services Lines

Material: Cast Iron

Observations:

- Gas service lines appear serviceable at time of inspection.



## Water Heater

### 1. Base

Observations:

- General Electric
- The life span of water heaters depends upon the following:
  - the quality of the water heater
  - the chemical composition of the water
  - the long term water temperature setting
  - the quality and frequency of past and future maintenance

Flushing the water heater tank once a year and replacing the anoid rod every four years will help extend its life span.

You should keep the water temperature set at minimum 125 degrees fahrenheit to kill microbes and maximum of 130 degrees Fahrenheit to prevent scalding.

Suggest the installation of a water/moisture alarm in the general area of the hot water tank.

- The water heater base is functional.
- Age of hot water heater is 6 years old. The average life span of a hot water heater in the Calgary area is 15 years.

### 2. Capacity

Observations:

- 151 litres

### 3. Combustion

Observations:

- The combustion chamber appears to in functional condition.

### 4. Water Heater Condition

Heater Type: Gas

Location: The heater is located in the basement.

Observations:

- Tank appears to be in satisfactory condition -- no concerns.



#### 5. Heater Enclosure

Observations:

- The water heater enclosure is functional.



#### 6. Gas Valve

Observations:

- Appears functional.

#### 7. Plumbing

Material: Copper

Observations:

- No deficiencies observed at the visible portions of the supply piping.

#### 8. TPRV

Observations:

- Temperature Pressure Release (TPR) valve and discharge pipe -- functional and in satisfactory condition.



#### 9. Venting

Observations:

- Single wall vent pipe was noted and appears serviceable at time of inspection.



## Electrical

### 1. Service Entrance

#### Observations:

- There is an overhead service drop noted.



### 2. Electrical Panel

Main Panel Location: Panel box located in basement.

#### Observations:

- [Disclaimer]: Residential branch circuits consist of devices such as conductors (wiring), switches, outlets, connections for permanently wired appliances and the electrical conductors which supply them with electricity. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. Type of branch circuits is concluded only by viewing the wires in the main panel. The inspection does not include the removal of cover plates and inspection of branch circuits and wiring is limited to proper response to testing of switches and electrical outlets. Material type used for branch circuits are based on visible connections in the Electrical Panel.
- Due to limitations of time and scope, branch circuit load analysis and breaker-outlet tracing is not part of a home inspection.
- Electrical Panel Manufacturer: Westinghouse
- No major system safety or function concerns noted at time of inspection at main panel box.



### 3. Main Amp Capacity

Observations:

- 100 amp



### 4. Grounding

Observations:

- Grounding appears adequate at time of inspection.



### 5. Bonding

Observations:

- No discrepancies noted.

### 6. Breakers

Type: Copper non-metallic sheathed cable noted.

Observations:

- All of the circuit breakers appeared serviceable.



### 7. GFCI

Observations:

- No GFCI Breakers were installed. We recommend installing GFCI Breakers in all outdoor outlets and at outlets in the home that are situated within 4 feet of a water source such as a sink/tub.



## 8. AFCI

### Observations:

- **IMPROVE:** Modern electrical codes require branch circuits at all bedrooms to be **AFCI** protected. The electrical code at the time this house was built may not have required AFCI protection at these circuits. Nonetheless, we strongly recommend they be added to all bedroom circuits as an extra preventive fire safety measure. Licensed electrician recommended.

## Living Space

### 1. Living Area

Materials: Living Room • Dining Room • Family Room, Basement • Front Entrance • Back Entrance • Hallway, Main Floor • Office, Basement

### 2. Ceilings

Materials: There is textured ceiling noted. • There is painted drywall ceiling noted.

### Observations:

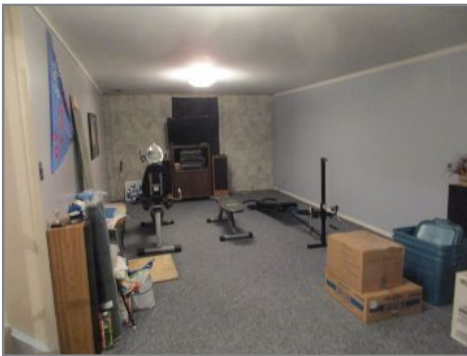
- Ceilings appear to be in good condition at time of inspection.

