

# Your Inspection Report

## 123 Karter Street
## Saskatoon, SK

**PREPARED FOR:**
JOHN SMITH

**INSPECTION DATE:**
Tuesday, October 9, 2012

**PREPARED BY:**
Mark Hilbig


A&M Home Inspections
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From Roof to Floor and So Much More




November 20, 2012

Dear John Smith,

RE: Report No. 1014, v.4
123 Karter Street
Saskatoon, SK

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Mark Hilbig
on behalf of
A&M Home Inspections

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This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

Priority Maintenance Items

## Exterior

**WALLS \ Wood siding**

**Condition:** • Cracked, split or broken

There are many holes and open bare spots exposing paper and sheathing behind

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

**Location**: Throughout

**Task**: Provide



**1.** *Cracked, split or broken*



**2.** *Cracked, split or broken*



**3.** *Cracked, split or broken*

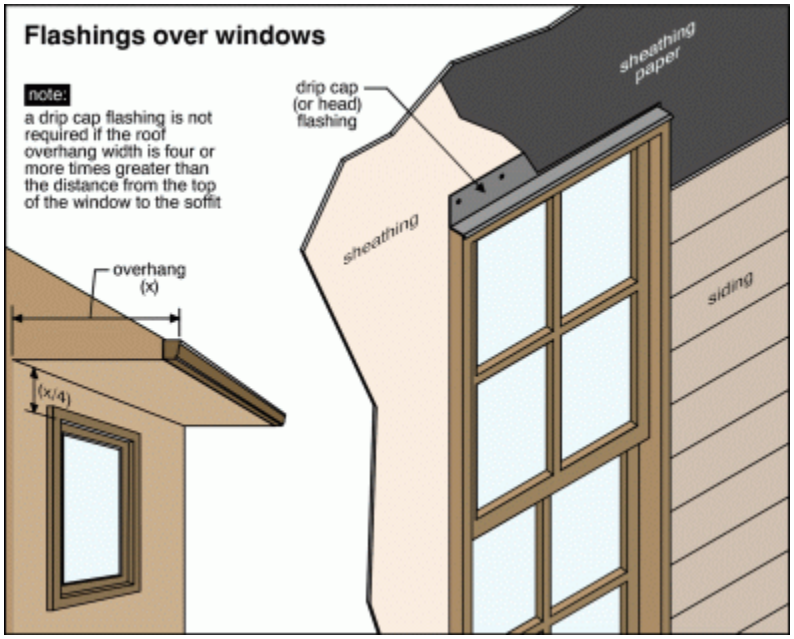
**EXTERIOR GLASS \ Exterior drip caps**

**Condition:** • Missing

There is no drip cap flashing on top of the windows on the back of the house

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

**Location**: Rear




Click on image to enlarge.

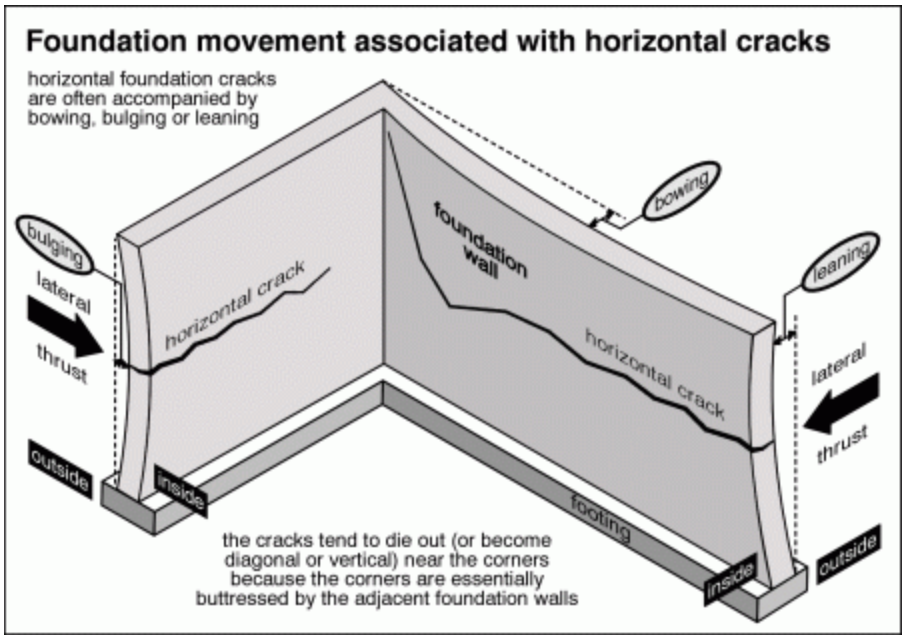


**4.** *Missing*

# Structure

**FOUNDATIONS \ Foundation**

**Condition:** • Cracked horizontally
There is a crack where the original concrete block foundation meets new footings for the addition and the top of the wall is leaning at the time of inspection
**Implication(s)**: Chance of structural movement
**Location**: South Basement Exterior Wall
**Task**: Repair
**Time**: Discretionary




Click on image to enlarge.



**5.** *Cracked horizontally*

**FLOORS \ Beams**

**Condition:** • Notches or holes

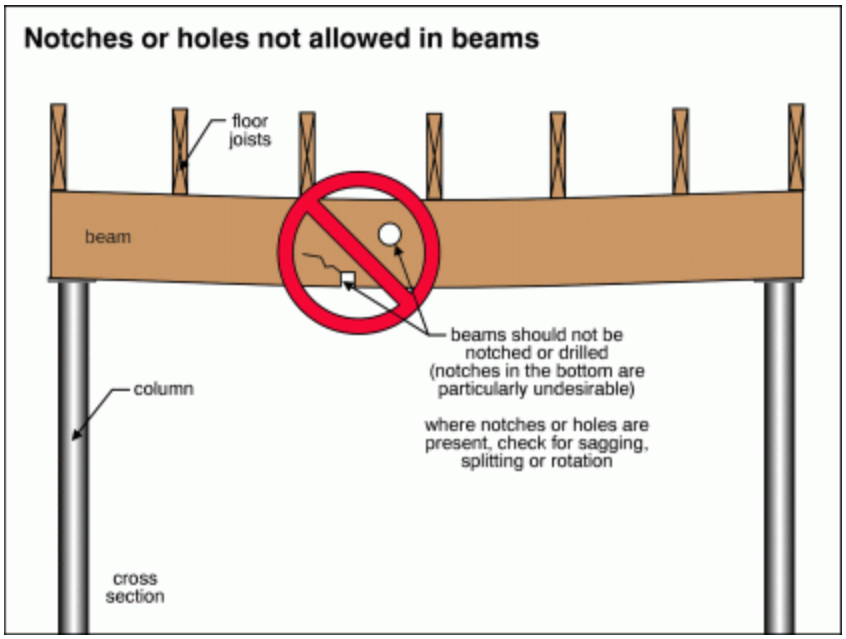
The main beam in crawlspace of add on has 3 inch hole notched in it within 1 foot of load bearing point.

**Implication(s)**: Weakened structure | Chance of structural movement

**Location**: Crawl Space

**Task**: Repair

**Time**: ASAP




Click on image to enlarge.



