



# PROPERTY INSPECTION REPORT

1234 Nowhere Ave SW, Calgary,

*CLIENT: Bond James*

*INSPECTOR: Ibrahim Karaibrahimovic*

*LICENSES: #342918 / #347158*

*AGENT: Ibrahim Karaibrahimovic*

*DATE OF INSPECTION: 8/3/2023*

*TIME OF INSPECTION: 4pm*

*WEATHER: Sunny, 23 degrees*

**403-919-3336**

**NIRHomeInspections.com**

**info@nirhomeinspections.com**



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8/3/2023

Hello Bond;

Thank you for engaging NIR Real Estate Inspections for your home inspection services. I do appreciate you using my services at 1234 Nowhere Ave SW in Calgary on 8/3/2023. The inspection will not eliminate all the risk. A home inspector is a generalist, please feel free to hire specialist(s) to further inspect the property.

I am very proud of my service(s) and trust that you will be happy with the quality of my inspection and digital PDF report. This report is a general guide that provide you with some objective information to help you make your own evaluation of the overall condition of the home. This report is not technically exhaustive inspection of the structure, systems, or components. As a home owner unexpected repairs should always be anticipated.

If you have any questions on your report please don't hesitate to contact me and I'll be happy to explain details further.

Your feedback is also great appreciated as we continually strive to improve our services. If you are happy with today's service and your overall inspection experience, please leave a rating below.

**Google Review:**

**Review URL: [Click Here To Review Us!](#)**

**BBB Accredited Business Profile: [Click Here To See Our Profile!](#)**

Facebook: <https://www.facebook.com/pg/NIRYYC/reviews/>

Thank you,

(IB) Ibrahim Karaibrahimovic

NIR Real Estate Inspections Inc.

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## Summary Report

Exterior		
Page 13 Item: 3	Exterior Wall Cladding Condition	<ul style="list-style-type: none"> <li>• Missing stucco observed with gaps present, suggest repairs as necessary. Poor finishing noted.</li> </ul> Location: rear
Page 13 Item: 4	Trim Conditions	<ul style="list-style-type: none"> <li>• Recommend review by a qualified professional for repair or as necessary prior to possession.</li> </ul> Location: rear missing stucco finishing at deck.
Page 14 Item: 5	Window/Frame Conditions	<ul style="list-style-type: none"> <li>• <b>CONDITION:</b> The trim above/lower <b>drip edge</b> on windows was not properly counterflushed. This can lead to deterioration of the trim themselves but would not likely create issues with the house itself. Recommend repairs</li> </ul> Location: Front
Page 15 Item: 6	Exterior Door Conditions	<ul style="list-style-type: none"> <li>• Adjust lock sets at exit doors will allow the door to pull tighter to the weatherstripping reducing the amount of heat loss during the winter months.</li> <li>• <b>CONDITION:</b> Front/Rear Gaps at top of Doors. Doors not installed level, space at top where weatherstripping meets door.</li> </ul> * Repair is advised
Page 15 Item: 7	Gutter Condition	<ul style="list-style-type: none"> <li>• <b>CONDITION:</b> There are no downspouts installed on the roof; No drainage gutters installed for roof drainage observed.</li> </ul> * Recommended further evaluation and necessary repair / improvement by a qualified contractor.
Page 16 Item: 11	Intake/Exhaust Vents Condition	<ul style="list-style-type: none"> <li>• Vent covers damaged/missing. Recommended for replacement/repairs.</li> </ul>
Page 19 Item: 18	Stair Condition	<ul style="list-style-type: none"> <li>• <b>CONDITION:</b> Deck stairs not installed at rear deck</li> </ul> * Recommend review at walkthrough prior to possession.
Garage		
Page 25 Item: 4	Gutter/ Downspout Conditions	<ul style="list-style-type: none"> <li>• <b>CONDITION:</b> Missing gutters/ downspouts observed. Suggest downspouts be installed to ensure proper drainage away from the foundation. Moisture related issues to roofing edge, siding, water damage/intrusion, as well as foundation related problems can occur.</li> </ul> Recommend installation to gutter by qualified contractor.
Page 26 Item: 6	Garage Door Condition	<ul style="list-style-type: none"> <li>• Voids space seen at bottom where concrete meets weatherstripping on door due to concrete pad cracks/uplifting condition.</li> </ul> *Recommend adjustment of opener to close gap at bottom. <ul style="list-style-type: none"> <li>• Weatherstripping is damaged, recommend replacement, as necessary.</li> </ul>
Page 27 Item: 7	Door Hardware/Opener Condition	<ul style="list-style-type: none"> <li>• Door opener is disconnected, did not test</li> </ul> Recommend testing prior to possession.



Page 27 Item: 9	Exterior Door Condition	<ul style="list-style-type: none"> <li>• Recommend review for repair or replacement as necessary. Gaps around door lock observed. Door lockset is small and hole cut seems too big.</li> </ul>
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#### Basement/Furnace Room

Page 31 Item: 5	Joist/Beam/Support Condition	<ul style="list-style-type: none"> <li>• <b>CONDITION:</b> Vertical support beam at furnace room has insufficient support. Only one screw holding post in place! Poorly support, beam is insufficiently supported from above as there is nothing above to secure the support post. <b>SAFETY:</b> Recommend further review with builder for repairs prior to possession!</li> </ul>
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Page 33 Item: 8	Basement Comments	
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Basement; furnace room; not closing properly. Missing screws in hinge not installed. Repair advised.

#### Plumbing

Page 36 Item: 5	Sump Pump Conditions	<ul style="list-style-type: none"> <li>• <b>CONDITION:</b> Recommend routing discharge away from foundation to reduce the chance of water re-entry. Sump pump water discharging point was too close to the building; discharging water near the foundation could result in water penetration inside the basement. Water must be discharged at least 20 feet away from the building. Recommend to be repaired by a qualified contractor.</li> </ul>
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#### Electrical

Page 39 Item: 3	Main Panel Comments	<ul style="list-style-type: none"> <li>• <b>CONDITION:</b> Oversized wiring for the circuit is considered a safety hazard and should be repaired by a licensed electrician.</li> </ul>
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#### Heating

Page 45 Item: 6	Distribution Ducting Condition	<ul style="list-style-type: none"> <li>• <b>CONDITION:</b> Poor air flow or functional heat was observed at this heat delivery resister. Recommend immediate further investigation and repairs by an HVAC contractor prior to lifting your inspection conditions. * location: basement/ ceiling duct next to gym area.</li> </ul>
Page 46 Item: 7	Humidifier Condition	<ul style="list-style-type: none"> <li>• <b>CONDITION:</b> No shutoff valve installed at hot water tank. *Recommend installation by qualified plumber. * Water supply line is not connected. Humidifier not operational</li> </ul>

Page 47 Item: 8	Heating Comments	<ul style="list-style-type: none"> <li>• Multi Zone In-Floor Radiant Heating plumbing present in basement.</li> <li>Condition: NO seperated water tank to supply in floor radiant hearing.</li> <li>*Recommend reviewing current setup with builder as this system is not completed.</li> </ul>
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Multi Zone In-Floor Radiant Heating plumbing present in basement.  
Condition: NO seperated water tank to supply in floor radiant hearing.  
\*Recommend reviewing current setup with builder as this system is not completed.



HRV - Missing one filter/ not installed - recommend installation

#### Air Conditioning

Page 49 Item: 1	Air Conditioning Comments	<ul style="list-style-type: none"> <li>• Recommend review by a licensed HVAC contractor for moving the unit away from exterior faucet as necessary, prior to close.</li> </ul>
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#### Water Heater

Page 51 Item: 1	Water Heater	<ul style="list-style-type: none"> <li>• Tankless (Instantaneous) Water Heater</li> <li>* No power to appliance</li> </ul>
Page 51 Item: 2	Supply lines Condition	<ul style="list-style-type: none"> <li>• CONDITION: Unit off at time of inspection; unit not tested/no power.</li> <li>* checked plugs/ breaker ON.</li> </ul>
Page 52 Item: 4	Combustion Chamber Conditions	<ul style="list-style-type: none"> <li>• CONDITION: PILOT light not lit, could not test unit. Have seller or representative turn on unit and verify proper operation in time of buyers final walk-through, prior to closing.</li> </ul>
Page 52 Item: 6	Water Heater Comments	<ul style="list-style-type: none"> <li>• CONDITION: Off at time of inspection; combustion operation not reviewed.</li> </ul>

#### Kitchen/Dining Area

Page 54 Item: 4	Kitchen Windows Condition	<ul style="list-style-type: none"> <li>• Recommended to use Silicone 100% to seal around prolong life on window frames.</li> <li>* Gaps around window trim work observed.</li> </ul>
Page 55 Item: 6	Kitchen Cabinets Condition	<ul style="list-style-type: none"> <li>• Doors are out of alignment Cabinets. These can usually be leveled out by adjusting the hinge screws. Don't over do it! 1/4 turn at a time.</li> </ul> <p>Use screw 1 to adjust the doors from side to side. Turning the screw in a clockwise direction moves the door closer to the edge of the cabinet. You can adjust both the top and bottom hinge to move the doors closer together or further apart. If you loosen screws 2 &amp; 4 the hinge backplate can be moved up or downwards.</p>

Page 56 Item: 11	Stove Conditions	<ul style="list-style-type: none"> <li>• <b>CONDITION:</b> Gas Burner(s) were not inoperable during inspection.</li> <li>Recommend further review by qualified appliance contractor.</li> <li>* Wall oven not tested; packaging not removed from new appliance.</li> <li>We do not unpackage new appliances.</li> <li>• Did not test, installation is incomplete.</li> <li>*Wall oven</li> </ul>
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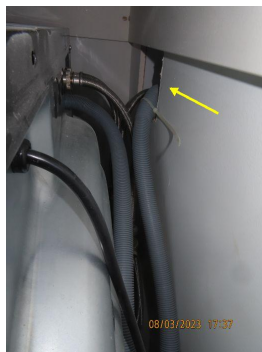


Difficult to rear the gas shutoff! Recommend repairs for safety.

Page 57 Item: 13	Dishwasher Condition	<ul style="list-style-type: none"> <li>• Installation is incomplete, dishwasher packaging present during inspection.</li> </ul>
Page 58 Item: 15	Microwave	<ul style="list-style-type: none"> <li>• Inoperable at the time of inspection</li> <li>Installation not completed during inspection.</li> </ul>
Page 58 Item: 16	Fridge Condition	<ul style="list-style-type: none"> <li>• Refrigerators - Our inspection of this item is purely to see if the internal walls are cold.</li> <li>Please note we do not use any special equipment to test these items.</li> <li>Also we DO NOT test water hook ups, water dispensers or ice makers connected to the refrigerators.</li> <li>* Appliance not plugged in/powerd up during inspection.</li> </ul>

#### Laundry Area

Page 61 Item: 9	Washer Hook-ups	<ul style="list-style-type: none"> <li>• Installation is incomplete, washer not fully installed at time of inspection.</li> </ul>
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Recommend larger opening for access to shutoff valves!

## Fireplace

Page 63 Item: 3	Fireplace Comments	<ul style="list-style-type: none"> <li>• Not serviceable at time of inspection. Recommend confirming operational prior to possession.</li> <li>• Pilot light "off" at time of inspection. Lighting of pilot lights is not within the scope of inspection. Buyer is therefore urged to ensure satisfactory operation of this unit prior to close.</li> <li>*Recommend sealing gaps around fireplace</li> <li>• <b>CONDITION:</b> Gaps at top/ around fireplace were observed; Recommend completion.</li> </ul>
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## Other Interior Areas

Page 64 Item: 1	Floor Condition	<ul style="list-style-type: none"> <li>• * Poor trim work/baseboard noted at 2nd floor closet area.</li> <li>* Recommend repair as necessary.</li> </ul>
Page 64 Item: 2	Wall/Ceiling Condition	<ul style="list-style-type: none"> <li>• <b>CONDITION:</b> Poor finishing/paint job on wall trim throughout entire areas of the home.</li> <li>* We recommend that at walkthrough you take your time to review repairs made prior to possession.</li> </ul>
Page 65 Item: 4	Window Condition	<ul style="list-style-type: none"> <li>• Window locks were either damaged, inoperable at one location.</li> <li>Unable to close window</li> <li>Location: 2nd floor space at front</li> </ul>
Page 65 Item: 6	Wet Bar Conditions	<ul style="list-style-type: none"> <li>• Installation is incomplete.</li> <li>Bar fridge not plugged at time of inspection.</li> <li>Recommend confirmation appliance working prior to possession.</li> </ul>



## Bathrooms

Page 68 Item: 2	Bath Floor Conditions	<ul style="list-style-type: none"> <li>• Poor carpentry finishing observed.</li> <li>* Location: 2nd floor en-suite bath.</li> <li>* Recommend repair</li> </ul>
Page 69 Item: 4	Bathroom Doors Condition	<ul style="list-style-type: none"> <li>• Door sticks, needs adjustment.</li> <li>*half bath</li> <li>• Door does not latch, needs adjustment.</li> <li>Location: 2nd floor bath/pocket door</li> <li>• Location: 2nd floor bath</li> <li>*Loose, gaps at pocket door trim work.</li> <li>Poor quality if workmanship observed.</li> </ul>

