

# INSPECTION REPORT



For the Property at:  
**#2 CENTURY VILLAS CLOSE**  
FORT SASKATCHEWAN, AB

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Prepared for: CHARLIE HEBERT  
Inspection Date: Sunday, June 7, 2009  
Prepared by: Don Schmidt

**inspectionPROOF**  
INFRARED HOME AND PROPERTY INSPECTIONS

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

## Description

### Sloped:

- [Asphalt](#)

*Note:* This asphalt roof is approximately 13 years old. The life expectancy of this type of roof is 15 -25 years old.

## Limitations

### Inspection performed:

- By walking on roof
- By walking on roof
- By walking on roof

*Note:* The roof was inspected by walking the roof.

- From roof edge

*Note:* The roof was also inspected from the eave. Please see photos. No rot or deterioration was found.

## Recommendations

### General

- The asphalt roof on this property is approximately 13 years old. It is starting to show signs of granule loss, widening of the shingle gaps and in the valley slight cupping. Further to that there most flashings on the roof show exposed fasteners (nail heads) that have not been caulked and a few areas show nail pops. These items are highlighted in the ROOFING section under the recommendations subsection.

**Location:** Throughout Roof

**Task:** Inspect annually

**Time:** Discretionary

### Sloped roofing \ Asphalt shingles

**Condition:** • [Near end of life expectancy](#)

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

**Location:** Throughout Roof

**Time:** Less than 5 years

**Note:** The life expectancy of an asphalt roof is approx. 15 to 25 years.

**Condition:** • [Cupping, curling, clawing](#)

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

**Location:** Northwest Roof

**Task:** Monitor

**Note:** The valley is starting to show signs of minor cupping and curling.

**Condition:** • [Granule loss](#)

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

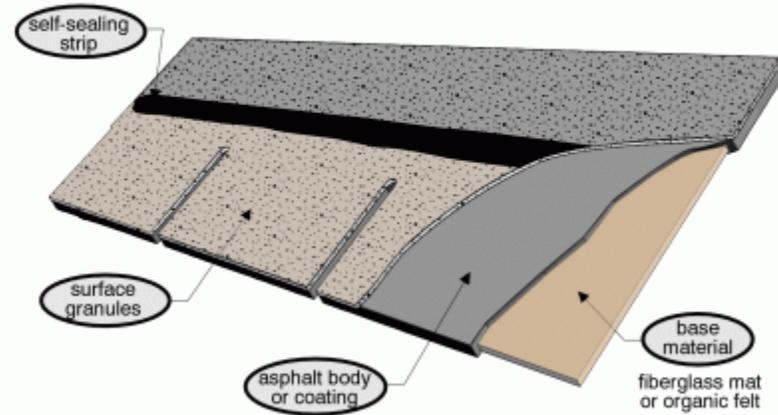
**Location:** South Roof

**Task:** Monitor

**Time:** Discretionary

**Note:** Granule loss is a sign of roof deterioration.

## Asphalt shingle composition



[Click on image to enlarge.](#)



1. Granule loss

**Condition:** • [Missing, loose or torn](#)

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

**Location:** Roof

**Task:** Repair

**Time:** Discretionary

**Note:** West side shingle torn.

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2. Shingle torn.