**6.** *Notches or holes*

# Electrical

**SERVICE DROP AND SERVICE ENTRANCE \ Service drop**

**Condition:** • Branches, vines interfering with wires
electrical cable from power pole to house is heavily crowded with trees.
**Implication(s)**: Damage to wire | Electric shock | Interruption of electrical service
**Location**: Backyard
**Task**: trim trees
**Time**: Discretionary
**Cost**: minor

**SERVICE BOX, GROUNDING AND PANEL \ Distribution panel**

**Condition:** • Obsolete
The electrical panel is not obsolete but these older models have been known not to trip on overload. It does have the new breakers which have been proven to be much better.
**Implication(s)**: Electric shock | Fire hazard
**Location**: master bedroom
**Task**: Monitor
**Time**: Ongoing



**7.** *Obsolete*

# Plumbing

**FIXTURES AND FAUCETS \ Bathtub**

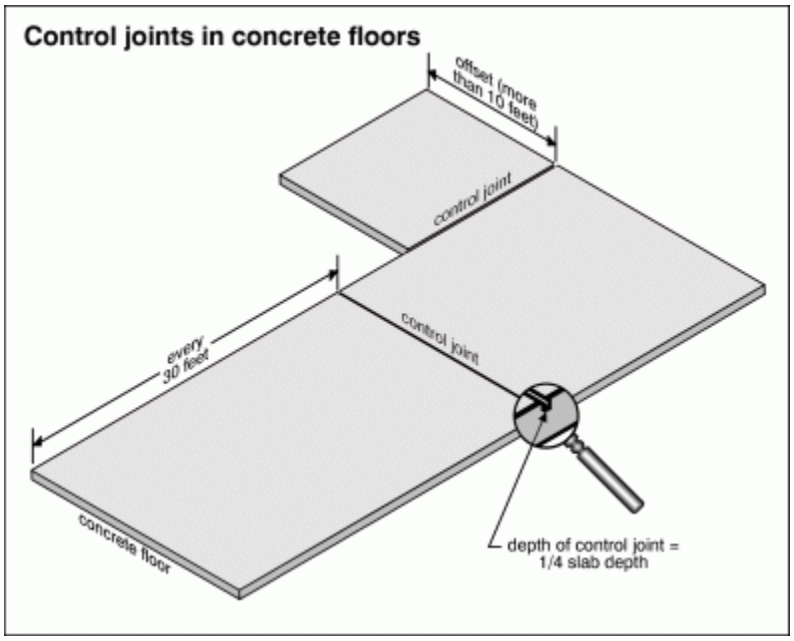
**Condition:** • Leak
Bath tub leaks from behind the spout. Had water running while looked underneath in crawlspace and saw no water below at time of inspection.
**Implication(s)**: Chance of water damage to contents, finishes and/or structure
**Task**: Repair



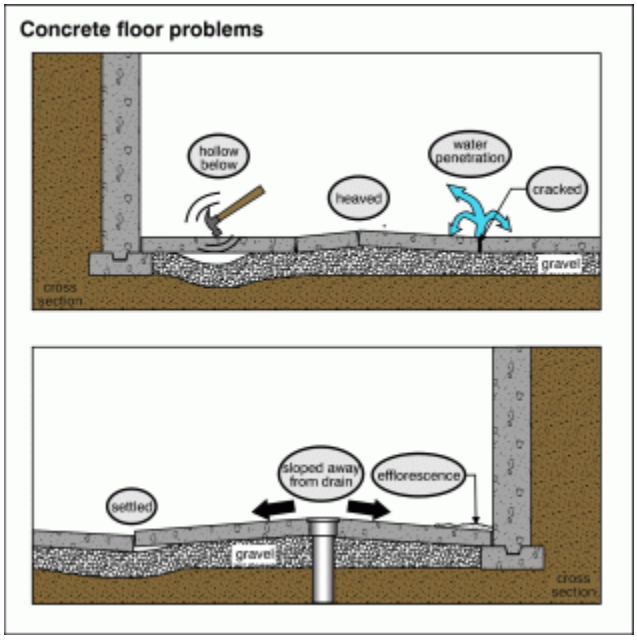
**8.** *Leak*

## Interior

**FLOORS \ Concrete floors**
**Condition:** • Cracked
Basement floor has numerous cracks at the time of inspection and one being relatively large. Cracks are full of cob webs and debris indicating they have been there a while
**Implication(s)**: Cosmetic defects | Trip or fall hazard | Difficult access
**Location**: Basement
**Task**: Monitor
**Time**: Ongoing




Click on image to enlarge.




Click on image to enlarge.



**9.** *Cracked*



**10.** *Cracked*



**11.** *Cracked*

**WINDOWS \ Frames**

**Condition:** • Rot

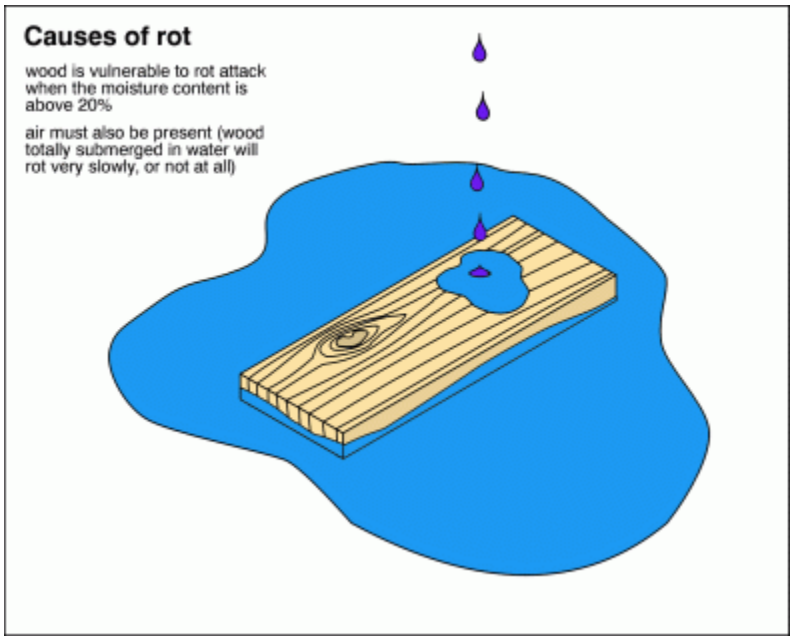
Back windows have excess moisture and show signs of rot at the time of inspection.

**Implication(s)**: Cosmetic defects | Chance of damage to structure | Material deterioration

**Location**: Exterior Wall Family Room

**Task**: Replace

**Time**: Discretionary




Click on image to enlarge.