Page 72 Item: 10	Tub Surround Condition	<ul style="list-style-type: none"> <li>• Caulk and/or grout adjacent to tub and shower surrounds should be maintained in good condition to prevent leakage and resulting wall or floor damage. No caulk was installed around tub tile surrounding.</li> <li>Proper sealing of all of the grout joints is recommended.</li> <li>Location: Basement/ 2nd floor bath: tub area</li> </ul>
Page 73 Item: 13	Shower Base Condition	<ul style="list-style-type: none"> <li>• REPAIR: Grout/silicon seal on floor/ tile is missing! Recommend tile is fully grouted and sealed. appropriately.</li> <li>Monitoring of exterior leaks outside of shower is recommended due to possible water intrusion.</li> <li>Location: 2nd floor bathroom</li> </ul>
Page 73 Item: 14	Shower Surround Condition	<ul style="list-style-type: none"> <li>• TIP: Suggest all tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. All missing/damaged grouting should be replaced. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the interior walls and surrounding sub-flooring.</li> <li>Location: 2nd floor Bathroom</li> </ul>
Page 76 Item: 21	Counters/ Cabinates Condition	<ul style="list-style-type: none"> <li>• CONDITION: basement bath; large gap where drywall meets cabinetry.</li> <li>* Poor install finishing</li> <li>• CONDITION: There are stains/ water damaged noted inside cabinet area, presumably from past leak(s) or spilled products</li> <li>* location: 2nd floor main bath; recommend replacement</li> </ul>
Page 76 Item: 22	Steamer Condition	<ul style="list-style-type: none"> <li>• Steamer was inoperable at the time of inspection.</li> <li>Location: master en-suite bath</li> </ul>
Bedrooms		
Page 79 Item: 3	Wall Ceiling Condition	<ul style="list-style-type: none"> <li>• CONDITION: The areas were observed with an infrared camera and thermal anomalies consistent with an insulation deficiency (sagging/voids in insulation) or the presence of water/moisture was observed. No elevated reading were observed on a non-invasive moisture meter. Past water intrusion and conceal damages are possible where these condition are observed.</li> <li>* Location: 2nd floor front bedroom - left side of window.</li> <li>Further review is advised.</li> </ul>
Page 79 Item: 4	Door Conditions	<ul style="list-style-type: none"> <li>• Door was bind on the jamb and was difficult to close. Requires trimming or adjustment. Recommended correction by qualified contractor.</li> <li>*location: Basement bedroom</li> </ul>
Page 80 Item: 5	Window Condition	<ul style="list-style-type: none"> <li>• CONDITION: Window latches and/or locks were either damaged, inoperable or missing in one or more location(s).</li> <li>Location: master bedroom</li> </ul>
Page 80 Item: 7	Other Interior Area Comments	<ul style="list-style-type: none"> <li>• * Poor finishing trim work at master bedroom (see photos)</li> </ul>



## General Information

### 1. Inspector

Ibrahim (IB) Karaibrahimovic - Certified Master Home Inspector - RHI, CPI, CMI

### 2. Persons in Attendance

Buyers • Buyers Agent

### 3. Occupancy

New Construction: Major systems are reviewed during the inspection. This includes plumbing related fixtures appliances and pipes systems, as applicable at visible areas. Whenever plumbing and other major systems are new it is important that these systems be reviewed and closely monitored for a few months after occupancy for evidence of leaks and other problems. We also suggest monitoring visible areas of sub-flooring, under showers and tubs for wet conditions during this same period.

NIR Real Estate Inspections performs "Follow Ups" as requested for properties at are New Construction at the time of inspection.

### 4. Property Information

This is a duplex

### 5. Levels

3 Story Semi Detached

## 6. About This Report

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
		✓		

### Observations:

• On the summary page you will find, in RED, the more important concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active leaks. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. Be sure to read your entire report - including expectations that can be found at the end of the report.

For your safety and liability, we recommend that you hire only licensed contractors when having any work performed, and obtain more than one quotation. If living areas has been remodeled, walls removed or additions added we recommend that you verify the permits were obtained and certificate of occupancy issued. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done with or without a permit, and latent defects could exist.

Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Inspection Report in its entirety.

Note: If there are no comments in RED below, there were no Major system or safety concerns with this property at the day/time of inspection.

- When Things Go Wrong

There may come a time that you discover something wrong with the house, and you may be upset or disappointed with your home inspection.

#### Intermittent Or Concealed Problems

Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets were lifted, furniture is moved or finishes are removed.

#### No Clues

These problems may have existed at the time of the inspection but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem.

#### We Always Miss Some Minor Things

Some say we are inconsistent because our reports identify some minor problems but not others. The minor problems that are identified were discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the \$200 problems; it is to find the \$2,000 problems. These are the things that affect people's decisions to purchase.

#### Contractors' Advice

The main source of dissatisfaction with home inspectors comes from comments made by contractors. Contractors' opinions often differ from ours. Don't be surprised when three roofers all say the roof needs replacement when we said that, with some minor repairs, the roof will last a few more years.

#### Last Man In Theory

While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the "Last Man In Theory". The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether the roof leak is his fault or not. Consequently, he won't want to do a minor repair with high liability when he could re-roof the entire house for more money and reduce the likelihood of a callback. This is understandable.

#### Most Recent Advice Is Best

There is more to the "Last Man In Theory". It suggests that it is human nature for homeowners to believe the last bit of "expert" advice they receive, even if it is contrary to previous advice. As home inspectors, we unfortunately find ourselves in the position of "First Man In" and consequently it is our advice that is often disbelieved.

#### Why Didn't We See It

Contractors may say "I can't believe you had this house inspected, and they didn't find this problem". There are several reasons for these apparent oversights:

1. Conditions During Inspection

It is difficult for homeowners to remember the circumstances in the house, at

the time of the inspection. Homeowners seldom remember that it was snowing, there was storage everywhere in the basement or that the furnace could not be turned on because the air conditioning was operating, et cetera. It's impossible for contractors to know what the circumstances were when the inspection was performed.

## 2. The Wisdom Of Hindsight

When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is 2 inches of water on the floor. Predicting the problem is a different story.

## 3. A Long Look

If we spent 1/2 an hour under the kitchen sink or 45 minutes disassembling the furnace, we'd find more problems too. Unfortunately, the inspection would take several days and would cost considerably more.

## 4. We're Generalists

We are generalists; we are not specialists. The heating contractor may indeed have more heating expertise than we do.

## 5. An Invasive Look

Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We don't perform any invasive or destructive tests.

## Not Insurance

In conclusion, a home inspection is designed to better your odds. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection. A home inspection does not include identifying defects that are hidden behind walls or ceilings. This includes wiring, structure, plumbing and insulation that is hidden or not accessible.

NOTE: Our goal is to test and inspect all visual accessible areas and components of the home. We are home inspections and generalists that are trained to look to visual problems that span across many different trades. We can only comment of our findings that are present during the inspection. If no water issues, electrical problems or appliance issues are found during the inspection it means that there were no issues present during the while the inspection was being performed.

AS FRUSTRATING AS THIS MAY SEEM, WE CANNOT BE HELD RESPONSIBLE FOR EVENTS THAT OCCUR AFTER THE INSPECTION IS PERFORMED.

## • **\*\*IMPORTANT\*\*** FURTHER EVALUATION:

Where this report mentions repairs / further evaluation / consultation by a specialist or other personnel, you are advised to seek professional / expert opinion(s) and acquire written estimates. We recommend that the professional inspect the property further, in order to discover and repair any problems that were not identified in the report. We recommend that all evaluations, consultations, repairs, corrections, and cost estimates be completed and documented prior to removing your inspection condition.

## Exterior

### 1. Driveway Condition

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
✓				

Materials: Concrete (Over salting drive way will damage over time)

Observations:

- New concrete - no cracks or visible damages were seen during inspection.

### 2. Walkway Conditions

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
✓				

Observations:

- No significant deficiencies were observed during inspection.

### 3. Exterior Wall Cladding Condition

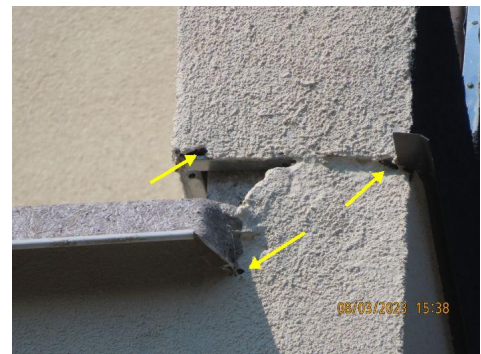
Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
		✓		

Materials: Stone Vaneer

- Hard Coated Stucco

Observations:

- Missing stucco observed with gaps present, suggest repairs as necessary.
- Poor finishing noted.
- Location: rear



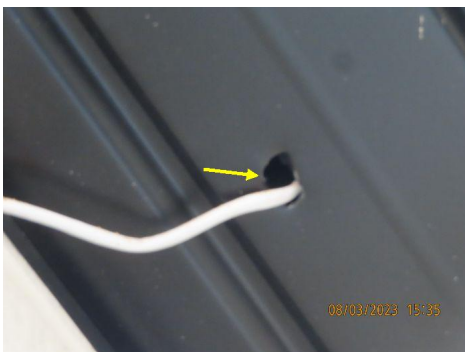
### 4. Trim Conditions

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
		✓		

Materials: Aluminum Vented Soffits • Composite Trim

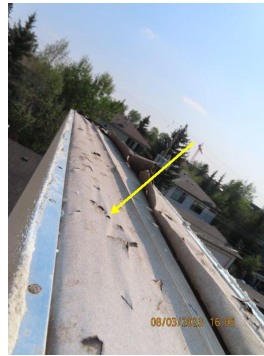
Observations:

- Recommend review by a qualified professional for repair or as necessary prior to possession.
- Location: rear missing stucco finishing at deck.



Front entry; seal gaps





## 5. Window/Frame Conditions

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
		✓		

Materials: Mixture of Fixed, Sliding and casement windows

### Observations:

- At the time of inspection; I was unable to visually inspect or operate some of the windows due to height, window treatments, personal effects, large, heavy or fragile storage and/or furniture.

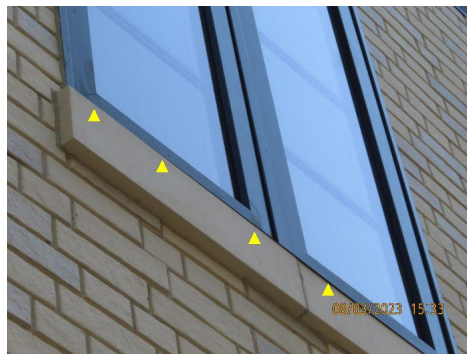
- **CONDITION:** The trim above/lower **drip edge** on windows was not properly counterflashed.

This can lead to deterioration of the trim themselves but would not likely create issues with the house itself. Recommend repairs

Location: Front



Front windows - damaged trim/dented



Front; window drip flashing installed too short - should extend past the lower trim for effective drainage. Repair is advised.



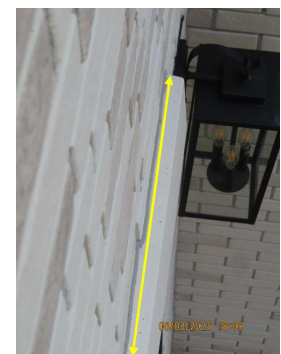
Front; drip flashing at bottom installed too short; should extend past the lower window trim for effective drainage.



Front; recommend repair; drip edge too short; should extend past window trim for proper drainage.



Exterior window covers are not secure and move; recommend review by builder to ensure safety.



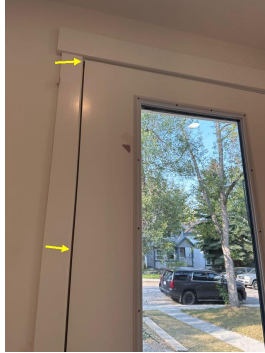
Recommend top of window trim work be sealed with silicon glue for prevention of water penetration

## 6. Exterior Door Conditions

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
		✓		

Materials: Glass/metal door • Sliding Patio door  
Observations:

- Adjust lock sets at exit doors will allow the door to pull tighter to the weatherstripping reducing the amount of heat loss during the winter months.
- **CONDITION:** Front/Rear  
Gaps at top of Doors. Doors not installed level, space at top where weatherstripping meets door.  
\* Repair is advised



Front Entry; poor installation; Gaps at time.  
Repair is advised



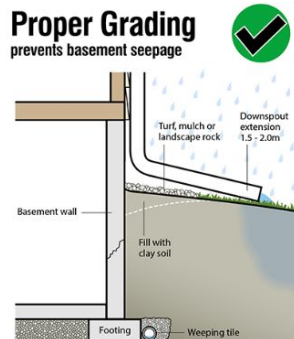
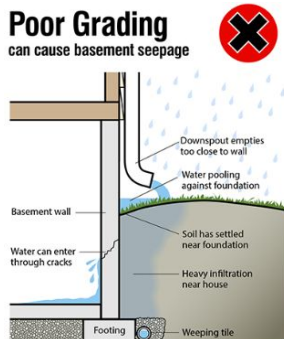
Rear exterior door to deck; recommend review for better fitting/ larger gap at top of door compared to lower.

## 7. Gutter Condition

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
		✓		

Observations:

- **CONDITION:** There are no downspouts installed on the roof; No drainage gutters installed for roof drainage observed.
- \* Recommended further evaluation and necessary repair / improvement by a qualified contractor.



## 8. Fence Condition

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
✓				

Materials: Wood

Observations:

- Recommend review for repair or replacement as necessary.
- Ensuring wood surfacing are maintained and protected from moisture and longevity. Latches and gates to entrance should be periodically adjusted due to sagging and shifting conditions.