### 3. Walls

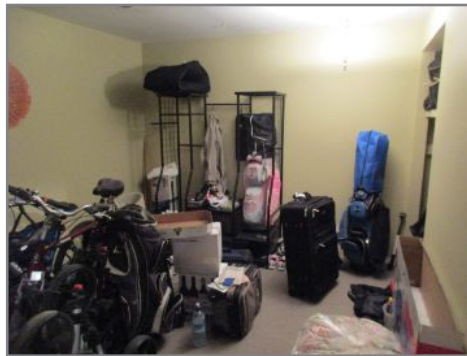
Materials: Painted drywall walls noted. • Panel walls noted.

### Observations:

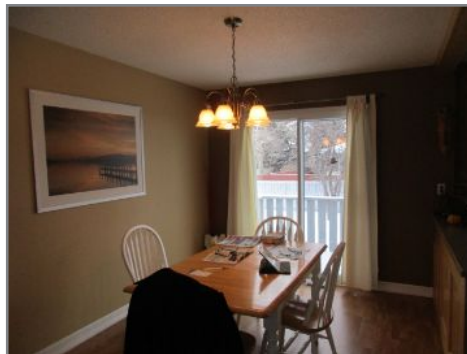
- Items such as wall paper, paneling, wall mirrors, wall hangings can conceal damage to walls. Concealed defects are not within the scope of the home inspection. In areas where there is typically a high level of humidity, such as bathrooms and laundry rooms, any damage to the wall paper or paneling can allow moisture to accumulate behind the wall paper or paneling, promoting moisture damage and possible mold and mildew growth.
- Walls appear to be in good condition at time of inspection.



Basement family room



Basement office



#### 4. Floors

Materials: Carpet is noted. • Laminate type flooring noted. • Vinyl squares (tiles) are noted

Observations:

- Flooring appears to be functional at time of inspection.



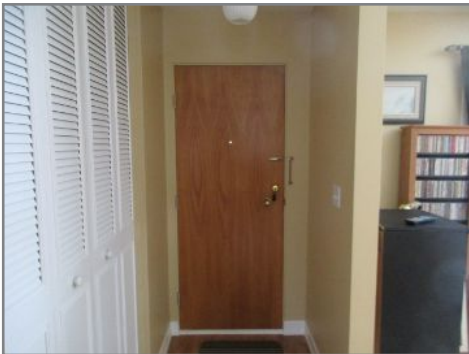
Basement family room



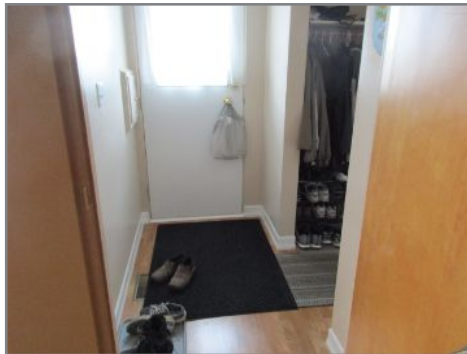
#### 5. Doors

Observations:

- Hollow wood door noted.
- Wood door noted.
- Wood door with glass panes noted.
- Sliding patio door noted.
- No function concerns noted at time of inspection.
- Weather stripping is not installed on back and front doors.



