

INSPECTION REPORT



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

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

#2 Century Villas Close, Fort Saskatchewan, AB June 7, 2009

Report No. 1007

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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.

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Report No. 1007

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EXTERIOR

STRUCTURE

ELECTRICAL

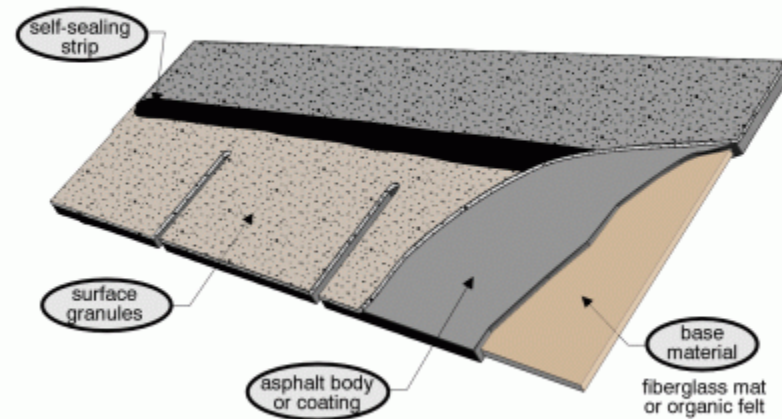
HEATING

INSULATION

PLUMBING

INTERIOR

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.

ROOFING

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Report No. 1007

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR



2. Shingle torn.

Condition: • [Exposed fasteners](#)

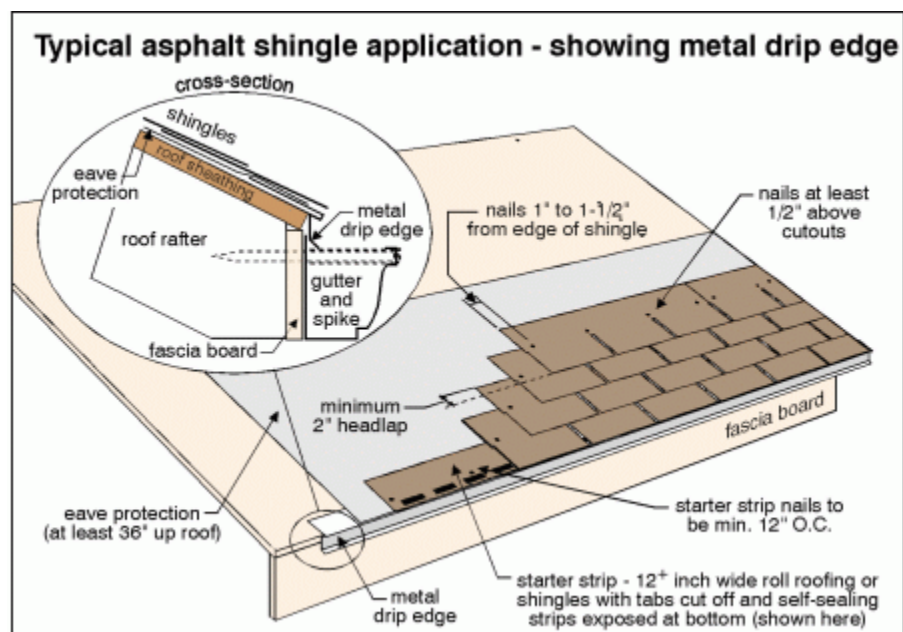
Implication(s): Chance of water damage to contents, finishes and/or structure

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.](#)

ROOFING

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Report No. 1007

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR



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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Report No. 1007

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EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR



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.

EXTERIOR

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Report No. 1007

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR



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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Report No. 1007

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EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR



9. Slope south side.

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

Wall surfaces - masonry: • The lower cement parging 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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EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

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 parging repairs noted on the home.

Location: South Exterior Wall

Task: Monitor

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Report No. 1007

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EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR



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.