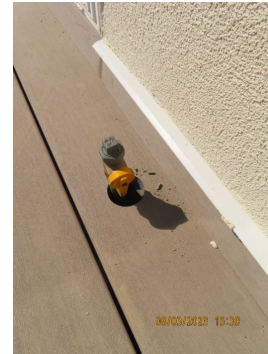
### 9. Gas Meter Condition

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
------	------	------------------------	------------------------------	---------------------------

✓				
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#### Observations:

- Any exterior gas lines/ appliances including but not limited to gas grilles/ BBQ's/ lighting etc. are not operated. As per CAHPI Standards of Practice.
- Added gas lines observed at the meter . These lines appear to be improperly installed. This is a possible safety hazard. Suggest further review by a qualified plumber or local gas company prior to closing to ensure the proper and safe installation of these gas lines.



### 10. Electrical Conditions

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
------	------	------------------------	------------------------------	---------------------------

✓				
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#### Observations:

- GFC** tested on exterior; in place and operational. These are required for safety against electrical shock from faulty cords and wet ground which can provide an electrical path through the body.
- LIGHTING SENSORS:** Determining function of lights that have motion detectors and or light sensors is beyond the scope of a Standard Home Inspection. It is usually easier to verify the function of these lights when it is dark outside and most can be adjusted and have instructions printed on the fixture. These fixtures often have dead bulbs. Verify proper function and maintain as necessary.



### 11. Intake/Exhaust Vents Condition

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
------	------	------------------------	------------------------------	---------------------------

		✓		
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#### Observations:

- Vent covers damaged/missing. Recommended for replacement/repairs.**





## 12. Exterior Plumbing Conditions

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
✓				

Location: Left Side

Observations:

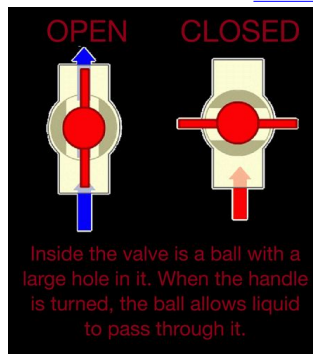
- Winterizing Exterior Facuets

Step 1 -Locate all outside faucets. There is normally a separate shutoff valve inside for each outside faucet.

Step 2: Locate Inside Shutoff Valves- Locate shutoff valves inside for each outside faucet. Inside valves have similar handles but may be painted different colors. Inside valves will also have a small cap used for draining excess water from the pipe to the outside faucet.

Step 3: Turn Off Water- Turn off water at inside valves by turning handle clockwise. Next, open outside water faucets. Drain excess water inside by opening drain cap with pliers, holding pail underneath to catch water. When water stops draining, close drain cap and snug slightly (Do Not Over-tighten!) with pliers. Close outside water faucets.

<https://www.google.com/search?q=protecting+your+outside+water+fau+cets+in+the+winter+video&oq=prot&aqs=chrome.0.35i39j69i57j35i39j0l3.1863j0j8&sourceid=chrome&ie=UTF-8>



Furnace room

## 13. Door Bell Condition

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
✓				

Location: Front • Rear

Observations:

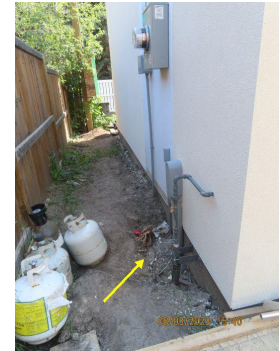
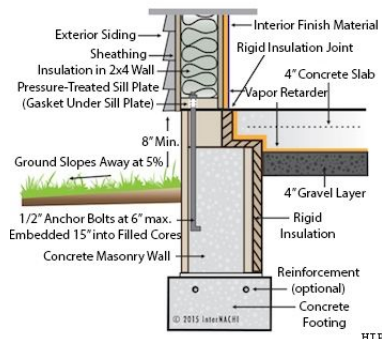
- No deficiencies noted

## 14. Lot Grade and Drainage Conditions

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
	✓			

### Observations:

• Surface drainage must be AWAY from the house and conform to the following illustrations. Permeable surfaces such as grass or soil should slope down, and away from the house at a rate of 1" per foot for 6 feet. Less / non-permeable surfaces such as concrete or asphalt can be decreased to 1" per four feet or 6 feet. Recommend close monitoring of any non-compliant area(s) and basement during rainstorms or when accumulated snow starts to melt, water intrusion into the basement in any non-compliant areas is quite possible.



Dips around garage; recommend topping of to prevent pooling water at garage exterior

## 15. Foundation Conditions

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
✓				

### Type: Finished Basement

### Observations:

• Concrete/Parging

Observation: The exterior foundation is inspection from all accessible points on interior and exterior.

If is very common for the view to be restricted, particularly from the interior finishing materials inside the basement.

Comments are made of areas that are visible for inspection only.

• All visible components were found to be performing in satisfactory condition at time of inspection.

## 16. Retaining Wall Conditions

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
				✓

### Observations:

• Not present

## 17. Deck Porch Patio Balcony

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
✓				

Materials: Wood • Composite materials

### Observations:

• Deck is in serviceable condition. Ongoing maintenance is recommended. Monitoring all wood to soil contact for deterioration and addressing when needed.

The railing was checked and found secured in place.

• No way to determine depth of support posts - no wood deterioration was observed in various spots that were inspected.





3rd floor; sloped; railings secured

18. Stair Condition

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
		✓		

Observations:

- **CONDITION:** Deck stairs not installed at rear deck
- \* Recommend review at walkthrough prior to possession.



Rear deck stairs not installed at time of inspection.

## 19. General Exterior Comments

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
	✓	✓		

## Observations:

- • An effective water management program is required for all homes. This includes maintenance of all wooden components, caulking of all openings and ongoing vigilance of water handling systems, roof and flashings. Buyer is advised that while there may not be evidence of water intrusion into structure at time of inspection, NO STATEMENT referring to future performance can be made due to changing weather and structure conditions.
- Please be reminded this is not a code compliance inspection. The inspector is not required to have an exhaustive knowledge of, or quote code in any part of this report.
- Please note: This Inspection is only a visual review of readily accessible area; It is recommended, that you "the client" get further advice and further information from City of Calgary to whether there is any outstanding planning permission, and also verify that all permits for the property are up to date. If the you "the client" is concerned with any lack of permits seek further advice and investigation by a qualified contractor if you wish so.
- Lot grading: It is difficult to overemphasize the importance of lot grading. Where houses have basements, wet basements are the most common complaint that home inspectors hear. When surface water is drained away from the building there are fewer water problems in crawlspaces and basements and much less risk of deterioration to the foundations due to hydrostatic or frost pressures. Ground sloping toward a building funnels water from rain or melting snow against the building and may cause considerable damage. As with downspouts, the general rule for lot grading at a foundation wall is down and away 1 inch per foot for six feet.



Loose window covers noted; moving around; safety. recommend securing appropriately

## Roof

### 1. Methods Used to Inspect Roof

How Inspected: Roof was visually inspected from accessible points on the interior and/or exterior. If a roof is too high, is too steep, is wet, or is composed of materials which can be damaged if walked upon, the roof is not mounted.

Comments made on the roof are of VISIBLE areas from the ground level; all others areas are excluded

from the report. (Hail damage is not always visible)

\* If client would like a further detailed review of the roofing material we recommend contacting a licensed roofing contractor.

### 2. Roof Condition

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
✓				

Materials: Flat roof and/or rubber membrane noted (EPDM)

Observations:

- All components were found to be performing in satisfactory condition at the time of inspection.

The roof covering, materials were in good visual condition.

No signs of current failure were observed.

No prediction of future performances or warranties can be offered.



### 3. Roof Flashing Condition

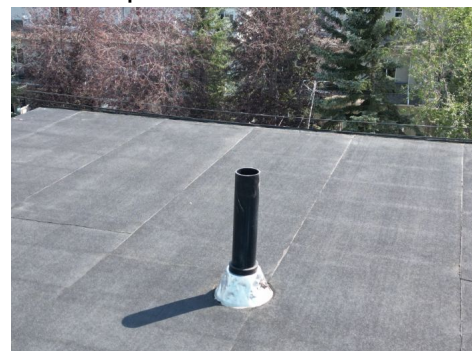
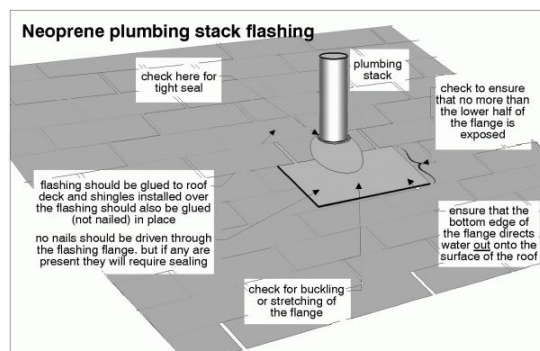
Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
✓				

Materials: Metal/Rubber flashing was noted.

Observations:

- Recommend resealing all flashings and through plumbing stack as a part of routine maintenance.

Vents had proper flashing and gaskets were in good condition. Any deficiencies will be noted in the inspection report.



4. Skylight Condition

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
				✓

Observations:  
• No skylight present

5. Roof Surface Conditions

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
	✓			

Observations:  
• Roof shows normal wear for its age and type. No damaged, deteriorated, or missing roofing materials were observed; it appears to be in serviceable condition.  
• Leakage not always is detectable, Sometimes it need certain weather condition for the leakage to show up. Recommend you "the client: to find out from the seller if the source of the leakage has been repaired by a qualified contractor or not? or to have further investigation and necessary repair by a qualified contractor if needed.



## 6. Roof Comments

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
✓				

### Observations:

- The absolute water-tightness of a roof system can only be determined by observing it during a period of prolonged rainfall and differing weather and wind conditions. These conditions are rarely, if ever, present during the inspection, and if they are, there are almost always some areas of the roof that will not be observable, due to factors such as, but not limited to: construction/ framing design, ductwork, insulation, low headroom, etc. Therefore this report should not be construed as a warranty, or an absolute opinion, of the complete water-tightness of the roof system. We will, however, endeavor to report observable evidence of roof leaks or problems. It is also important to talk to the homeowner about any ceiling stains and leak activity whether past or present.

\* Estimates of remaining roof life are approximations only & do not preclude the possibility of leakage. Leakage can develop at any time & may depend on rain intensity, wind direction, ice buildup & other factors.

\* Request seller disclosure on when they last had the roof serviced or replaced.

- Observation: We do not give any estimation of life span and are unable to determine the age as many factors can contribute to life span of roof coverings. Comments made on the roof are related to the day of inspection only - a claim cannot be made for any deficiency occurring after the inspection date. When access to the roof is deemed too dangerous, comments made about the roof are of the visible areas from ground level/ladders edge/interior - all other areas are excluded from the report. In the event a roof is deemed too dangerous to mount but a full inspection is required, we recommend contacting a roofing contractor for assessment prior to close.

- When a roof is deemed too dangerous to mount but a full inspection is required we recommend contacting a roofing contractor to assess prior to close.

- Comments made on the roof are of the visible areas only from ground lev



## Attic

### 1. Methods Used to Inspect

How Inspected: HOW INSPECTED: Entering attics that are insulated can be dangerous.

Attics with 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/walk the attic area when they believe it is a danger to them or that they might damage the attic insulation or cause damage. Due to this it is a limited review of all area, viewed only from the hatch at attic edge with a flashlight.

### 2. Framing Condition

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
				✓

Observations:

- No attic space.

### 3. Sheathing Condition

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
			✓	

Observations:

- CONDITION: NO access to attic space.

### 4. Evidence of leaking

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
			✓	

Observations:

- No access to attic space

### 5. Insulation Condition

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
			✓	

Observations:

- No access to attic space area

### 6. Ventilation Conditions

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
			✓	

Observations:

- CONDITION: No access to attic space

### 7. Electrical Conditions

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
			✓	

Observations:

- NOTE: Any electrical components in attic were not accessible to inspection, therefore not within scope of this report.  
All wiring should be properly secured to the framing.

### 8. Attic Comments

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
			✓	

Observations:

- CONDITION: NO ACCESS hatch was installed to observe the roofing framing, ventilation and insulation levels.  
\*Flat roof

## Garage

### 1. GarageType

Type: Detached Double Garage

### 2. Garage Roof Condition

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
✓				

Materials: Asphalt Composition Shingles

Observations:

- The garage roof is the same as the house and appears to be the same age.



### 3. Garage Exterior Conditions

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
✓	✓			

Materials: Stucco

Observations:

- The exterior cladding has minor holes/screws noted. Recommend repairs to prevent additional damages.  
\*Seal all screw heads



Recommend sealing gaps on exterior to prevent larger insects/moisture from penetration

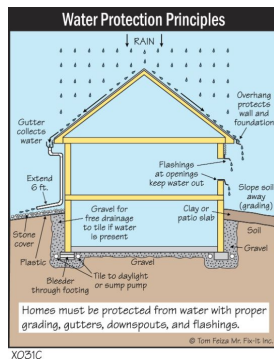
Seal all penetrations on exterior as recommended

### 4. Gutter/ Downspout Conditions

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
		✓		

Observations:

- **CONDITION:** Missing gutters/ downspouts observed. Suggest downspouts be installed to ensure proper drainage away from the foundation. Moisture related issues to roofing edge, siding, water damage/intrusion, as well as foundation related problems can occur. Recommend installation to gutter by qualified contractor.