**12.** *Rot*



**13.** *Rot*

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

Home Improvement - ballpark costs

## Description

**Sloped roofing material:** • Asphalt shingles

**Probability of leakage:** • Low

## Limitations

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

## Recommendations

**SLOPED ROOFING \ Asphalt shingles**

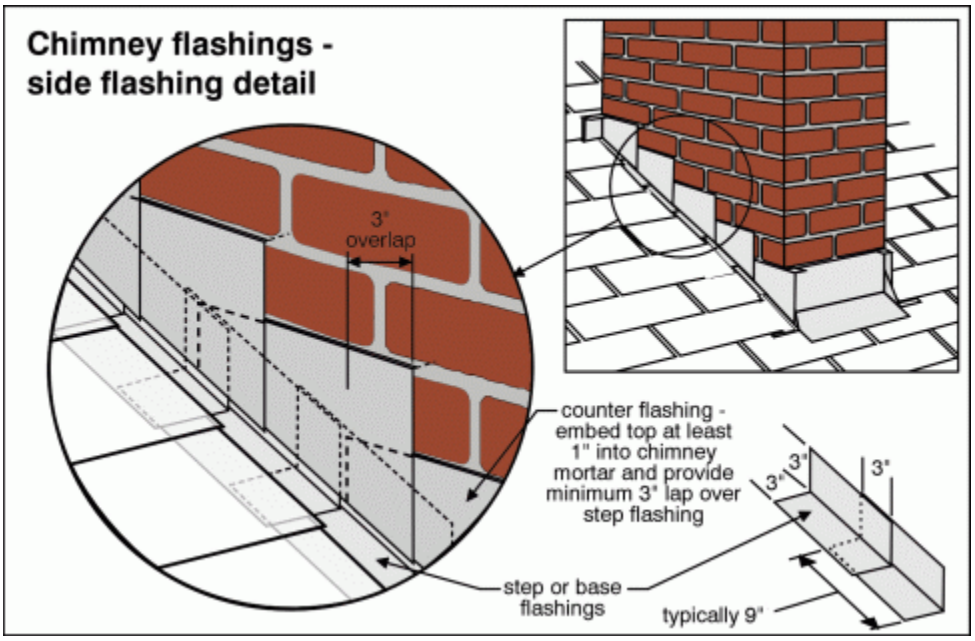
**1. Condition:** • Damage
piece of shingle broken off
**Implication(s)**: Chance of water damage to contents, finishes and/or structure
**Location**: West Roof
**Task**: Repair



**14.** *Damage*

**SLOPED ROOF FLASHINGS \ Chimney flashings**

**2. Condition:** • Not let into mortar joints
flashing was not let into mortar joints but was secure and siliconed.
**Implication(s)**: Chance of water damage to contents, finishes and/or structure
**Location**: chimney
**Task**: Monitor
**Time**: ongoing




Click on image to enlarge.



**15.** *Not let into mortar joints*

## Description

**Gutter & downspout material:** • Aluminum

**Gutter & downspout type:** • Eave mounted

**Gutter & downspout discharge:** • Above grade

**Lot slope:** • Away from house

**Wall surfaces - wood:** • Boards

**Wall surfaces :** • Vinyl siding

**Soffit and fascia:** • Aluminum

**Walkway:** • Concrete

**Deck:** • Ground level • Pressure-treated wood

**Exterior steps:** • Concrete

**Fence:** • Wood

## Limitations

**No or limited access to:** • Area below steps, deck, porches

## Recommendations

**ROOF DRAINAGE \ Gutters**

**3. Condition:** • Clogged

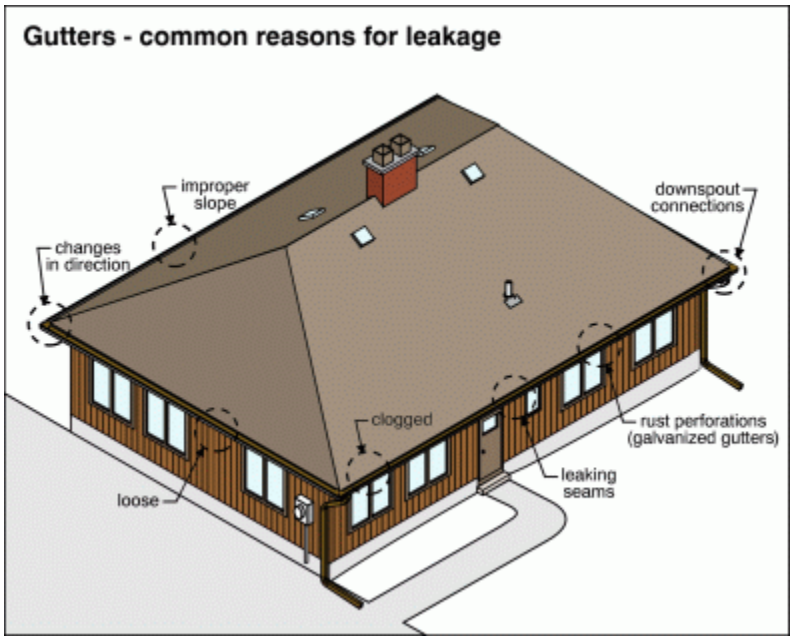
gutters were full of leaves

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

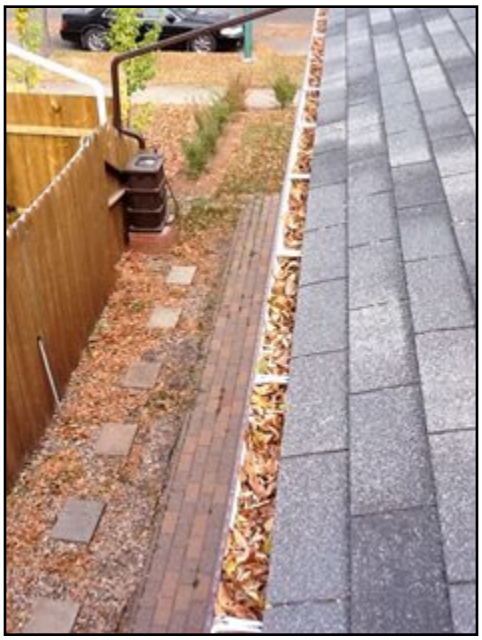
**Location**: Throughout

**Task**: Clean

**Time**: Immediate




Click on image to enlarge.



**16.** *Clogged*

**WALLS \ Flashings and caulking**

**4. Condition:** • Caulking missing or ineffective
**Implication(s)**: Chance of water damage to contents, finishes and/or structure
**Location**: Throughout
**Task**: Improve
**Time**: Immediate



**17.** *Caulking missing or ineffective*

**WALLS \ Wood siding**

**5. Condition:** • Cracked, split or broken
There are many holes and open bare spots exposing paper and sheathing behind
**Implication(s)**: Cosmetic defects | Chance of water damage to contents, finishes and/or structure
**Location**: Throughout
**Task**: Provide



**18.** *Cracked, split or broken*



**19.** *Cracked, split or broken*



**20.** *Cracked, split or broken*

**WALLS \ Vinyl siding**

**6. Condition:** • Discolored
**Implication(s)**: Cosmetic defects
**Location**: East West

**EXTERIOR GLASS \ General**

**7. Condition:** • Paint or stain needed
Paint on rear windows is peeling and show signs of rot at time of inspection
**Implication(s)**: Material deterioration
**Location**: Rear
**Task**: Repair or replace
**Time**: Discretionary

**EXTERIOR GLASS \ Exterior trim**

**8. Condition:** • Damage
back picture window has damaged frame.
**Implication(s)**: Cosmetic defects | Chance of water damage to contents, finishes and/or structure
**Location**: Rear
**Task**: Repair or replace



**21.** *Damage*

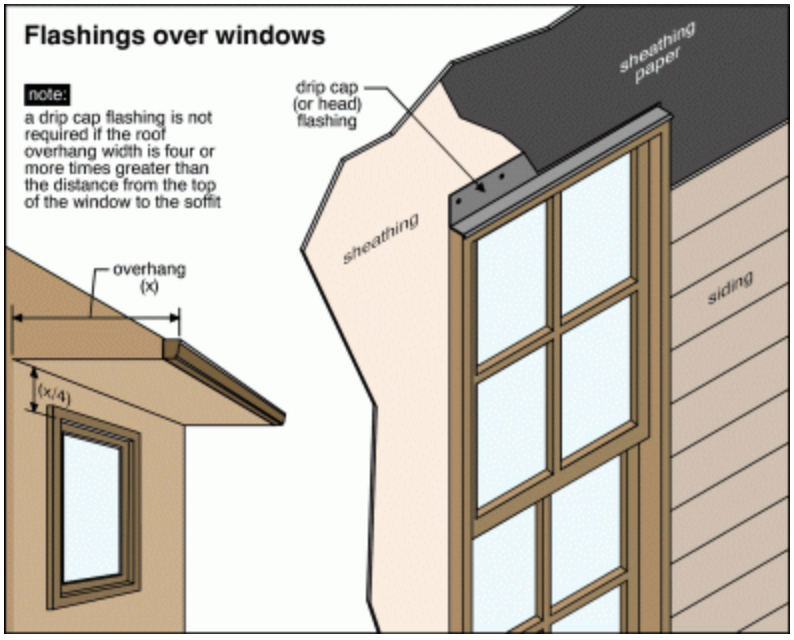
**EXTERIOR GLASS \ Exterior drip caps**

**9. Condition:** • Missing

There is no drip cap flashing on top of the windows on the back of the house

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

**Location**: Rear




Click on image to enlarge.

