

Home Inspection Report



9987-999 Ave. NW
Edmonton, Alberta

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General Information

Property Information

Job Number: 17747
Property Address: 9987-999 Ave NW
City: Edmonton Province: Alberta
Client Name: John Doe
Client Address:
City: Province: pc:
Phone:
Realtor:

Client Information

Inspection Company

Inspector Name Chris Bottriell
Company Name Alberta Property Inspection Ltd.
Inspection Company Address: Suite #490, 9768 - 170 St. NW
Inspection Company City: Edmonton Province: Alberta pc: T5T-5L4
Inspection Company Phone: 780-486-4412
Inspection Company Email Address: api94@shaw.ca

Conditions

Entrance Faces: South
Estimated Age: 2005
Inspection Date: 27/13/2017
Start Time: 9:00 am
End Time: 11:30 am
Electric On: Yes
Gas/Oil On: Yes
Water On: Yes
Others Present: Buyer's Agent and Buyers
Buyer accompany inspector: Full Inspection.
Property: Vacant
Temperature: 20 C
Snow Cover None
Weather Conditions: Clear
Previous Weather Conditions: Partly cloudy
Soil Conditions: Dry
Wind Light
Space Below Grade: Basement
Building Type: 2 Storey

General Information (Continued)

Garage: Attached
Sewage Disposal: Municipal
Water Source: Municipal
Additions/Modifications: Basement development.
Service Limitations: None

Limitations

EXCLUSIVE USE

THIS INSPECTION REPORT IS FOR THE EXCLUSIVE PRIVATE USE OF THE CLIENT. USE OF OR RELIANCE UPON THE INFORMATION CONTAINED HEREIN BY OTHER PARTIES IS STRICTLY PROHIBITED.

This inspection report is presented in accordance with your request and is furnished as an aid in determining the overall condition of the building referenced. This report represents the opinion of the inspector at the time of the inspection while evaluating the physical condition of the premises and reported aspects thereof. The condition of such premises or equipment may change after the time of the inspection. This report affects only portions of such premises or equipment that are easily accessible and can be evaluated by a walk-through visual inspection. Every reasonable attempt will be made to examine the roof either using a ladder or by a visual inspection from the ground. Attics and crawlspaces are inspected from the point of access. Unless there is sufficient room to safely enter and conduct a complete inspection of these areas. The condition of swimming pools, irrigation systems and hot tubs will not be given and the condition of central air conditioning systems will not be given except during the summer months.

The report is not to be construed as a guarantee, or warranty, or policy of insurance regarding the premises or its fitness for use or renovation, or fitness during natural disasters. This inspection is not a confirmation of the adequacy of any installations of appliances, fixtures or materials. This report should not be construed as a guarantee or warranty that the building meets local construction, plumbing, electrical or zoning codes. This is not a building code or by-law compliance inspection.

Under the law building code compliance falls under the powers of the authority having jurisdiction. In the province of Alberta this is an SCO (Safety Codes Officer). Only an SCO can perform a building code inspection.

This inspection does not include confirmation the building has been inspected by the authority having jurisdiction. The home inspector recommends the client contact the municipality for information of this nature.

This inspection is not an engineering evaluation. Additional fees, expertise and time are required to complete an engineering evaluation of the property.

Apartment style condominiums inspections are limited to the interior of the unit. Common area components are not inspected. The buyer should obtain information from the condominium administration on the condition of the common use elements.

Scope of the inspection.

The inspection is conducted according to the National Standards of Canada CAN/CSA-A770-16 Standards of Practice. This standard has been developed through the collaboration of home inspectors, regulators, consumer agencies and various technical specialists. Work completed in conformance with the requirements of this Standard has inherent limitations. The findings of the inspection of the home and property are based solely on the extent of the observations and information gathered during the inspection.

Weathertightness

Evaluation of systems and components for weathertightness are subject to the limitations and weather conditions present at the time of the inspection. Certain weather conditions can occur that may present problems that cannot be predicted.

Weather:

The inspector notes the specific weather conditions at the inspection. The conditions of rain, snow, frost or high winds make it impossible for the inspector to access the roof.

Temperatures will limit the inspectors assessment of HVAC and insulating systems. The ground conditions can greatly affect the assessment of many exterior and structural items. Many deficiencies in a building are seasonal and therefore the time of year is a major limitation to the inspection. The presence of a deficiency or the degree of a deficiency is affected by the time of year.

The summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended the client read the complete report.

Limitations (Continued)

It is unlawful for Licensed Home Inspectors in the Province of Alberta to give cost estimates of repairs.

Definitions

NOTE: The summary of deficiencies is provided to detail the more important items discussed during the inspection. Some minor items or maintenance items may be specified in the report for each system and not presented in this section. The summary should be used as a guide only and should not be considered fully inclusive of all deficient items. A minimum of 1% of the value of the building should be set aside for unforeseen deficiencies, beyond what is mentioned in this report.

Acceptable	Functional with no obvious signs of defect.
Minor	A visual deficiency that may or may not affect the habitability of the building and likely costs less than 1% of the property value to repair.
Monitor	A deficiency may be the result of a problem which requires monitoring over a long period of time or at a specific time of the year to determine if it is indeed an active or inactive problem. Monitoring may resolve the deficiency as a major or minor item for repair in the future.
Maintenance	Required ongoing standard upkeep or repairs.
Recommendation	A deficiency or item which can be repaired can sometimes be resolved by upgrading a system, and this is sometimes provided for information purposes. The recommendation or upgrade usually costs more than the repair and is reflected in the price range. Interior design and repair upgrades are not considered within the scope of the inspection and should be discussed with an architect to ensure an adequate budget.
Not Present	Item not present or not found.
Major	A visual deficiency that has a severe and immediate affect on the habitability of the building and likely costs more than 1% of the property value to repair.
More Info Required	A deficiency is sometimes noted which requires further analysis or investigation beyond the scope of the inspection. More information may determine the deficiency to be a major repair and therefore this is important to the overall condition.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

Exterior

The inspector makes every effort to observe as many of the systems as possible. Some limitations in the section include: Covered by decks and steps.