## 5. Garage Floor Condition

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
✓				

Materials: Concrete

Observations:

- Garage floor is in good serviceable condition and sloped towards doors for diverting water out of the garage.



Builders tiles on flooring

## 6. Garage Door Condition

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
✓		✓		

Materials: Roll-up Panel

Observations:

- Voids space seen at bottom where concrete meets weatherstripping on door due to concrete pad cracks/uplifting condition.
- \*Recommend adjustment of opener to close gap at bottom.
- Weatherstripping is damaged, recommend replacement, as necessary.



Damaged weatherstripping  
recommend replacement

## 7. Door Hardware/Opener Condition

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
		✓		

### Observations:

- Door opener is disconnected, did not test  
Recommend testing prior to possession.



Disconnected

## 8. Garage Window Conditions

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
✓				

### Materials: Sliding Frame

### Observations:

- No deficiencies were observed during inspection, in good working condition on day of inspection.

## 9. Exterior Door Condition

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
		✓		

### Materials: Metal Clad

### Observations:

- Recommend review for repair or replacement as necessary.  
Gaps around door lock observed. Door lockset is small and hole cut seems too big.



## 10. Fire Door/Door

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
				✓

### Materials: Not Present

### 11. Garage Wall/Ceiling Condition

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
✓				

Materials: Drywall

Observations:

- Dry at the time of the inspection. No stains or moisture penetration was observed during inspection with infrared thermography. No visible gaps or damages were observed. Garage walls were insulated.

\* Suggest sealing all area that have gaps to maintain fire rating of this wall.



### 12. Garage Electrical Condition

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
✓				

Observations:

- Accessible electrical outlets were tested for faults - No issues to report.



### 13. Garage Comments

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
✓	✓			

Observations:

- Limitation & Exclusions: As described within this report, Standards of Practice, this is a visual inspection and limited in scope by (but not restricted to) the following conditions:

- A representative sample of components was inspected rather than every occurrence of components.
- Interior storage concealed some foundations/structural and other components, only surfaces that are exposed and readily accessible as inspected. The inspection was visual and non-invasive, storage and equipment is not moved, carpets or mats are not lifted, items within shelving or cabinets are not disturbed.





Additional gas line fitted for future gas space heater.

## Basement/Furnace Room

### 1. Foundation Comments

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
✓				

Type: Finished Basement

Observations:

- Finished basement: finished areas in basement were observed. Access to the original basement walls, floors, and ceilings was not available due to the additional construction that is present such as framed out walls, covered ceilings, and added floor coverings. As these areas are not visible or accessible to the inspector they are excluded from this inspection.
- Where observed, the foundation was made with poured concrete.



### 2. Basement Stairs Condition

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
✓				

Observations:

- Stairs height/run good; no loose railings observed.

### 3. Basement Floor Condition

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
✓				

Materials: Carpet/rubber mat • Furnace room: Concrete flooring



### 4. Basement Ceiling/Walls Condition

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
✓				

Materials: Drywall

Observations:

- No stains or evidence of moisture penetration observed with infrared thermal camera at time of inspection.
- Recommend obtaining information from seller on an past water/moisture penetration.  
The buyer is advised to refer to the disclosure statement regarding an past water intrusion.



gym room



5. Joist/Beam/Support Condition

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
		✓		

Materials: Engineered Wood I-Joists.

Observations:

- Beams carry floor and wall loads horizontally to the foundations, walls, columns or posts.

Beams may be wood (solid, built-up or engineered), plywood or steel.

- **CONDITION:** Vertical support beam at furnace room has insufficient support.

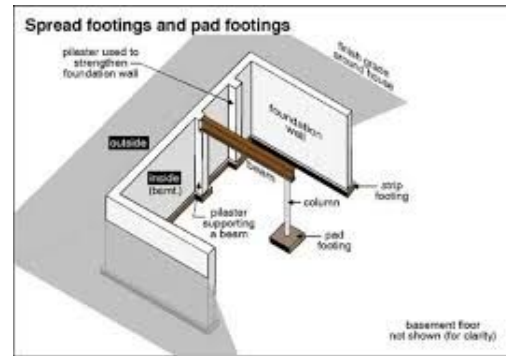
Only one screw holding post in place!

Poorly support, beam is insufficiently supported from above as there is nothing above to secure the support post.

**SAFETY:** Recommend further review with builder for repairs prior to possession!



One Screw is attached and only at end of the framing as noted in photo. Further review for safety is advised!!



## 6. Subfloor Condition

Good Fair Repair/Replac e NI - Not Inspect ed NP- Not Present

Materials: Particle Board (OSB) (Oriented Strand Board)

✓				
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Observations:

- No leaks were observed at the time of the inspection on going monitoring suggested.
- Limited review due to finished ceilings.

## 7. Insulation Condition

Good Fair Repair/Replac e NI - Not Inspect ed NP- Not Present

Materials: Spray Foam

✓				
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Observations:

- A visual insulation & vapour barriers inspection is limited to a representative sampling of visible and accessible areas.

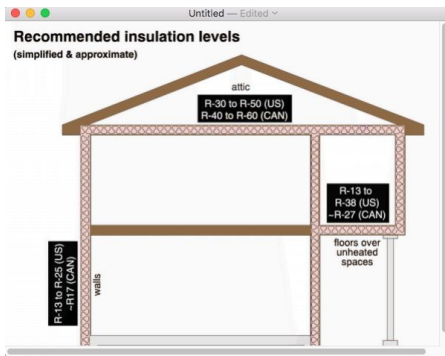
Weather conditions in Alberta require that the interior spaces of home be conditioned. A conditioned space is heated in winter and may be cooled (air conditioned) in summer. The migration of heat to cold can slow by the addition of insulation, saving both energy and money. The ability of insulation to resist the flow of heat is expressed as an "R" value, the higher the "R" value, the more resistance to heat flow. Insulation materials differ in their "R": value per inch.

The highest priority is to keep heat inside the home, and since heat rises, the attic floor(s) are of particular importance. An unconditioned space (such as the attic) is an area with no heat or air conditioning, these areas must be ventilated to the exterior.

- Fully finished basement. Basement insulation and vapor barrier partially inspected in visible areas only. Inspectors can not see behind drywall to evaluate insulation and vapour barrier and thermal performance is unknown. Thermal cameras may pick up missing insulation and water ingress but is not guaranteed

Basement is finished with batt insulation and vapour barrier. Check all vapour barrier for tears and open seams and seal with tape and caulk. Ensure rim joist is fully insulated and vapour barrier sealed to prevent heat loss and condensation issues

- Visible at unfinished area only - No comments can be made on insulation in concealed areas.



## 8. Basement Comments

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
✓		✓		

### Observations:

• **Limitation & Exclusions:** As described within this report, Standards of Practice, this is a visual inspection and limited in scope by (but not restricted to) the following conditions:

- A representative sample of components was inspected rather than every occurrence of components.
- Interior storage concealed some foundations/structural and other components, only surfaces that are exposed and readily accessible as inspected. The inspection was visual and non-invasive, storage and equipment is not moved, carpets or mats are not lifted, items within shelving or cabinets are not disturbed.

• Inspection of the basement/crawlspace is limited to a visual review of conditions at time of inspection only.

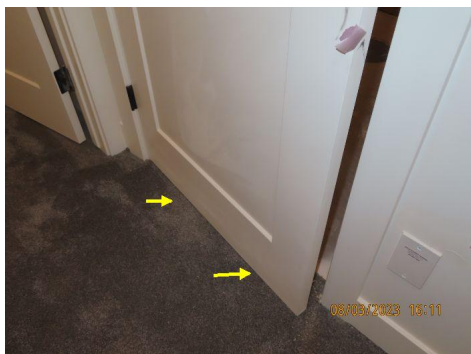
Weather conditions, storage of personal property, changing foundation wall conditions wall finishes etc. all contribute to inconclusive predictions of foundation performance.

While there may not be visible evidence of water intrusion at time of inspection, the inspector CANNOT warranty this or any basement against water entry.

• The presence of mold in concealed areas of the home does NOT fall within the scope of Home Inspection as it is not visibly accessible. If buyer has concerns about mold due to allergies, or suspects the presence of mold, he/she is advised to consult with a qualified contractor and with vendor to agree to carry out destructive investigation.

• **Freeze/Thaw cycles:** In Southern Alberta, temperatures can range from 40C to above 40C below and it's common for less extreme but quick swing in temperature to occur multiple times during the winter months. When water freezes, it expands and if in contact with building materials can be quite destructive. You have probably heard the term "frost heaving" it causes sidewalks, roads and buildings to move. Where poor downspout discharge location and grading towards the structure exist, water can collect against concrete foundation walls. During freezing temperatures, movement of the concrete and even cracking can occur. Retaining walls can deteriorate and slowly pushed over if water is allow to collet behind, and subsequently freezes. Water and moisture intrusion behind exterior cladding material (especially stucco) can result in premature deterioration, mold and rot, but during freezing temperatures physical damage can occur. Where this report identified poor downspout discharge, grading deteriorated exterior caulking etc., we recommend that immediate corrective action(s) be taken.





Furnace door rubs against carpet; recommend trimming back 1/2" inch for clearance



Roughed in Central Vac



Damaged surface at basement built in - recommend repairs



Basement; furnace room; not closing properly. Missing screws in hinge not installed. Repair advised.

## Plumbing

### 1. Main Shutoff Location

Good Fair Repair/Replac e NI - Not Inspect ed NP- Not Presen t

✓				
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Materials: Service piping to building: Plastic  
Observations:

- Basement, utility room



### 2. Supply Line Condition

Good Fair Repair/Replac e NI - Not Inspect ed NP- Not Presen t

✓				
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Materials: Plastic/PEX - Flexible plastic - Typically features a slight natural curve

Observations:

- No leaks observed at the time of the inspection, ongoing monitoring of all plumbing suggested.



### 3. Waste Line Conditions

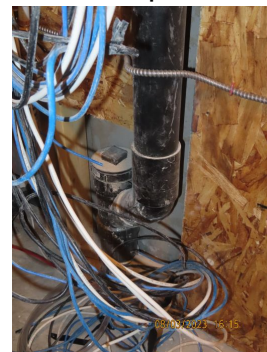
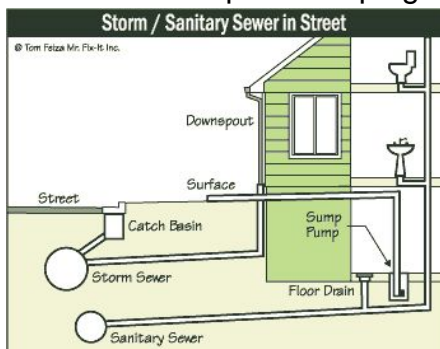
Good Fair Repair/Replac e NI - Not Inspect ed NP- Not Presen t

✓				
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Materials: Public Waste

Observations:

- IMAGE: Waste lines were in serviceable condition when inspected. No leaks observed at the time of the inspection, unless otherwise noted in this report - scoping drain lines is not part of the home inspection.



#### 4. Waste Line Condition

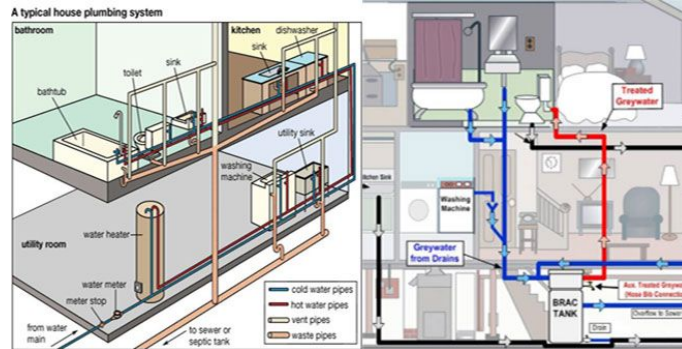
Good Fair Repair/Replac e NI - Not Inspect ed NP- Not Presen t

✓				
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Materials: **PVC/Plastic/ABS**

Observations:

- Waste lines were in serviceable condition when inspected. No leaks observed at the time of the inspection, unless otherwise noted in this report - scoping drain lines is not part of the home inspection.



#### 5. Sump Pump Conditions

Good Fair Repair/Replac e NI - Not Inspect ed NP- Not Presen t

✓	✓			
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Observations:

- **CONDITION:** Unable to test due to a sealed pit with no external switch. Recommend client confirm proper operation prior to close.
- Recommended installation of water-powered or battery powered back-up sump pump to protect basement finishes.
- **CONDITION:** Recommend routing discharge away from foundation to reduce the chance of water re-entry. Sump pump water discharging point was too close to the building; discharging water near the foundation could result in water penetration inside the basement. Water must be discharged at least 20 feet away from the building. Recommend to be repaired by a qualified contractor.



**CONDITION:** Recommend routing discharge away from foundation to reduce the chance of water re-entry.

Sump pump water discharging point was too close to the building; discharging water near the foundation could result in water penetration inside the basement. Water must be discharged at least 20 feet away from the building. Recommend to be repaired by a qualified contractor.



Rough in Radon pipe present;  
No radon test was completed during inspection



## 6. Plumbing Comments

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
✓				

### Comments:

- Any water treatment / softening / filtering / irrigation systems / well pumps, water storage and fire suppression system are outside the scope of this inspection.