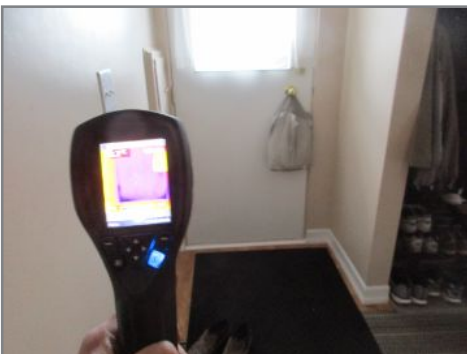
Front entrance



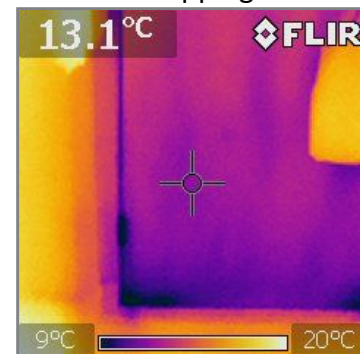
Back entrance



Recommend installing weather stripping on exterior doors



Thermal imaging shows heat loss around doors



Heat loss around doors is observed with thermal imaging due to missing weather stripping

## 6. Closets

Observations:

- Single closet noted
- Double closet noted
- The closet is in serviceable condition.

## 7. Windows

Materials: Vinyl framed casement window noted.

Observations:

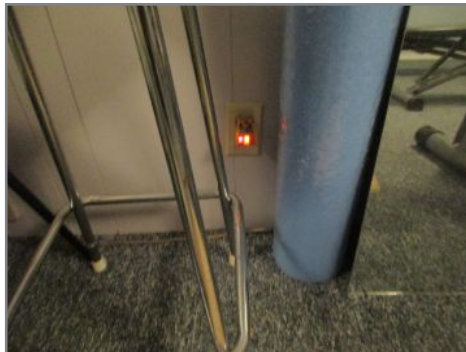
- The windows were tested, and are functional at time of inspection.



## 8. Electrical

Observations:

- Lights and outlets are in fair condition and functioned well at time of inspection.



This outlet in the basement family room is reversed wired

## 9. HVAC

HVAC Source: Forced Air

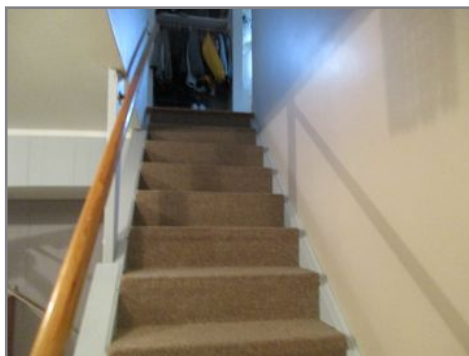
Observations:

- Central heating noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

## 10. Stairs & Handrail

Observations:

- Carpeted Stairs noted
- Wood handrails noted.
- Stairs and handrails were functional at time of inspection.



## 11. Smoke Detectors

### Observations:

- Testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.
- We do not smoke-test alarms, which is the only definitive test to confirm proper function. We recommend installation in the following areas for smoke detectors: wall or ceiling outside bedrooms (or in each bedroom) in the garage, and basements. If there are no fire extinguishers in the house it is recommend that a fire extinguisher be accessible in the kitchen, garage, and second floor if present.
- Smoke detector is located in common hallway.
- Operated when tested.



Basement family room



Main floor

## 12. Carbon Monoxide Detector

### Observations:

- **SAFETY INFO:** Carbon Monoxide (CO) is a lethal gas--invisible, tasteless, odorless--produced in normal amounts whenever you use an appliance which burns a combustible fuel--gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and become deadly.
- Carbon monoxide detector alarm sounded when tested at time of inspection.





Basement family room



Main floor

## Kitchen

### 1. Ceilings

Materials: There is textured ceiling noted.

Observations:

- Ceilings appear to be in good condition at time of inspection.

### 2. Walls

Materials: Painted drywall walls noted.

Observations:

- Ceilings appear to be in good condition at time of inspection.



### 3. Floors

Materials: Laminate type flooring noted.

Observations:

- Flooring appears to be functional at time of inspection.

### 4. Windows

Materials: Vinyl framed casement window noted.

Observations:

- The windows were tested, and are functional at time of inspection.





## 5. Doors

### Observations:

- Hollow wood door noted.
- No function concerns noted at time of inspection.
- Door binds in jamb or floor.

## 6. Counters

### Observations:

- Plastic laminate tops noted.
- No discrepancies noted.