Unless otherwise stated the exterior elevations are viewed from the ground.

All sides. Exterior Surface

Exterior (Continued)

Minor Siding Types: Brick veneer., Vinyl siding: Vinyl siding is durable and relatively maintenance free. Caulking around windows and door frames should be monitored and resealed if gaps develop. Siding should be washed yearly to prevent oxidation. Minor damage to brick on garage, and spalled bricks at post. Remove soil from around brick and add washed stone. Bricks can be repaired or patched.



Maintenance Trim: Wood, Vinyl - Scrape and repaint or stain exterior window and door frames where necessary.

Inspector probed (by touch) suspect areas? Yes

Acceptable Steps: Precast concrete with metal handrail.



Acceptable Entry Doors: Metal insulated with storm door.

Minor Exterior Electric Outlets: 120 VAC with GFCIs. (ground fault circuit interrupters). Add a GFCI receptacle to west side outside outlet for safety.






Acceptable Walks: Poured concrete.

Exterior (Continued)

Minor	Driveway Poured concrete. Seal gap between garage pad and driveway. Try Backer Rod and/or polyurethane caulking.	
Acceptable	Windows: Vinyl, Double pane	
Acceptable	Soffit & Fascia: Prefinished metal soffit & fascia..	
Maintenance	Eavestroughs: Prefinished metal - Debris is present in the eavestroughs, cleaning required.	
Acceptable	Downspouts: Prefinished metal	
Acceptable	Leader/Extension: Downspout extensions drain over the lawn surface. Ensure downspout extensions are always kept in the down position.	
Acceptable	Flashings: Metal/Vinyl cap flashings.	
Minor	Hose Bibbs: Frost free hose bibbs. Ensure garden hoses are removed from all frost free hose bibbs before freeze up. Failure to do so could cause basement flooding. Outside hose bibb does not have an anti-siphon valve. Consider adding for safety available at hardware stores. (backflow prevention). Anti-siphon devices protect against a period of low water pressure in the supply line where contaminated water could be sucked back into the potable water supply.	
Acceptable	Vent Covers: Metal	
Maintenance	Intakes: Fresh air and combustion air. Clean furnace intake. This will improve interior air quality.	
Acceptable	Window Wells: Steel. Their purpose is to allow the grade to be raised above the window sill and prevent water from pooling beside the window. Correct grading of the soil should be maintained around the perimeter to prevent erosion.	

Exterior (Continued)

Minor	Sump discharge: Drains over lawn surface. Extend sump discharge pipe to splash pad level. A flex hose can be used in summer but must be removed for winter. A frozen flex hose can cause basement flooding.	
Minor	Gas Meter: Exterior surface mount at side of home. Caulk gasline to siding.	
Acceptable Acceptable	Main Gas Valve: Located at the gas meter. Deck: Composite (Maintenance free) with metal railings. Deck is supported on concrete piles.	
Acceptable Acceptable Acceptable	Rear/Deck Steps: Wood composite with metal handrail. Rear/Patio Door: Metal insulated with storm door. Parging: Parging is a thin cosmetic coat of mortar applied to the exterior of the foundation above grade. Minor cracks are typical.	

Exterior (Continued)

Minor Fence: Wood. Some sections of fence are in poor repair, some rot present, budget to replace along the rear side.



Minor Vegetation: Large trees, Shrubs. Trees planted too near the foundation. Roots can cause damage to the foundation. Ideally trees should be planted a minimum of 20' from the foundation. Tree limbs over hang the roof and should be cut back.

Minor Grading: Earth/stone., Concrete/driveway., Concrete/walk. Settlement and low areas around the foundation should be filled with clay type soil (or soil and a poly sheet) and sloped away from the house. A swale should exist between adjacent properties. Poor grading may contribute to a damp basement among other problems.



Acceptable Retaining Walls: Allan Block.

Roof

The inspector is not required to walk on roofing, observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors. The inspector shall observe roof coverings, roof drainage systems, flashings, skylights, chimneys, and roof penetrations.

Main Roof Surface

Method of Inspection: Roof cover was accessed by ladder.

Unable to Inspect: Most of the roof was visible at the inspection.

Minor

Material: Cedar shake. [Have roofing company re-secure loose ridge shakes.](#)



Approx. Age: 12 yrs. Cedar shake roofs typically last 25- 30yrs.

Cedar shake roofs, common problems with the wood are splitting and rot. Both are due to moisture.

Wood roofs require maintenance every 5 yrs. to 10 yrs. to add missing or dislodged shakes and replace severely cracked ones. Moss or other organic matter should not be allowed to grow on the roof cover as it promotes wood rot.



Type: Hip roof.

Acceptable

Flashing: Galvanized, Neoprene, Plastic.

Roof (Continued)

Acceptable Valleys: Preformed metal.



Acceptable Roof Vents: Flat vent(s).
Acceptable Roof Jacks: Galvanized steel.
Acceptable Plumbing Vents: ABS.

Chimney/Exhaust Vents

Roof. Chimney

Method of Inspection: Viewed from the ground with binoculars.

Acceptable Chimney: Wood framed., Vinyl siding.

Services: Furnace and water heater.

Acceptable Flue/Flue Cap: Metal B-Vent., Metal cap.