I recommend contacting the installer or reading manuals for information on life expectancy or condition.

- FLOOR DRAIN:** The floor drain was located in the utility room. It's functionality or ability to drain water from the basement is outside the scope of this inspection. During flooding conditions water/sewer may enter the basement through the floor drain unless it's protected by a back-water valve, finding or locating if a back-water valve has been installed properly is beyond the scope of this inspection.

- CONDITION: BACK FLOW** prevention valve not visible - it may be covered/may not be installed. Confirm with the seller or, if possible, the original builder to ascertain if one was fitted. Insurance companies may add a premium if there is not one in place.



No cover drain installed, trip hazard.



## Electrical

### 1. Main Service Drop Condition

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
✓				

Type: Main Service Drop is overhead

Observations:

- Power company seal intact and not tampered with. The security tag ensures electrical tampering has not occurred.



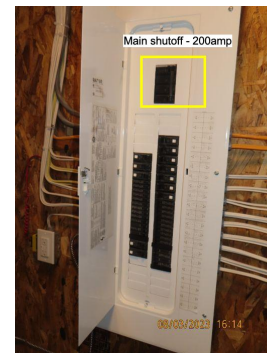
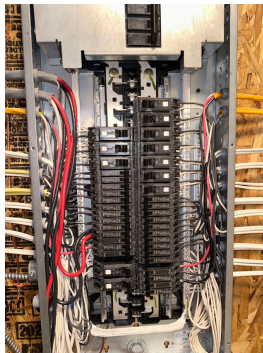
### 2. Electrical panel Condition

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
✓	✓			

Type / Materials: Circuit breakers

Observations:

- The main service is approximately 200 amps
- **CONDITION:** Panel cover screw(s) missing

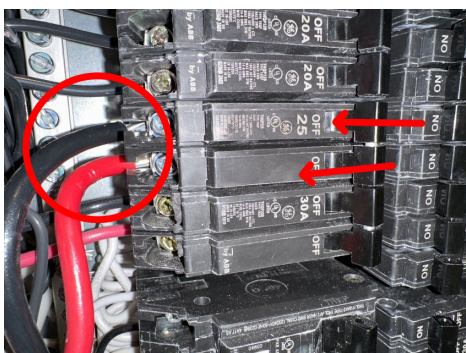


### 3. Main Panel Comments

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
		✓		

Observations:

- **CONDITION:** Oversized wiring for the circuit is considered a safety hazard and should be repaired by a licensed electrician.



#### 4. Sub Panel comments

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
✓	✓			

##### Observations:

- No city permit stickers were observed at the subpanels
- The cover was removed and interior components visually inspected. No significant deficiencies were observed at the time of inspection.
- Located at garage:

In many homes, when the service panel was filled, an auxiliary panel was added. This does not bring more power into the house; it simply allows for more branch circuits to carry electricity to more areas of the house. Over the years, it is not unusual to find more than one auxiliary panel added.



Missing panel plug; recommend installation for safety

#### 5. Smoke detector comments

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
✓				

Location: Basement, Main Floor, 2nd floor

##### Observations:

- Older devices should be periodically tested to ensure proper working order. If a device is older than 10yrs even with proper testing of alarm we do recommend a replacement.

<http://municipalaffairs.alberta.ca/documents/carbon%20monoxide%20alarm%20home%20installation.pdf>

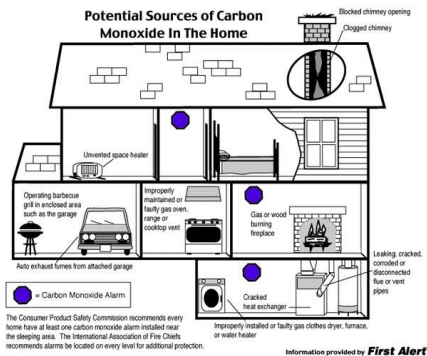
Recommend that CO detectors be installed on each floor level of the house and near every sleeping area(s)

\* (CO2 detectors only have a 7 year life span, if age unknown suggest replacing)

<http://aema.alberta.ca/documents/carbonmonoxide.pdf>

[https://ebs.safetycodes.ab.ca/documents/webdocs/PI/safety-tips\\_carbon-monoxide\\_jan2020.pdf](https://ebs.safetycodes.ab.ca/documents/webdocs/PI/safety-tips_carbon-monoxide_jan2020.pdf)

<https://www.calgary.ca/safety/carbon-monoxide-alarms.html>



3rd floor



basement



2nd floor hallway

## 6. Electrical Comments

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
✓		✓		

### Observations:

#### • Observations:

- As generalists our electrical inspections are limited - if a more advanced inspection is required we recommend contacting a qualified electrician for full review.
- It is not the inspectors responsibility to confirm permits for the property.
- For education purposes - A ground-fault circuit interrupter (GFCI) can help prevent electrocution. If a person's body starts to receive a shock, the GFCI senses this and cuts off the power before he/she can get injured. GFCIs are generally installed where electrical circuits within appliances may accidentally come into contact with water. They are most often found in kitchens, bath and laundry rooms, outside or in the garage - We may suggest GFCI upgrades in areas, these upgrades are suggestions only and in some cases not possible due to the age of the home/panel. For more detailed review of electrical issues suggest electrician to review if required.
- The electrical service to this home is typical and adequate for this home. As many receptacles as accessible were tested. Issues have been documented in the appropriate section.
- All electrical issues within the home should repaired/replaced buy a licensed electrical contractor, do not attempt repairs unless fully qualified.
- Limitations:

Inspection limited/prevented by: Due to limitations of time and scope, branch circuit load analysis is not part of a home inspection. Concealed wires and junction boxes are not inspected as part of this visual inspection. Storage, Appliances, Furniture blocked one or more outlets thereby limiting the inspection.

Inspection limited/prevented by: Insulation

System ground: Continuity not verified

Circuit labels: The accuracy of the circuit index (labels) was not verified.

Labelling of electric circuit location were not checked for accuracy on any panels.

\* Alarms, telephones, security, coax television cable, audio, intercoms, networking, home automation, high voltage systems, roof de-icing tapes and any other wiring not part of the primary electrical distribution system was not inspected.



furnace room - no bulb installed - recommend builder install to prove fixture is operational

# Heating

## 1. Heating

Type: Manufacturer: Trane • Efficiency: High-efficiency  
 Exhaust venting method: Direct vent - sealed combustion  
**Combustion air** source: Outside - sealed combustion  
 Approximate age: New construction  
 Typical life expectancy: Furnace (high efficiency) 15 to 20 years  
 Main fuel shut off at: Meter Exterior wall  
 Failure probability: Low

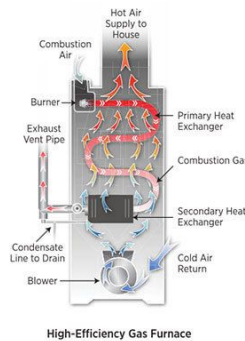
## 2. Burner Chamber Comments

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
✓				

### Observations:

- No record of recent service observed.
- Cracks and/or holes in the heat exchanger are not part of the inspection  
 - HVAC engineer should be called to inspect if concerned.
- High efficiency gas furnace

A dirty filter makes a furnaces fan work harder and burn more energy. Mis-adjusted gas valves and burners can result in too much gas being released, wasting energy and releasing poisonous carbon monoxide gas. An excessively dirty heat exchanger can prevent heat from entering the air and result in wasted energy and can increase your heating costs by up to 20%.



## 3. Exhaust Venting Conditions

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
✓				

Materials: CPVC BH Rated vent lines

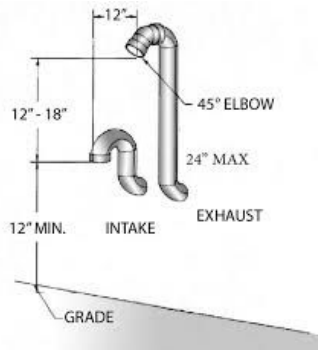
### Observations:

- New installations use CPVC (white) pipe for high efficiency furnaces.

TIP: Remember to check your furnace exhaust vents, condensation and ice buildup will cause a no heat situation with your high efficiency furnace and hot water heater. If there is a giant icicle growing under the vent, knock it out of the way to prevent it clogging the exhaust. This can save you a \$200 service call from a no heat situation.

\*CO can build up very fast in your home.





#### 4. Air Filter Condition

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
✓				

##### Observations:

##### • GAS FURNACE \ Distribution air fan (blower)

Condition: Furnace filter location and size. The arrow on the filter should point towards the furnace.

Failure to install the filter in the correct orientation can result in damage to the furnace fan.

Images indicate the location and size of the furnace filter. Arrow indicates the direction of airflow.

Implication(s): Reduced Efficiency & Comfort, Damage to Furnace Components

Expensive filters are not required. These serve only to make your furnace work harder and can put additional strain on components. If clean air is required then other forms such as electronic air cleaners or **HRV** can be installed.

Air return ducts were noted in rooms. Cooled air from heating is returned to the furnace to be reheated and the cycle starts again. These are very important for keeping an even temperature and preventing cold rooms. Do not block fresh air ducts.

\* The arrow must point toward the furnace. Failure to install the filter correctly can result in damage to the furnace fan.

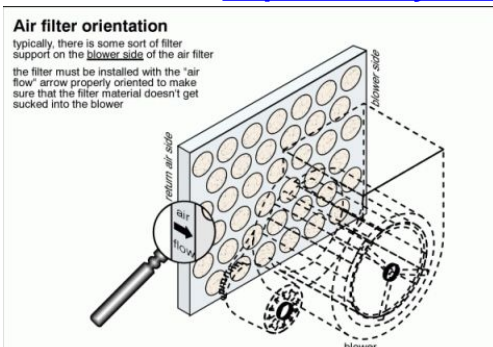
Location: Basement Utility Room

Filter Size: 20X25X1

Task: Replace,

Time: Regular maintenance, Every 3-4 Months

[https://www.youtube.com/watch?v=HPXCeppXp\\_4](https://www.youtube.com/watch?v=HPXCeppXp_4)



## 5. Thermostat Condition

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
✓				

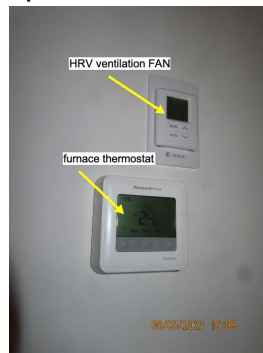
Zoned heat, multiple thermostats observed.

Observations:

• **GAS FURNACE \ Thermostat:**

Avoid pre-set temperature changes of more than 4-5 degrees Celsius as they put an undue amount of stress on the heating system.

Thermostat was set high for the majority of the inspection. This is to put the furnace through its paces & a better thermal read.



## 6. Distribution Ducting Condition

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
		✓		

Type: Ducts and Registers

Observations:

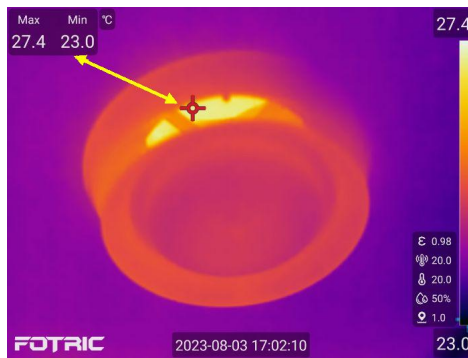
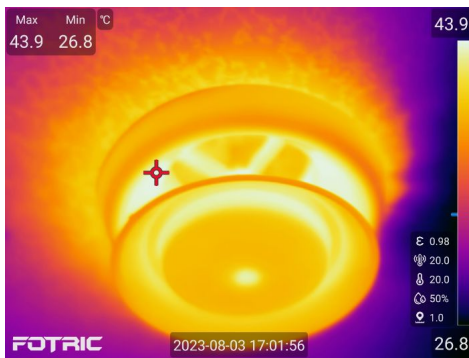
• **Observations:**

• In the inspectors opinion the distribution/ducting was all working well on the day of the inspection. Duct work is in place and correct where visible unless otherwise noted. It is common for rooms further from the furnace to have slightly lower heat distribution. It is always a good idea to tape (aluminum tape) all visible joints/holes/gaps in ducting to reduce energy loss in unwanted areas. Doing this will also provide better air flow from the vents around the home. A selective number of heat registers are scanned using thermal imaging for consistency.

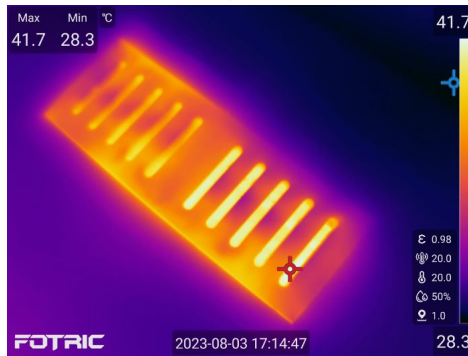
• **CONDITION:** Please note we do NOT test cold air returns - if concerned suggest contacting a HVAC specialist

• **CONDITION:** Poor air flow or functional heat was observed at this heat delivery resister. Recommend immediate further investigation and repairs by an HVAC contractor prior to lifting your inspection conditions.

\* location: basement/ ceiling duct next to gym area.



CONDITION: Poor air flow or functional heat was observed at this heat delivery resistor. Recommend immediate further investigation and repairs by an HVAC contractor prior to lifting your inspection conditions.  
\* location: basement/ ceiling duct next to gym area.