## 7. Cabinets

### Observations:

- Appeared functional and in satisfactory condition, at time of inspection.
- No deficiencies observed.

## 8. Sinks

### Observations:

- Kitchen has a Stainless steel - surface mounted sink.
- Operated normally, at time of inspection.



## 9. Plumbing

### Observations:

- Plumbing appeared to be properly installed at time of inspection.



## 10. Electrical

### Observations:

- Lights and outlets are in fair condition and functioned well at time of inspection.

## 11. GFCI

### Observations:

- No GFCI -

Electrical outlets in this kitchen appeared to be in serviceable condition at the time of the inspection but had no Ground Fault Circuit Interrupter (GFCI) protection.

Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding.

Consider having GFCI protection installed as a safety precaution for outlets within 4 feet of a plumbing fixture.

This can be achieved by:

1. Replacing the current standard outlets with GFCI outlets
2. Replacing the breaker currently protecting the electrical circuit which contains these bathroom outlets with a GFCI breaker.



Recommend updating all outlets within 4 feet of a sink to have GFCI protection

## 12. HVAC

HVAC Source: Forced Air

### Observations:

- Central heating noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

### 13. Oven & Range

Observations:

- Inglis
- The upper and lower electric oven elements were tested at the time of inspection and appeared to function properly. These can fail at anytime without warning. No warranty, guarantee, or certification is given as to future failures.
- Electric Oven and Range noted.



### 14. Vents

Type: Panasonic • Recirculating

Observations:

- Noted the exhaust fan was tested but its ability to remove odors was not tested/determined.



### 15. Microwave

Observations:

- Panasonic
- Built-in microwave ovens are tested using normal operating controls and a microwave sensor. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.



Orange glow indicates presence of microwaves

**16. Refrigerator****Observations:**

- Kenmore
- Unit appeared to be functioning at time of inspection.

**17. Dishwasher****Observations:**

- Kenmore
- Dishwasher was operational at the time of inspection. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. We recommend you operate this unit prior to closing.

**Laundry Room/Area****1. Locations**

Main Floor

**2. Ceilings**

Materials: There is textured ceiling noted.

**Observations:**

- Ceilings appear to be in good condition at time of inspection.

**3. Walls**

Materials: Painted drywall walls noted.

**Observations:**

- Walls appear to be in good condition at time of inspection.



#### 4. Floors

Materials: Ceramic tile is noted.

Observations:

- Flooring appears to be functional at time of inspection.

#### 5. Floor Drain

Observations:

- No floor drain noted. It is recommended on main floors in case washer should fail.

#### 6. Doors

Observations:

- Hollow wood door noted.
- No function concerns noted at time of inspection.

#### 7. Windows

Materials: Vinyl framed fixed window noted.

Observations:

- The windows were tested, and are functional at time of inspection.

#### 8. HVAC Comments

Materials: Forced Air

Observations:

- Central heating noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

#### 9. Cabinets

Observations:

- No deficiencies observed.

#### 10. Washing Machine

Observations:

- Inglis
- The operation of washing machines is not included in a home inspection. The performance of this unit was not inspected.





### 11. Dryer

#### Observations:

- Kenmore
- The dryer was operated for 30 seconds to determine if the unit heated up. That is the extent of this inspection. The system did heat up and tumbled at the time of the inspection.



### 12. Electrical

#### Observations:

- Lights and outlets are in fair condition and functioned well at time of inspection.

### 13. Plumbing

#### Observations:

- Plumbing appeared to be properly installed at time of inspection.
- Wall mounted drain noted.
- Rotary valves noted for laundry taps
- No floor drain was noted. Floor drains are recommended for main floor or higher laundry in case the washing machine should fail. This could result in flooding of the floor and floors below. Recommend a qualified plumber install drain and /or catch pan.



#### 14. Wash Basin

Observations:

- Plastic sink located in furnace room.
- Drain is not connected correctly. Recommend having a qualified plumber to evaluate and repair as needed.
- Slow drain at sink. Recommend clearing.