Side wall. Chimney

Method of Inspection: Viewed from the ground.

Acceptable Chimney: Metal surface mount direct vent.

Services: Gas fireplace.

Acceptable Flue/Flue Cap: Metal cap.

Garage/Carport

The inspector shall observe garage or carport and report on automatic garage door reversing mechanism.

Attached. Garage

Type of Structure: Wood framed.

Car Spaces: 2

Acceptable Exterior Sidings: Brick veneer, Vinyl siding

Maintenance Trim: Wood. **Scrape and repaint or stain exterior wood trim.**

Garage/Carport (Continued)

Maintenance Garage Doors: Insulated metal. **Paint touch required overhead door.**



Acceptable Door Operation: Mechanized.

Garage door opener safety reverse brake functional? No :The reverse brake feature on the door opener was tested and found not to be functional. This feature should be adjusted and tested seasonally as it is designed to prevent the door from closing and damaging your car or causing bodily injury. Adjust reverse brake for safety.

Garage door opener sensors functional? Yes :The photoelectric sensors on the door opener was tested and found to be functional. This feature should be tested seasonally. Photoelectric sensors are to be installed per the garage door operator manufacturers instructions, with the top of the photoelectric eye lens no higher than six (6) inches above the garage floor.

Method of Inspection: Viewed from the attic access hatch.

Acceptable Floor/Foundation/Walls/ceilings. Poured concrete with grade beam or 1/2 wall on concrete footing. Minor floor cracks present. Cracks can be sealed.

Acceptable Electrical: 120 Volt AC.

Acceptable Eavestroughs: Prefinished metal

Acceptable Stairs, Handrails, Railings: Wood steps with wood railings and handrails.

Acceptable Hose Bibs: Old style hose bibbs with inside shut off valves. Ensure old style hose bibbs are winterized before freeze up. These bibs require draining from bleeder inside the basement.

Acceptable Heating: Natural gas overhead radiant. Furnace operated. Life expectancy is 15-20 years on these furnaces.

Electrical

Testing of timers, low voltage circuits such as door bells, security systems, intercom systems, communication systems or other ancillary wiring that is not part of the primary electrical distribution system, is beyond the scope of this inspection.

A representative number of outlets and switches are tested.

All electrical repairs should be completed by a Certified Electrician.

Because of the risk of alerting first responders, Smoke and Carbon Monoxide alarms will NOT be tested during the home inspection. For monitored life safety systems, contact the monitoring company regarding inspection of the system.

Manufactures recommendations should be followed for installation, operation, testing and replacement procedures.

Pushing the test button on smoke alarms in most cases does not test the sensor, therefore this test does not ensure the alarm will function as intended during an actual fire.

Service Size Amps: 100.

Electrical (Continued)

Volts: 120-240 VAC

Acceptable	Service: The electrical service to this house is supplied by an underground service conduit.
Acceptable	Conductor Type: Romex and Armored cable -This wiring is modern grounded cable that is equipped with a grounded wire. This wire enables three pronged outlets to be used safely..
Acceptable	Service Conductor: Aluminum.
Acceptable	Service Grounding: Service ground is connected to the service side of the water meter.
Acceptable	Bonding: A static bonding wire is present connecting to gasline.
Acceptable	Service Conduit: Plastic.
The main	panel is located in the basement. Electric Panel
Acceptable	Manufacturer: Commander.



Was the panel accessed? Yes

Maximum Capacity: 125 Amps.

Acceptable Main Breaker Size: 100 Amps.

Acceptable Breakers: The panel is equipped with circuit breakers for overcurrent protection. These should be tripped periodically to ensure reliability.

Acceptable 120 VAC Branch Circuits: The visible distribution wiring in the house is composed of copper wire.

Acceptable 240 VAC Branch Circuits: Range and Dryer.

Acceptable Sub panels: Subpanel is located in the garage.

Room for more circuits? Yes

Not Present AFCI: Because of the age of the house Arc Fault Circuit Interrupters are not present. These specialized breakers are located on the panel and protect general circuits. The purpose of these breakers is to trip if arcing is taking place and protect from possible fire.

Consult with a licensed electrician for information on retrofitting AFCI breakers into an older home.

Plumbing

Plumbing service pipes are underground, as a result they are not inspected as part of a professional home inspection. If more information is required, consider the services provided by a video inspection firm.

The inspector shall observe interior water supply and distribution systems including piping materials, supports, fixtures and faucets, functional flow, leaks, unusual cross connections, and hot water heating system.

The inspector shall observe interior drain, waste and vent systems including piping material, supports, traps, drains, venting. The inspector shall observe and operate sump pumps and operate waste pumps.

The inspector is not required to state the effectiveness of anti-siphoning devices.

The inspector is not required to determine if the water supply and waste system are public or private. The inspector is not required to determine on site water supply quantity or quality.

The inspector will not operate shut off valves or operate on site fire and lawn sprinkler systems.

Backwater Valves are not accessed as part of a professional home inspection.