**Condition:** • [Exposed fasteners](#)

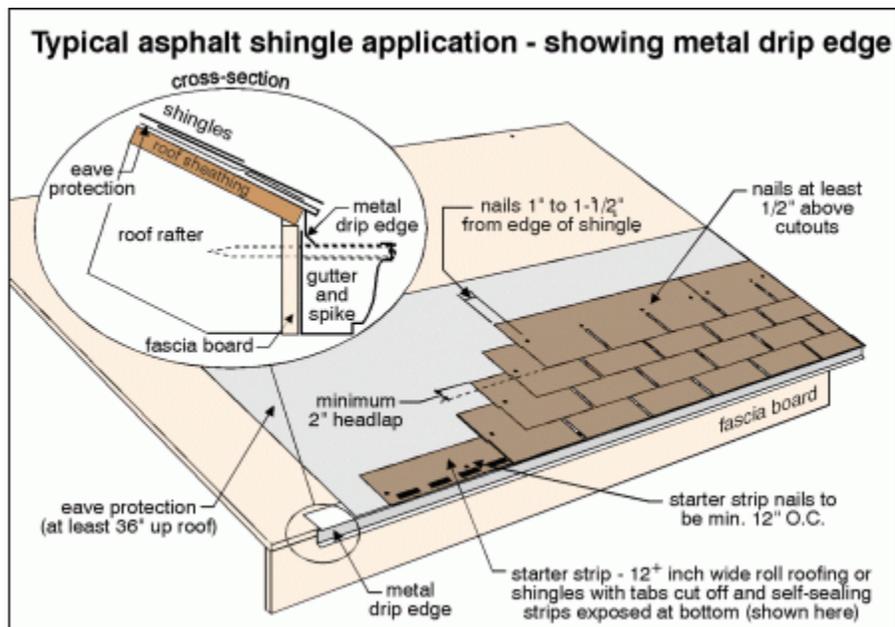
**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Throughout Roof

**Task:** Correct

**Time:** Immediate

**Note:** Most of the flashings on the roof have exposed fasteners or nail heads visible. These should be sealed with caulking.



[Click on image to enlarge.](#)

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3. Exposed fasteners

**Condition:** • [Vulnerable areas](#)

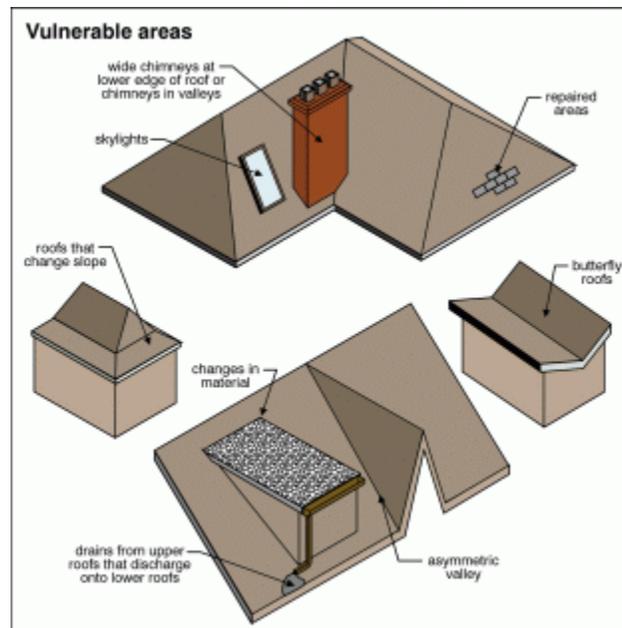
**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Various Roof

**Task:** Repair

**Time:** Immediate

**Note:** Upon inspection it was noted that there are a number of nail pops that should be sealed.



[Click on image to enlarge.](#)

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4. *Nail pops*

## Description

**General:** • The automatic door opener is functional.



5. Auto door opener.

**General:** • The keypad was not tested. Inquire with owner to get code.



6. Door opener keypad.

**General:** • The garage overhead door is insulated.

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7. Overhead door.

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

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

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

Lot slope:

• [Away from house](#)

*Note:* The slope of the lot on the front side is serviceable.



8. Slope of lot front.

• [Towards house](#)

*Note:* The slope in a few areas on the south side of the house slope toward the house.

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9. Slope south side.

**Wall surfaces - wood:** • [Hardboard, plywood or OSB](#)

**Wall surfaces - masonry:** • The lower cement parking has had previous repairs in a number of areas with the majority of the repairs on the south and west side of the home. Please see photos.

**Wall surfaces :**

• [Vinyl siding](#)

*Note:* Siding separation above window.