#### 15. Dryer Vent

Observations:

- Visual inspection indicates the dryer vent is functional at time of inspection. Note this inspection covers only the areas of the venting that is visual. Areas inside walls, floors and roofing were not inspected.

#### 16. Exhaust Fan

Observations:

- None present.

#### 17. Gas Valves

Observations:

- No gas present.

## Bedroom

#### 1. Locations

Main Floor Bedroom, N • Main Floor Bedroom, S • Main Floor Bedroom, W • Basement Bedroom

#### 2. Ceilings

Materials: There is textured ceiling noted. • There is painted drywall ceiling noted.

Observations:

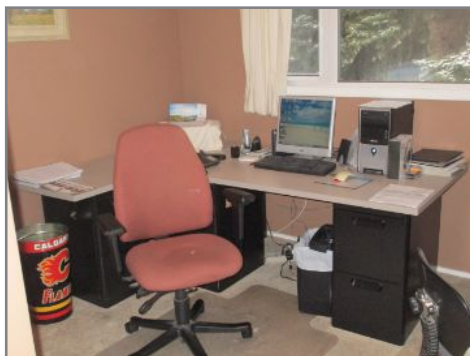
- Ceilings appear to be in good condition at time of inspection.

#### 3. Walls

Materials: Painted drywall walls noted.

Observations:

- Items such as wall paper, paneling, wall mirrors, wall hangings can conceal damage to walls. Concealed defects are not within the scope of the home inspection. In areas where there is typically a high level of humidity, such as bathrooms and laundry rooms, any damage to the wall paper or paneling can allow moisture to accumulate behind the wall paper or paneling, promoting moisture damage and possible mold and mildew growth.
- Walls appear to be in good condition at time of inspection.



#### 4. Floors

Materials: Carpet is noted.

Observations:

- Flooring appears to be functional at time of inspection.

#### 5. Closets

Observations:

- Single closet noted
- Double closet noted
- The closet is in serviceable condition.

#### 6. Doors

Observations:

- Hollow wood door noted.
- No function concerns noted at time of inspection.

#### 7. Windows

Materials: Vinyl framed casement window noted. • Wood framed awning window noted.

Observations:

- The windows were tested, and are functional at time of inspection.
- Hardware missing on one window so could not test it.
- **Not an adequate sized window in basement bedroom, this is not to code and is a safety issue. All bedrooms should have a window large enough to be used as an emergency exit in case of fire. The floor to window sill height can be no more than 44 inches and the width of the open window should be 20 inches and the height 24 inches. This room should not be used as a bedroom.**
- **Window well heights for bedroom windows should be no more than 44 inches high so they can have emergency (egress) exit. The horizontal area of the window well should be at least 9 square feet and have a horizontal projection of at least 36 inches.**

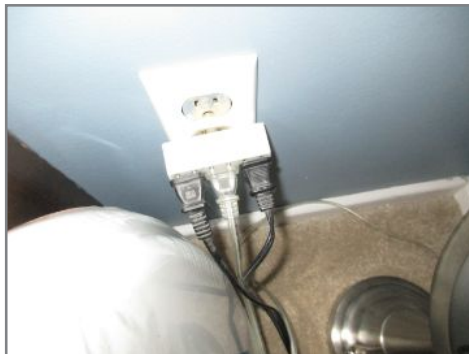


Basement window does not meet emergency exit standards for a bedroom

## 8. Electrical

### Observations:

- Lights and outlets are in fair condition and functioned well at time of inspection.
- It is recommended to avoid use of multiplier outlet plug adapters ( converts 2 into 6 outlets ) . These have been known to over heat and can be a hazard. If additional outlets are needed power bars are preferred with breakers and surge protection installed.



We do not recommend using this type of multiple splitter for it can overheat

## 9. HVAC

### HVAC Source: Forced Air

### Observations:

- Central heating noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

## 10. Smoke Detectors

### Observations:

- Testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.
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- Smoke Detector is located in hallway outside of bedrooms.

## 11. Ceiling Fans

### Observations:

- Operated normally when tested, at time of inspection.