Acceptable	Service Line: Copper.
Acceptable	Main Water Shutoff: Located in the basement by the water heater.
Acceptable	Water Lines: Copper, polyethylene (PEX), manifold system. Pipe manufacturer: Uponor
Acceptable	Pipe supports: Copper., Plastic
Acceptable	Drain Pipes: ABS. (acrylonitrile butadiene styrene)
Acceptable	Service Caps: Some accessible.
Acceptable	Vent Pipes: ABS.
Acceptable	Gas Service Lines: Iron., Copper., CSST (corrugated stainless steel tubing)
Mainline Backwater Valve located ? Yes : A backwater valve provides protection against sewer backup when operating properly. Check backwater valve operation periodically.	
Basement Water Heater	
Acceptable	Water Heater Operation: Functional at time of inspection. Life expectancy is 10yrs. to 15yrs. on a typical water heater.
Manufacturer: Bradford-White.	
Type: Natural gas	
Capacity: 151 litre., 33 Gallon Imp.	
Approximate Age: 2008	
Area Served: Whole building.	
Acceptable	Water Lines: Copper.
Acceptable	Draft Control: Drafthood.
Acceptable	Devices: Standing pilot light.
Acceptable	Flue Pipe: Metal single wall.
Acceptable	TPRV and Drain Tube: A Temperature, pressure relief valve is mounted on the side of the water heater with a discharge tube installed for safety.

Heating System

The inspector makes every effort to observe as many of the systems as possible. Inspection of the heating system as required by CSA-A770 standards is not a comprehensive examination of the system and does not replace review and maintenance by a licensed HVAC technician. A definitive inspection of the heat exchanger requires dismantling of the furnace which is outside the scope of a professional home inspection. When possible, the inspector will view accessible critical areas with a mirror and flashlight.

Basement Heating System

Monitor Heating System Operation: Unit operated for one complete cycle. Life expectancy is 20 -25 years on most furnaces. Furnace is nearing the end of it's design life

Manufacturer: Lennox.

Type: Forced air mid efficient.

Capacity: 100,000 BTU

Area Served: Whole building.

Approximate Age: 1994

Fuel Type: Natural gas.

Acceptable Heat Exchanger: Steel clamshell type. Carbon monoxide test. 0 ppm

Unable to Inspect: Heat exchanger checked with mirror and flashlight. 60% visible

Acceptable Blower Fan/Filter: Direct drive with disposable filter. This type of filter requires checking monthly and replace as required. Ensure arrow points toward the furnace. Use MERV 8 or better rated filters.

Acceptable Distribution: Metal ductwork with plastic/cardboard return plenums..

Acceptable Draft Control: Drafthood.

Acceptable Flue Pipe: Metal single wall.

Recommendation Humidifier: Rotating drum humidifier should be cleaned and the foam pad replaced yearly.

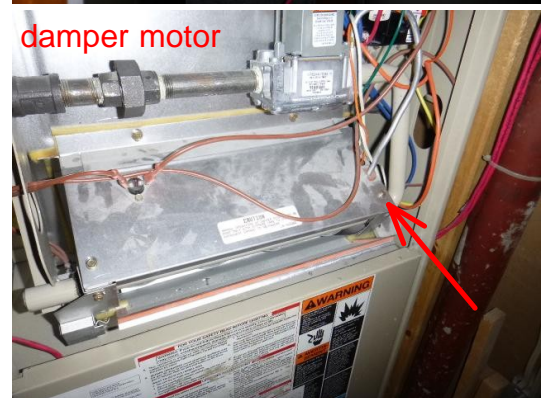
Humidifier should be turned:

" off " for summer:

" on " for winter.

Close damper in summer and open damper in winter, this very important if an air conditioner is present. Recommend upgrading to a Flow Through type humidifier.

Minor Devices: Electronic ignition, flame sensor, high limit switch. The damper is not functioning properly. This device allows combustion air to enter the combustion chamber. Failure of this device will stop the furnace from starting up. This must be serviced ASAP.



Heating System (Continued)

Acceptable Controls: Service switch.

Asbestos: Houses built after the mid 1980's have a very low risk of asbestos material.

Structure

The inspector shall observe visible structural components of the foundation, walls, floors columns, ceiling structure, roof structure. The inspector shall observe under floor crawlspaces from the access point unless easily accessible and full entry would not damage the property. The inspector shall report on signs of water penetration into the building or signs of abnormal or harmful condensation on building components.

The inspector is not required to probe any surface when probing will cause damage. The inspector is not required to observe under floor crawl spaces which are obstructed or not easily accessible, when entry could damage the property, when entry could pose a health risk. The inspector makes every effort to observe as many of the systems as possible. Some limitations in this section include: Most ceilings are finished, therefore there is very little access to view structural components.. Walls covered.

Main Structure

Acceptable

Structure Type: The house is constructed using 2" x 6" wood framing. This corresponds to R-20 insulation in the exterior walls.

Minor

Foundation: The foundation walls are constructed of poured concrete. Rating is based on the visible areas only. Hairline vertical shrinkage cracks are expected. Hairline vertical cracks were noted in the foundation walls at the basement windows. The cracks are likely due to normal shrinkage of the concrete. They should be monitored for seepage which would indicate that waterproofing repairs to the cracks are required. Consider sealing the vertical crack in the laundry room, this crack appears at higher risk of leaking.



Acceptable

Floor/Slab: Poured slab.

Acceptable

Beams: A built up wood beam provides intermediate support for the floors and walls above.

Acceptable

Piers/Posts: Steel teleposts.

Acceptable

Joists/Trusses: 12" Engineered I-joists.

Acceptable

Subfloor: Plywood.

Basement

The inspector makes every effort to observe as many systems as possible. Some limitations specific to inspecting the basement include: Walls covered.