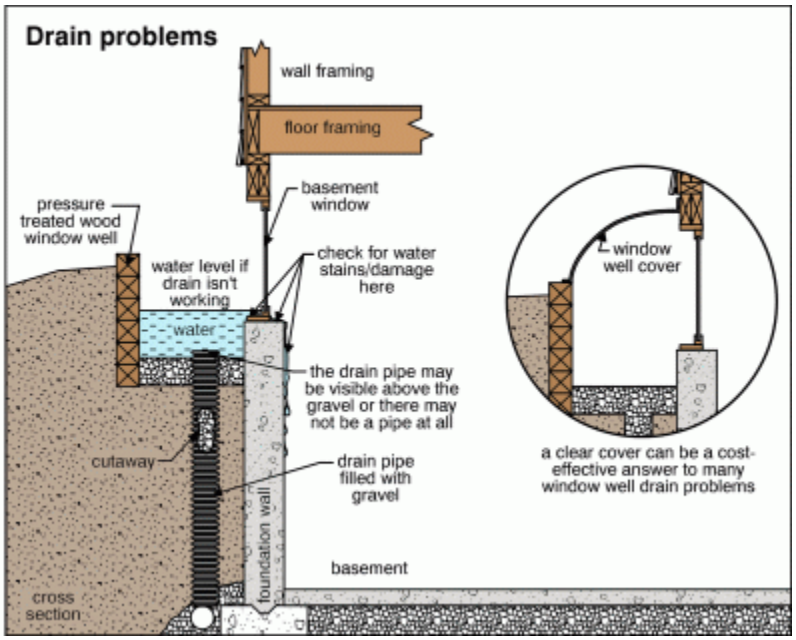


**22.** *Missing*

**EXTERIOR GLASS \ Window well drains**

**10. Condition:** • Missing

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




Click on image to enlarge.

**DOORS \ Doors and frames**

**11. Condition:** • Rot or insect damage

Back door frame is starting to rot

**Implication(s)**: Cosmetic defects | Chance of damage to finishes and structure

**DOORS \ Exterior drip caps**

**12. Condition:** • Missing

**Implication(s)**: Chance of damage to finishes and structure

**Task**: Provide

**Time**: When Remodeling



**23.** *Missing*

**PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Handrails and guards**

**13. Condition:** • Missing

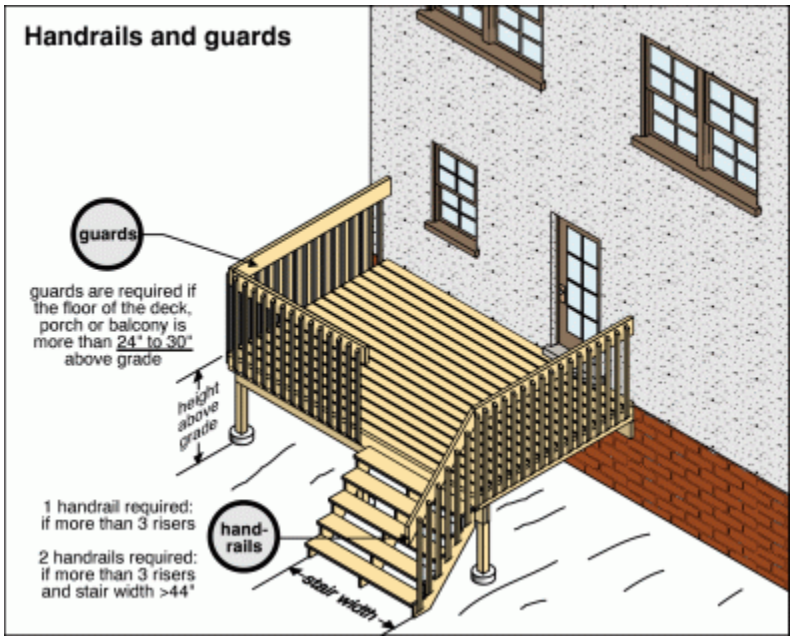
There are no handrails on front steps

**Implication(s)**: Fall hazard

**Location**: Front

**Task**: Provide

**Time**: If necessary




Click on image to enlarge.

## Description

**Configuration:** • Basement • Crawl space

**Foundation material:** • Masonry block • Masonry block • Masonry block

**Floor construction:** • Joists • Wood beams • Subfloor - plank • Subfloor - OSB (Oriented Strand Board)

**Exterior wall construction:** • Wood frame

**Roof and ceiling framing:** • Rafters/roof joists • Plank sheathing • OSB (Oriented Strand Board) sheathing

## Limitations

**Attic/roof space:** • Entered but access was limited • Inspected from access hatch

**Percent of foundation not visible:** • 90 %

## Recommendations

**FOUNDATIONS \ Foundation**

**14. Condition:** • Cracked horizontally

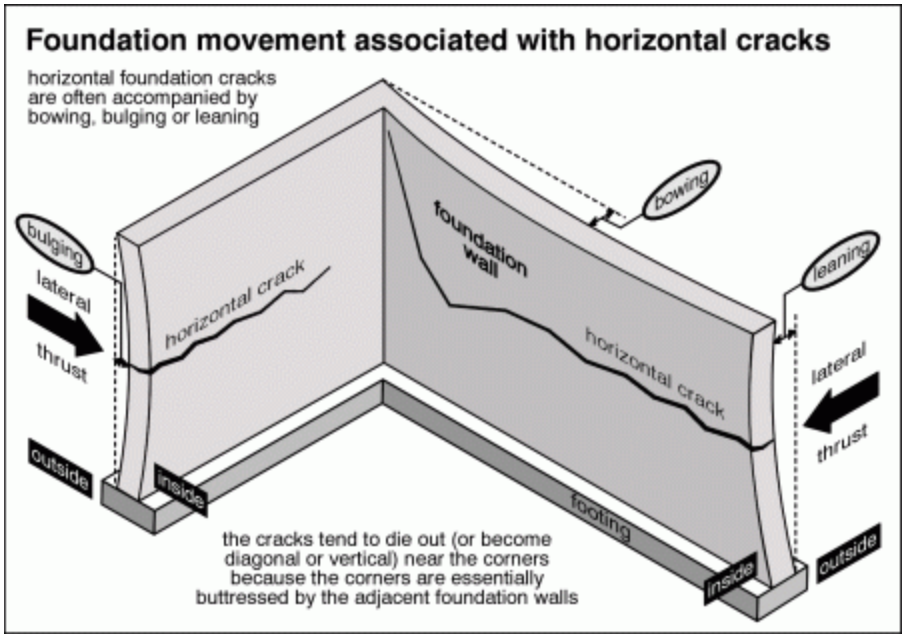
There is a crack where the original concrete block foundation meets new footings for the addition and the top of the wall is leaning at the time of inspection