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Report No. 1007

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EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

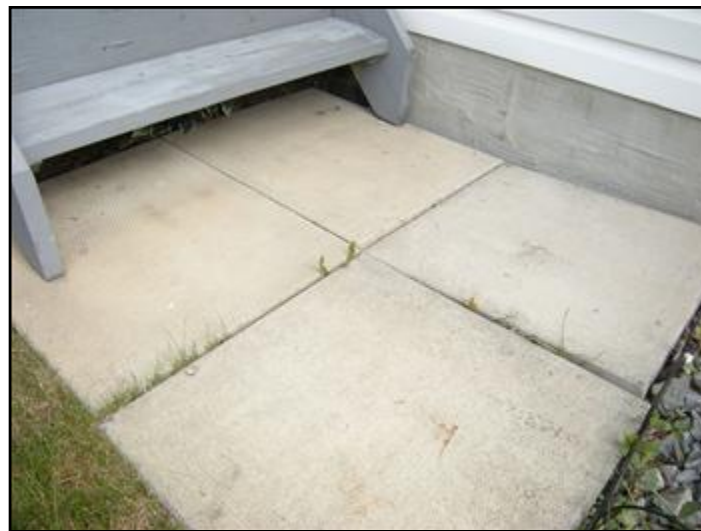
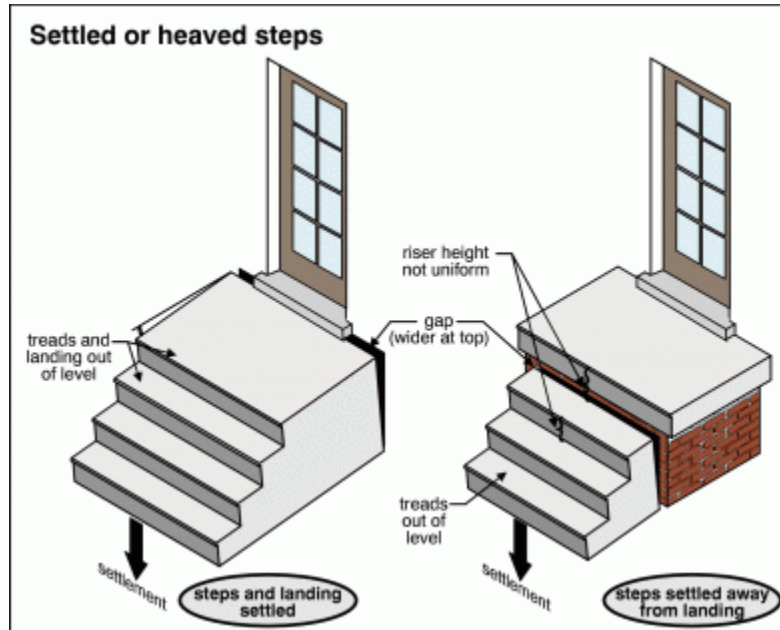
Condition: • [Steps or landings settling or heaving](#)

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.



14. Rear steps landing.

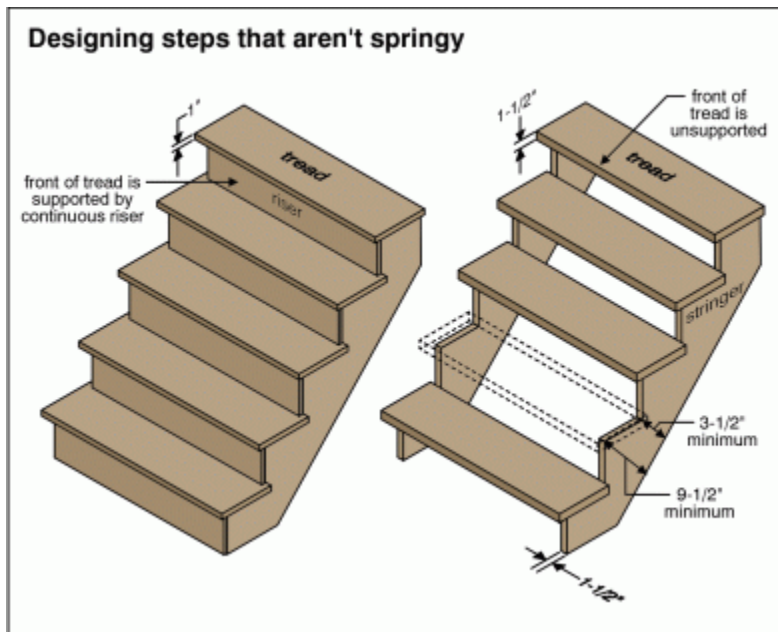
Condition: • [Steps springy, loose or sagging](#)