Main house. Basement

Acceptable	Unable to Inspect: The foundation walls are mostly covered, as a result the condition is not fully known. The foundation walls were viewed wherever possible. Some small cracks are typical and can be sealed if required.
Monitor	Moisture: A Protometer type moisture meter was used in suspect areas of the basement., No visual evidence of water problems in the basement. The basement walls and floors were examined for evidence of water seepage. It is usually not possible to determine the severity and regularity of such problems without monitoring the walls over several months. Most water problems are a result of non functioning eavestroughs, downspouts or poor surface drainage.
Maintenance	Floor Drain: Basement floor by laundry. Flush out floor drain.
Acceptable	Electrical: 120 Volt AC/240 Volt AC.
Acceptable	HVAC Source: Heating system registers.
Recommendation	Sump Pump: A sump system is present in the basement. The pit in the floor is designed to collect water from the foundation weeping tile and then pump that water to the exterior. Pump should be tested seasonally, and pump replaced every 5-7 yrs. Recommend replacing sump pump soon, as pump appears to be past its design life.
Was the sump pump accessed and operated? Yes : Sump pump operated by manually lifting the float.	




Does sump pump have battery backup? No

Acceptable	Vapor Barrier: Plastic.
Acceptable	Insulation: Fiberglass, R-12.
Minor	Windows: Metal sliders. The basement bedroom windows are considered too small for proper means of egress. The window openable portion cannot be smaller than .35 sq. m. in area and no dimension less than 380mm. It is further recommended that the bottom of any egress window opening or sill not be higher than 1.5m (5 feet) above the floor. Therefore, built-in furniture below the window to assist in the event of an emergency is required. Bars with locks are not recommended at basement egress windows. For safety, a pull cable quick release type is a better choice.



Basement (Continued)

Minor	Plumbing Fixtures: Laundry, Wet bar. Recommend replacing washer hoses, past 5 yrs. Use braided stainless steel type hoses. Plastic dryer vent must be replaced to metal for fire safety.
Acceptable	Basement Stairs/Railings: Wood stairs with wood handrails.
Basement smoke alarm(s) present: Yes :	Replace outdated smoke detector.
Basement carbon monoxide alarm(s) present: No :	Add carbon monoxide detector by bedrooms.
Replace basement unit(s) on or before: :	Possession
Basement heat alarm(s) present: No	

Bathrooms:

Basement. Bathroom	
Acceptable	Electrical: 120 volt GFCI receptacle
Acceptable	Basin/Vanity: One piece sink/counter top. No overflow.
Minor	Faucets/Traps: Single lever with plastic trap. Leaking supply line at fitting.
	
Acceptable	Toilets: Regular flush
Acceptable	Shower: Acrylic shower surround.
Acceptable	Ventilation: Electric ventilation fan.
Ensuite Bathroom	
Acceptable	Electrical: 120 volt GFCI receptacle
Acceptable	Basin/Vanity: One piece sink/counter top. No overflow.
Acceptable	Faucets/Traps: Single lever with plastic trap.

Bathrooms: (Continued)

Minor	Toilets: Regular flush - The toilet is loose at the floor and requires tightening.	
Acceptable	Tub: Tub with tile/ceramilite surround.	
Acceptable	Shower: Operated	
Acceptable	Ventilation: Electric ventilation fan.	
Main Bathroom		
Acceptable	Electrical: 120 volt False face GFCI.	
Minor	Basin/Vanity: Molded single bowl. No overflow drain. Leak stains on drain. Tighten drain fitting.	
Acceptable	Faucets/Traps: Single lever with plastic trap.	
Acceptable	Toilets: Regular flush	
Acceptable	Tub: Tub with tile/ceramilite surround.	

Bathrooms: (Continued)

Minor Shower: Operated - Seal between spigot and tub with silicone.



Minor Ventilation: Electric ventilation fan. Exhaust fan is noisy and failing. Requires replacement.

Kitchens

Appliances are not included as part of a professional home inspection. Appliances included in the real estate transaction should be in an operating condition relative to their age at time of possession. Some appliances may be operated in order to confirm function flow and drainage.

1st Floor. Kitchen

Acceptable	Ventilator: Exhaust fan vents to the exterior through the built in microwave.
Acceptable	Electrical: 120 Volt split receptacles
Acceptable	Plumbing/Fixtures: Single lever, veggie sprayer with plastic trap.
Acceptable	Sink/Trap: Stainless steel double with plastic trap.
Acceptable	Dishwasher: Built in, operated.
Acceptable	Counter Tops: Laminate.
Minor	Cabinets: Wood. Tighten loose hinge hardware.



Acceptable Disposal: In-Sinkerator, Operated

Fireplace/Wood Stove

Basement. Fireplace

Acceptable

Fireplace Construction: Metal prefabricated.
Fireplace glass should be cleaned on the inside yearly, use Fireplace Glass Cleaner only. Keep area clean under the firebox.



Type: Gas log direct venting with pilot light.

Fireplace operated? Yes

Acceptable

Switch: Wall switch.

Acceptable

Mantle: Wood mantle

Minor

Hearth: Raised tile. [Repair grout around the trim surround, this is a cosmetic repair.](#)
[Minor grout repairs at hearth tile.](#)



Acceptable

Blower: Blower present and operated.

Blower operated? Yes

Acceptable

Combustion Air: From exterior, direct vent.

Minor

Gas Service Lines: Copper. [Gasline should be protected when passing through fireplace metal casing.](#)



Fireplace/Wood Stove (Continued)

Acceptable Smoke Chamber: Metal.

Safety Screen present? No : Screens are now recommended (required for homes built after 2014) for children safety. To obtain a screen contact the manufacturer.

Not Inspected Flue: Not visible.

Interior:

Typical wall/ceilings minor cracks and touch ups are considered normal and may not be listed in report. The inspector will observe and operate a representative number of subsystem items.

Home inspectors are not required to observe paint, wallpaper and other wall, ceiling and floor finishes except to note signs of water penetration.