10. Siding separation.

**Driveway:**

• Concrete

*Note:* Front driveway in excellent condition.

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## Walkway:

- Concrete

*Note:* The front walk is serviceable.

## Exterior steps:

- Concrete
- No performance issues were noted.

*Note:* Front steps and side walk are serviceable.



11. Front steps

## Deck:

- Raised
- Wood

*Note:* Please see recommendations for condition items.

- Railings

## Limitations

### No or limited access to:

- Area below steps, deck, porches

*Note:* Rear Deck

**Exterior inspected from:** • Ground level

## Recommendations

### General

- There are a number of previous parking repairs noted on the home.

**Location:** South Exterior Wall

**Task:** Monitor

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12. Previous repair.

## Walls \ Vinyl siding

**Condition:** • Gap in vinyl siding.

**Location:** West

**Task:** Correct

**Time:** Discretionary

## Porches, decks, steps, patios and balconies \ Steps and landings

**Condition:** • [Rot or insect damage](#)

**Implication(s):** Weakened structure | Material deterioration

**Location:** Middle Deck

**Task:** Inspect annually

**Time:** Discretionary

**Note:** The rear deck is showing wood rot in one specific area.



13. Rot deck board.

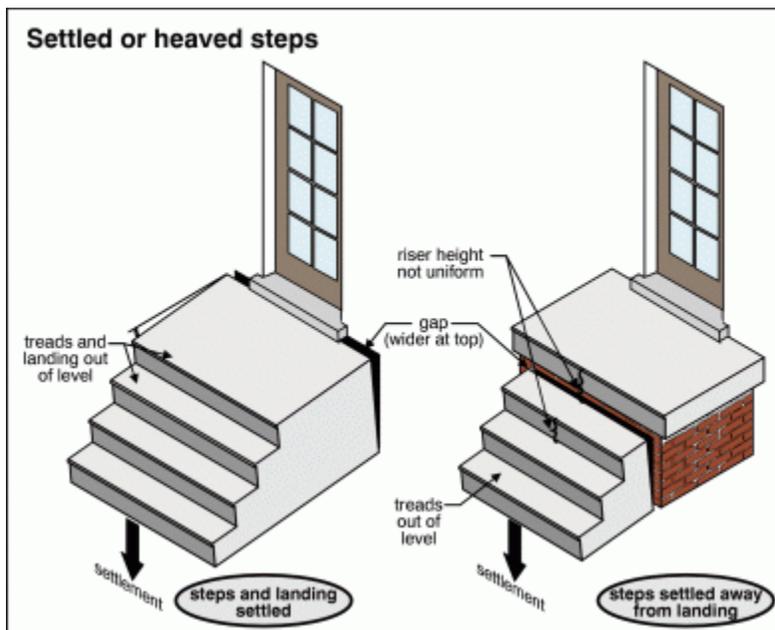
**Condition:** • [Steps or landings settling or heaving](#)

**Implication(s):** Weakened structure | Trip or fall hazard

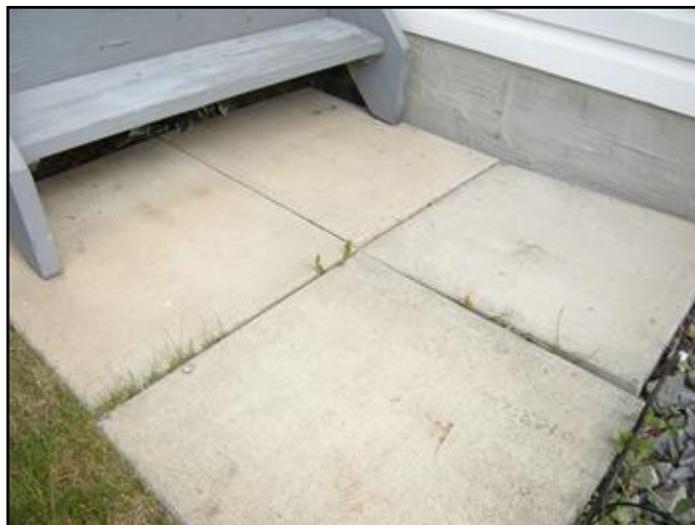
**Location:** Rear Deck

**Task:** Correct

**Note:** The concrete block making up the landing for the deck steps are uneven and present a trip hazard.



[Click on image to enlarge.](#)



14. Rear steps landing.

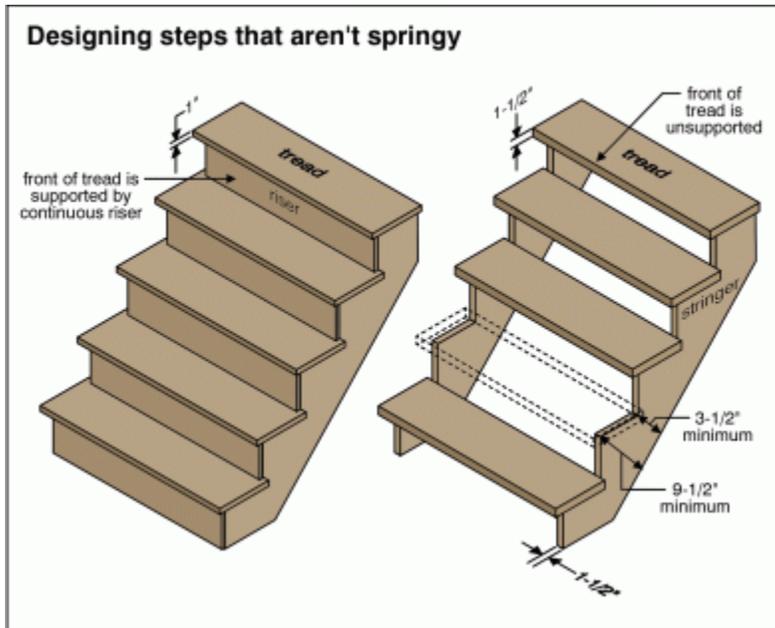
**Condition:** • [Steps springy, loose or sagging](#)

**Implication(s):** Trip or fall hazard

**Location:** Rear Exterior Deck

**Task:** Repair

**Note:** The rear deck steps net to be re-secured.



Click on image to enlarge.

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

**Implication(s):** Material deterioration

**Location:** Various Deck

**Task:** Improve

**Time:** Discretionary

**Note:** To prevent deterioration this wood should be painted.

**Porches, decks, steps, patios and balconies \ Handrails and guards**

**Condition:** • Repaint the rear deck handrail to prevent further deterioration.

**Location:** Rear Deck

**Task:** Repair

**Time:** Regular maintenance



15. Handrail deck.

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## Landscaping \ Lot grading

**Condition:** • [Improper slope](#)

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

**Location:** South

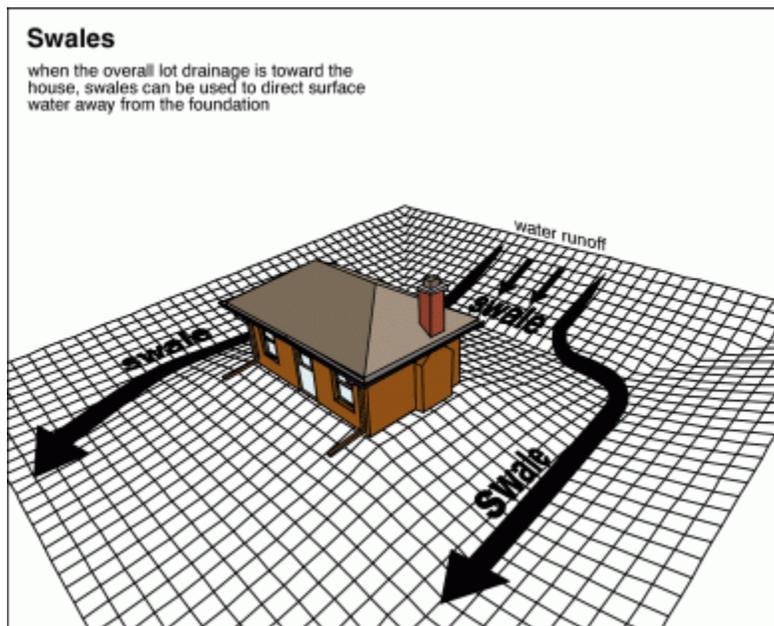
**Task:** Improve

**Time:** Discretionary

**Note:** The slope of the grade in a few areas on the south side of the house should be improved to ensure water flows away from the home.



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)

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## Landscaping \ Walk and driveway

Condition: • [Uneven \(trip hazard\)](#)

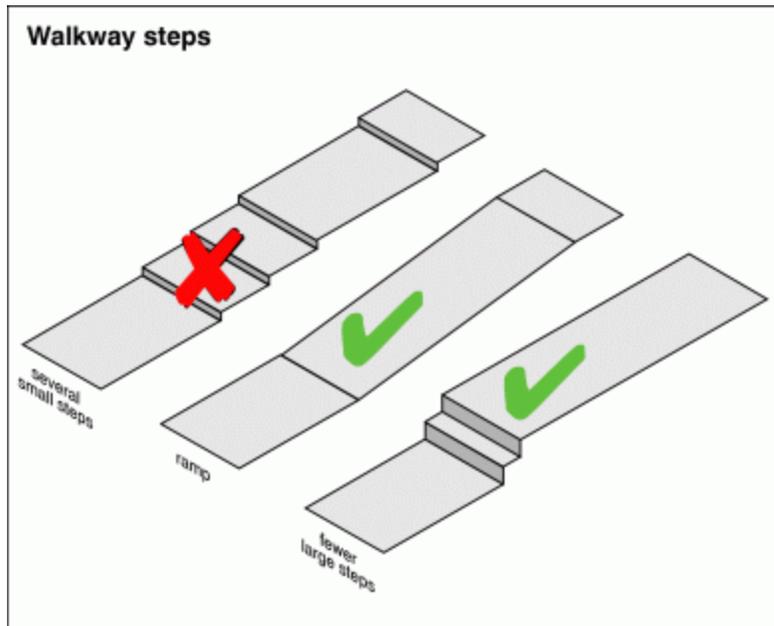
Implication(s): Physical injury

Location: Front Yard

Task: Correct

Time: Immediate

Note: There is a trip hazard in the front side walk.



[Click on image to enlarge.](#)



16. Front side walk.

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## Garage \ General

**Condition:** • Both garage tracks are showing deterioration from water.

**Location:** Front Garage

**Task:** Repair

**Time:** Discretionary



17. Garage door track.

## Description

### Configuration:

- [Crawl space](#)
- [Crawl space](#)
- [Piles and grade beams](#)

Note: Piles and steel post in crawl space.



18. Piles

Floor construction: • [Joists](#) • Steel columns • Built-up wood beams

### Exterior wall construction:

- [Wood frame](#)

Note: Framing is 2x6 construction.

### Roof and ceiling framing:

- [Trusses](#)

Note: Trusses viewed from attic hatch.



19. Trusses.

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- Plywood sheathing

## Limitations

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

**Crawl space:** • Crawl space was entered and inspected around the whole perimeter. No signs of water staining or efflorescence on the walls.

**Percent of foundation not visible:**

- 80 %

*Note:* Most of the foundation was not visible due to insulation.

## Description

**Service entrance cable and location:** • [Not visible](#)

**Service size:**

- [100 Amps \(240 Volts\)](#)

*Note:* Service appears to be 100Amp. Could not confirm via service conductors.



20. 100 Service Shut off.