## 7. Humidifier Condition

Good	Fair	Repair/ Replace	NI - Not Inspected	NP- Not Present
		✓		

### Observations:

- Trickle Humidifier observed at back of furnace and it is NOT functional at time of inspection. These require regular maintenance to work efficiently.

Replace humidifier pads/drums every heating season or when calcified and monitor humidifiers for leaks.

Humidistats should be set between 10-20 setting; close dampers in summer especially if **A/C** is present to prevent evaporator coils from freezing up

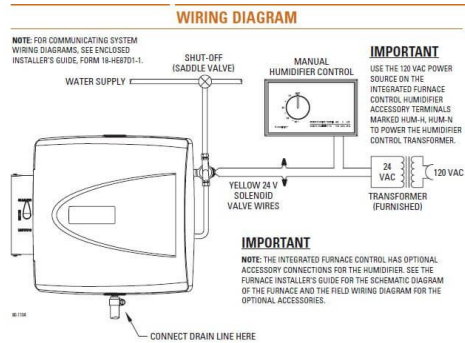
\* Turn off humidifiers in summer by the humidistat and water shut off.

The evaporative pad is new and does not need replacement for this heating season.

• **CONDITION: No shutoff valve installed at hot water tank.**

\*Recommend installation by qualified plumber.

\* Water supply line is not connected. Humidifier not operational

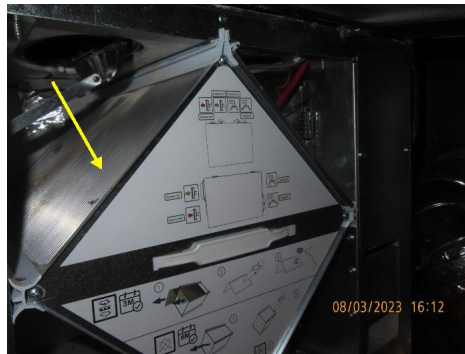


## 8. Heating Comments

Good	Fair	Repair/Replac e	NI - Not Inspect ed	NP- Not Presen t
✓	✓			

### Observations:

- **Gas-Forced air furnace:** The exterior/interior/components of the furnace were visually inspected. The start-up sequence was monitored and an infrared camera was used to view temperatures at multiple duct supply registers within the home. The heating system was functional and responded to normal operating controls at the time of the inspection. No significant deficiencies were observed.
- **Multi Zone In-Floor Radiant Heating plumbing present in basement.** Condition: NO seperated water tank to supply in floor radiant hearing.  
\*Recommend reviewing current setup with builder as this system is not completed.



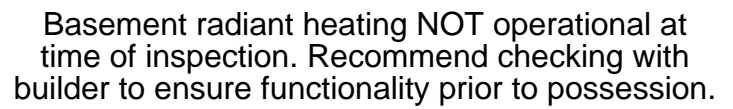
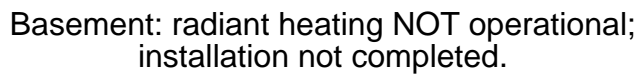
Multi Zone In-Floor Radiant Heating plumbing present in basement.

Condition: NO seperated water tank to supply in floor radiant hearing.

\*Recommend reviewing current setup with builder as this system is not completed.

HRV - Missing one filter/ not installed - recommend installation







## Air Conditioning

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

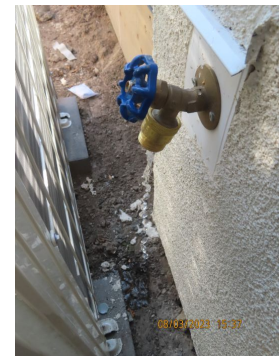
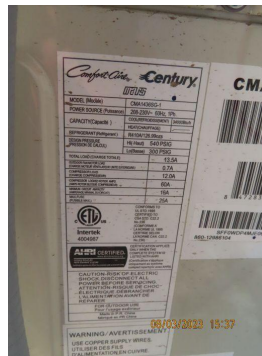
The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

### 1. Air Conditioning Comments

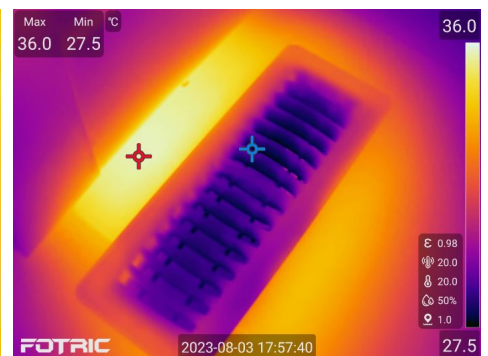
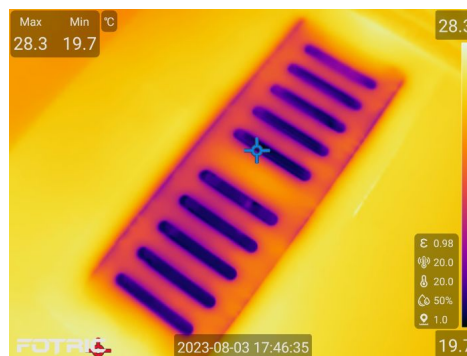
Good	Fair	Repair/ Replace	NI - Not Inspected	NP - Not Present
✓		✓		

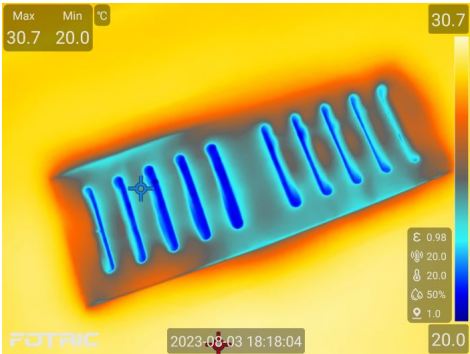
Type: Century  
Observations:

- Electrical disconnect provided near this unit for safety.
- **Recommend review by a licensed HVAC contractor for moving the unit away from exterior faucet as necessary, prior to close.**



CMA1430SG-1 COMFORT-AIRE®  
Comfort-Aire CMA14 Side Discharge Horizontal Condensing Unit, 2.5 ton, 30000 BTU/hr 14.5 Cooling, 208/230 volt





# Water Heater

## 1. Water Heater

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
✓		✓		

### Observations:

- Tankless (Instantaneous) Water Heater
- \* No power to appliance

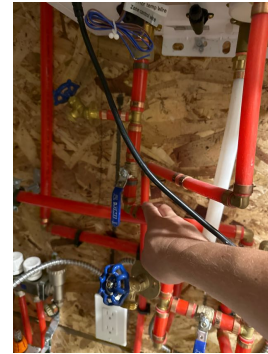
## 2. Supply lines Condition

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
✓		✓		

Materials: Plastic/PEX - Flexible plastic - Typically features a slight naturel curve

### Observations:

- No leaks observed at the time of the inspection.
- Recommend monitoring connections for corrosion and/or leaks.
- Hot Water shutoff valve present
- **CONDITION:** Unit off at time of inspection; unit not tested/no power.
- \* checked plugs/ breaker ON.

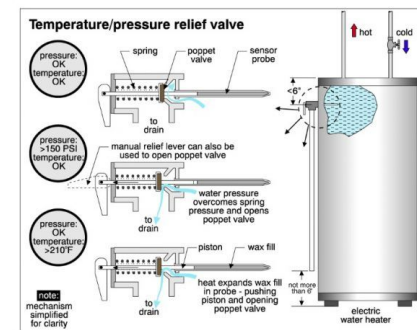


## 3. Temperature Pressure Release Valve Conditions

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
✓				

### Observations:

- TPR safety valve present
- Temperature/pressure relief valves (**TPR valves**) do two jobs. They will open and dump water out of the tank if the temperature exceeds 210°F (just below boiling). They will also open if the pressure in the tank exceeds 150 psi (the maximum normal operating pressure for a water heater). The temperature/pressure relief valve will have a BTU rating stamped on it. Its rating must be the same as or larger than the BTU rating of the water heater. T&P safety valve is rated to go off at 210°F (100°C)



#### 4. Combustion Chamber Conditions

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
			✓	

##### Observations:

- **CONDITION:** PILOT light not lit, could not test unit. Have seller or representative turn on unit and verify proper operation in time of buyers final walk-through, prior to closing.

#### 5. Flue Venting Conditions

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
✓				

##### Materials: Plastic

##### Observations:

- Intact where visible; the flue interior was not reviewed.



#### 6. Water Heater Comments

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
		✓		

##### Observations:

- **CONDITION:** Off at time of inspection; combustion operation not reviewed.



CONDITION: Off at time of inspection;  
combustion operation not reviewed.



## Kitchen/Dining Area

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

### 1. Kitchen Floor Condition

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
✓				

Materials: Wood Plank

Observations:

- Flooring was in good condition. No signs of peel, stains or damage noted at time of inspection.



### 2. Kitchen Wall/Ceiling Condition

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
✓	✓			

Materials: Drywall • Ceramic Tile

Observations:

- Dry at the time of the inspection. No stains or evidence of moisture penetration \ were observed with infrared thermal camera at time of inspection.

Wall and ceilings were thermally scanned at time of inspection.

\* Any issues will be documented in the appropriate section of the report. (cosmetic issues are not part of the home inspection)



cracked grout/ gaps at top of tile setting. Repair is advised.



Gaps under cabinetry; should be grouted for finish







thermal: dining room



Thermal: ceiling/ dry

### 3. Kitchen Doors Condition

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

- NO Doors in kitchen/dining area.

### 4. Kitchen Windows Condition

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Style: Fixed • Louvered

Observations:

- Recommended to use Silicone 100% to seal around prolong life on window frames.

\* Gaps around window trim work observed.



## 5. Kitchen Electrical Condition

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
✓				

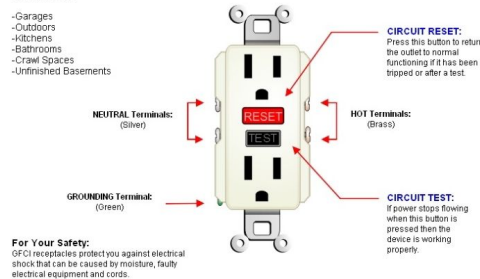
### Observations:

- GFCI in place and working correctly
- The Canadian Electrical Code requires that a Class A GFCI be provided to protect all receptacles with 1.5 meters of a sink. In addition, in residential occupancies the code requires that all receptacles installed outdoors and within 2.5 meters of finished grade be protected by a class A GFCI outlet.

#### GFCI Receptacle (Ground Fault Circuit Interrupter)

GFCI receptacles are required when wiring:

- Garages
- Outdoors
- Kitchens
- Bathrooms
- Crawl Spaces
- Unfinished Basements



## 6. Kitchen Cabinets Condition

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
		✓		

### Observations:

- **Doors are out of alignment**  
Cabinets. These can usually be leveled out by adjusting the hinge screws. Don't over do it! 1/4 turn at a time.

Use screw 1 to adjust the doors from side to side. Turning the screw in a clockwise direction moves the door closer to the edge of the cabinet. You can adjust both the top and bottom hinge to move the doors closer together or further apart. If you loosen screws 2 & 4 the hinge backplate can be moved up or downwards.

#### Hinge/Door Adjustment

- Doors may not be aligned properly.
- Doors may not be flush to cabinet frame.



At stove area



At island

## 7. Kitchen Counter Top Condition

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
✓				

### Observations:

- No damage noted throughout al kitchen counter tops. In good condition during inspection.

### 8. Kitchen Sink Condition

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
✓				

Materials: Metal

Observations:

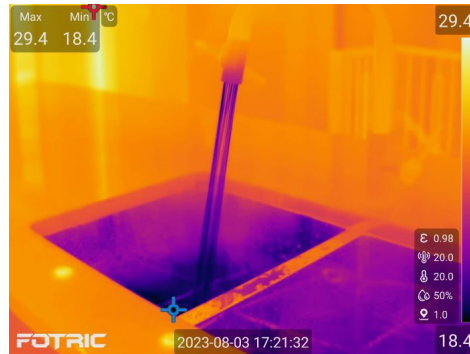
- Sink in good condition. No damages, holes were observed during inspection.

### 9. Kitchen Faucets

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
✓				

Observations:

- No deficiencies noted - faucets/sprayers in good condition.



### 10. Traps/Drains/Supply Condition

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
✓				

Observations:

- No leaks, drips at traps or drains noticed, sink was filled and water was run to full test for plumbing problems.

Shutoffs to water supply were observed.

In some cases plumbing venting is not visible as located inside the wall.



### 11. Stove Conditions

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
			✓	

Style: Built in wall oven • Gas Stove

Observations:

- **CONDITION:** Gas Burner(s) were not inoperable during inspection. Recommend further review by qualified appliance contractor.

\* Wall oven not tested; packaging not removed from new appliance. We do not unpackage new appliances.

- Did not test, installation is incomplete.

\*Wall oven



Wall oven



Difficult to rear the gas shutoff! Recommend repairs for safety.

## 12. Garbage Disposal

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Observations:

- No garbarator installed.

## 13. Dishwasher Condition

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Observations:

- Installation is incomplete, dishwasher packaging present during inspection.



## 14. Hood Fan Condition

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Exterior Vented

### Observations:

- The exhaust fan turned on, appeared to terminate to the exterior and responded to normal operation controls at the time of the inspection. No significant deficiencies were observed.





## 15. Microwave

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
		✓		

## Observations:

- Inoperable at the time of inspection
- Installation not completed during inspection.