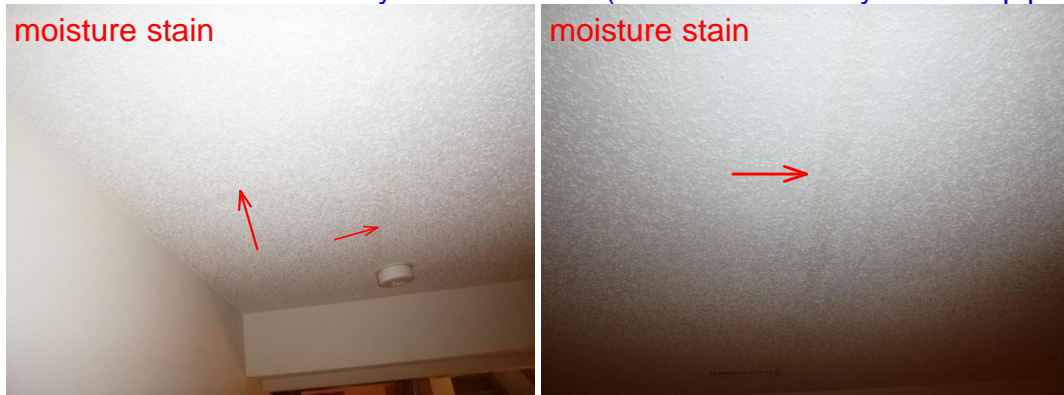
The inspector is not required to comment on or observe the condition of carpeting, draperies, blinds or other window treatments, household appliances.

Home inspectors are not required to move furniture, equipment, appliances, window treatments or floor coverings.

Sealed unit windows may develop condensation between panes. Early stages of failure may not be noticeable during the inspection because of the ambient temperature and humidity.

(Basement) Living room, dining room, family room, bedrooms, hallways. Living Space

Minor Ceiling Finishes: Texture paint. Water stains were noted in the basement ceiling below the kitchen. The stains were dry during the inspection using a moisture meter, also checked with an infrared camera. Stain should be monitored for further leakage. The source of the leak may still be active. (See notes on Poly B water piping).



Minor Walls Finishes: Drywall paint. Some minor dents, cracks and defects. Minor repairs and paint touch ups.

Minor Floor Coverings: Vinyl floor covering, Carpet, Hardwood. Some carpets are buckling, this can be a trip hazard. Carpets require stretching.

Acceptable Doors: Wood., Bi-fold., Pocket door.

Minor Windows: Metal sliders, Vinyl casements, Vinyl sliders., Fixed units. Moisture present inside the layers of glass. Replacement of the glass unit is the preferred method of repair.

Interior: (Continued)

Minor Electrical Fixtures: 120 Volt AC. **Missing outlet/switch coverplate.**



Acceptable HVAC Distribution: Heating system registers. Heating registers checked with the aid of an infrared camera.

Acceptable Thermostats: Programmable

Acceptable Stairs, Handrails, Railings: Wood steps, Wood handrails., Wood railings.

Acceptable Exhaust/Ventilation: This house has a Central Ventilation System operated by a wall switch typically found in the hallway. When activated, the system operates the furnace blower and a hallway fan, bathroom fan or inline fan simultaneously. This allows for more air changes per hour and improves interior air quality.

Smoke alarm(s) present: Yes : **Replace outdated smoke detector.**

Carbon monoxide alarm(s) present: No : **Add carbon monoxide detector by bedrooms. Recommend installing combination units, smoke and CO.**

Replace unit(s) on or before: : Possession

Heat alarm(s) present: No

Central ventilation system present and operated? Yes

Traps observed below fixtures.? Yes

All fixtures operated for a brief period. flow observed? Yes

Heat confirmed for accessible vents/registers? Yes

A representative number of outlets and switches were tested? Yes

A representative number of windows operated? Yes

All exhaust fans operated for a brief period? Yes

Acceptable GFCI: The house is equipped with Ground Fault Circuit Interrupters. These outlets provide a high level of safety in areas where electrical shock is at higher risk. All GFCIs should be tested using the test button monthly. GFCI deficiencies will be noted in the appropriate sections.

GFCIs tested using outlet tester? Yes

Interior: (Continued)

Appliances: Appliances are not part of a professional home inspection. However some were run through a cycle to check for functional flow and drainage and power. Appliances will not be run if they contain clothing, are not connected, unsafe or where there is risk of property damage.



Interior: (Continued)

Appliances: (continued)



Washer operated? Yes
Dryer operated? Yes
Range/Oven operated? Yes
Fridge operated? Yes
Microwave (built in) operated? Yes
Dishwasher (built in) operated? Yes

Attic

The inspector shall observe insulation and vapour retarders in unfinished spaces and observe ventilation of attics and foundation areas.

The inspector is not required to report on concealed insulation or vapour retarders or report on the presence of any potentially hazardous materials including but not limited to asbestos or urea formaldehyde foam insulation. The inspector is not required to report on ventilation of inaccessible attics and foundations.

Unless otherwise noted, (for safety and to limit the risk of property damage) the attic will be viewed from the attic hatch. Areas not visible from the the hatch will not be commented on.

Main Attic

Method of Inspection: Viewed from the attic access hatch.

Acceptable Unable to Inspect: Approximately 70% of the attic was visible.

Acceptable Roof Framing: Engineered Truss.



Acceptable Sheathing: Plywood.

Acceptable Ventilation: Peak and soffit vents.

Acceptable Insulation: Cellulose.

Recommendation Insulation Level: There are about 8 " of insulation present in the attic. This amount of insulation corresponds to a thermal resistance level of approximately R-32. Recommend additional insulation be installed. Current standard is R-40 approximately 11" of cellulose.

Weatherstripping present for attic hatch cover? Yes : [Improve weatherstripping at the attic hatch.](#)



Insulation present on attic hatch cover? Yes

Acceptable Vapor Barrier: Plastic.

