

NIR Real Estate Inspections Ltd

PROPERTY INSPECTION REPORT

123 Anywhere Street NW, Calgary,

CLIENT: Harold Bond
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

Infrared certified

ISSUED BY THE CERTIFIED MASTER INSPECTOR CMI MASTER INSPECTOR CERTIFICATION BOARD

Table Of Contents

Summary Report	3-8
General Information	9-18
Exterior	19-26
Roof	27-29
Attic	30
Garage	31-35
Basement/Furnace Room	36-40
Plumbing	41-44
Electrical	45-48
Heating	49-54
Air Conditioning	55-56
Water Heater	57-58
Kitchen/Dining Area	59-65
Laundry Area	66-68
Fireplace	69
Other Interior Areas	70-73
Bathrooms	74-83
Bedrooms	84-87
Utilities	88
Glossary	89

8/3/2023

Hello Harold;

Thank you for engaging NIR Real Estate Inspections for your home inspection services. I do appreciate you using my services at 123 Anywhere Street NW 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.
www.nirhomeinspections.com
E: IB@NIRHomeInspections.com
P: 403.919.3336

Summary Report

Exterior		
Page 19 Item: 3	Exterior Wall Cladding Condition	• Missing stucco observed with gaps present, suggest repairs as necessary. Poor finishing noted. Location: rear
Page 19 Item: 4	Trim Conditions	• Recommend review by a qualified professional for repair or as necessary prior to possession. Location: rear missing stucco finishing at deck.
Page 20 Item: 5	Window/Frame Conditions	• 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
Page 21 Item: 6	Exterior Door Conditions	• 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
Page 21 Item: 7	Gutter Condition	• 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.
Page 22 Item: 11	Intake/Exhaust Vents Condition	• Vent covers damaged/missing. Recommended for replacement/repairs.
Page 25 Item: 18	Stair Condition	• CONDITION: Deck stairs not installed at rear deck * Recommend review at walkthrough prior to possession.
Garage		
Page 31 Item: 4	Gutter/ Downspout Conditions	• 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.
Page 32 Item: 6	Garage Door Condition	• 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.
Page 33 Item: 7	Door Hardware/Opener Condition	• Door opener is disconnected, did not test Recommend testing prior to possession.

Page 33 Item: 9	Exterior Door Condition	• Recommend review for repair or replacement as necessary. Gaps around door lock observed. Door lockset is small and hole cut seems too big.
Basement/Furnace Room		
Page 37 Item: 5	Joist/Beam/Support Condition	• 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!
Page 39 Item: 8	Basement Comments	



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

Plumbing		
Page 42 Item: 5	Sump Pump Conditions	• 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.
Electrical		
Page 45 Item: 3	Main Panel Comments	• CONDITION: Oversized wiring for the circuit is considered a safety hazard and should be repaired by a licensed electrician.
Heating		
Page 51 Item: 6	Distribution Ducting Condition	• 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.
Page 52 Item: 7	Humidifier Condition	• CONDITION: No shutoff valve installed at hot water tank. *Recommend installation by qualified plumber. * Water supply line is not connected. Humidifier not operational

Page 53 Item: 8	Heating Comments	• 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

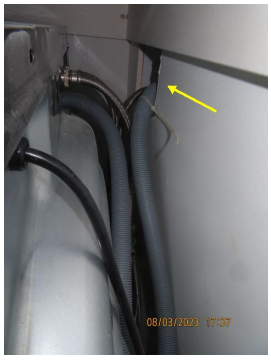
Air Conditioning		
Page 55 Item: 1	Air Conditioning Comments	• Recommend review by a licensed HVAC contractor for moving the unit away from exterior faucet as necessary, prior to close.
Water Heater		
Page 57 Item: 1	Water Heater	• Tankless (Instantaneous) Water Heater * No power to appliance
Page 57 Item: 2	Supply lines Condition	• CONDITION: Unit off at time of inspection; unit not tested/no power. * checked plugs/ breaker ON.
Page 58 Item: 4	Combustion Chamber Conditions	• 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.
Page 58 Item: 6	Water Heater Comments	• CONDITION: Off at time of inspection; combustion operation not reviewed.
Kitchen/Dining Area		
Page 60 Item: 4	Kitchen Windows Condition	• Recommended to use Silicone 100% to seal around prolong life on window frames. * Gaps around window trim work observed.
Page 61 Item: 6	Kitchen Cabinets Condition	• 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.

Page 62 Item: 11	Stove Conditions	• 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



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

Page 63 Item: 13	Dishwasher Condition	• Installation is incomplete, dishwasher packaging present during inspection.
Page 64 Item: 15	Microwave	• Inoperable at the time of inspection Installation not completed diring inspection.
Page 64 Item: 16	Fridge Condition	• 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/powered up during inspection.
Laundry Area		
Page 67 Item: 9	Washer Hook-ups	• Installation is incomplete, washer not fully installed at time of inspection.



Recommend larger opening for access to shutoff valves!

Fireplace		
Page 69 Item: 3	Fireplace Comments	• 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.
Other Interior Areas		
Page 70 Item: 1	Floor Condition	• * Poor trim work/baseboard noted at 2nd floor closet area. * Recommend repair as necessary.
Page 70 Item: 2	Wall/Ceiling Condition	• 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.
Page 71 Item: 4	Window Condition	• Window locks were either damaged, inoperable at one location. Unable to close window Location: 2nd floor space at front
Page 71 Item: 6	Wet Bar Conditions	• Installation is incomplete. Bar fridge not plugged at time of inspection. Recommend confirmation appliance working prior to possession.
		
Bathrooms		
Page 74 Item: 2	Bath FloorConditions	• Poor carpentry finishing observed. * Location: 2nd floor en-suite bath. * Recommend repair
Page 75 Item: 4	Bathroom Doors Condition	• 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.

Page 78 Item: 10	Tub Surround Condition	• 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
Page 79 Item: 13	Shower Base Condition	• 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
Page 79 Item: 14	Shower Surround Condition	• 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
Page 82 Item: 21	Counters/ Cabinates Condition	• 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
Page 82 Item: 22	Steamer Condition	• Steamer was inoperable at the time of inspection. Location: master en-suite bath
Bedrooms		
Page 85 Item: 3	Wall Ceiling Condition	• 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.
Page 85 Item: 4	Door Conditions	• Door was bind on the jamb and was difficult to close. Requires trimming or adjustment. Recommended correction by qualified contractor. *location: Basement bedroom
Page 86 Item: 5	Window Condition	• CONDITION: Window latches and/or locks were either damaged, inoperable or missing in one or more location(s). Location: master bedroom
Page 86 Item: 7	Other Interior Area Comments	• * Poor finishing trim work at master bedroom (see photos)

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/ Replace	NI - Not Inspected	NP- Not Present
		✔		

Observations:

• EXPECTATIONS:

1 - Purpose: The purpose of the inspection is to attempt to detect the presence of home defects by performing a VISUAL inspection of the property and it is also a "snapshot" of the current conditions of the home today at the time of inspection. This report will not address environmental concerns or provide cost estimates.

2 - Scope: The scope of the property inspection is limited to the readily accessible areas of the property and is based on the condition of the property at the precise time and date of the inspection. Things can and do change and a home inspection will not stop these changes from occurring. Furthermore, as such, the report is not a guarantee or warranty that hidden defects do or do not exist. As a courtesy NIR REAL ESTATE INSPECTIONS may point out conditions that contribute to possible home problems/defects but such comments are not part of the final report.

3 - Report: The CLIENT will be provided with a report of NIR REAL ESTATE INSPECTIONS visual observations. NIR REAL ESTATE INSPECTIONS is not able to determine all deficiencies from visual observations alone. Some deficiencies may go un-noted in the report and the client accepts this. The report is not intended to comply with any legal obligations to disclosure. The Home Inspector is a Generalist, not a specialist in all disciplines.

4 - Exclusivity: The report is intended for the sole, confidential and exclusive use and benefit of the CLIENT and NIR REAL ESTATE INSPECTIONS and has no obligation or duty to any other party. NIR REAL ESTATE INSPECTIONS accepts no responsibility for use by third parties. There are no third party beneficiaries to this agreement. This Agreement is not transferable or assignable. Notwithstanding the foregoing, the CLIENT understands that NIR REAL ESTATE INSPECTIONS may notify the homeowner, occupant, or appropriate public agency of any condition(s) discovered that may pose a safety or health concern. Inspection is not Building code or By-Law compliance.

5 - Limitation of Liability: It is understood NIR REAL ESTATE INSPECTIONS are not insurers and that the inspection report shall not be construed as a guarantee or warranty of any kind. The CLIENT agrees to hold NIR REAL ESTATE INSPECTIONS from and against any and all liabilities, demands, claims, and expenses incident thereto for injuries to persons and for loss of, damage to, destruction of property, cost of repairing or replacing, or consequential damage arising out of or in connection with this inspection.

6 - Major Problems: The purpose of the Home Inspection is to find and identify visible existing major problems apparent on the visual inspection of the home. Home Inspectors can greatly reduce the risk of a home purchase but it is impossible to totally eliminate the risk.

7 - Asbestos can be found in many different forms within the home, If you think asbestos may be in your home, don't panic. Usually the best thing is to leave asbestos material that is in good condition alone.

Generally, material in good condition will not release asbestos fibers.

Check material regularly if you suspect it may contain asbestos. Don't touch it, but look for signs of wear or damage such as tears, abrasions, or water damage. Damaged material may release asbestos fibers. This is particularly true if you often disturb it by hitting, rubbing, or handling it, or if it is exposed to extreme vibration or air flow.
Sometimes the best way to deal with slightly damaged material is to limit access to the area and not touch or disturb it.
Discard damaged or worn asbestos gloves, stove-top pads, or ironing board covers. Check with local health, environmental, or other appropriate officials to find out proper handling and disposal procedures.
If asbestos material is more than slightly damaged, or if you are going to make changes in your home that might disturb it, repair or removal by a professional is needed. Before you have your house remodeled, find out whether asbestos materials are present. We strongly recommend this is tested and removed by a professional licensed contractor.
8 - Litigation: The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the Province in which NIR REAL ESTATE INSPECTIONS has its principal place of business. If NIR REAL ESTATE INSPECTIONS is the substantially prevailing party in any such litigation, the CLIENT shall pay all legal costs, expenses and attorney's fees of NIR REAL ESTATE INSPECTIONS in defending said claims.
9 - Environmental Concerns: The inspection will NOT address environmental concerns including, but not limited to: air quality, water quality/quantity, sealed/underground fuel storage tanks, UFFI, asbestos, radon gas, molds, toxins, etc. The inspection report will also NOT address infestation by wood boring insects, rodents or other vermin. The CLIENT understands and acknowledges that it may be necessary to call on specialists in these areas to identify and evaluate these risks.
10 - Entire Agreement: This Agreement represents the entire agreement between the PARTIES. No statement or promise made by NIR REAL ESTATE INSPECTIONS shall be binding.
11 - Standards of Practice: The inspection shall be completed in accordance within the Cahpi Standards of Practice and Codes of Ethics. The client is strongly advised to clarify anything that they don't understand
12 - NIR REAL ESTATE INSPECTIONS INC. is insured and bonded home inspector regulated by the Alberta government, InterNachi and CAHPI.
Radon (testing is not part of the inspection)
Radon is an invisible, odorless, tasteless, radioactive gas, and is the second leading cause of lung cancer after smoking and the leading cause of lung cancer for people who have never smoked. This is dependent upon the concentration of radon gas and the length of time (years) a person is exposed. Smokers have been found to be more at risk to developing cancer in relation to long-term radon exposure. The amount of radon gas in the open air is very small, but in some confined spaces like basements, crawlspaces and underground mines, radon gas can accumulate to higher levels and be become a health hazard. In 2007, Health Canada reduced the acceptable

radon concentration level in dwellings from
800 Becquerel's per cubic metre (Bq/m3
) to 200 Bq/m3
.
The following short-term measurement devices are available:
CRM –Continuous Radon Monitor record real-time continuous
measurements of radon gas over a series of minutes and
reports the results, generally in hourly increments. These devices will have
methods for storing, displaying, and retrieving
the data logged by the device and may also have the ability to measure and
track additional environmental parameters
above and beyond the radon concentration such as temperature, barometric
pressure, and relative humidity, and they
often have onboard motion sensors. These devices need to be annually
calibrated by the manufacturer.
EL or ES– Electret Ion Chambers consists of a special plastic canister (ion
chamber) containing an electrostatically
charged disk detector (electret). This type of detector may be deployed for 48
hrs. to 12 months EL for long-term
configuration, ES for short-term configuration.
Fees vary for mitigation depending on the methods used. Methods vary
according to the foundation configuration.
The testing for radon is outside of the general home inspection and this is for
informational purposes only as radon does
exist in varying degrees in some Alberta homes and communities. For more
information or to contact a local certified
radon measurement professional please go to **https://evictradon.org**.
THANK YOU!
Thank you for choosing us to perform this General Home Inspection. The
inspection performed to provide data for this
report was visual in nature only, and non-invasive. The purpose of this report
is to reflect as accurately as possible the
visible condition of the home at the time of the inspection. This inspection is
not a guarantee or warranty of any kind, but
is an inspection for system and major accessible component defects and
safety hazards.
The Inspection is not Pass/Fail
A property does not "Pass" or "Fail" a General Home inspection. An
inspection is designed to reflect the visual condition
of the home at the time of the inspection.

Please feel free to contact me with any questions about either the report or
the property, soon after reading the report, or
at any time in the future!
The following conditions lie beyond the scope of the Home inspection:
- Identification of building regulation violations;
- Conditions not readily observable;
- Failure to follow manufacturer's installation recommendations
- Any condition requiring research.
Read your Report!
Please read your entire inspection report carefully. Although the report has a
summary that lists the most important
considerations, the body of the report also contains important information.
Repairs, Evaluations and Corrections
For your protection, and that of others, all repairs, corrections, or specialist
evaluations should be performed by qualified
contractors or licensed professionals. Safety hazards or poorly performed

work can continue to be a problem, or even be made worse when home sellers try to save money by hiring inexpensive, unqualified workmen, or by doing work themselves.
Be sure to take whatever actions are necessary before the expiration of your Inspection Object Deadline!

WHAT is INCLUDED?
Please keep in mind that as home inspectors, we are generalists. It is impossible for us to have the same level of knowledge and experience, or to perform inspections of the different home systems to the same degree as would contractors specializing in each of those systems.
The goal of this inspection report is not to make a purchase recommendation, but to provide you with useful, accurate information that will be helpful in making an informed purchase decision.

EXTERIOR –Visual exterior inspection typically includes: Exterior wall covering materials, window and door exteriors, adequate surface drainage, driveway and walkways, exterior electrical components, exterior plumbing components –unless winterized, potential tree issues, and- retaining wall conditions that may affect the home structure. Note: The Home Inspection does not include inspections of irrigation systems, acreage fencing, outbuildings, or swimming pools/spas/saunas unless pre-arranged as ancillary inspections at an additional charge. We cannot comment on areas that are not accessible or visible from ground level. Components of the exterior will require monitoring and maintaining to reduce future/potential issues. Areas concealed by stored items and or snow are excluded from this inspection. All exterior grading should allow for surface and roof water to flow away from the foundation.

FOUNDATION - In accordance with our standards of practice, we do our best to identify foundation types and look for any evidence of structural deficiencies. Minor cracks or deteriorated surfaces are common in foundations and most do not represent a structural issue. Several factors can contribute to a foundation’s condition. If major cracks, bowing, or other concerning observations are made by the inspector, we routinely recommend further evaluation be made by a qualified contractor or structural engineer. However, we are not specialists, and in the absence of any major visual defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert if you have concerns. We also routinely recommend that an inquiry be made with the seller about their knowledge of any present or prior foundation or structural issues with the home. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed due to concealment. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons

ROOF - The roof will be visually inspected, mounted only if safe to do so, (inspectors discretion) Roof inspections will not be as comprehensive as an inspection performed by a certified roofing contractor. (As the inspector is a generalist) Due to variations of installations and vast number of different roof-covering materials used over the years, the inspection does not include confirmation of proper installation. Home inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof system typically includes visual evaluation of the roof, roof covering materials, flashing (where visible), and roof penetrations. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary. The roof inspection comments are made on the day of inspection only.
Snow covered areas are excluded from all home inspection reports. We strongly suggest yearly roofing inspections by a professional roofing contractor
.
GARAGE –Visual inspection of the garage typically includes: General structure, floor, wall, and ceiling surfaces as visible, operation of accessible conventional doors and door hardware, accessible electrical condition including Ground Fault Circuit Interrupter (GFCI) protection, interior and exterior lighting, stairs and landing, firewall separation from living areas (Please note due to the home inspection being a visual inspection we cannot comment on areas that are not accessible due to vehicles or personal storage), overhead door condition and operation (We do not test the pressure sensor on the garage door as this can cause damage. We suggest confirming satisfactory proper working order with the seller prior to close)

LIVING ROOM - The visual inspection of living rooms includes examination of the following: Floor, walls, and ceiling surfaces, door and window operation, visual skylight condition, and operation, switches and outlets. We are not permitted to move/remove furniture, rugs, coverings, or personal items in the home. We highly recommend you review all areas during your final walk through. Visible areas will be thermal scanned for issues that exist on the day of the inspection.
FIREPLACE - Fireplace inspections are limited based on type of fireplace installed. We will test gas and electric fireplaces using normal operating controls only to try and determine proper function of the fireplace. Wood burning fireplaces are not inspected as they require strict permitting and can only lawfully be inspected by a certified W.E.T.T. inspector (Not part of the home inspector)

KITCHEN –Visual inspection of the kitchen/dining room area includes condition examination of the following: Walls, ceiling, and floor, switch operation and GFCI protection at receptacles, windows, skylights, and doors, cabinet doors and draws, sink condition, visible water supply and drainage components –Please note the view under the kitchen sinks are typically limited due to stored personal items.

Appliances - The inspector will operate appliances for basic function as a courtesy to the client, but will not evaluate them for cosmetic damage, performance, efficiency of specific settings, or cycles.Appliances older than ten years often exhibit decreased efficiency and can fail without notice. As per our Standards of Practice, free standing appliances are not inspected or tested, and any information provided regarding comments made regarding appliances in the home is as a courtesy to the client only and as such, should be considered outside the scope of the home inspection.

LAUNDRY –Visual inspection of the laundry room includes examination of the following: Floor, walls, and ceiling surfaces, door and window condition and operation, switches and outlets, sink, faucet, drain, and under sink plumbing, cabinets. Please note: Clothes washers/dryers are operated at the discretion of the Inspector and will not be operated if full of the owner's clothes at the time of inspection. Appliances in the home can fail at any time, the appliances are run on short cycles and checked for leaks only. We cannot comment on their working performance, or every cycle.
OTHER AREAS - The Other Interior Areas section covers areas of the house that are not considered bathrooms, bedrooms, kitchen, or areas covered elsewhere in the report. Other areas usually consist of hallways and open areas within the home. Within these areas the inspector will conduct a visual inspection and will report visible deficiencies.
Please note we cannot comment on areas that are not accessible or visible. The home inspection is a NON-INVASIVE, visual inspection only. We are not permitted to move/remove personal items, large or small. Personal items in the home may hinder the inspector from viewing deficiencies –It is suggested these areas are reviewed on your final walkthrough as the home should be empty and concealed areas visible. Please be aware, inspectors DO NOT inspect or test for mold, asbestos, or other hazardous materials. A qualified expert should be consulted should you require further invasive testing prior to waving conditions.

BEDROOMS –Visual inspection of bedrooms includes review of the following: Floor, walls, and ceiling surfaces, door and window condition and operation, skylight condition if applicable, and switch and outlet operation. Please note, we cannot comment on areas that are not accessible or visible. We are not permitted to move personal items in the home.
BATHROOMS –Visual inspection of bathrooms typically include the following: Walls, floors, and ceiling, sink, faucet, and drains cabinets, cabinet doors and drawers, under sink area, tubs and showers (visual shower function, surround condition), electrical (outlets, lighting), room ventilation (ducting and termination points are not part of the inspection)
Inspection of the bathroom is a visual inspection only. Visual areas are thermal scanned or leaks/water issues that exist on the day of the inspection. Please note, plumbing can leak/fail at any time. Due to this we highly recommend monitoring all areas regularly. Be aware we do not apply weight on shower trays or in tubs. We have no access beneath

tubs or shower trays. Hidden issues are excluded from the inspection report.

BASEMENT –Visual inspection of basement/crawlspace includes review of the following: Floor, walls, and ceiling surfaces, door and window condition and operation, a representative number of switches and outlets, visible joists, beams, support posts, sub-floor, and insulation systems. Please note that visibility in the basement is often limited due to stored personal items. Weather conditions and wall finishes can all contribute to inconclusive review of foundation performance. While there may not be any evidence of moisture at the time of inspection, the inspector cannot guarantee basement against possible future moisture penetration. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be evaluated and are not to be considered a part of this inspection.

PLUMBING –Visual inspection of the plumbing system typically includes: water supply pipes, drain, waste function, water heater (type, condition, and operation), sump pump components if visible (confirmation of pump operation only). Plumbing comments are made after visible areas are reviewed and thermal scanned after running ample water through each fixture –Leaking can occur at any time.

ELECTRICAL –Visual inspection of electrical system - Many types and brands of electrical components have been installed over the years, electrical components and standards have changed and continue to change. For this reason, an invasive, detailed inspection of home electrical systems lies beyond the scope of the home Inspection. The Inspection of the electrical system is limited to identifying common electrical requirements and deficiencies. Conditions requiring a more comprehensive inspection will be referred to a qualified, code compliant electrical contractor. (We cannot comment on recalled electrical components or panels) Inspection of the homes exterior electrical components includes the following: Service drop: conductors, weather head, and service mast, electric meter exterior, service panel and sub-panels, service and equipment grounding if visible, visible branch wiring: receptacles (representative number as accessible), switches, and lighting.

HEATING –Visual heating, ventilation, and cooling system (often referred to as HVAC) is the climate control system for the home. The goal of these systems is to keep the occupants comfortable. The HVAC system is usually powered by electricity and/or natural gas but can also be powered by other sources such as butane, oil, propane, solar panels, or wood. The inspector will test the heating and air conditioner using the thermostat only. For a more detailed investigation

of the HVAC system please contact a licensed HVAC contractor. We suggest regular servicing, maintenance, and changing of filters as recommended by the manufacturer.

WATER HEATERS –Visual inspection only of water heater(s) –These should be expected to function for the length of the warranty only, even though many operate adequately many years past the warranty expiry date –but typically we recommend closely monitoring tanks reaching ages of 10-12 years. Water heater lifespan is often affected by the following conditions: Quality of the water heater, chemical composition of the water, water temperature settings, quality and frequency of past and future maintenance.

ATTIC –Visual inspection of the attic includes visual examination from ladders edge of the following components: roof system including framing and sheathing, attic space ventilation, insulation, and thermal scan of attic conditions at time of inspection.

Final Walk Through of the home prior to closing –The Final Walk-Through prior to closing conditions on the sale of the home, is the ideal time for the client to inspect the property. The condition of the home can change between the time a home inspection is performed and the time of closing. During your home inspection, areas of the home may have been inaccessible to the inspector due to furniture, floor coverings, personal and stored items,or other visual obstructions. For this reason, it is Strongly Recommended that you conduct a Final Walk Through prior to closing to re-examine the condition of the home while it is accessible and unobstructed. Defects or problems that were not observed during the home inspection may be discovered during the walk-through. Clients should be very thorough during the walk-through using your home inspection report as a guide with special attention given to concealed / obstructed areas that were not able to be inspected at the time the home inspection was conducted. Contact your home inspector immediately if any issues, concerns, or conditions are observed during the Final Walk through that were not noted in your inspection report. Any defect or problem discovered during the walk-through should be addressed with the seller satisfactorily prior to closing. Purchasing the property with known defects releases NIR REAL ESTATE INSPECTIONS of responsibility for future issues related to those known defects.

REPORT LIMITATIONS - This report is intended as a general guide to assist the client in making an evaluation of the overall condition of the property and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual interpretation of the conditions existing at the time and date of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. This is a non invasive inspection and no disassembly of equipment, opening of walls, moving of furniture

appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with the current version of the International Residential Standards of Practice (CAHPI), a copy of which is available at the following websites:**www.cbhi.biz**. / **www.nachi.org**. Systems and conditions which are not within the scope of the inspection include but are not limited to: formaldehyde, lead paint, asbestos, mold or methamphetamine contamination, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection. The inspection report should not be construed as a compliance inspection of any governmental or non-governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

• 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.

Exterior

1. Driveway Condition

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

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/ Replace	NI - Not Inspected	NP- Not Present
✔				

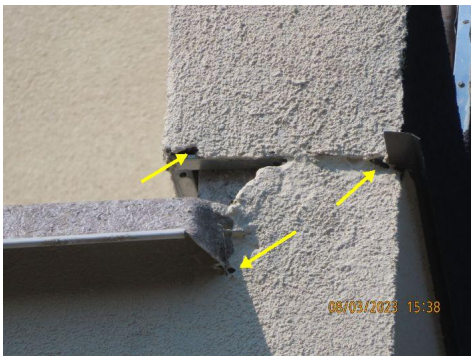
Observations:
• No significant deficiencies were observed during inspection.

3. Exterior Wall Cladding Condition

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

Materials: Stone Vaneer
• Hard Coated Stucco
Observations:
• Missing stucco observed with gaps present, suggest repairs as necessary. Poor finishing noted.
Location: rear

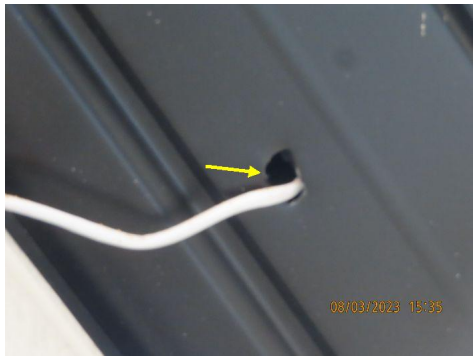




4. Trim Conditions

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

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



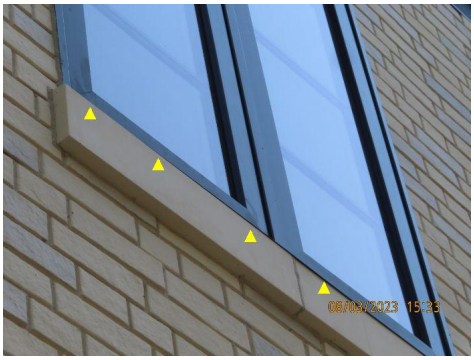
5. Window/Frame Conditions

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

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.



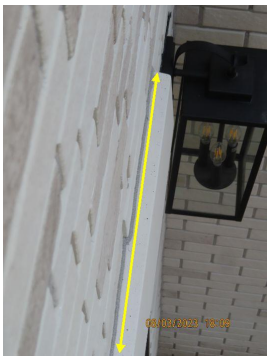
Front; drip flashing at bottom installed too short; should extend past the lower window trim for effective drainage.



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/ Replace	NI - Not Inspected	NP- Not Present
		✔		

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

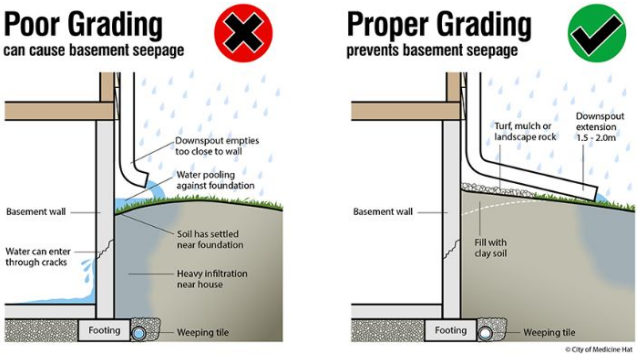


Rear exterior door to deck; recommend review for better fitting/ larger gap at top of door compared to lower.

7. Gutter Condition

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

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/ Replace	NI - Not Inspected	NP- Not Present
✔				

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

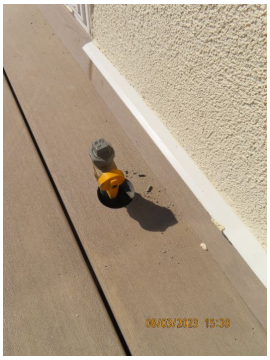
Good	Fair	Repair/ Replace	NI - Not Inspected	NP- Not Present
✔				

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/ Replace	NI - Not Inspected	NP- Not Present
✔				

Observations:

• GFCI 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/ Replace	NI - Not Inspected	NP- Not Present
		✔		

Observations:

• Vent covers damaged/missing. Recommended for replacement/repairs.

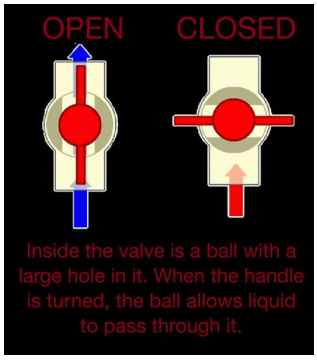


12. Exterior Plumbing Conditions

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

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+faucets+in+the+winter+video&oq=prot&aqs=chrome.0.35i39j69i57j35i39j0l3.1863j0j8&sourceid=chrome&ie=UTF-8







Furnace room

13. Door Bell Condition

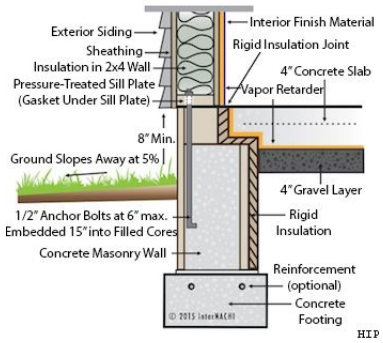
Good	Fair	Repair/ Replace	NI - Not Inspected	NP- Not Present
✔				

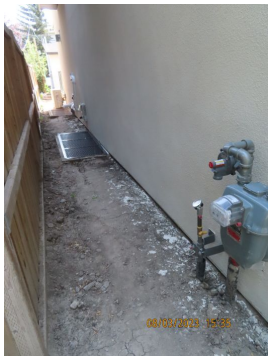
Location: Front • Rear
Observations:
• No deficiencies noted

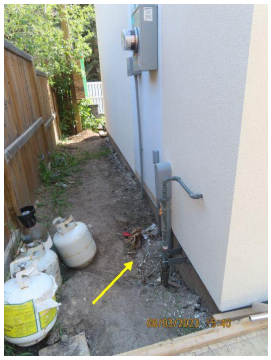
14. Lot Grade and Drainage Conditions

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

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/ Replace	NI - Not Inspected	NP- Not Present
✔				

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/ Replace	NI - Not Inspected	NP- Not Present
				✔

Observations:
• Not present

17. Deck Porch Patio Balcony

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

Materials: Wood • Composite materials
Observations:
• Deck is in serviceable condition. Ongoing maintenance is recommended. Monitoring all wood to soil contract 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/ Replace	NI - Not Inspected	NP- Not Present
		✔		

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/ Replace	NI - Not Inspected	NP- Not Present
	✔	✔		

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/ Replace	NI - Not Inspected	NP- Not Present
✔				

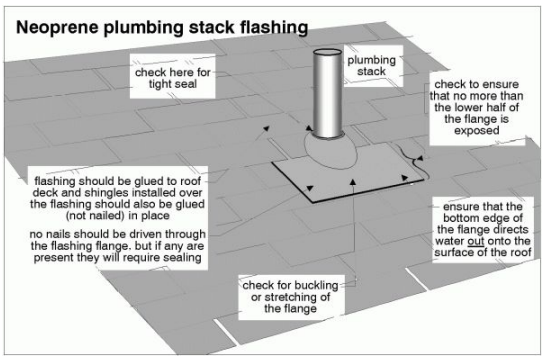
Materials: Flat roof and/or rubber membrane noted (EPDM)
Observations:
• All components were found to be performing in satisfactory condition at the time of inspection.
The roof covering, materials were in good visual condition.
No signs of current failure were observed.
No prediction of future performances or warranties can be offered.



3. Roof Flashing Condition

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

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/ Replace	NI - Not Inspected	NP- Not Present
				✔

Observations:
• No skylight present

5. Roof Surface Conditions

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

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/ Replace	NI - Not Inspected	NP- Not Present
✔				

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/ Replace	NI - Not Inspected	NP- Not Present
				✔

Observations:
• No attic space.

3. Sheathing Condition

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

Observations:
• CONDITION: NO access to attic space.

4. Evidence of leaking

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

Observations:
• No access to attic space

5. Insulation Condition

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

Observations:
• No access to attic space area

6. Ventilation Conditions

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

Observations:
• CONDITION: No access to attic space

7. Electrical Conditions

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

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/ Replace	NI - Not Inspected	NP- Not Present
			✔	

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/ Replace	NI - Not Inspected	NP- Not Present
✔				

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/ Replace	NI - Not Inspected	NP- Not Present
✔	✔			

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

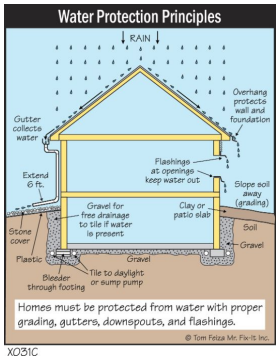


Seal all penetrations on exterior os recommended

4. Gutter/ Downspout Conditions

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

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/ Replace	NI - Not Inspected	NP- Not Present
✔				

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/ Replace	NI - Not Inspected	NP- Not Present
✔		✔		

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 weathestripping
recommend replacement

7. Door Hardware/Opener Condition

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

Observations:

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



Disconnected

8. Garage Window Conditions

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

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/ Replace	NI - Not Inspected	NP- Not Present
		✔		

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

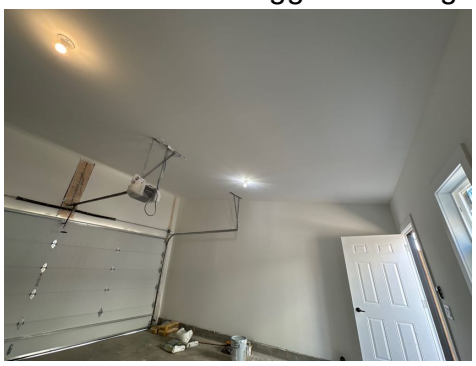
Good	Fair	Repair/ Replace	NI - Not Inspected	NP- Not Present
				✔

Materials: Not Present

11. Garage Wall/Ceiling Condition

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

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 where 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/ Replace	NI - Not Inspected	NP- Not Present
✔				

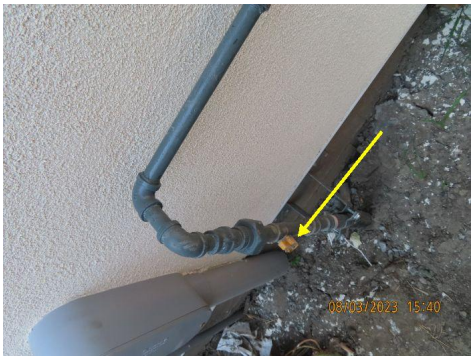
Observations:
• Accessible electrical outlets were tested for faults - No issues to report.



13. Garage Comments

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

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/ Replace	NI - Not Inspected	NP- Not Present
✔				

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/ Replace	NI - Not Inspected	NP- Not Present
✔				

Observations:
• Stairs height/run good; no loose railings observed.

3. Basement Floor Condition

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

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



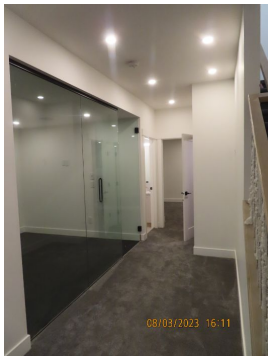


4. Basement Ceiling/Walls Condition

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

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





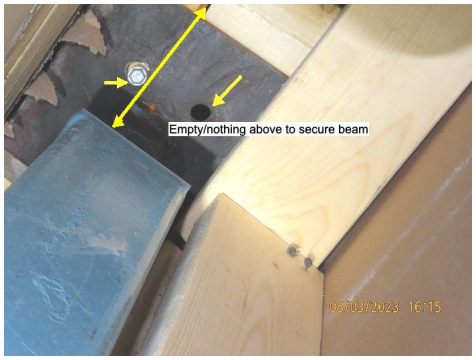




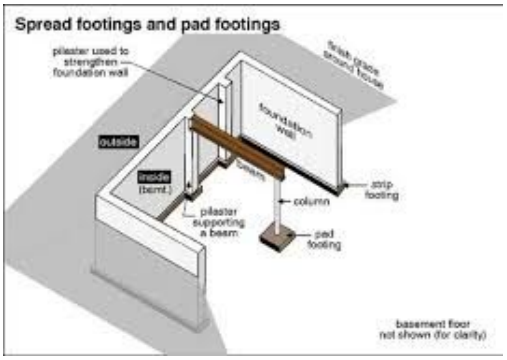
5. Joist/Beam/Support Condition

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

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/ Replace	NI - Not Inspected	NP- Not Present
✔				

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

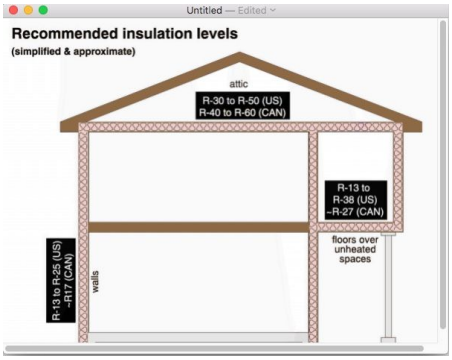
Observations:
• No leaks were observed at the time of the inspection on going monitoring suggested.
• Limited review due to finished ceilings.

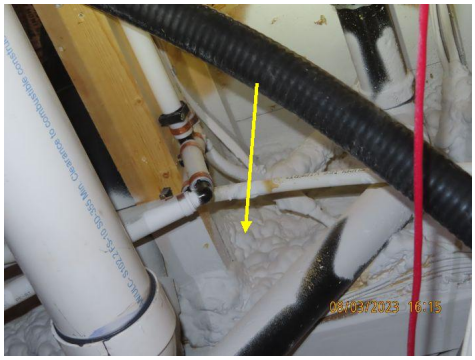
7. Insulation Condition

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

Materials: Spray Foam
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 express ed 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 pickup 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 heatloss and condensation issues
• Visible at unfinished area only - No comments can be made on insulation in concealed areas.





8. Basement Comments

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

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.

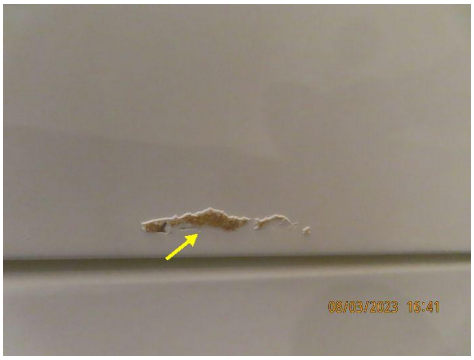
• Freeze/Thaw cycles: In Southern Alberta, temperatures can range from 40C to above 40C below and it's common for less extreme but quick swing in temperature to occur multiple times during the winter months. When water freezes, it expands and if in contact with building materials can be quite destructive. 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/ Replace	NI - Not Inspected	NP- Not Present
✔				

Materials: Service piping to building: Plastic
Observations:
• Basement, utility room





2. Supply Line Condition

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

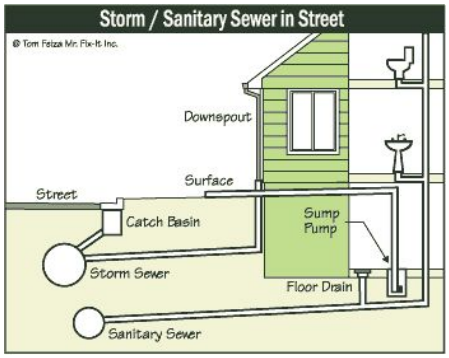
Materials: Plastic/PEX - Flexible plastic - Typically features a slight natureal curve
Observations:
• No leaks observed at the time of the inspection, ongoing monitoring of all plumbing suggested.

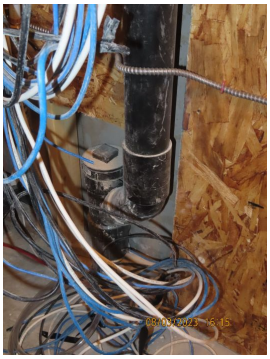


3. Waste Line Conditions

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

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.

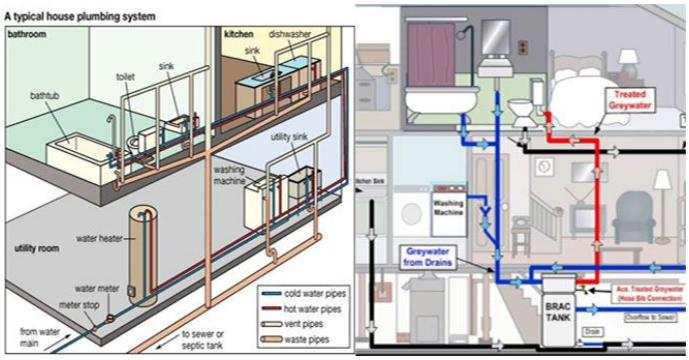




4. Waste Line Condition

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

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/ Replace	NI - Not Inspected	NP- Not Present
✔	✔			

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.



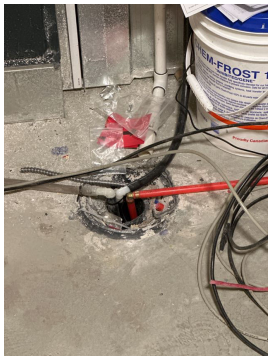
Rough in Radon pipe present; No radon test was completed during inspection



6. Plumbing Comments

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

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/ Replace	NI - Not Inspected	NP- Not Present
✔				

Type: Main Service Drop is overhead
Observations:
• Power company seal intact and not tampered with. The security tag ensures electrical tampering has not occurred.

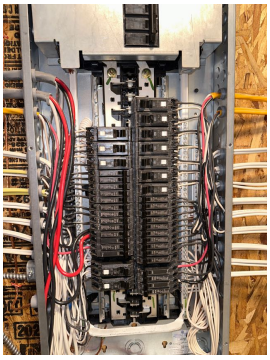


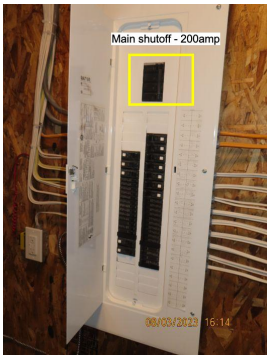


2. Electrical panel Condition

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

Type / Materials: Circut breakers
Observations:
• The main service is approximately 200 amps
• CONDITION: Panel cover screw(s) missing

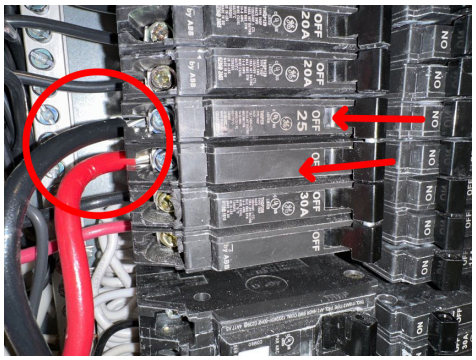




3. Main Panel Comments

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

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





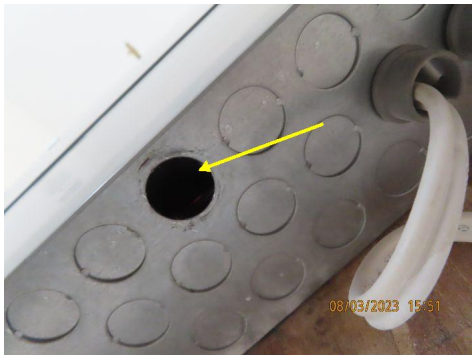
4. Sub Panelcomments

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

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/ Replace	NI - Not Inspected	NP- Not Present
✔				

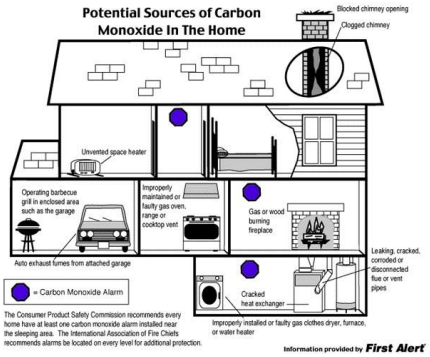
Location: Basement, Main Floor, 2nd floor
Observations:
• Older devices should be periodically tested to ensure proper working order. If a device is older than 10yrs even with proper testing of alarm we do recommend a replacement.

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





3rd floor



basement



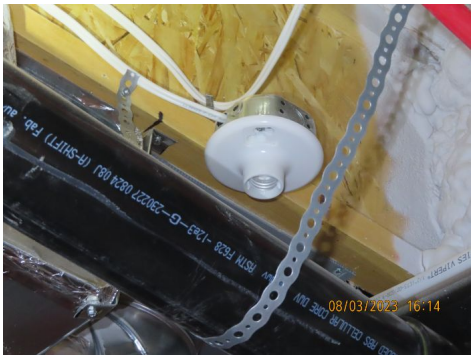
2nd floor hallway

6. Electrical Comments

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

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

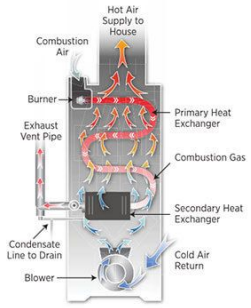
Type: Manufacturer: Trane • Efficiency: High-efficiency
Exhaust venting method: Direct vent - sealed combustion
Combustion air source: Outside - sealed combustion
Approximate age: New construction
Typical life expectancy: Furnace (high efficiency) 15 to 20 years
Main fuel shut off at: Meter Exterior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

2. Burner Chamber Comments

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

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%.



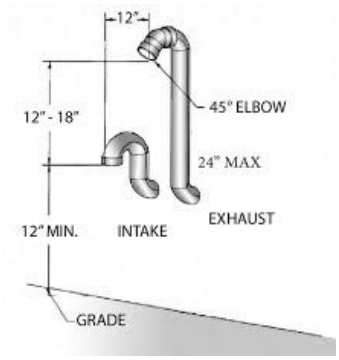
High-Efficiency Gas Furnace

3. Exhaust Venting Conditions

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

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/ Replace	NI - Not Inspected	NP- Not Present
✔				

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

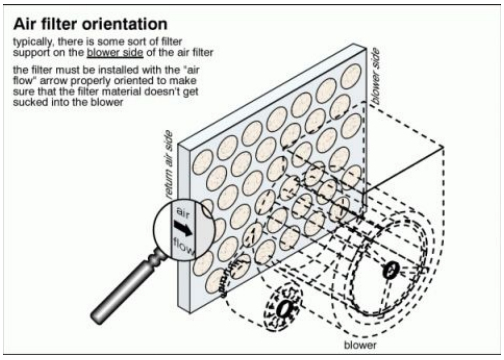
Expensive filters are not required. These serve only to make your furnace work harder and can put additional strain on components. If clean air is required then other forms such as electronic air cleaners or HRV can be installed.

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



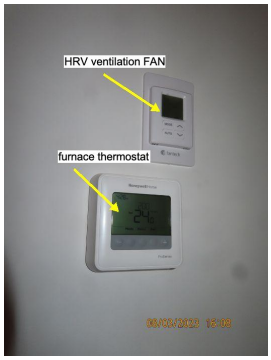


5. Thermostat Condition

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

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.

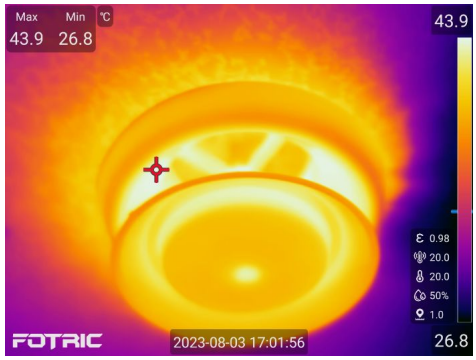
Thermostat was set high for the majority of the inspection. This is to put the furnace through its paces & a better thermal read.

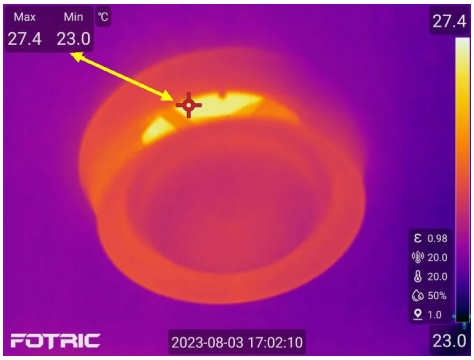


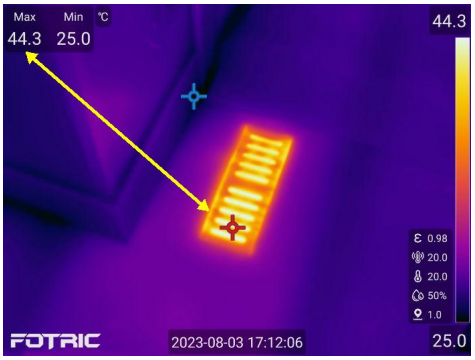
6. Distribution Ducting Condition

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

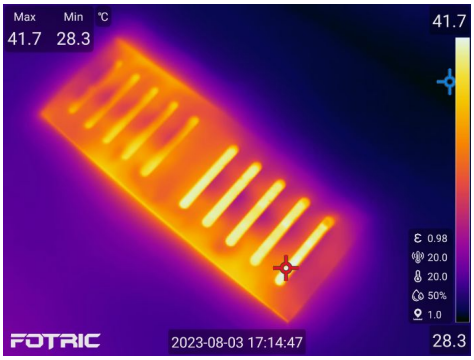
Type: Ducts and Registers
Observations:
• Observations:
• In the inspectors opinion the distribution/ducting was all working well on the day of the inspection. Duct work is in place and correct where visible unless otherwise noted. It is common for rooms further from the furnace to have slightly lower 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 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.



7. Humidifier Condition

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

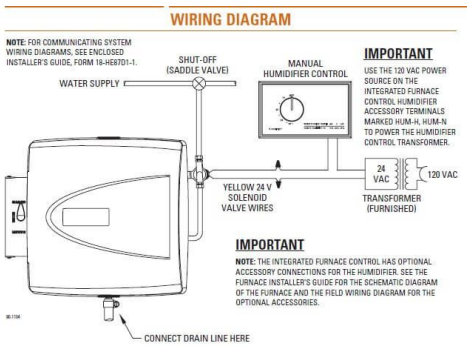
Observations:
• Trickle Humidifier observed at back of furnace and it is NOT functional at time of inspection. These require regular maintenance to work efficiently.

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/ Replace	NI - Not Inspected	NP- Not Present
✔	✔			

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 tome 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.

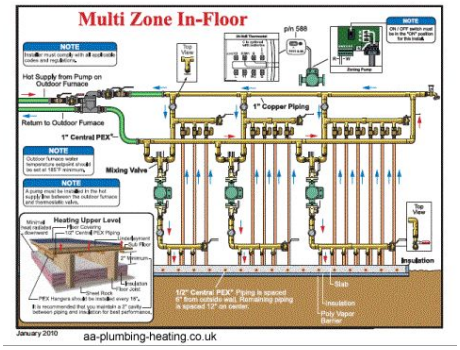


Multi Zone In-Floor Radiant Heating plumbing present in basement.
Condition: NO seperated water tank to supply in floor radiant hearing.
*Recommend reviewing current setup with builder as this system is not completed.



HRV - Missing one filter/ not installed - recommend installation





Basement: radiant heating NOT operational; installation not completed.



Basement radiant heating NOT operational at time of inspection. Recommend checking with builder to ensure functionality prior to possession.

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.

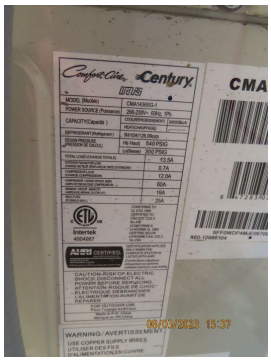
The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

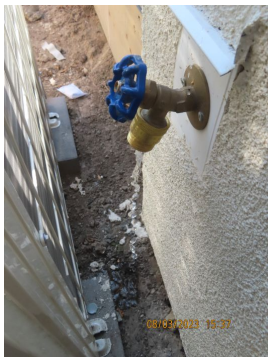
1. Air Conditioning Comments

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

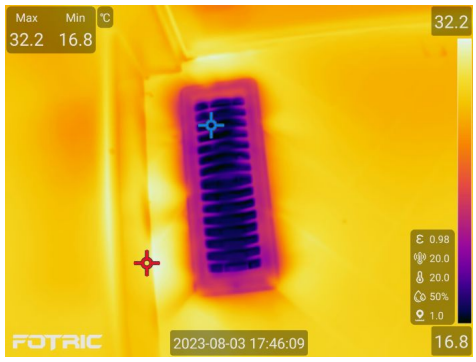
Type: Century
Observations:
• Electrical disconnect provided near this unit for safety.
• Recommend review by a licensed HVAC contractor for moving the unit away from exterior faucet as necessary, prior to close.

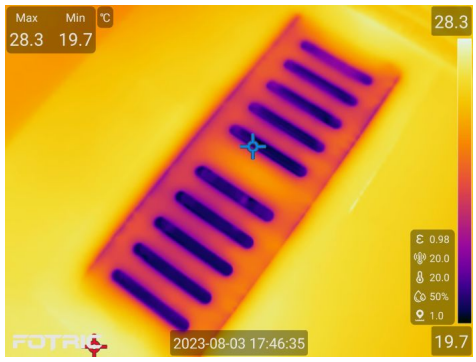


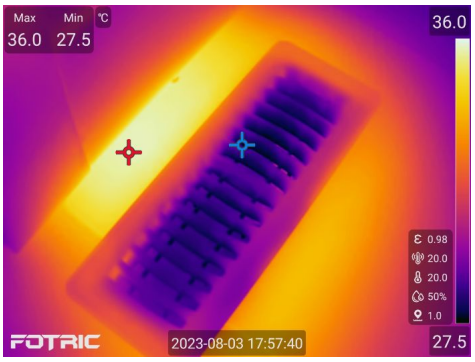


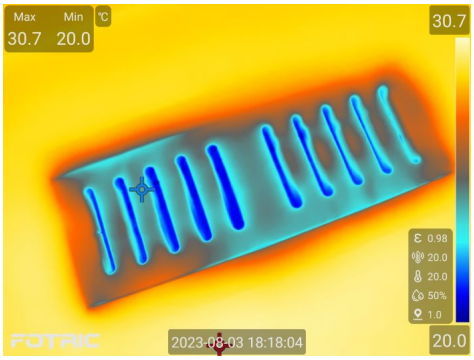


CMA1430SG-1 COMFORT-AIRE®
Comfort-Aire CMA14 Side Discharge Horizontal Condensing Unit, 2.5 ton, 30000 BTU/hr 14.5 Cooling, 208/230 volt








Max Min
30.7 20.0
30.7
2023-08-03 18:18:04
20.0

Water Heater

1. Water Heater

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

Observations:

• Tankless (Instantaneous) Water Heater

* No power to appliance

2. Supply lines Condition

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

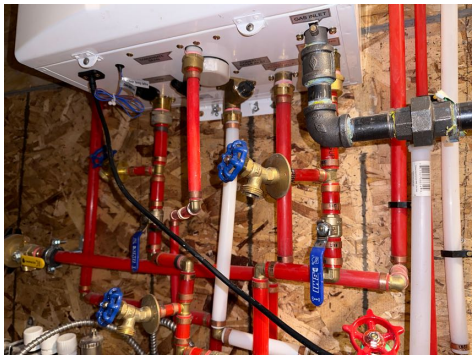
Materials: Plastic/PEX - Flexible plastic - Typically features a slight natureal curve

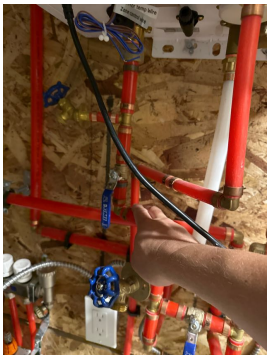
Observations:

• 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

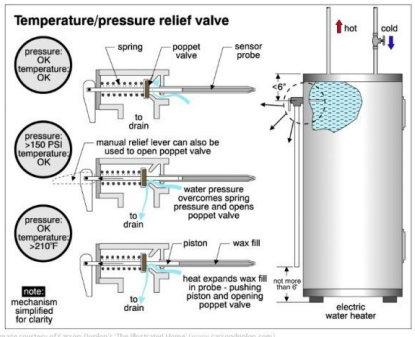
Good	Fair	Repair/ Replace	NI - Not Inspected	NP- Not Present
✔				

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/ Replace	NI - Not Inspected	NP- Not Present
			✔	

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/ Replace	NI - Not Inspected	NP- Not Present
✔				

Materials: Plastic

Observations:

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



6. Water Heater Comments

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

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/ Replace	NI - Not Inspected	NP- Not Present
✔				

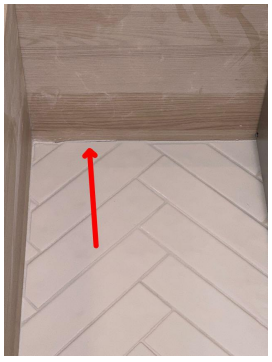
Materials: Wood Plank
Observations:
• Flooring was in good condition. No signs of peel, stains or damage noted at time of inspection.



2. Kitchen Wall/Ceiling Condition

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

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/ Replace	NI - Not Inspected	NP- Not Present
				✔

Observations:
• NO Doors in kitchen/dining area.

4. Kitchen Windows Condition

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

Style: Fixed • Louvered
Observations:
• Recommended to use Silicone 100% to seal around prolong life on window frames.
* Gaps around window trim work observed.





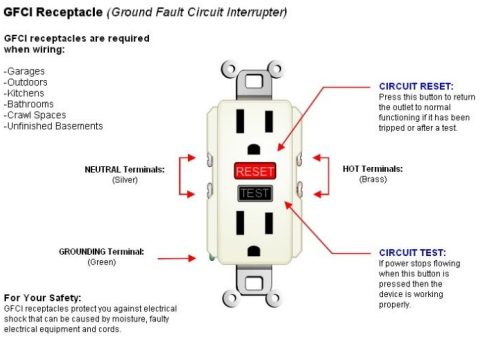
5. Kitchen Electrical Condition

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

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.



6. Kitchen Cabinets Condition

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

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.





At stove area



At island

7. Kitchen Counter Top Condition

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

Observations:

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

8. Kitchen Sink Condition

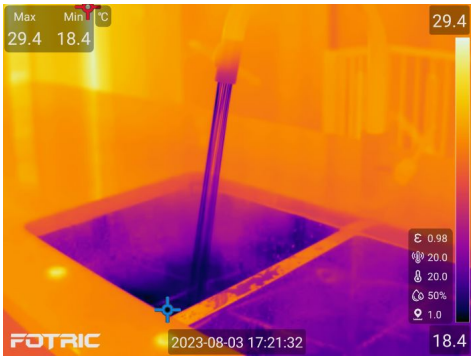
Good	Fair	Repair/ Replace	NI - Not Inspected	NP- Not Present
✔				

Materials: Metal
Observations:
• Sink in good condition. No damages, holes were observed during inspection.

9. Kitchen Faucets

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

Observations:
• No deficiencies noted - faucets/sprayers in good condition.

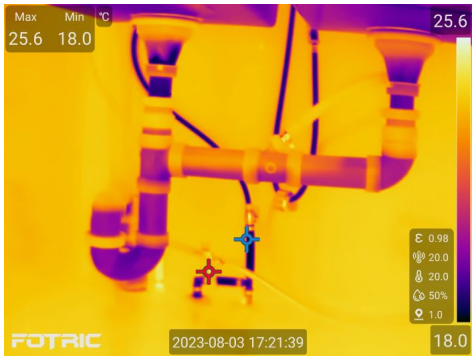


10. Traps/Drains/Supply Condition

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

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/ Replace	NI - Not Inspected	NP- Not Present
			✔	

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. GarbageDisposal

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

Observations:
• No garbarator installed.

13. Dishwasher Condition

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

Observations:
• Installation is incomplete, dishwasher packaging present during inspection.



14. Hood Fan Condition

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

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/ Replace	NI - Not Inspected	NP- Not Present
		✔		

Observations:

• Inoperable at the time of inspection
Installation not completed diring inspection.



16. Fridge Condition

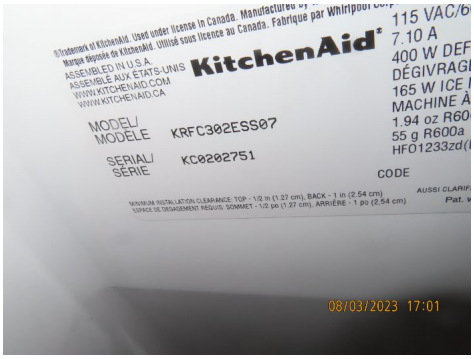
Good	Fair	Repair/ Replace	NI - Not Inspected	NP- Not Present
		✔		

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/powered up during inspection.





17. Kitchen Comments

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

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/ Replace	NI - Not Inspected	NP- Not Present
✔				

Materials: Tile
Observations:
• Limited view due to limited space around appliances- no damages were seen

2. Walls/Ceiling Condition

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

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/ Replace	NI - Not Inspected	NP- Not Present
✔				

Observations:
• Cabinets/shelving secure and in good working order.

4. Door Condition

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

Observations:
• Door in good condition, no issues observed.

5. Window Condition

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

Observations:
• No window installed in laundry area.

6. Laundry Tub/Sink Condition

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

Materials: Metal
Observations:
• Sink in good condition.
• Suggest caulking as necessary.

7. Laundry Faucets

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

Observations:
• Faucet is in good condition; no deficiencies noted.

• No hot water flow observed.





8. Electrical Conditions

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

Observations:
• GFCI in place

9. Washer Hook-ups

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

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.

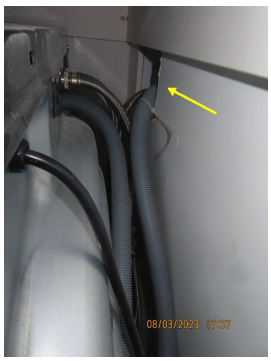
https://www.amazon.com/Automatic-Detector-Shut-Off-Stopping-Detection/dp/B0742N3KHF

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









Recommend larger opening for access to shutoff valves!

10. Dryer

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

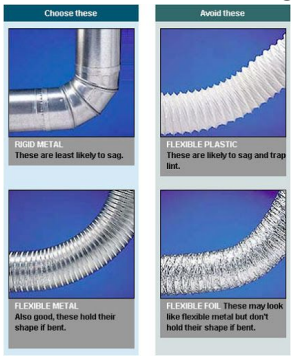
Observations:
• Electric dryer was operated for 10mins to check heat for drying clothing. This is a brief test and not all cycles were tested
at time of inspection.
* Suggest dryer vents be kept clean and clear. Dryers often clog with lint and should be frequently checked for blockages.
* Inspector is unable to see inside the exhaust line to determine blockages or exit destination.
* NOTE: No warranties or guarantees are offered on washer/dryers.

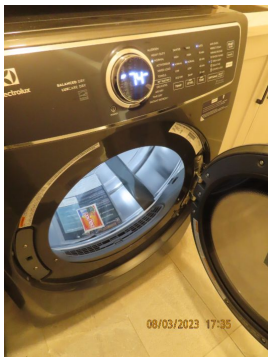
• Recommend upgrade of dryer discharge vent to solid metal material to prevent dryer lint build up.

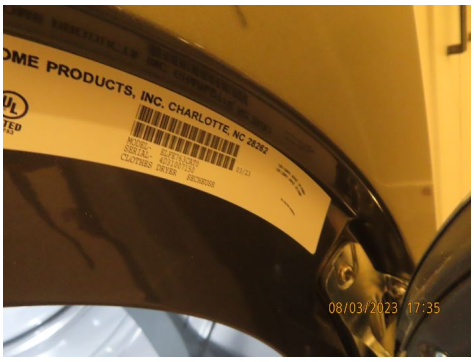
Proper venting material: A code-compliant dryer vent is constructed of a rigid pipe of nonflammable material with a smooth interior finish. The smooth interior inhibits lint buildup in grooves, and it is not easily crushed or broken.

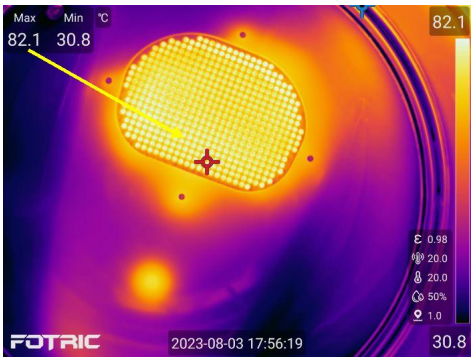
While building codes differ around the country, two code-compliant vent material options are solid aluminum pipe that is at least 0.4 millimeters thick or galvanized steel pipe. Of the two options, I prefer to use aluminum pipe as it does not rust.

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









11. Laundry Comments

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

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/ Replace	NI - Not Inspected	NP- Not Present
		✔		

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/ Replace	NI - Not Inspected	NP- Not Present
		✔		

Observations:
• Wooden Flooring
• * Poor trim work/baseboard noted at 2nd floor closet area.
* Recommend repair as necessary.



2nd floor closet; poor trim work

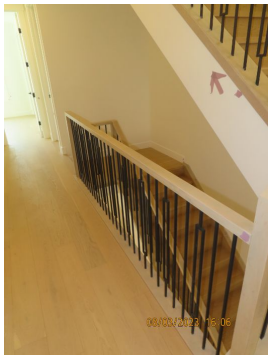
2. Wall/Ceiling Condition

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

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

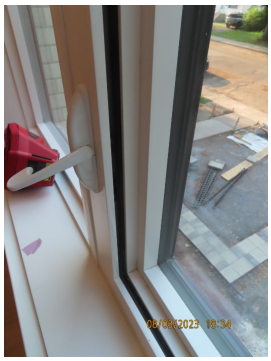
Good	Fair	Repair/ Replace	NI - Not Inspected	NP- Not Present
✔				

Observations:
• Doors tested fine and in working order unless otherwise noted

4. Window Condition

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

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/ Replace	NI - Not Inspected	NP- Not Present
✔				

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/ Replace	NI - Not Inspected	NP- Not Present
✔		✔		

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

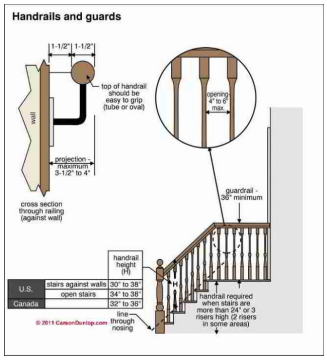




7. Stair Conditions

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

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/ Replace	NI - Not Inspected	NP- Not Present
✔	✔			

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 FloorConditions

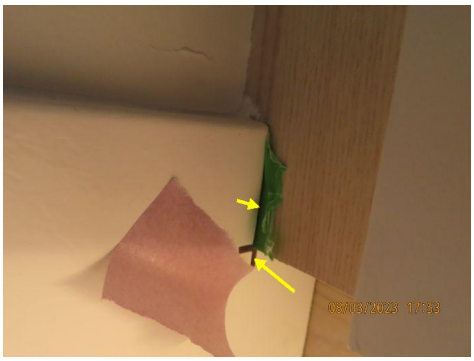
Good	Fair	Repair/ Replace	NI - Not Inspected	NP- Not Present
		✔		

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

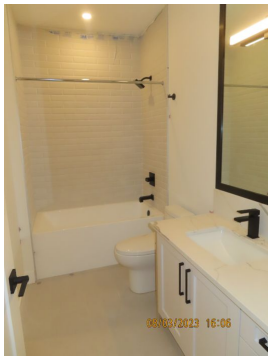
3. Bathroom Wall/Ceiling Condition

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

Materials: Drywall
Observations:
• Dry at the time of the inspection.
• All the bathroom wells/ceilings were in good condition. Dry at the time of the inspection.



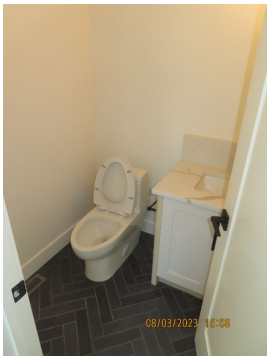
master ensuite bath



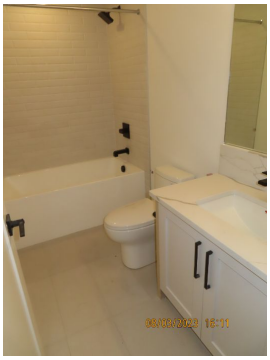
2nd floor bath



2nd bathroom ensuite



half bath

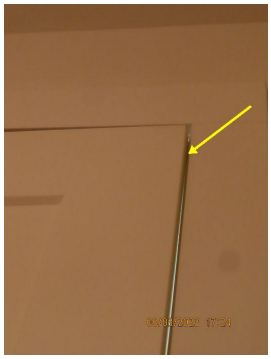


basement bath

4. Bathroom Doors Condition

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

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/ Replace	NI - Not Inspected	NP- Not Present
✔				

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/ Replace	NI - Not Inspected	NP- Not Present
✔				

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

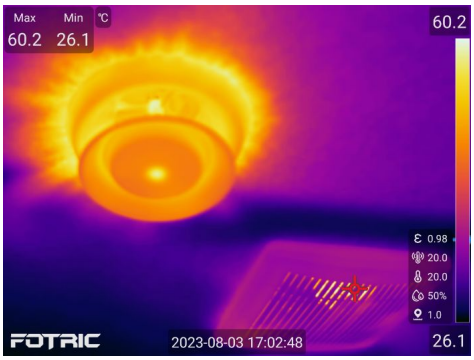


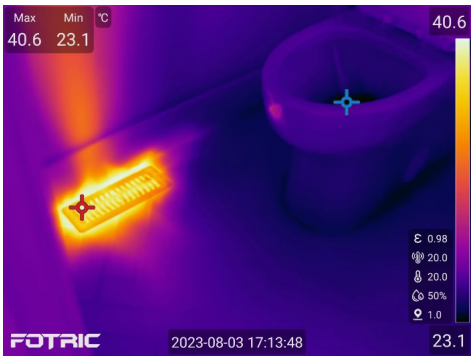


7. Heat Source Condition

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

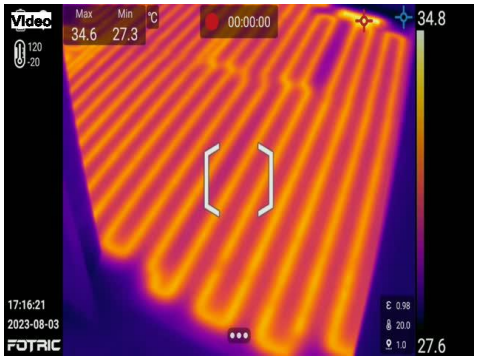
Type: Central Heating and Cooling
Observations:
• Heating and cooling noted. At this time of the inspection, all appeared to be functional and serviceable condition.



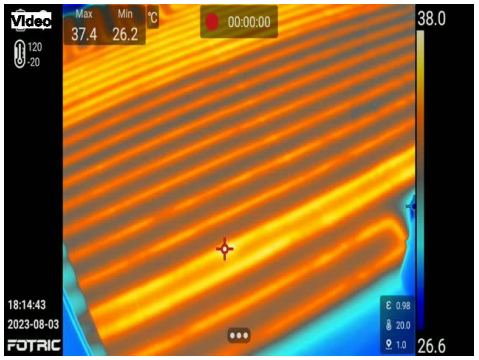








thermal: radiant heated flooring at master en-suite bath. Working at time of inspection



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

8. Bathroom Exhaust Fan Condition

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

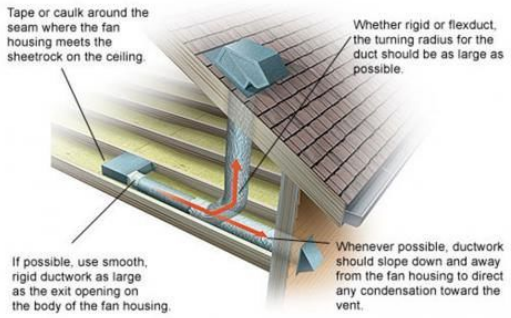
Observations:

• 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 int 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.



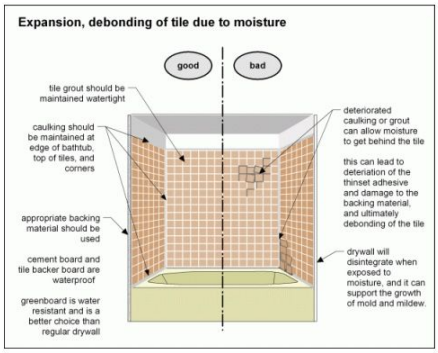
9. Tub/Whirlpool Condition

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

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/ Replace	NI - Not Inspected	NP- Not Present
		✔		

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



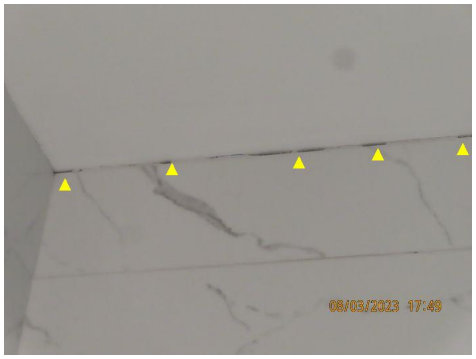
basement bath



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/ Replace	NI - Not Inspected	NP- Not Present
				✔

Observations:
• No deficiencies were observed.

12. Tub Faucet Condition

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

Observations:
• No deficiencies noted at testing.

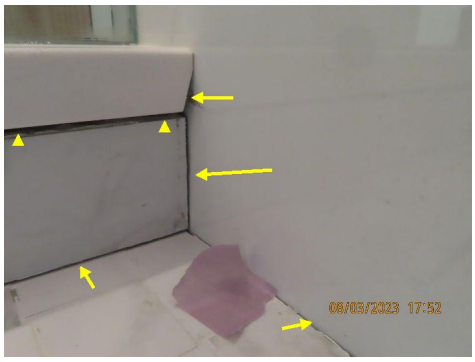
13. Shower Base Condition

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

Materials: Ceramic Tile
Observations:
• Tile shower enclosures, especially those with tile floors, cannot be adequately tested for leaks in the context of
Standard Home Inspectionespecially 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/ Replace	NI - Not Inspected	NP- Not Present
		✔		

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

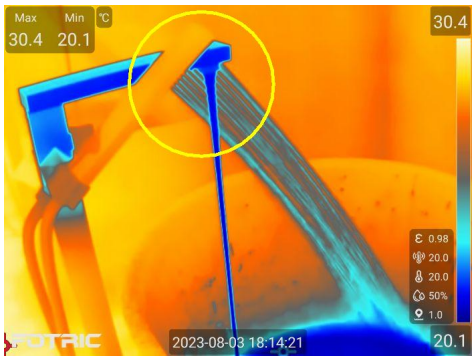
Good	Fair	Repair/ Replace	NI - Not Inspected	NP- Not Present
✔				

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/ Replace	NI - Not Inspected	NP- Not Present
✔				

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





17. Sink Condition

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

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/ Replace	NI - Not Inspected	NP- Not Present
✔				

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/ Replace	NI - Not Inspected	NP- Not Present
✔				

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

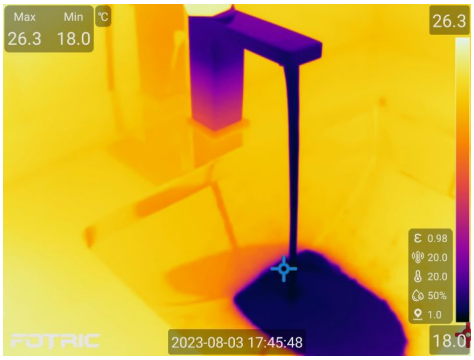

ensuite bath



2nd floor bath


Master en-suite bath


master en-suite bath



20. Toilet Condition

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

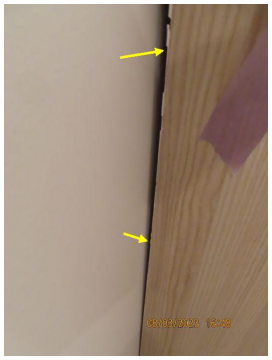
Observations:
• Toilet(s) were flushed multiple times - no deficiencies were noted, toilet secured.

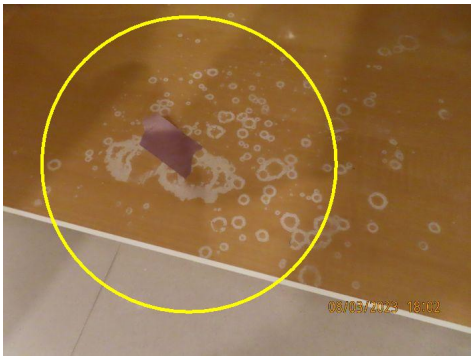
21. Counters/ Cabinates Condition

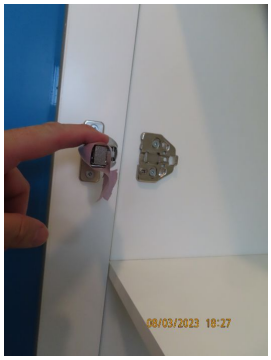
Good	Fair	Repair/ Replace	NI - Not Inspected	NP- Not Present
		✔		

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/ Replace	NI - Not Inspected	NP- Not Present
		✔		

Observations:

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



23. Bathroom Comments

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

Observations:

• * All shower /bathtub areas: Must be kept well maintained and water proof including grout and caulking as an on-going maintenence 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/ Replace	NI - Not Inspected	NP- Not Present
✔				

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/ Replace	NI - Not Inspected	NP- Not Present
✔				

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/ Replace	NI - Not Inspected	NP- Not Present
✔		✔		

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/ Replace	NI - Not Inspected	NP- Not Present
		✔		

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/ Replace	NI - Not Inspected	NP- Not Present
✔		✔		

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/ Replace	NI - Not Inspected	NP- Not Present
✔				

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/ Replace	NI - Not Inspected	NP- Not Present
		✔		

Observations:

• All 4 bedroom noted to have smoke detectors in place.

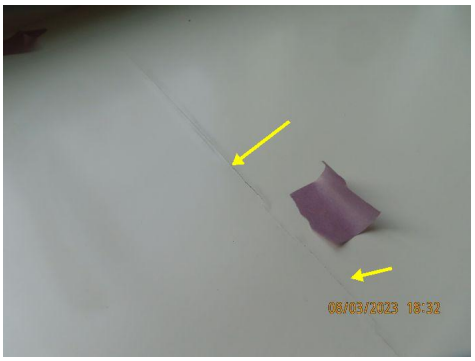
• * Poor finishing trim work at master bedroom (see photos)



2nd floor cloest - 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/ Replace	NI - Not Inspected	NP- Not Present
✔				

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.