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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Report No. 1007

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

Landscaping \ Lot grading

Condition: • [Improper slope](#)

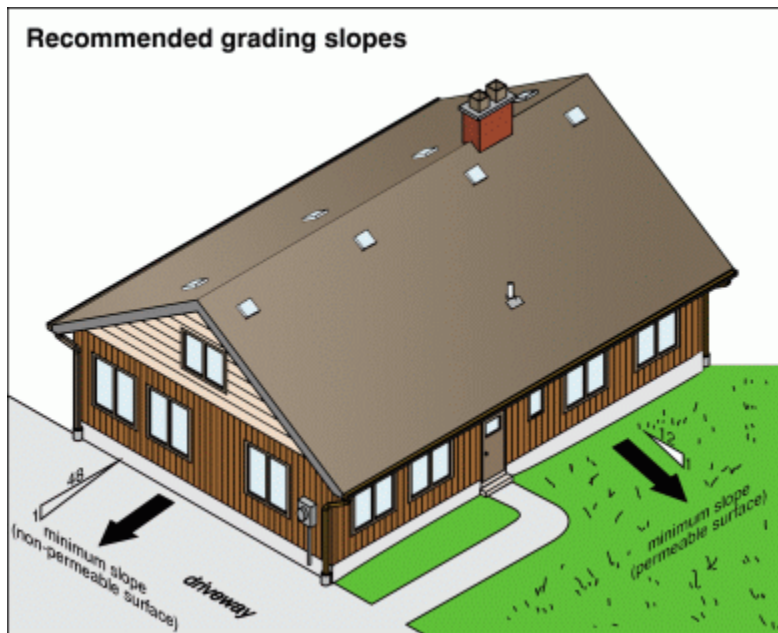
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: South

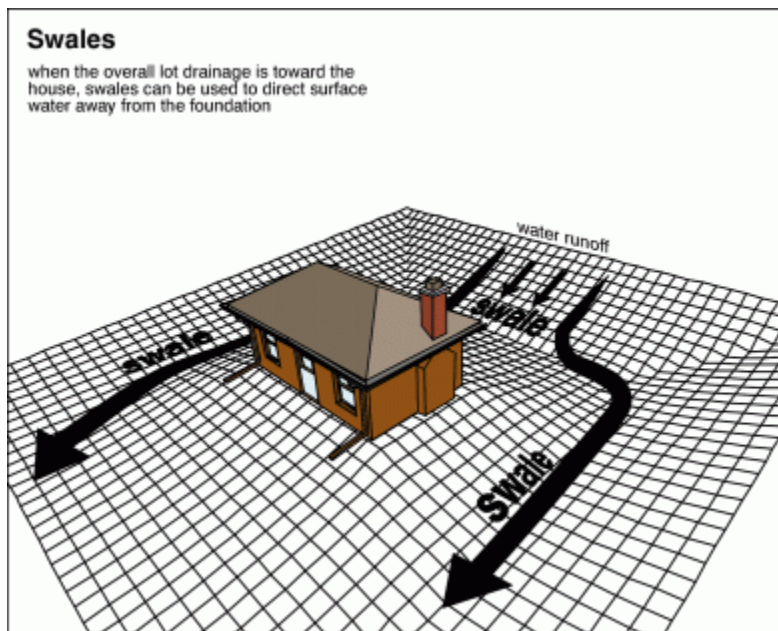
Task: Improve

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.](#)

EXTERIOR

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Report No. 1007

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

Landscaping \ Walk and driveway

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

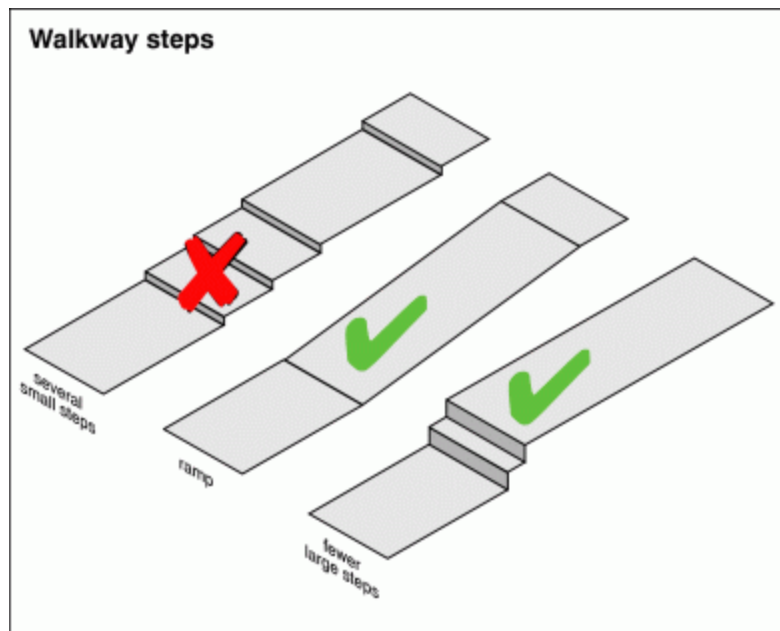
Implication(s): Physical injury

Location: Front Yard

Task: Correct

Time: Immediate

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



16. Front side walk.

EXTERIOR

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Report No. 1007

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EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

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.

STRUCTURE

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Report No. 1007

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

- 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



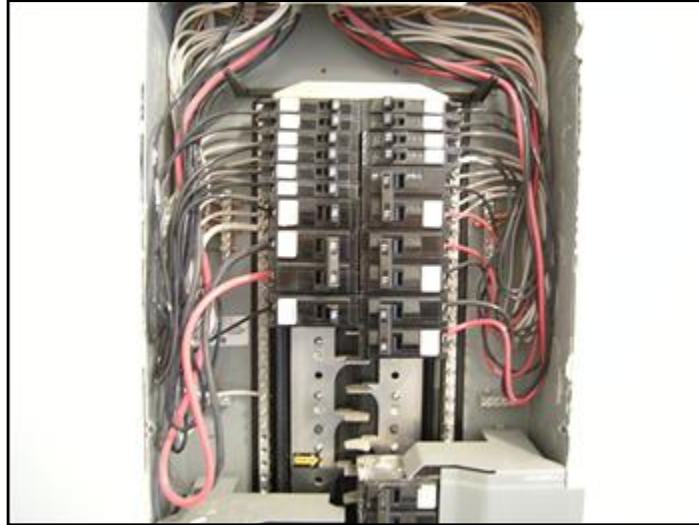
21. Electrical ground

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.

HEATING

#2 Century Villas Close, Fort Saskatchewan, AB June 7, 2009

Report No. 1007

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

Description

Fuel: • [Gas](#)

System type:

• [Furnace](#)

Note: TRANE Electronic Ignition. Model TUE060A936H1 Serial #K402MW62G



25. Furnace

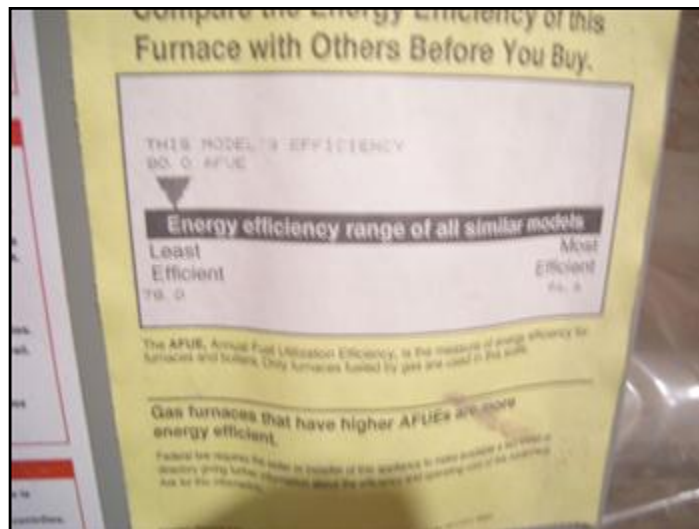
Heat distribution: • [Ducts and registers](#)

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

Efficiency:

• [Mid-efficiency](#)

Note: Note efficiency



26. Efficiency

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Report No. 1007

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EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

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.

HEATING

#2 Century Villas Close, Fort Saskatchewan, AB June 7, 2009

Report No. 1007

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR



28. Furnace vent.

Chimney:

- [Metal](#)

Note: Furnace chimney.



29. Furnace chimney.

Limitations

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

HEATING

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Report No. 1007

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

Data plate on equipment: • Incomplete

Heat exchanger: • Not visible • Not accessible

Recommendations

Gas furnace \ Humidifier

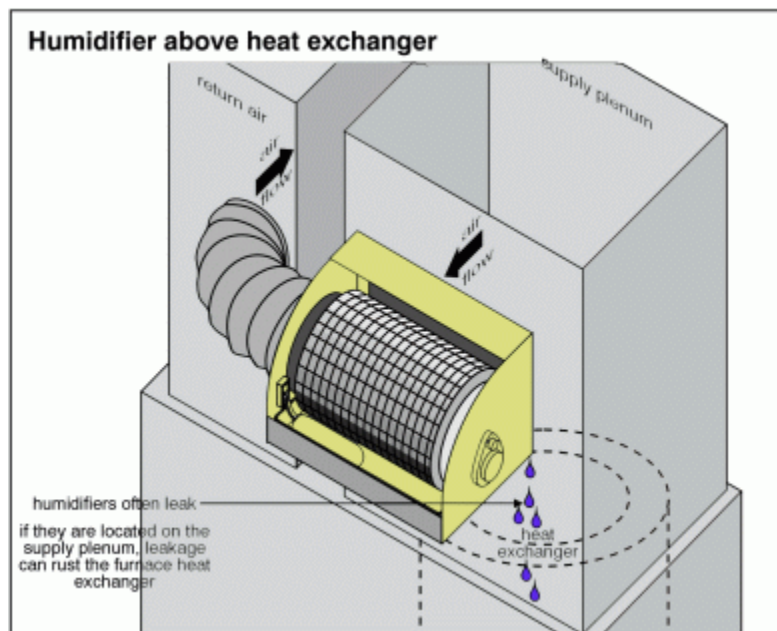
Condition: • [Leak](#)

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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Report No. 1007

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

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.

PLUMBING

#2 Century Villas Close, Fort Saskatchewan, AB June 7, 2009

Report No. 1007

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

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

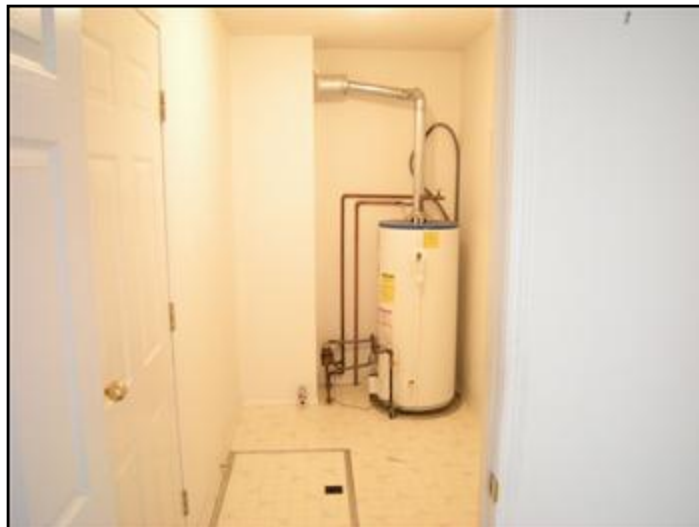
Water heater fuel: • [Gas](#)

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

PLUMBING

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Report No. 1007

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

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.

PLUMBING

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Report No. 1007

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR



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

PLUMBING

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Report No. 1007

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ROOFING

EXTERIOR

STRUCTURE

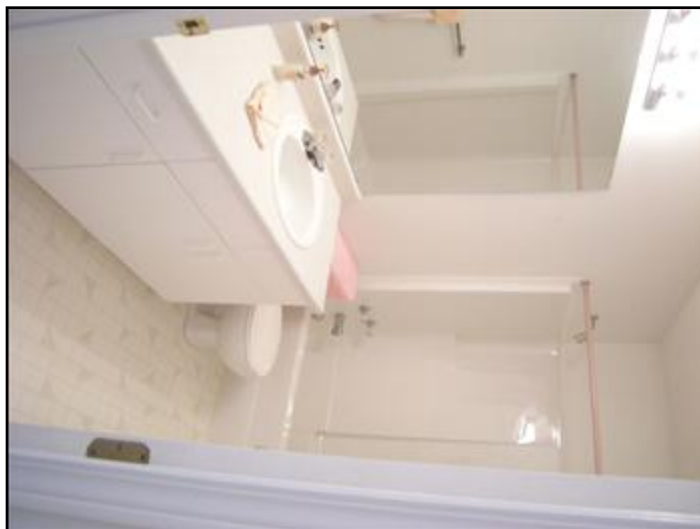
ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR



38. Hot water tap.

INTERIOR

#2 Century Villas Close, Fort Saskatchewan, AB June 7, 2009

Report No. 1007

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

Description

Major floor finishes: • [Carpet](#)

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

Windows:

• [Single/double hung](#)

• Vinyl

Note: Vinyl windows throughout home.

• Vinyl-clad wood

Glazing:

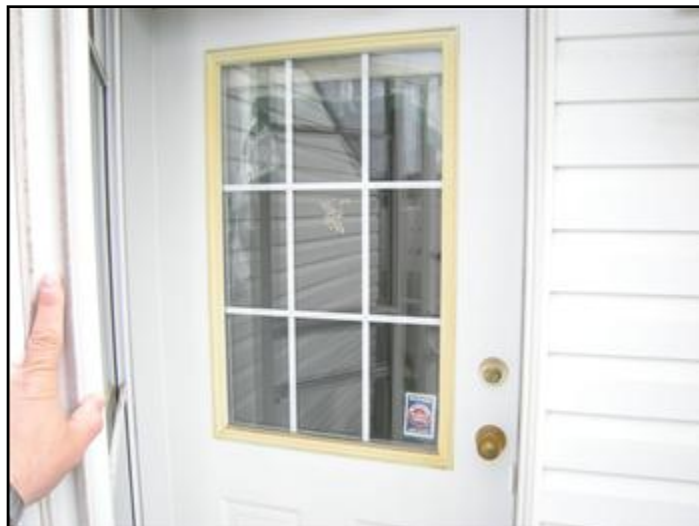
• [Double](#)

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.

INTERIOR

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Report No. 1007

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

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