**Implication(s)**: Chance of structural movement

**Location**: South Basement Exterior Wall

**Task**: Repair

**Time**: Discretionary

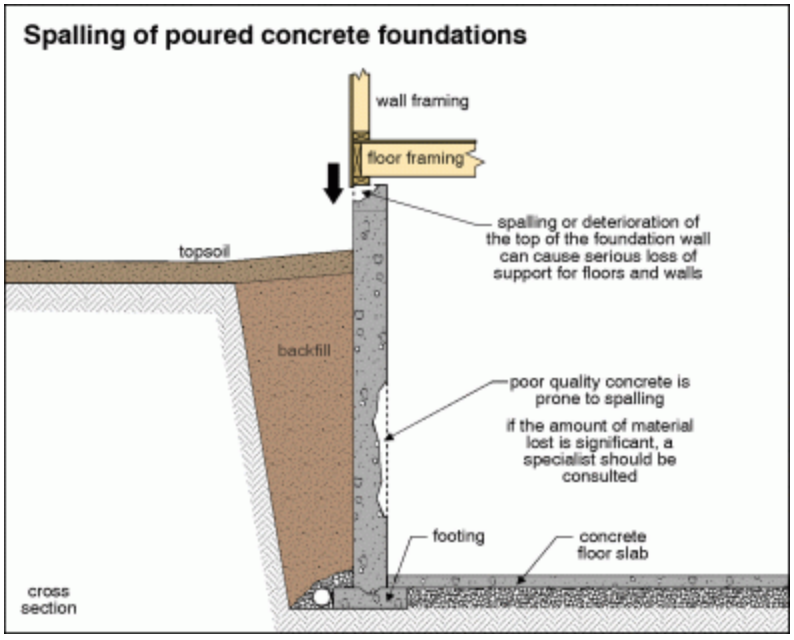



Click on image to enlarge.



**24.** *Cracked horizontally*

**15. Condition:** • Spalling, crumbling or broken material
Concrete has been damaged around penetration of furnace ducts and piping into crawlspace
**Implication(s)**: Weakened structure | Chance of structural movement
**Location**: Southwest Basement Exterior Wall
**Task**: Monitor
**Time**: Ongoing




Click on image to enlarge.

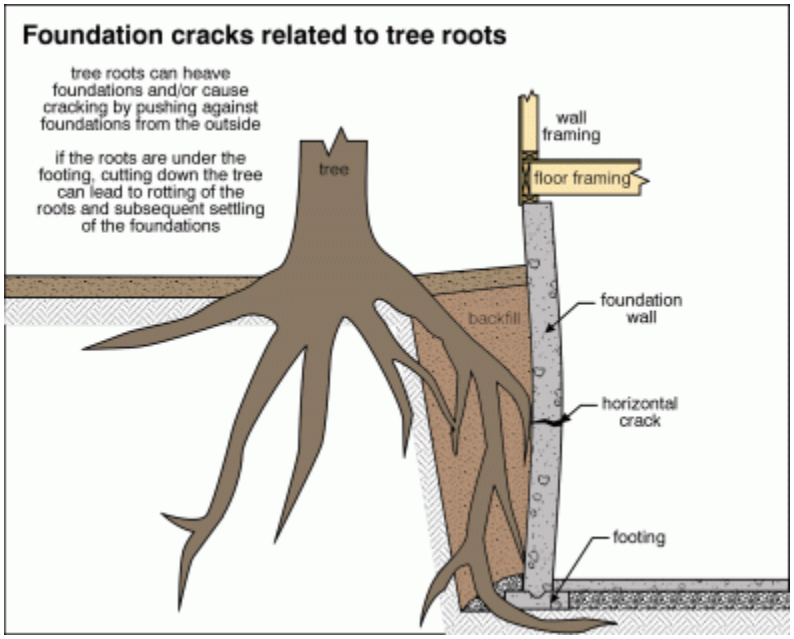
**16. Condition:** • Large trees close to building

**Implication(s)**: Weakened structure | Chance of structural movement

**Location**: Front

**Task**: Monitor

**Time**: Ongoing




Click on image to enlarge.



**25.** *Large trees close to building*

**FLOORS \ Beams**

**17. Condition:** • Notches or holes

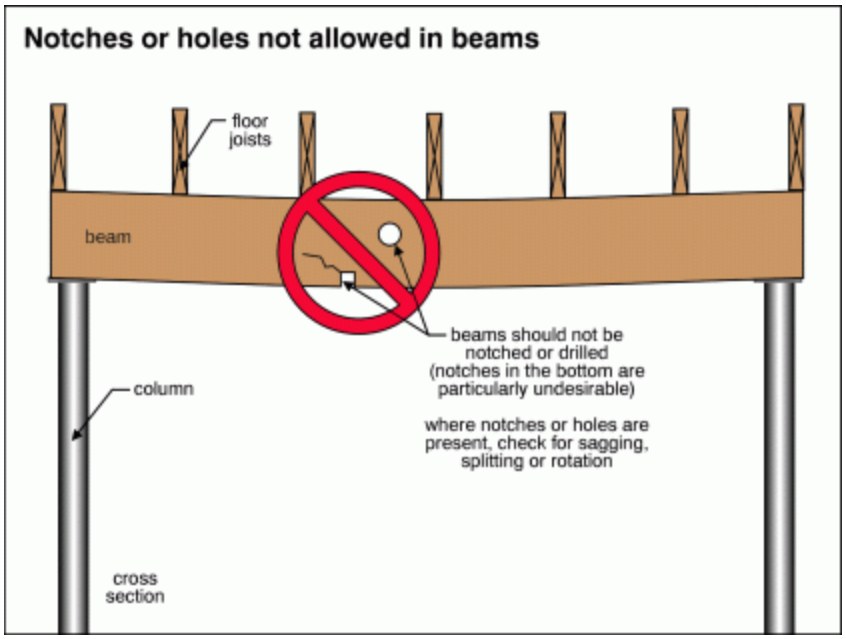
The main beam in crawlspace of add on has 3 inch hole notched in it within 1 foot of load bearing point.

**Implication(s)**: Weakened structure | Chance of structural movement

**Location**: Crawl Space

**Task**: Repair

**Time**: ASAP




Click on image to enlarge.