## Bathroom

### 1. Locations

Materials: Main Floor Bathroom, 1/2 Bathroom, Main Floor

### 2. Ceilings

Materials: There is textured ceiling noted.

Observations: Ceilings appear to be in good condition at time of inspection.

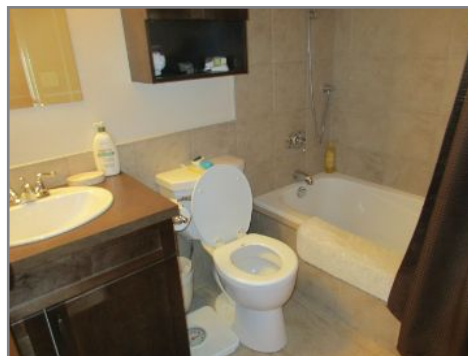
### 3. Walls

Materials: The pictures demonstrate that every effort was made to test all bathroom plumbing fixtures in the house, and check that hot water was being delivered. All the bathroom fixtures may not be pictured here. Personal belongings are not moved and may conceal issues. Supply valves are not tested as part of a standard home inspection. Any issues will be noted in the appropriate section.

Water intrusion from bathtubs and shower enclosures is a common cause of damage behind walls, sub floors, and ceilings below bathrooms. As such, periodic re-caulking and grouting of tub and shower areas is an ongoing maintenance task which should not be neglected.

, Painted drywall walls noted

Observations: Walls appear to be in good condition at time of inspection.



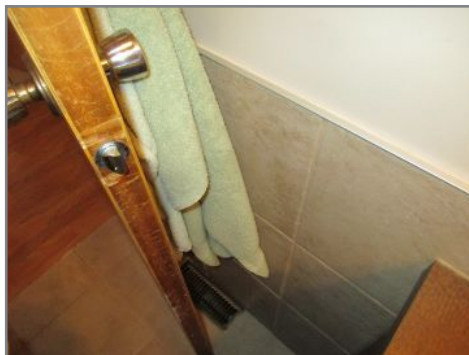
### 4. Floors

Materials: Ceramic tile is noted.

Observations: Flooring appears to be functional at time of inspection.

### 5. Doors

Observations: Hollow wood door noted., No function concerns noted at time of inspection., Some door stop(s) missing / ineffective; recommend installation to avoid unnecessary wall or door damage.



Recommend installing door stops to prevent wall damage from door knob



## 6. HVAC

Materials: Forced Air

Observations: Central heating noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

## 7. Exhaust Fan

Observations: The bath fan was operated and no issues were found.

## 8. Toilets

Observations: Operated when tested. Appeared functional, at time of inspection.



## 9. Sinks

Observations: Single molded bowl noted., Operated normally, at time of inspection.

## 10. Plumbing

Observations: Plumbing appeared to be properly installed at time of inspection.

## 11. Counters

Observations: Plastic laminate tops noted., No discrepancies noted.

## 12. Cabinets

Observations: Appeared functional and in satisfactory condition, at time of inspection.

## 13. Electrical

Observations: Lights and outlets are in fair condition and functioned well at time of inspection.

## 14. GFCI

Observations: **GFCI in main bathroom tested and found to be improperly wired. Recommend review and repair by Qualified Electrician.**



This GFCI outlet has an open ground and should be replaced

### 15. Bath Tub

Observations: Tub appears functioning at time of inspection., Tub Surround is tile.



### 16. Mirrors

Observations: Mirrors / Medicine Cabinet appear to be functional at time of inspection.

## Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
AL	Aluminum (wiring)
Fascia	a wooden board (or other flat piece of material) that covering the ends of rafters.
GFCI	Ground Fault Circuit Interrupter - A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
Gutters	Otherwise known as eavestroughs
Parging	A thin coat of a cementitious or polymeric mortar applied to concrete (or masonry) for refinement of the surface. The typical parge coat is 1/4"-1/2" in thickness
Soffit	the underside of an architectural structure such as an arch, a balcony, or overhanging eaves