## 16. Fridge Condition

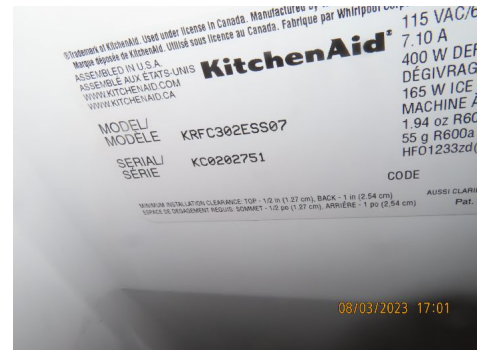
Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
		✓		

## Observations:

- No damages were seen on the front panel.
- Refrigerators - Our inspection of this item is purely to see if the internal walls are cold.

Please note we do not use any special equipment to test these items. Also we DO NOT test water hook ups, water dispensers or ice makers connected to the refrigerators.

\* Appliance not plugged in/powerd up during inspection.





**17. Kitchen Comments**

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
✓		✓		

**Observations:**

- **Appliances:** Basic Functionality means that appliances were turned on but their performance quality is NOT evaluated.

Please note: Any of the appliances throughout the house can stop working without any warning or can be damaged at anytime from now until possession day.

Recommend you "the client" to check all the appliances throughout the house, on the walk through before the possession day, or before last transaction, also dryer vent should be cleaned on the possession day also on regular bases to make sure they are in good working order (sometimes dry can go on fire if the vent is blocked by lint).

\* NOTE: Buyer is advised that no warranties are offer on any appliances.

- **CONDITION:** Ranges, cooking exhaust fans and microwave were turned on for a short-period of time to determine functionality. Thermostats, timers, clocks and other specialized cooking functions and features are not tested during the inspection.

We do recommend that you test the appliances and move the appliances to inspect behind and under them at your final walkthrough or prior to walkthrough to close to ensure they are functional and for defects or damages that were not observed at the time of inspection.



Floor sweep; not functional - no Cental VAC installed

## Laundry Area

### 1. Floors

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
✓				

Materials: Tile

Observations:

- Limited view due to limited space around appliances- no damages were seen

### 2. Walls/Ceiling Condition

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
✓				

Materials: Drywall

Observations:

- No stains or evidence of moisture penetration observed. In good condition and dry at the time of inspection.



### 3. Condition

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
✓				

Observations:

- Cabinets/shelving secure and in good working order.

### 4. Door Condition

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
✓				

Observations:

- Door in good condition, no issues observed.

### 5. Window Condition

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
				✓

Observations:

- No window installed in laundry area.

### 6. Laundry Tub/Sink Condition

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
✓				

Materials: Metal

Observations:

- Sink in good condition.
- Suggest caulking as necessary.

### 7. Laundry Faucets

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
✓				

Observations:

- Faucet is in good condition; no deficiencies noted.
- No hot water flow observed.



## 8. Electrical Conditions

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
✓				

### Observations:

- GFCI in place

## 9. Washer Hook-ups

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
			✓	

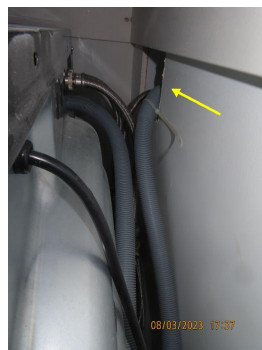
### Observations:

- Whenever laundry is above finished interior areas automatic shut offs are highly recommended to prevent damages. Floor drains are also beneficial and may be a consideration when finishing your basement.

Automatic Laundry Water Leak Detector & Shut-Off System with Auto Shut Off & NEW Mobile Phone/Tablet App Alerts for Washing Machine Outlets, Flood Stopping & Water Leak Detection.

<https://www.amazon.com/Automatic-Detector-Shut-Off-Stopping-Detection/dp/B0742N3KHF>

- Installation is incomplete, washer not fully installed at time of inspection.



Recommend larger opening for access to shutoff valves!

## 10. Dryer

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
✓				

## Observations:

• Electric dryer was operated for 10mins to check heat for drying clothing. This is a brief test and not all cycles were tested at time of inspection.

\* Suggest dryer vents be kept clean and clear. Dryers often clog with lint and should be frequently checked for blockages.

\* Inspector is unable to see inside the exhaust line to determine blockages or exit destination.

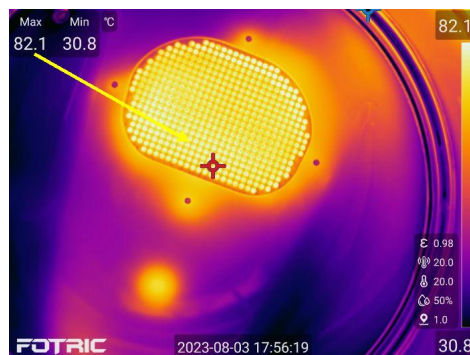
\* NOTE: No warranties or guarantees are offered on washer/dryers.

• Recommend upgrade of dryer discharge vent to solid metal material to prevent dryer lint build up.

Proper venting material: A code-compliant dryer vent is constructed of a rigid pipe of nonflammable material with a smooth interior finish. The smooth interior inhibits lint buildup in grooves, and it is not easily crushed or broken.

While building codes differ around the country, two code-compliant vent material options are solid aluminum pipe that is at least 0.4 millimeters thick or galvanized steel pipe. Of the two options, I prefer to use aluminum pipe as it does not rust.

Ensure vent pipe are short and straight as possible to avoid lint buildup and clogging.



## 11. Laundry Comments

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
✓				

## Observations:

• Laundry facilities: Washer Hot/cold water supply Dryer Vented to outside  
120-Volt outlet 240-Volt outlet  
Waste standpipe

## Fireplace

### 1. Fireplace Location

Location: The fireplace is located in the Main Floor Family Room.

### 2. Firepalce Style

Style: Gas Direct vent. It can only be assumed that this appliance was installed to manufacturer's specifications.

### 3. Fireplace Comments

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
		✓		

#### Observations:

- Not serviceable at time of inspection. Recommend confirming operational prior to possession.
- Pilot light "off" at time of inspection. Lighting of pilot lights is not within the scope of inspection. Buyer is therefore urged to ensure satisfactory operation of this unit prior to close.
- \*Recommend sealing gaps around fireplace
- **CONDITION:** Gaps at top/ around fireplace were observed; Recommend completion.



**CONDITION:** Gaps at top/  
around fireplace were observed;  
Recommend completion.



## Other Interior Areas

### 1. Floor Condition

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
		✓		

#### Observations:

#### • Wooden Flooring

- \* Poor trim work/baseboard noted at 2nd floor closet area.
- \* Recommend repair as necessary.



2nd floor closet; poor trim work

### 2. Wall/Ceiling Condition

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
✓		✓		

#### Observations:

- Dry at the time of the inspection.

No stains or evidence of moisture penetration observed.

Wall and ceilings were thermally scanned at time of inspection.

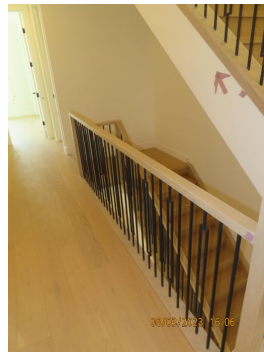
\* Any issues will be documented in the appropriate section of the report.  
(cosmetic issues are not part of the home inspection)

• **CONDITION:** Poor finishing/paint job on wall trim throughout entire areas of the home.

\* We recommend that at walkthrough you take your time to review repairs made prior to possession.



2nd floor



Main - family room



Main; family room

### 3. Door Conditions

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
✓				

#### Observations:

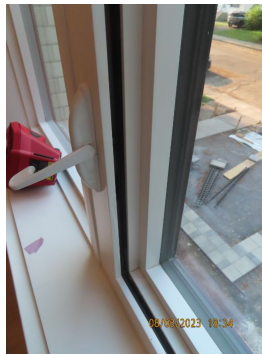
- Doors tested fine and in working order unless otherwise noted

### 4. Window Condition

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
		✓		

#### Observations:

- Window locks were either damaged, inoperable at one location.  
Unable to close window  
Location: 2nd floor space at front



### 5. Electrical Conditions

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
✓				

#### Observations:

- Receptacles and switches were tested and worked as required where accessible on the day of the inspection.  
No deficiencies were noted during inspection.

### 6. Wet Bar Conditions

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
✓		✓		

#### Materials: Basement

#### Observations:

- GFCI receptacle observed near the sink.
- The bar area appears functional at the time of inspection.
- Installation is incomplete.  
Bar fridge not plugged at time of inspection.  
Recommend confirmation appliance working prior to possession.



NO leaks were observed



## 7. Stair Conditions

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
✓	✓			

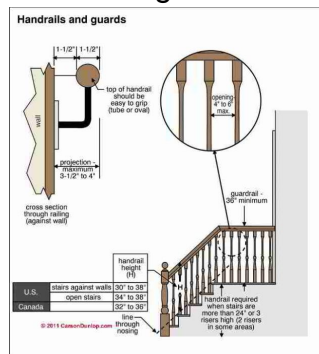
### Observations:

- The inspector observed no deficiencies in the condition of the staircase. Inspection of the stairwell includes visual examination of the step treads and risers;

Landings, angle of staircase/handrails/lighting, headroom; windows, walls and ceiling areas.

\* Condition: Poor paint quality observed.

Recommend Review during walkthrough prior to possession.



## 8. Other Interior Area Comments

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
✓	✓			

### Observations:

- The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

\* The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

- Recently painted walls and ceilings can conceal previous and current water issues. No moisture readings noted at time of inspection.

## Bathrooms

### 1. Bathroom Location

Location: Basement Bathroom • Main Floor - Half Bath • Ensuite to other bedroom • Ensuite to Master bedroom • 2nd floor common bathroom

### 2. Bath Floor Conditions

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
		✓		

Materials: Tile

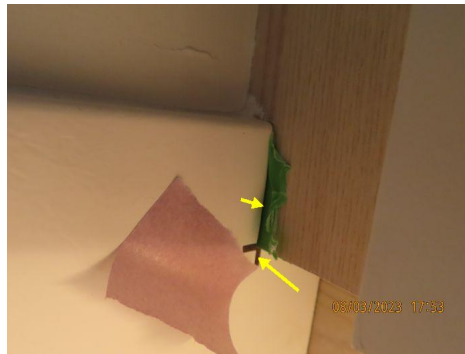
Observations:

- Bathroom flooring in good condition. No damages were observed on day of inspection.

- Poor carpentry finishing observed.
- \* Location: 2nd floor en-suite bath.
- \* Recommend repair



2nd floor bathroom - gaps around cabinetry; should be sealed to prevent moisture penetration into sub-flooring



2nd floor ensuite bath; poor baseboard finishing



2nd floor main bath; behind toilet

### 3. Bathroom Wall/Ceiling Condition

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
		✓		

Materials: Drywall

Observations:

- Dry at the time of the inspection.
- All the bathroom walls/ceilings were in good condition. Dry at the time of the inspection.



master ensuite bath



2nd floor bath



2nd bathroom ensuite





half bath



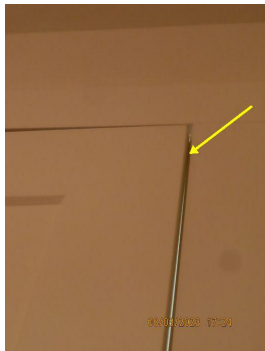
basement bath

#### 4. Bathroom Doors Condition

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
		✓		

Materials: Hollow Core • Pocket/Sliding  
Observations:

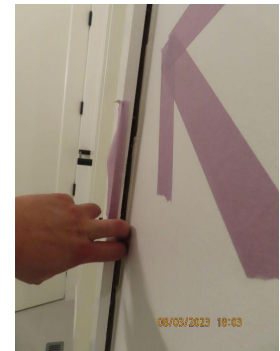
- Door sticks, needs adjustment.  
\*half bath
- Door does not latch, needs adjustment.  
Location: 2nd floor bath/pocket door
- Location: 2nd floor bath
- \*Loose, gaps at pocket door trim work.  
Poor quality if workmanship observed.



Door sticks, needs adjustment.  
\*half bath



2nd floor bathroom - short trim  
work at door



Hardware is loose or misaligned  
at 2nd floor bath  
\*Loose, gaps at pocket door  
trimwork.  
Poor quality if workmanship  
observed.



Door does not latch, needs adjustment.  
Location: 2nd floor bath/pocket door

## 5. Bathroom Windows Condition

Good Fair Repair/Replac e NI - Not Inspect ed NP- Not Presen t

✓				
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Style: Louvered

Observations:

- Bathroom windows were tested by opening/latches confirmed for functionality. Working as required unless noted otherwise.

## 6. Electrical Condition

Good Fair Repair/Replac e NI - Not Inspect ed NP- Not Presen t

✓				
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Observations:

- Ground Fault Circuit Interrupters

A ground-fault circuit interrupter (GFCI) can help prevent electrocution. If a person's body starts to receive a shock, the GFCI senses this and cuts off the power before he/she can get injured. GFCIs are generally installed where electrical circuits within appliances may accidentally come into contact with water. They are most often found in kitchens, baths, laundry rooms, outside or in the garage. We may suggest GFCI upgrades in areas, these upgrades are suggestions only and in some cases not possible due to the age of the home/panel. For more detail review of electrical issues, we suggest an electrician to review, if required.