**26.** *Notches or holes*

## Description

**Service entrance cable and location:** • Overhead copper

**Service size:** • 100 Amps (240 Volts)

**Main disconnect/service box rating:** • 125 Amps

**Main disconnect/service box type and location:**
• Breakers - first floor
In master bedroom

**Number of circuits installed:** • 18

**System grounding material and type:** • Copper - water pipe

**Distribution wire material and type:** • Copper - non-metallic sheathed

**Type and number of outlets (receptacles):** • Grounded - typical

**Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):** • GFCI - bathroom and exterior

**Smoke detectors:** • Present

## Limitations

**System ground:** • Continuity not verified

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

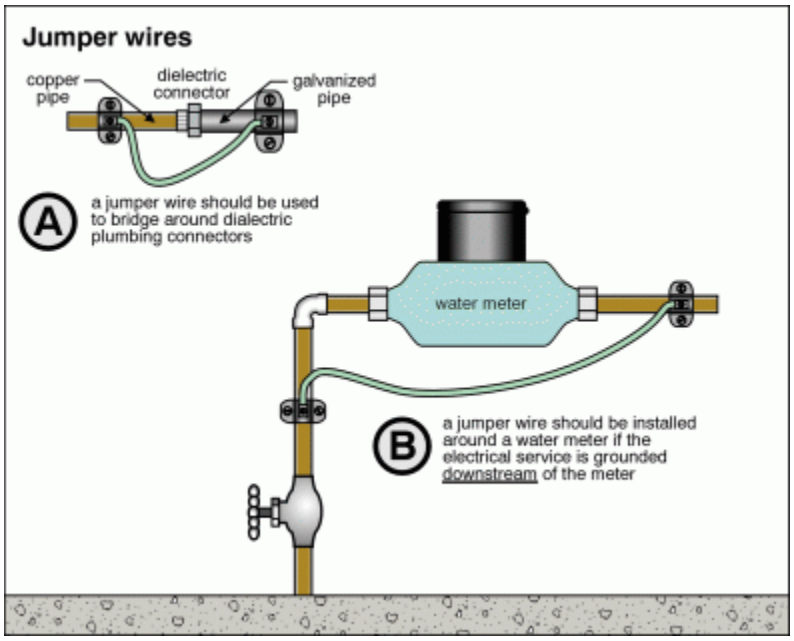
## Recommendations

**SERVICE DROP AND SERVICE ENTRANCE \ Service drop**

**18. Condition:** • Branches, vines interfering with wires
electrical cable from power pole to house is heavily crowded with trees.
**Implication(s)**: Damage to wire | Electric shock | Interruption of electrical service
**Location**: Backyard
**Task**: trim trees
**Time**: Discretionary
**Cost**: minor

**SERVICE BOX, GROUNDING AND PANEL \ System grounding**

**19. Condition:** • No jumper for meters and valves
**Implication(s)**: Electric shock




Click on image to enlarge.



**27.** *No jumper for meters and valves*

**SERVICE BOX, GROUNDING AND PANEL \ Distribution panel**

**20. Condition:** • Obsolete

The electrical panel is not obsolete but these older models have been known not to trip on overload. It does have the new breakers which have been proven to be much better.

**Implication(s)**: Electric shock | Fire hazard

**Location**: master bedroom

**Task**: Monitor

**Time**: Ongoing



**28.** *Obsolete*

**SERVICE BOX, GROUNDING AND PANEL \ Panel wires**

**21. Condition:** • Abandoned wires in panel
There are 2 wires in the electrical panel that have sheathing removed and are not connected
**Implication(s)**: Electric shock
**Task**: Repair or replace
**Time**: Discretionary



**29.** *Abandoned wires in panel*

**DISTRIBUTION SYSTEM \ Wiring - installation**

**22. Condition:** • Abandoned wire

There is abandoned Knob and Tube wiring all throughout the attic

**Implication(s)**: Electric shock

**Location**: Attic

**Task**: Remove



**30.** *Abandoned wire*



**31.** *Abandoned wire*

**DISTRIBUTION SYSTEM \ Lights**

**23. Condition:** • Inoperative

only one of the lights and the left fixture in back play area works

**Implication(s)**: Inadequate lighting



**32.** *Inoperative*

**24. Condition:** • Conventional lights in wet areas
There is a light on the east side of the house that has no lid and water can fill up socket. there was no power there at the time of inspection
**Implication(s)**: Electric shock | Fire hazard
**Location**: East Exterior
**Task**: Remove

**DISTRIBUTION SYSTEM \ Outlets (receptacles)**
**25. Condition:** • Inoperative
exterior outlet at the back of house does not work at the time of inspection
**Implication(s)**: Equipment inoperative
**Location**: Exterior



**33.** *Inoperative*

## Description

**Fuel/energy source:** • Gas

**System type:** • Furnace

**Furnace manufacturer:** • Goodman

**Heat distribution:** • Ducts and registers

**Approximate capacity:** • 65,000 BTU/hr

**Efficiency:** • High-efficiency

**Approximate age:** • 3 years

**Typical life expectancy:** • Furnace (high efficiency) 15 to 20 years

**Failure probability:** • Low

**Main fuel shut off at:** • Meter • Basement

**Chimney/vent:** • Masonry • Metal • High temperature plastic • Sidewall venting

**Combustion air source:** • Outside

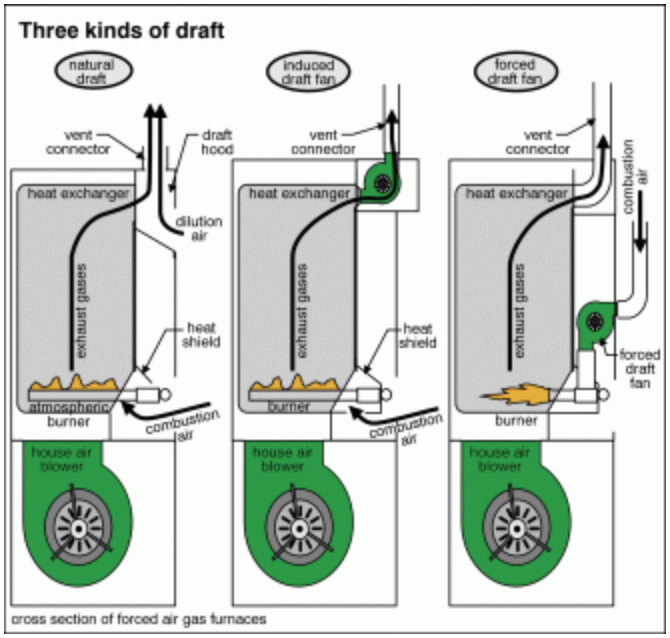
## Recommendations

**General**

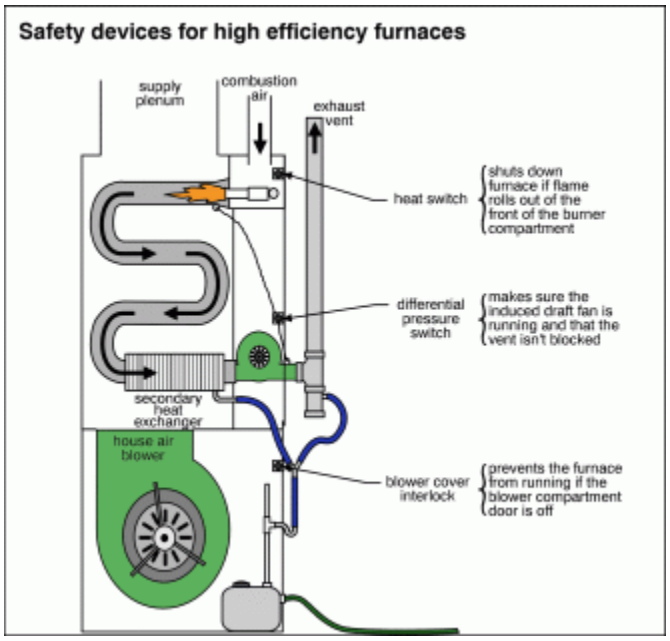
**26.** • when furnace was functioned it went through proper stages upon start up, no signs of leaks or vibration issues.

**GAS FURNACE \ Mid- and high-efficiency gas furnace**

**27. Condition:** • Induced draft fan problems
induction fan very noisy upon start up
**Implication(s)**: Equipment not operating properly | Equipment inoperative | Hazardous combustion products entering home




Click on image to enlarge.




Click on image to enlarge.

## Description

**General:** • no A/C

## Description

**Attic/roof insulation material:** • Glass fiber • Wood shavings

**Attic/roof insulation amount/value:** • R-20 • R-40

**Attic/roof ventilation:** • Roof vent • Gable vent

**Attic/roof air/vapor barrier:** • Plastic

**Wall insulation material:** • Glass fiber

**Wall insulation amount/value:** • Not determined

**Floor above crawlspace insulation material:** • Glass fiber

**Floor above crawlspace insulation amount/value:** • R-20

**Crawlspace ventilation:** • None Found

## Limitations

**Attic inspection performed:** • From access hatch • By entering attic, but access was limited

**Crawl space inspection performed:** • entering crawlspace

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

## Recommendations

**ATTIC/ROOF \ Insulation**

**28. Condition:** • Gaps or voids

There is some spots of excess insulation and spots were insulation may be needed in old attic at the time of inspection.

**Implication(s)**: Increased heating and cooling costs | Reduced comfort

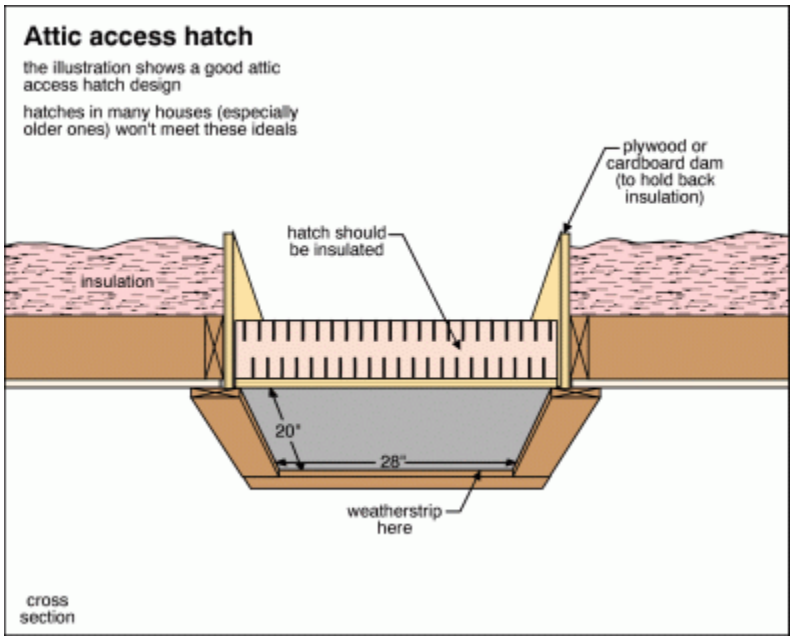
**Location**: Attic

**Task**: Remodel

**ATTIC/ROOF \ Hatch**

**29. Condition:** • Not insulated and not weatherstripped

**Implication(s)**: Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs | Reduced comfort




Click on image to enlarge.

**FOUNDATION \ Crawlspace ventilation**

**30. Condition:** • Missing

crawlspace has vapour barrier on floor and there is no musty smell or signs of moisture

**Implication(s)**: Chance of condensation damage to finishes and/or structure

**Location**: Crawlspace

## Description

**Water supply source:** • Public

**Service piping into building:** • Copper

**Supply piping in building:** • Copper

**Main water shut off valve at the:** • Laundry Room

**Water flow (pressure):** • Typical for neighborhood

**Water heater fuel/energy source:** • Gas

**Water heater type:** • Conventional

**Water heater manufacturer:** • Kenmore

**Tank capacity:** • 40 gallons

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

**Waste disposal system:** • Public

**Waste piping in building:** • Plastic • Cast Iron

**Floor drain location:** • Center of basement

**Gas piping:** • Steel • Copper

## Limitations

**Items excluded from a home inspection:** • Isolating/relief valves & main shut-off valve • Tub/sink overflows

## Recommendations

**WASTE PLUMBING \ Floor drain**

**31. Condition:** • Poor location

floor drain located behind wall behind furnace

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

**FIXTURES AND FAUCETS \ Toilet**

**32. Condition:** • Silicone needed around toilets to prevent water from penetrating sub floor below. Leave 3-4 inch gap at back side to allow water from a leaky toilet to be noticed.

**Location**: Bathroom

**Task**: Provide

**FIXTURES AND FAUCETS \ Bathtub**

**33. Condition:** • Leak

Bath tub leaks from behind the spout. Had water running while looked underneath in crawlspace and saw no water below at time of inspection.

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

**Task**: Repair



**34.** *Leak*

## Description

**Major floor finishes:** • Carpet • Hardwood • Tile

**Major wall finishes:** • Plaster/drywall • Paneling • Stone

**Major ceiling finishes:** • Plaster/drywall • Stucco/texture/stipple

**Windows:** • Fixed • Single/double hung • Sliders • Awning • Wood • Vinyl

**Glazing:** • Double

**Exterior doors - type/material:** • Hinged • Sliding glass

## Limitations

**Not included as part of a building inspection:** • Security systems and intercoms

**Appliances:** • Appliances are not inspected as part of a home inspection

**Percent of foundation not visible:** • 90 %

## Recommendations

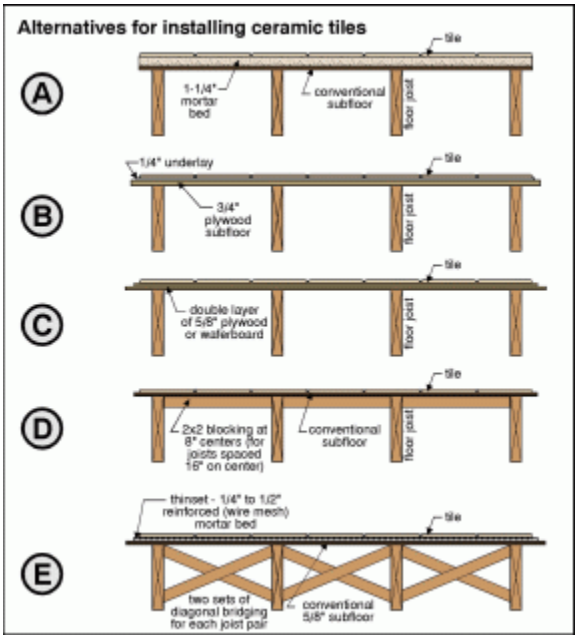
**FLOORS \ Ceramic tile, stone, marble, etc**

**34. Condition:** • Grout missing

tile floor at back door missing significant amount of grout at door sill exposing sub floor at the time of inspection.

**Implication(s)**: Cosmetic defects | Trip or fall hazard

**Location**: Rear




Click on image to enlarge.

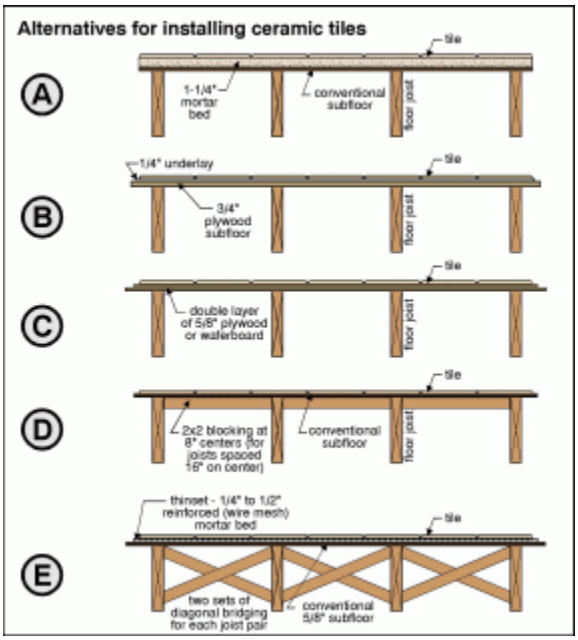


**35.** *Grout missing*

**35. Condition:** • Tiles cracked

tiles at back door are cracked

**Implication(s)**: Cosmetic defects | Trip or fall hazard




Click on image to enlarge.