**Main disconnect/service box rating:** • Service box rating was not on service box.

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

- [Breakers - first floor](#)

*Note:* Breaker box brand is Siemens and is a combination shut off and distribution panel. It is located in the utility room to the left of the front entrance.

**System grounding material and type:**

- [Copper - water pipe](#)

*Note:* Grounded water pipe



21. Electrical ground

**Distribution panel rating:** • The distribution panel rating was not on the box.

**Distribution panel type and location:**

- [Breakers - first floor](#)

*Note:* Breaker box brand is Siemens and is a combination shut off and distribution panel. It is located in the utility room to the left of the front entrance.



22. Distribution box

**Distribution wire material and type:** • [Copper - non-metallic sheathed](#)

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

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

- [GFCI - outside](#)

*Note:* The exterior GFI was tested and is functional.



23. Exterior GFI

## Smoke detectors:

- [Present](#)

*Note:* A smoke detector is located in the main hall leading to the master bedroom.



24. Smoke detector.

## Limitations

### System ground:

- Not found

*Note:* Ground rod was not located.

## Description

Fuel: • [Gas](#)

System type:

• [Furnace](#)

Note: TRANE Electronic Ignition. Model TUE060A936H1 Serial #K402MW62G



25. Furnace

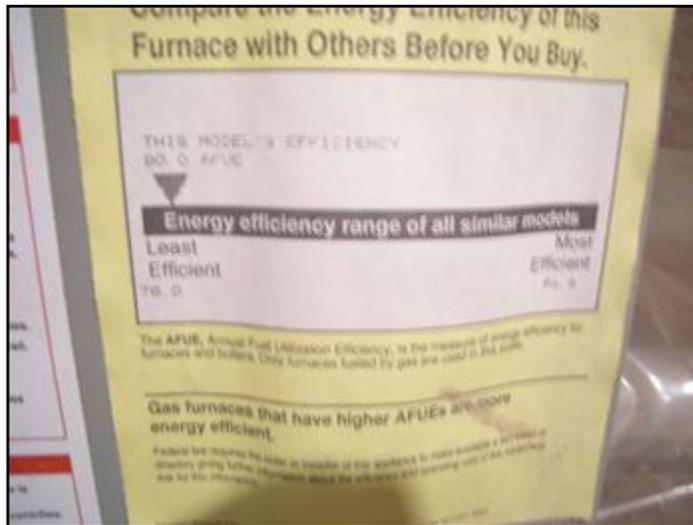
Heat distribution: • [Ducts and registers](#)

Approximate capacity: • [60,000 BTU/hr](#)

Efficiency:

• [Mid-efficiency](#)

Note: Note efficiency



26. Efficiency

# HEATING

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**Approximate age:** • The exact age of the furnace could not be confirmed onsite. It is believed to be the original furnace. Client can use the serial # to inquire as to exact age.

**Approximate age:** • [13 years](#)

**Failure probability:**

• [Medium](#)

*Note:* The furnace was inspected visually and ran through its normal operating procedure without issue.

**Main fuel shut off at:**

• Crawlspace

*Note:* Shut of is located to the left of the furnace. It is a yellow valve.



27. Fuel shut off.

**Supply temperature:**

• 170°+

*Note:* Max temp air outlet is 160 Degrees Fahrenheit or 71 degree Celsius.

**Temperature difference:** • The air temperature rise is 30 to 60 degrees Fahrenheit or 17 to 33 degrees Celsius.

**Chimney:** • The furnace vent is the correct B vent.

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28. Furnace vent.

## Chimney:

- [Metal](#)

Note: Furnace chimney.



29. Furnace chimney.

## Limitations

**Safety devices:** • Not tested as part of a home inspection

**Data plate on equipment:** • Incomplete

**Heat exchanger:** • Not visible • Not accessible

## Recommendations

### Gas furnace \ Humidifier

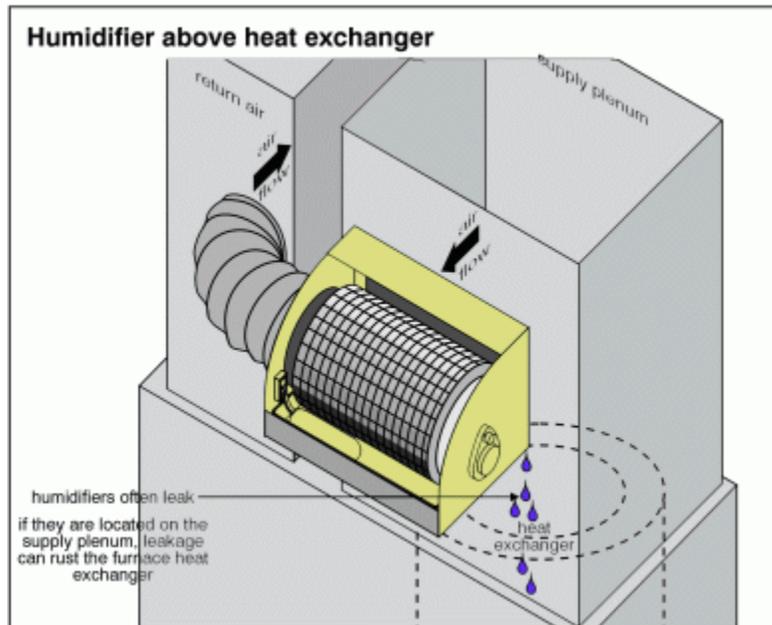
**Condition:** • [Leak](#)

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

**Location:** Crawl Space

**Time:** Discretionary

**Note:** The humidifier is not operational and shows signs of previous leakage.



[Click on image to enlarge.](#)



30. Humidifier

# INSULATION AND VENTILATION

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## Description

### Attic/roof insulation material:

- [Glass fiber](#)

*Note:* Approx. 12 to 14 inches of fiberglass loose fill insulation is in the attic.

### Attic/roof insulation amount: • [R-28](#)

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

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

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

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

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

### Air/vapor barrier: • [Not visible](#)

## Limitations

### Attic inspection performed: • From access hatch

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

## Description

**General:** • Sump pump was inspected. Sump basin was dry at time of inspection. Pump turns on when float lifted.



31. Sump basin was dry at time of inspection.

**General:** • Water heater was ran and operated with out issue.

**Water supply source:** • Public

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

**Supply piping in house:**

• [Plastic](#)

*Note:* Plastic supply plumbing. This distribution is in the crawl space.



32. Supply plumbing.

**Main shut off valve at the:**

- East
- Utility room

Note: The main shut off valve is located on the meter in the utility room.



33. Water shutoff

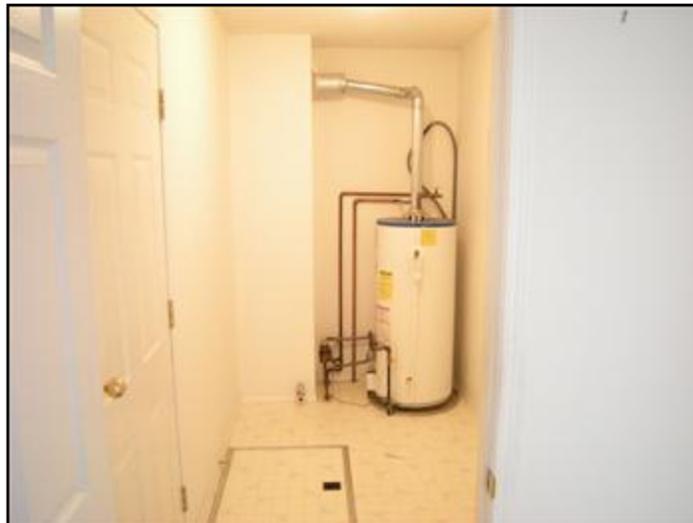
**Water heater fuel:** • [Gas](#)

**Water heater type:**

- [Conventional](#)

Note: John Wood Pro Series - Model # JW40S34FV-04 Serial #U0510525972

Input 38,000 Capacity 40 Usgl or 150 L Recovery 30.5Usq/h @ 100 Degrees Fahrenheit or 115L/h @ 55 Degree Celsius



34. Hot water tank

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**Tank capacity:** • [40 gallons](#) • 151 liters

**Water heater approximate age:**

• 6 years

*Note:* Exact age of the hot water heater could not be confirmed on site.

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

**Waste piping in house:**

• [Plastic](#)

*Note:* Waste piping in house. PVC



35. Waste piping

## Recommendations

**Supply plumbing \ Supply piping in house**

**Condition:** • [Leak](#)

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

**Location:** Crawl Space Ensuite Bathroom

**Task:** Monitor

**Time:** Discretionary

**Note:** Evidence of leak in crawl space on supply line to the master ensuite. Not wet at time of inspection.



36. Evidence of leak.

**Condition:** • [Leak](#)

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

**Location:** Crawl Space Bathroom

**Task:** Monitor

**Time:** Discretionary

**Note:** Evidence of water leak in crawl space at some point. Not present at time of inspection.



37. Evidence of leak.

### **Fixtures and faucets \ Bathtub**

**Condition:** • The hot water tap for the hall way bathroom shower is not functional. Cold water is fine.

**Location:** Hallway Bathroom

**Task:** Repair

**Time:** Immediate

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38. Hot water tap.

## Description

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

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

**Windows:**

• [Single/double hung](#)

• Vinyl

*Note:* Vinyl windows throughout home.

• Vinyl-clad wood

**Glazing:**

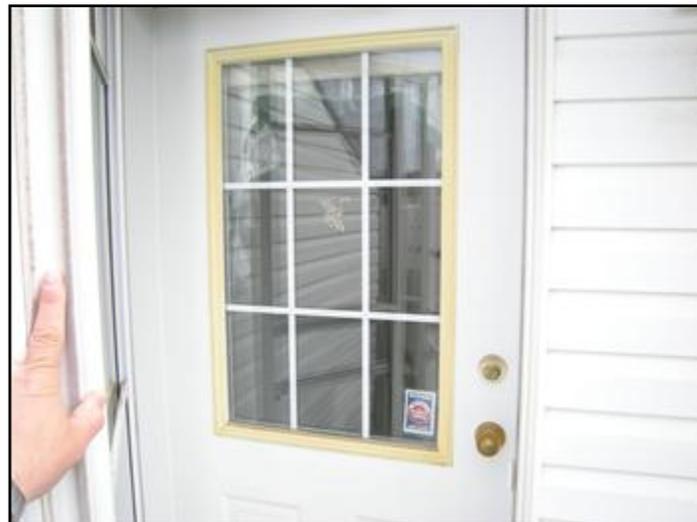
• [Double](#)

*Note:* The windows of the home are double glazed. Double glazed windows are approx. R2 rating.



39. Double glazed.

**Exterior doors:** • The rear door was not confirmed to be metal.



40. Rear door of kitchen.

## Exterior doors:

- [Metal](#)

- [Metal](#)

Note: Front door is metal.

- [Storm](#)

Note: Front storm door.



41. Front storm door.

- [Garage](#)

Note: Side man door is metal.



42. Garage man door.

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**Party walls:** • [Wood frame](#)

**Oven fuel:** • Electricity

**Range fuel:** • Electricity

**Appliances:** • Range hood

**Laundry facilities:** • Washer • Dryer • Vented to outside • 240-Volt outlet

## Recommendations

### Walls \ Plaster or drywall

**Condition:** • [Cracked](#)

**Implication(s):** Cosmetic defects

**Location:** Utility Room

**Task:** Repair

**Time:** Discretionary

**Note:** Crack in drywall plaster leading into the utility room.



43. Cracked plaster.

**END OF REPORT**