The Canadian Electrical Code requires that a Class A GFCI be provided to protect all receptacles within 1.5 metres of a sink. In addition, in residential occupancies the code requires that all receptacles installed outdoors and within 2.5 metres of finished grade be protected by a Class A GFCI

\* GFCI Protection at all 4 bathrooms



## 7. Heat Source Condition

Good Fair Repair/Replac e NI - Not Inspect ed NP- Not Presen t

✓				
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Type: Central Heating and Cooling

Observations:

- Heating and cooling noted. At this time of the inspection, all appeared to be functional and serviceable condition.





thermal: radiant heated flooring  
at master en-suite bath. Working  
at time of inspection



Thermal: radiant flooring at 2nd  
floor en-suite bathroom. Working  
at time of inspection

## 8. Bathroom Exhaust Fan Condition

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
✓				

### Observations:

- **TIP:** Make sure you clean your extractor fan periodically or dust and dirt will build up and make the fan far less efficient. Bathrooms are often humid places and moisture is released into the air by something as simple as taking a shower. As the moisture mixes with the air as water vapor, it will eventually make contact with a cold surface, forming as droplets on things like mirrors or windows.

\* Run the exhaust fan for 10-15 minutes after your bath and shower to make sure that the entire bathroom is dry.

- Bathroom ventilation improves air quality and helps to maintain proper moisture levels in the home. Excess moisture can migrate into wall and floor cavities and into the attic if the bathroom is not properly vented, and warm air/moisture can damage materials and provide moisture for microbial growth. Bends and excessive duct length significantly reduce air flow in the duct and can lead to condensation forming with the ducts and eventual leaks into the ceiling materials. Ventilation may not have been required when the house was built, but the installation of mechanical ventilation is recommended.

Bathroom fans should be run for 30 min. after every use. Timed switches make this easy not to forget.



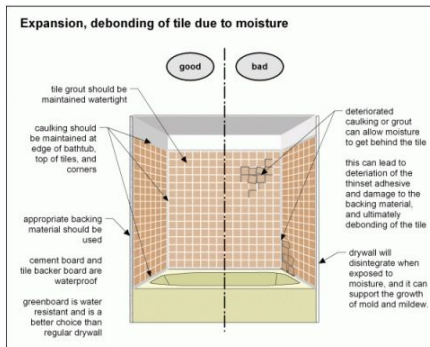
## 9. Tub/Whirlpool Condition

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
✓				

### Style: Tub

### Observations:

- TUB was filled to a level a level for testing and then drained to check for leaks and/or damage. The items tested appeared to be in serviceable condition. If a more detailed report is desired, the client is advised to consult a licensed plumber for a complete review prior to closing.



## 10. Tub Surround Condition

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
		✓		

Materials: Ceramic Tile

Observations:

- Caulk and/or grout adjacent to tub and shower surrounds should be maintained in good condition to prevent leakage and resulting wall or floor damage. No caulk was installed around tub tile surrounding.

Proper sealing of all of the grout joints is recommended.

Location: Basement/ 2nd floor bath: tub area



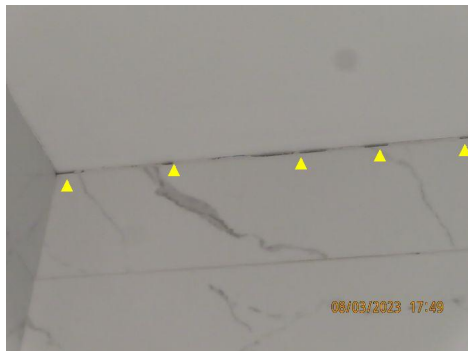
basement bath



basement bath



basement bath



2nd floor/ en-suite bath



2nd floor main bath - remove tape at top; seal top of tilework

## 11. Tub Enclosure Condition

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
				✓

Observations:

- No deficiencies were observed.



## 12. Tub Faucet Condition

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
✓				

## Observations:

- No deficiencies noted at testing.

## 13. Shower Base Condition

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
		✓		

## Materials: Ceramic Tile

## Observations:

- Tile shower enclosures, especially those with tile floors, cannot be adequately tested for leaks in the context of Standard Home Inspection especially when the installation is new. Shower stalls installed under permit are required to be tested during installation, but whether this testing has been done cannot be determined. I recommend monitoring, especially at the ceiling of the laundry below this enclosure

• **REPAIR: Grout/silicon seal on floor/ tile is missing!**  
 Recommend tile is fully grouted and sealed. appropriately.  
 Monitoring of exterior leaks outside of shower is recommended due to possible water intrusion.

Location: 2nd floor bathroom



2nd floor ensuite shower base



2nd floor en-suite bath; shower base

## 14. Shower Surround Condition

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
		✓		

## Materials: Ceramic Tile

## Observations:

- **TIP: Suggest all tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. All missing/damaged grouting should be replaced. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the interior walls and surrounding sub-flooring.**

Location: 2nd floor Bathroom





2nd floor ensuite shower



2nd floor ensuite bath: Missing grout/silicon glue seal



2nd floor en-suite bath; shower base

### 15. Shower Door Condition

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Glass

Observations:

- Shower door was tested fine by opening/closing and checking for leaks while shower was running.

### 16. Shower Faucet Condition

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Shower faucet was tested for a period of time. No leaks or issues were observed.



### 17. Sink Condition

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Vitreous Enamel/Ceramic - (Glass like based enamel coating that makes things more durable, denser and shinier).

Observations:

- Water was filled to a level and plumbing checked, no leaks were observed.

### 18. Sink Faucet Condition

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Faucets were tested for period time. No leaks were observed unless otherwise noted.

Suggest cleaning aerators periodically for proper flow.

## 19. Traps/Drains/Supply Condition

Good Fair Repair/Replac e NI - Not Inspect ed NP- Not Presen t

✓				
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### Observations:

- Cold supply was observed in all washrooms.

Plumbing, traps, drain line, supply lines were checked and no leaks were observed on day of inspection.

- Fixture shutoff valves to faucets (and toilets) are not tested during an inspection, as they have generally not been used for some time and are prone to leakage if turned on or off.



half bath



ensuite bath



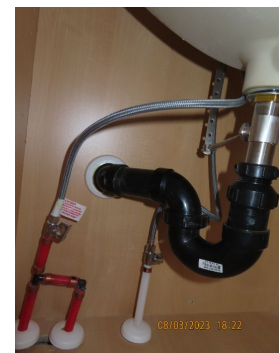
ensuite bath



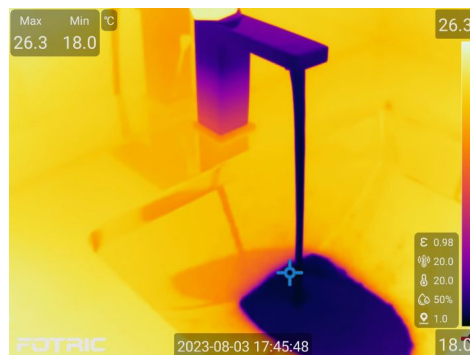
2nd floor bath



Master en-suite bath



master en-suite bath



## 20. Toilet Condition

Good Fair Repair/Replac e NI - Not Inspect ed NP- Not Presen t

✓				
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### Observations:

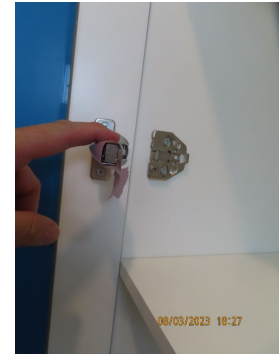
- Toilet(s) were flushed multiple times - no deficiencies were noted, toilet secured.

## 21. Counters/ Cabinates Condition

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
		✓		

### Observations:

- **CONDITION:** basement bath; large gap where drywall meets cabinetry.  
\* Poor install finishing
- **CONDITION:** There are stains/ water damaged noted inside cabinet area, presumably from past leak(s) or spilled products  
\* location: 2nd floor main bath; recommend replacement



Master en-suite closet area;  
hinge not connected; repair  
advised

## 22. Steamer Condition

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
		✓		

### Observations:

- **Steamer was inoperable at the time of inspection.**  
Location: master en-suite bath



### 23. Bathroom Comments

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
	✓	✓		

#### Observations:

- \* All shower /bathtub areas: Must be kept well maintained and water proof including grout and caulking as an on-going maintenance item. Suite-build enclosures making use of separate tiles are prone to concealed leadage if not built to a high standard and maintained over time. Active leakage may not be visible to a home inspection during the brief time in the house. Recommend that occupants monitor the areas around and under the shower/ bathtub location(s) on a on-going basis and address any sign of leakage immediately. Recommend that an absorbent bath mat be present at the entrance to all shower / bathtub areas to absorb any water and discourage moisture intrusion into the adjacent surfaces.
- Drainage: We attempt to evaluate drain pipes by flushing every drain that has a active fixture while observing its draw an watching for blockages or slow drains but this is not a conclusive test and only a video-scan of the main sewer line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and clearing the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repair could become expensive and might include replace the entire main line. For these reasons, we recommend that you ask the seller if they have ever experienced any drainage problems, or you should consider having the main waste line video-scanned during your inspection contingency period.
- 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.
- All the bathrooms were individually inspected and all areas tested for potential problems.

# Bedrooms

## 1. Location Room

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
✓				

### Observations:

- Master Bedroom
- Bedroom 1
- Bedroom 2
- Basement Bedroom 1



Master Bedroom



Master Bedroom



Bedroom 1



Bedroom 2



Basement Bedroom 1

## 2. Floor Condition

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
✓				

### Observations:

- Wooden vinyl flooring was noted - no rips/tears or seams were observed. Flooring in good condition.



2nd floor en-suite bath/ to cabinetry; gaps present ; recommend sealing with silicon glue



### 3. Wall Ceiling Condition

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
✓		✓		

#### Observations:

• No stains or evidence of moisture penetration observed with infrared camera at time of inspection.  
The bedroom walls/ceilings were in good condition, dry at the time of the inspection.

• **CONDITION:** The areas were observed with an infrared camera and thermal anomalies consistent with an insulation deficiency (sagging/voids in insulation) or the presence of water/moisture was observed. No elevated reading were observed on a non-invasive moisture meter. Past water intrusion and conceal damages are possible where these condition are observed.

\* Location: 2nd floor front bedroom - left side of window. Further review is advised.



Basement Bedroom 1



**CONDITION:** The areas were observed with an infrared camera and thermal anomalies consistent with an insulation deficiency (sagging/voids in insulation) or the presence of water/moisture was observed. No elevated reading were observed on a non-invasive moisture meter. Past water intrusion and conceal damages are possible where these condition are observed.

\* Location: 2nd floor front bedroom - left side of window. Further review is advised.

### 4. Door Conditions

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
		✓		

#### Observations:

• Door was bind on the jamb and was difficult to close. Requires trimming or adjustment. Recommended correction by qualified contractor.

\*Location: Basement bedroom



Basement bedroom - poor installation; door rubs against carpeting

## 5. Window Condition

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
✓		✓		

### Observations:

- **CONDITION:** Window latches and/or locks were either damaged, inoperable or missing in one or more location(s).
- Location: master bedroom



Basement window cover; doesn't fit flush with well well framing; potential fall hazard; recommend repairs for SAFETY.

## 6. Electrical Conditions

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
✓				

### Observations:

- Receptacles and switches were tested and worked as required where accessible on the day of the inspection

## 7. Other Interior Area Comments

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
		✓		

### Observations:

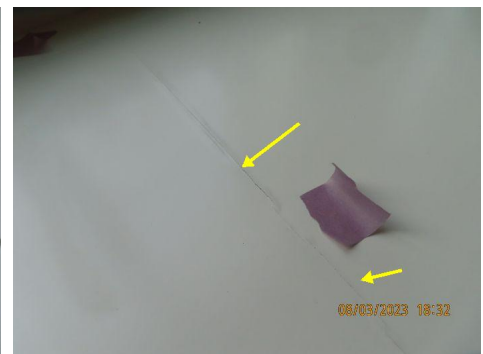
- All 4 bedroom noted to have smoke detectors in place.
- \* Poor finishing trim work at master bedroom (see photos)



2nd floor closet - poor trim work finishing



Master bedroom - window drawer - not closing flush



Master bedroom; seams on finishing observed; repair advised



Master bedroom; cracking on finishing noted; recommend repair

# Utilities

1. Utilities Info

Good	Fair	Repair/ Replac e	NI - Not Inspect ed	NP- Not Presen t
✓				

Observations:

- All lights were turned off at the end of the inspection.
- I reset the thermostat to the original temperature.
- All appliances were off at the end of the inspection.
- No water was left running at the end of the inspection.
- All windows were returned to their original positions (If open at the start of the inspection, they were left open.

If unlocked at the start of the inspection, they were left unlocked).



## Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
Drip Edge	Drip edge is a metal flashing applied to the edges of a roof deck before the roofing material is applied. The metal may be galvanized steel, aluminum (painted or not), copper and possibly others.
GFCI	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.
HRV	Heat recovery ventilation, also known as HRV, mechanical ventilation heat recovery, or MVHR, is an energy recovery ventilation system using equipment known as a heat recovery ventilator, heat exchanger, air exchanger, or air-to-air heat exchanger which employs a counter-flow heat exchanger (countercurrent heat exchange) between the inbound and outbound air flow.[1] HRV provides fresh air and improved climate control, while also saving energy by reducing heating (and cooling) requirements.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor.