

# INSPECTION REPORT



For the Property at:  
**#81 RIVERPOINTE DRIVE**  
FORT SASKATCHEWAN, AB

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Prepared for: PERRY NELSON  
Inspection Date: Friday, July 2, 2010  
Prepared by: Don Schmidt



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- ROOFING
- EXTERIOR
- STRUCTURE
- ELECTRICAL
- HEATING
- INSULATION
- PLUMBING
- INTERIOR
- REFERENCE

## Description

**General:** • \*\*\*\*\* ATTENTION: NOTE THE USE OF "INFRARED THERMAL IMAGING" \*\*\*\*\*

The paragraph below describes how " INFRARED THERMAL IMAGING" was utilized in the process of inspecting this home.

Your qualified inspector utilized the Power of Infrared Thermal Imaging to analyze surface temperature variations specific to moisture, electrical, structural and heating problems. A full Infrared Thermal Scan was performed on the home. To try and detect any unforeseen water leaks, existing moisture, electrical hot spots, structural or heating issues, an "INFRARED THERMAL SCAN" was conducted in the following areas. 1. On the accessible roof areas from the attic hatch and or hatches. 2. On the ceilings and exterior walls and around the perimeter of all the windows and doors. 3. On the basement walls, floors and around the perimeter of all windows. 4. Under all of the sink vanities or cabinetry, around all toilets, shower or tub basins and any accessible water supply and drain plumbing. 5. On the homes electrical service panel and a representative number of outlets and switches. If any performance issues are detected they are outlined in the report under the "Conditions" section of the respective house system.

Note: When reviewing this report online, further information can be accessed by clicking on the "BLUE LINKS" shown throughout the report. To return to the main body of the report simply click on the return arrow in your upper windows browser.

### Sloped roofing material:

- [Asphalt shingles](#)



1. Garage.



2. Front.

# ROOFING

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3. Rear.

Probability of leakage: • Low

## Limitations

Roof inspection limited/prevented by: • Lack of access (too high/steep)

Inspection performed: • By walking on roof • From roof edge • From the ground

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## Description

Gutter & downspout material: • [Aluminum](#)

Gutter & downspout type: • [Eave mounted](#)

Gutter & downspout discharge: • [Above grade](#)

Lot slope:

• [Away from house](#)



4. Rear yard.



5. Right side yard.



6. Left side yard.

Wall surfaces : • [Vinyl siding](#)

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**Soffit and fascia:** • [Aluminum](#)

**Driveway:**

• Concrete



7.

**Walkway:** • Concrete

**Exterior steps:**

• Concrete



8. *Front entrance.*

• Stone

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9. Rear entrance.

**Patio:**

- Stone



10.

**Fence:**

- Vinyl

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11. Right side.

- Chain link



12. Left side and rear.

- No performance issues were noted.

## Conditions

### **ROOF DRAINAGE \ Downspouts**

**Condition:** • Should discharge 6ft. from home

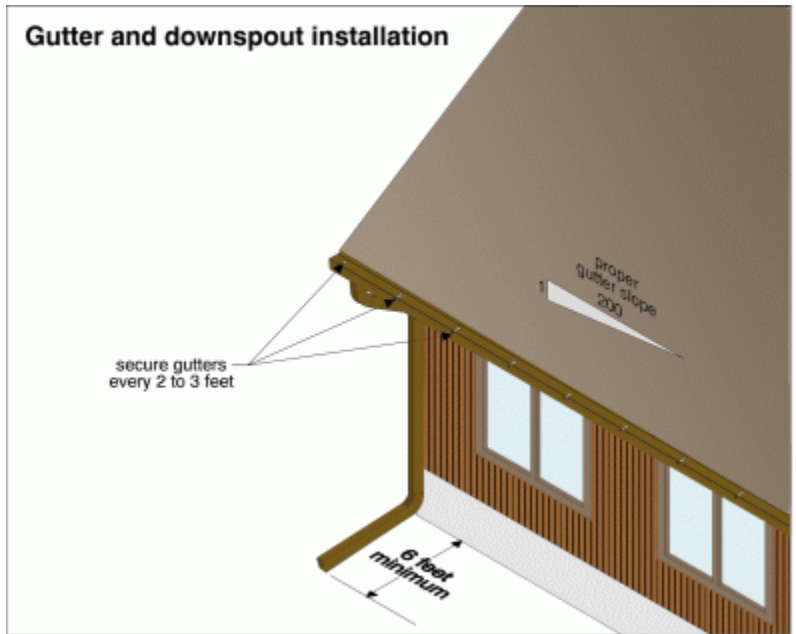
**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Various Yard

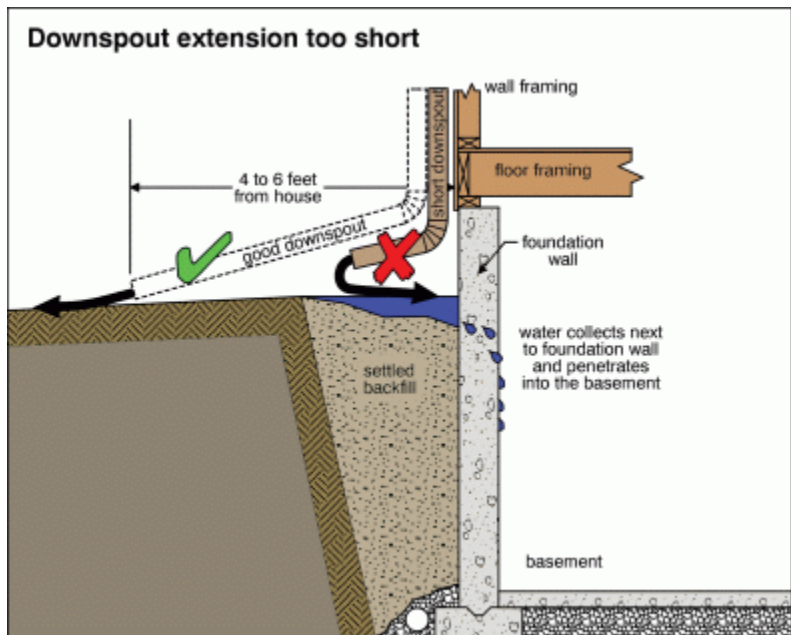
**Task:** Correct

**Time:** Immediate

**Cost:** Minor



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)

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13.



14.

## WALLS \ Stucco and EIFS

**Condition:** • Exterior wall needs protective material to prevent deterioration.

**Location:** Rear Exterior Wall

**Task:** Correct

**Time:** Immediate

**Cost:** Minor



15.

## EXTERIOR GLASS \ Exterior trim

**Condition:** • [Paint or stain needed](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure | Material deterioration

**Location:** Throughout Exterior Wall

**Task:** Improve

**Time:** Immediate

**Cost:** Minor

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16. left side second storey.



17. Front main floor.

## Limitations

Exterior inspected from: • Ground level

## Description

**Configuration:** • [Basement](#)

**Foundation material:** • [Poured concrete](#)

**Floor construction:** • [Joists](#) • Steel columns • Built-up wood beams • Subfloor - OSB (Oriented Strand Board)

**Exterior wall construction:** • [Wood frame](#)

**Roof and ceiling framing:**

• [Trusses](#)



18.

• OSB (Oriented Strand Board) sheathing

## Limitations

**Attic/roof space:** • Inspected from access hatch

**Percent of foundation not visible:** • 95 %

## Description

**Service entrance cable and location:** • [Underground - not visible](#)

**Service size:** • [100 Amps \(240 Volts\)](#)

**Main disconnect/service box rating:** • [125 Amps](#)

**Main disconnect/service box type and location:**

• [Breakers - basement](#)



19.

**System grounding material and type:** • [Copper - ground rods](#)

**Distribution wire material and type:**

• [Copper - non-metallic sheathed](#)



20.

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Type and number of outlets (receptacles): • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):

• [GFCI - bathroom and exterior](#)

All interior and exterior GFCI outlets where tested and functioning correctly.



21. Exterior.



22. Bathroom.

Smoke detectors:

• [Present](#)



23.

## Conditions

### DISTRIBUTION SYSTEM \ Outlets (receptacles)

**Condition:** • [Damage](#)

**Location:** Front Garage

**Task:** Repair or replace

**Time:** Immediate

**Cost:** Minor



24. Missing cover.

### DISTRIBUTION SYSTEM \ Cover plates

**Condition:** • [Missing](#)

**Implication(s):** Electric shock

**Location:** Basement

**Task:** Correct

**Time:** Immediate

**Cost:** Minor



25.

## Description

**Fuel/energy source:** • [Gas](#)

**System type:** • [Furnace](#)

**Furnace manufacturer:**

• Trane

Serial# N2540X41G



26.



27.

**Heat distribution:** • [Ducts and registers](#)

**Approximate capacity:** • 120,000 BTU/hr

**Efficiency:** • [Mid-efficiency](#)

**Approximate age:** • [12 years](#)

**Typical life expectancy:** • Furnace (conventional or mid-efficiency) 18 to 25 years

**Failure probability:** • [Low](#)

**Main fuel shut off at:**

• Utility room

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28.

• Utility room



29. Shut off valves for fireplaces.

Fireplace:

• [Gas fireplace](#)

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30. Main floor.



31. Master bedroom.

Chimney/vent: • [Metal](#)

Combustion air source: • Interior of home • Outside

Humidifiers: • [Duct mounted bypass humidifier](#)

## Conditions

### GAS FURNACE \ Humidifier

Condition: • [Leak](#)

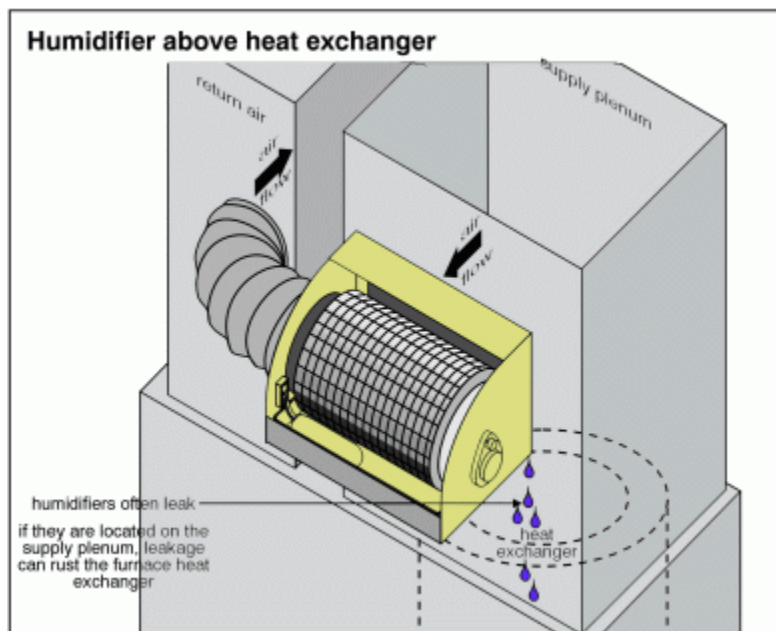
Implication(s): Chance of water damage to contents, finishes and/or structure | Damage to equipment

Location: Basement Furnace Room

Task: Repair or replace

Time: Immediate

Cost: Minor



[Click on image to enlarge.](#)

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32.

## Limitations

Heat exchanger: • Not accessible

# INSULATION AND VENTILATION

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## Description

**Attic/roof insulation material:**

- [Cellulose](#)



33.

**Attic/roof insulation amount/value:** • [R-32](#)

**Attic/roof ventilation:** • [Roof and soffit vents](#)

**Wall insulation material:** • [Glass fiber](#)

**Wall insulation amount/value:** • [R-20](#)

**Foundation wall insulation material:** • [Glass fiber](#)

**Foundation wall insulation amount/value:** • [R-12](#)

**Air/vapor barrier:** • [Plastic](#)

## Limitations

**Attic inspection performed:** • From access hatch

**Air/vapor barrier system:** • Continuity not verified

## Description

**General:** • A moisture meter was utilized around all toilets. No moisture was detected.



34. Moisture meter.

**Water supply source:** • Public

**Service piping into house:** • [Copper](#)

**Supply piping in house:** • [Copper](#) • [Plastic](#)

**Main water shut off valve at the:**

• Basement



35.

**Water flow (pressure):** • [Functional](#)

**Water heater fuel/energy source:** • [Gas](#)

**Water heater type:**

• [Conventional](#)

John Wood , Serial # 9808953126



36.

**Tank capacity:** • 189 liters

**Water heater approximate age:** • 12 years

**Typical life expectancy:** • 8 to 12 years

**Water heater failure probability:** • [High](#)

**Waste disposal system:** • [Public](#)

**Waste piping in house:** • [Plastic](#)

**Pumps:**

• [Sump pump](#)

Sump pump was tested and is working correctly.

**Floor drain location:**

• Near water heater

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37.

## Conditions

### FIXTURES AND FAUCETS \ Faucet

**Condition:** • [Drip, leak](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Second Floor Hallway Bathroom

**Task:** Improve

**Time:** Immediate

**Cost:** Minor



38.

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## **FIXTURES AND FAUCETS \ Whirlpool bath pump**

**Condition:** • [Inoperative](#)

**Implication(s):** Equipment failure

**Location:** Second Floor Master Bathroom

**Task:** Further evaluation

**Time:** Immediate

**Cost:** Depends on work needed



**39.** *Tub does not turn on.*

## Description

**General:** • A moisture meter was utilized around the perimeter of the basement floor. No moisture was detected.



40. Moisture meter.

**Major floor finishes:** • [Carpet](#) • [Resilient](#)

**Major wall finishes:** • [Plaster/drywall](#)

**Major ceiling finishes:** • [Stucco/texture/stipple](#)

**Windows:** • [Fixed](#) • [Sliders](#) • [Casement](#) • Wood • Vinyl

**Glazing:** • [Double](#)

**Exterior doors - type/material:**

• [Metal](#)



41. Front entrance.

• Garage door - metal



42. Rear entrance.

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43. House entrance from garage.

## • [Garage](#)



44.



45. Garage keypad.

**Doors:** • Inspected

**Range fuel:** • Electricity

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

**Stairs and railings:** • Inspected

## Conditions

### FLOORS \ Concrete floors

Condition: • [Cracked](#)

Location: Basement Furnace Room

Task: Inspect annually

Time: Discretionary



46.

### WALLS \ Plaster or drywall

Condition: • [Poor joints](#)

Implication(s): Cosmetic defects

Location: First Floor Laundry Area

Task: Repair

Time: Discretionary

Cost: Minor



47.

## CEILINGING \ General

**Condition:** • Stains

A ceiling stain was evident and was tested for existing moisture. No moisture was detected at time of inspection.

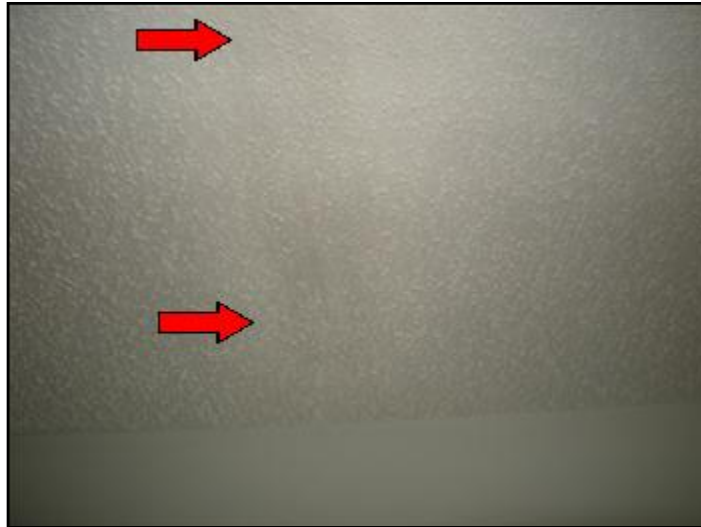
**Implication(s):** Cosmetic defects

**Location:** First Floor Living Room

**Task:** Improve

**Time:** Discretionary

**Cost:** Minor



48.

**Condition:** • Stains

A ceiling stain was evident and was tested for existing moisture. No moisture was detected at time of inspection.

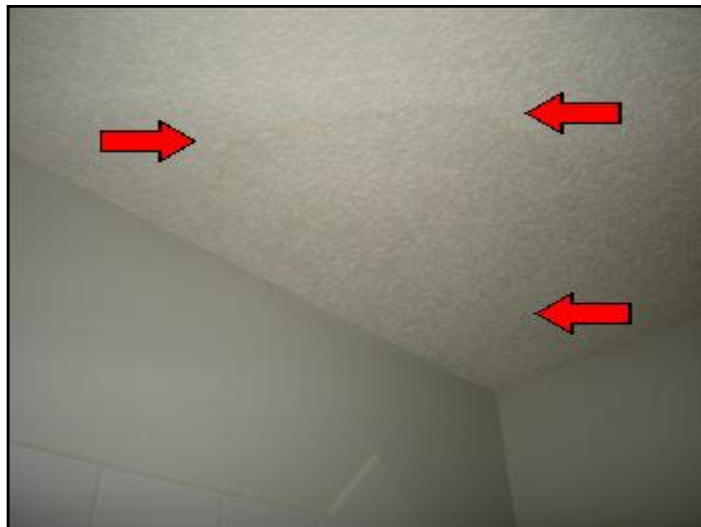
**Implication(s):** Cosmetic defects

**Location:** Second Floor Master Bathroom

**Task:** Improve

**Time:** Discretionary

**Cost:** Minor



49.

**CEILINGS \ Plaster or drywall**

**Condition:** • [Nail pops](#)

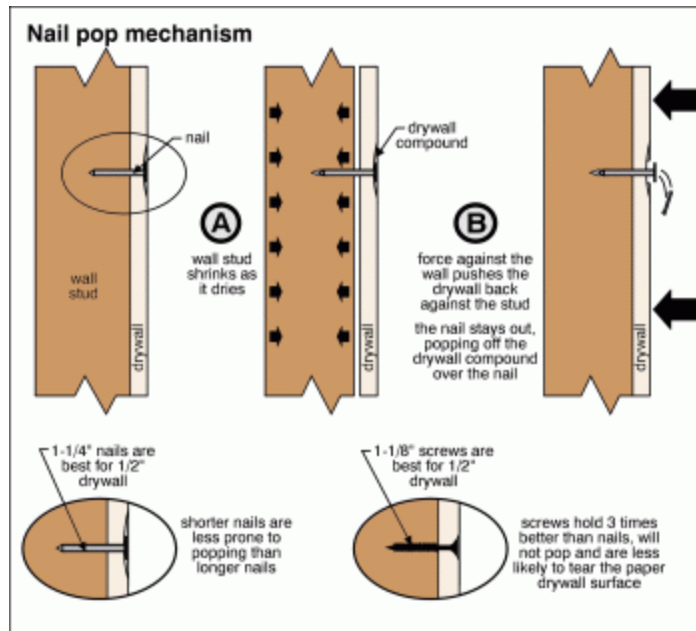
**Implication(s):** Cosmetic defects

**Location:** Second Floor Hall

**Task:** Repair

**Time:** Discretionary

**Cost:** Minor



[Click on image to enlarge.](#)



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## STAIRS \ Handrails

Condition: • [Loose](#)

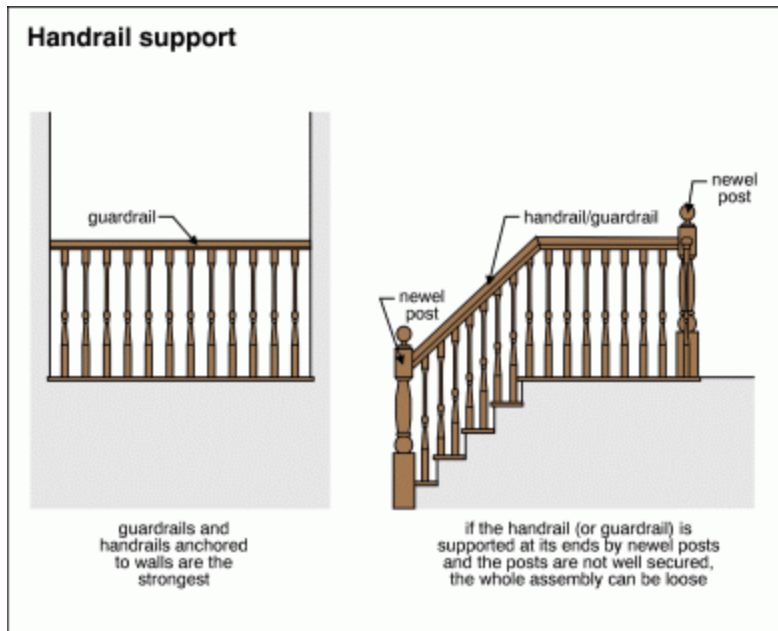
Implication(s): Fall hazard

Location: Basement

Task: Correct

Time: Immediate

Cost: Minor



[Click on image to enlarge.](#)



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END OF REPORT

# REFERENCE LIBRARY

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The links below connect you to a series of documents that will help you understand your home and how it works. The body of the report contains specific information about your home. Many report items have related links that provide you more information about that particular component or issue.

This Library is a broad reference tool. For example, if you want to know the difference between asphalt shingles and wood shingles, you can look in here. If you have a conventional furnace and are trying to decide whether to upgrade to a mid-efficiency or high-efficiency furnace, this information may be helpful. If your home does not have air conditioning, but you are thinking about adding it, there is helpful information for you in here.

The Library is broken into nine house systems: Roofing, Exterior, Structure, Electrical, Heating, Cooling, Insulation, Plumbing and Interior. Click on any link to read about that system.

- [1. Roofing and Chimney](#)
- [2. Exterior](#)
- [3. Structure](#)
- [4. Electrical](#)
- [5. Heating](#)
- [6. Cooling](#)
- [7. Insulation](#)
- [8. Plumbing](#)
- [9. Interior](#)