Acceptable Exhaust Fan Venting: Vent pipes visible above the insulation, connected in the attic.

Attic (Continued)

Acceptable Moisture Penetration: Attic observed for moisture.

Garage. Attic

Method of Inspection: Viewed from the attic access hatch.

Acceptable Unable to Inspect: Most of the attic was visible.

Acceptable Roof Framing: Engineered Truss.



Acceptable Sheathing: Plywood.

Acceptable Ventilation: Peak and soffit vents.

Minor Insulation: No attic insulation. [Add garage attic insulation.](#)

Weatherstripping present for attic hatch cover? No : [Add weatherstripping to the attic hatch.](#)

Insulation present on attic hatch cover? No : [Add insulation to the attic cover.](#)

Acceptable Vapor Barrier: Plastic.

Acceptable Moisture Penetration: Attic observed for moisture.

Executive Summary

The executive summary or comparative statements can be altered or changed by the inspector if further evidence or information is provided at a later date.

This does not make the inspector liable for this executive summary or statement since it is specifically an opinion expressed at a certain period of time in the life of the building or system based on those items visual and included in the inspection in accordance with the limitations provided. The inspector is not an expert, installer, or technician and therefore evidence provided by any of these or other parties may alter the summary, statements or findings.

The executive summary provides the inspector the opportunity to comment on the basic overall condition of the building, based on the visual findings at the specific time of the inspection and the limitations presented. The inspector compares the building to others of a similar age, class and type as explained in the general information section.

AVERAGE CONDITION The building or system has some minor deficiencies which is expected. Most buildings or systems fall into this category.

Minor Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Exterior

1. All sides. Exterior Surface Siding Types: Brick veneer., Vinyl siding: Vinyl siding is durable and relatively maintenance free. Caulking around windows and door frames should be monitored and resealed if gaps develop. Siding should be washed yearly to prevent oxidation. [Minor damage to brick on garage, and spalled bricks at post. Remove soil from around brick and add washed stone. Bricks can be repaired or patched.](#)
2. Exterior Electric Outlets: 120 VAC with GFCIs. (ground fault circuit interrupters). [Add a GFCI receptacle to west side outside outlet for safety.](#)
3. Driveway Poured concrete. [Seal gap between garage pad and driveway. Try Backer Rod and/or polyurethane caulking.](#)
4. Hose Bibbs: Frost free hose bibbs. Ensure garden hoses are removed from all frost free hose bibbs before freeze up. Failure to do so could cause basement flooding. [Outside hose bibb does not have an anti-siphon valve. Consider adding for safety available at hardware stores. \(backflow prevention\). Anti-siphon devices protect against a period of low water pressure in the supply line where contaminated water could be sucked back into the potable water supply.](#)
5. Sump discharge: Drains over lawn surface. [Extend sump discharge pipe to splash pad level. A flex hose can be used in summer but must be removed for winter. A frozen flex hose can cause basement flooding.](#)
6. Gas Meter: Exterior surface mount at side of home. [Caulk gasline to siding.](#)
7. Fence: Wood. [Some sections of fence are in poor repair, some rot present, budget to replace along the rear side.](#)
8. Vegetation: Large trees, Shrubs. [Trees planted too near the foundation. Roots can cause damage to the foundation. Ideally trees should be planted a minimum of 20' from the foundation. Tree limbs over hang the roof and should be cut back.](#)
9. Grading: Earth/stone., Concrete/driveway., Concrete/walk. [Settlement and low areas around the foundation should be filled with clay type soil \(or soil and a poly sheet\) and sloped away from the house. A swale should exist between adjacent properties. Poor grading may contribute to a damp basement among other problems.](#)

Roof

10. Main Roof Surface Material: Cedar shake. [Have roofing company re-secure loose ridge shakes.](#)

Garage/Carport

11. Attached. Garage Garage door opener safety reverse brake functional? No :[The reverse brake feature on the door opener was tested and found not to be functional. This feature should be adjusted and tested seasonally as it is designed to prevent the door from closing and damaging your car or causing bodily injury. Adjust reverse brake for safety.](#)

Minor Summary (Continued)

Heating System

12. Basement Heating System Devices: Electronic ignition, flame sensor, high limit switch. The damper is not functioning properly. This device allows combustion air to enter the combustion chamber. Failure of this device will stop the furnace from starting up. This must be serviced ASAP.

Structure

13. Main Structure Foundation: The foundation walls are constructed of poured concrete. Rating is based on the visible areas only. Hairline vertical shrinkage cracks are expected. Hairline vertical cracks were noted in the foundation walls at the basement windows. The cracks are likely due to normal shrinkage of the concrete. They should be monitored for seepage which would indicate that waterproofing repairs to the cracks are required. Consider sealing the vertical crack in the laundry room, this crack appears at higher risk of leaking.

Basement

14. Main house. Basement Windows: Metal sliders. The basement bedroom windows are considered too small for proper means of egress. The window openable portion cannot be smaller than .35 sq. m. in area and no dimension less than 380mm.
It is further recommended that the bottom of any egress window opening or sill not be higher than 1.5m (5 feet) above the floor. Therefore, built-in furniture below the window to assist in the event of an emergency is required. Bars with locks are not recommended at basement egress windows. For safety, a pull cable quick release type is a better choice.
15. Main house. Basement Plumbing Fixtures: Laundry, Wet bar. Recommend replacing washer hoses, past 5 yrs.
Use braided stainless steel type hoses.
Plastic dryer vent must be replaced to metal for fire safety.
16. Main house. Basement smoke alarm(s) present: Yes : Replace outdated smoke detector.
17. Main house. Basement carbon monoxide alarm(s) present: No : Add carbon monoxide detector by bedrooms.

Bathrooms:

18. Basement. Bathroom Faucets/Traps: Single lever with plastic trap. Leaking supply line at fitting.
19. Ensuite Bathroom Toilets: Regular flush - The toilet is loose at the floor and requires tightening.
20. Main Bathroom Basin/Vanity: Molded single bowl. No overflow drain. Leak stains on drain.
Tighten drain fitting.
21. Main Bathroom Shower: Operated - Seal between spigot and tub with silicone.
22. Main Bathroom Ventilation: Electric ventilation fan. Exhaust fan is noisy and failing. Requires replacement.

Minor Summary (Continued)

Kitchens

23. 1st Floor. Kitchen Cabinets: Wood. [Tighten loose hinge hardware.](#)

Fireplace/Wood Stove

24. Basement. Fireplace Hearth: Raised tile. [Repair grout around the trim surround, this is a cosmetic repair.](#)
[Minor grout repairs at hearth tile.](#)
25. Basement. Fireplace Gas Service Lines: Copper. [Gasline should be protected when passing through fireplace metal casing.](#)

Interior:

26. (Basement) Living room, dining room, family room, bedrooms, hallways. Living Space Ceiling Finishes: Texture paint. [Water stains were noted in the basement ceiling below the kitchen. The stains were dry during the inspection using a moisture meter, also checked with an infrared camera. Stain should be monitored for further leakage. The source of the leak may still be active. \(See notes on Poly B water piping\).](#)
27. (Basement) Living room, dining room, family room, bedrooms, hallways. Living Space Walls Finishes: Drywall paint. [Some minor dents, cracks and defects. Minor repairs and paint touch ups.](#)
28. (Basement) Living room, dining room, family room, bedrooms, hallways. Living Space Floor Coverings: Vinyl floor covering, Carpet, Hardwood. [Some carpets are buckling, this can be a trip hazard. Carpets require stretching.](#)
29. (Basement) Living room, dining room, family room, bedrooms, hallways. Living Space Windows: Metal sliders, Vinyl casements, Vinyl sliders., Fixed units. [Moisture present inside the layers of glass. Replacement of the glass unit is the preferred method of repair.](#)
30. (Basement) Living room, dining room, family room, bedrooms, hallways. Living Space Electrical Fixtures: 120 Volt AC. [Missing outlet/switch coverplate.](#)
31. (Basement) Living room, dining room, family room, bedrooms, hallways. Living Space Smoke alarm(s) present: Yes : [Replace outdated smoke detector.](#)
32. (Basement) Living room, dining room, family room, bedrooms, hallways. Living Space Carbon monoxide alarm(s) present: No : [Add carbon monoxide detector by bedrooms. Recommend installing combination units, smoke and CO.](#)

Attic

33. Main Attic Weatherstripping present for attic hatch cover? Yes : [Improve weatherstripping at the attic hatch.](#)
34. Garage. Attic Insulation: No attic insulation. [Add garage attic insulation.](#)
35. Garage. Attic Weatherstripping present for attic hatch cover? No : [Add weatherstripping to the attic hatch.](#)
36. Garage. Attic Insulation present on attic hatch cover? No : [Add insulation to the attic cover.](#)

Monitor Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Heating System

1. Basement Heating System Heating System Operation: Unit operated for one complete cycle. Life expectancy is 20 -25 years on most furnaces. Furnace is nearing the end of it's design life

Basement

2. Main house. Basement Moisture: A Protometer type moisture meter was used in suspect areas of the basement., No visual evidence of water problems in the basement. The basement walls and floors were examined for evidence of water seepage. It is usually not possible to determine the severity and regularity of such problems without monitoring the walls over several months. Most water problems are a result of non functioning eavestroughs, downspouts or poor surface drainage.

Maintenance Summary

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Exterior

1. Trim: Wood, Vinyl - Scrape and repaint or stain exterior window and door frames where necessary.
2. Eavestroughs: Prefinished metal - Debris is present in the eavestroughs, cleaning required.
3. Intakes: Fresh air and combustion air. Clean furnace intake. This will improve interior air quality.

Garage/Carport

4. Attached. Garage Trim: Wood. Scrape and repaint or stain exterior wood trim.
5. Attached. Garage Garage Doors: Insulated metal. Paint touch required overhead door.

Plumbing

6. Mainline Backwater Valve located ? Yes : A backwater valve provides protection against sewer backup when operating properly. Check backwater valve operation periodically.

Basement

7. Main house. Basement Floor Drain: Basement floor by laundry. Flush out floor drain.

Recommendation Summary

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Heating System

1. Basement Heating System Humidifier: Rotating drum humidifier should be cleaned and the foam pad replaced yearly. Humidifier should be turned:
" off " for summer:
" on " for winter.
Close damper in summer and open damper in winter, this very important if an air conditioner is present. Recommend upgrading to a Flow Through type humidifier.

Basement

2. Main house. Basement Sump Pump: A sump system is present in the basement. The pit in the floor is designed to collect water from the foundation weeping tile and then pump that water to the exterior. Pump should be tested seasonally, and pump replaced every 5-7 yrs. Recommend replacing sump pump soon, as pump appears to be past its design life.

Fireplace/Wood Stove

3. Basement. Fireplace Safety Screen present? No : Screens are now recommended (required for homes built after 2014) for children safety. To obtain a screen contact the manufacturer.

Attic

4. Main Attic Insulation Level: There are about 8 " of insulation present in the attic. This amount of insulation corresponds to a thermal resistance level of approximately R-32. Recommend additional insulation be installed. Current standard is R-40 approximately 11" of cellulose.