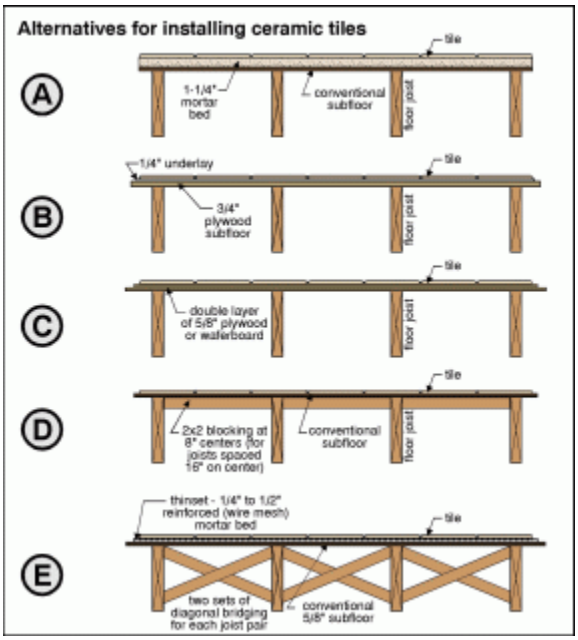


**36.** *Tiles cracked*

**36. Condition:** • Tiles missing

Tile at side door is incomplete and has sub floor exposed in front of door at the time of location

**Implication(s)**: Cosmetic defects | Trip or fall hazard




Click on image to enlarge.



**37.** *Tiles missing*

**FLOORS \ Carpet on floors**

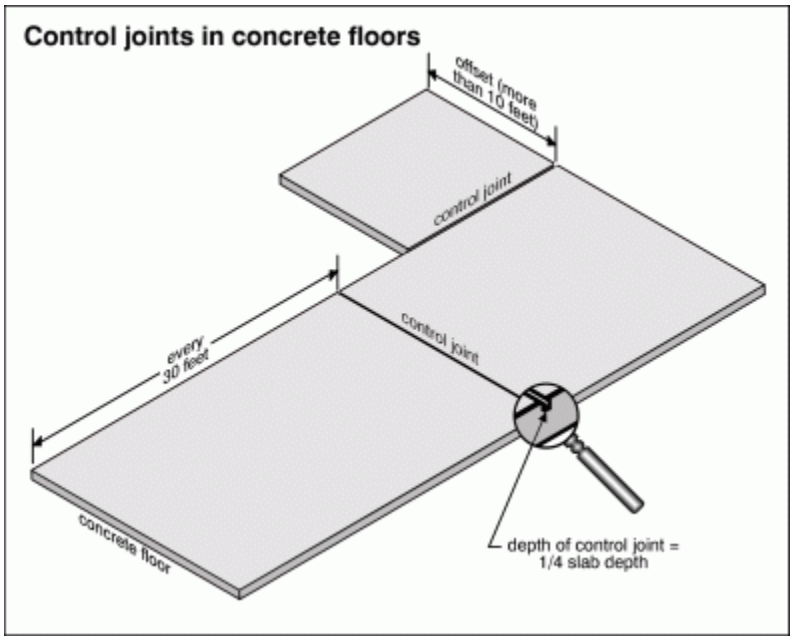
**37. Condition:** • Lifted at seams or edges
carpet is ripped at corner exposing tack strip
**Implication(s)**: Cosmetic defects | Trip or fall hazard



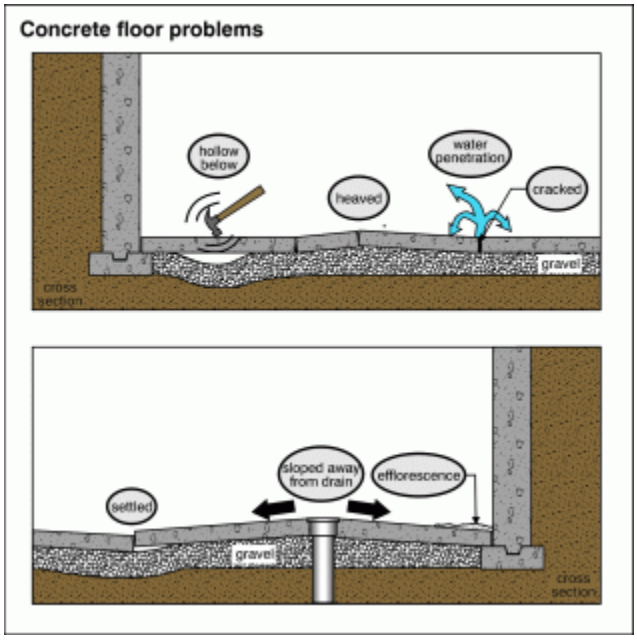
**38.** *Lifted at seams or edges*

**FLOORS \ Concrete floors**

**38. Condition:** • Cracked
Basement floor has numerous cracks at the time of inspection and one being relatively large. Cracks are full of cob webs and debris indicating they have been there a while
**Implication(s)**: Cosmetic defects | Trip or fall hazard | Difficult access
**Location**: Basement
**Task**: Monitor
**Time**: Ongoing




Click on image to enlarge.




Click on image to enlarge.



**39.** *Cracked*



**40.** *Cracked*



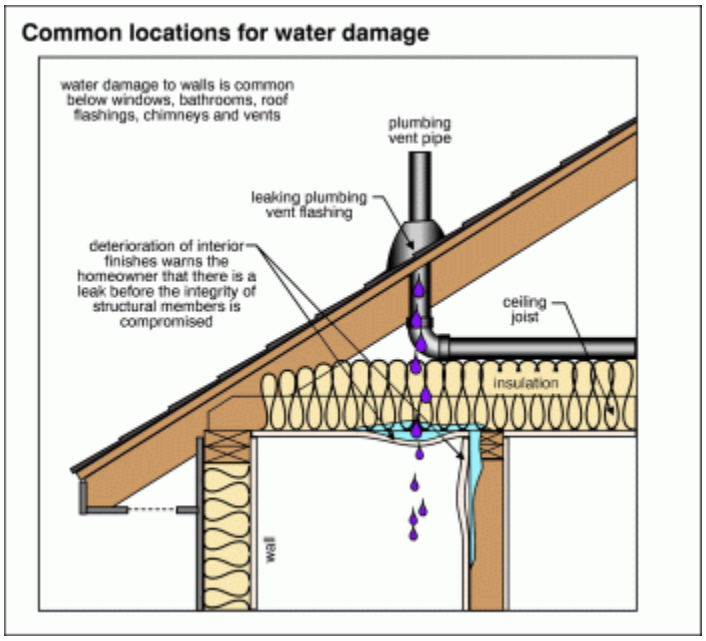
**41.** *Cracked*

**WALLS \ General**

**39. Condition:** • Damaged

There is a hole in the closet near back entrance that is covered over with cardboard

**Implication(s)**: Cosmetic defects




Click on image to enlarge.




**42.** *Damaged*



**43.** *Damaged*

**WALLS \ Plaster or drywall**

**40. Condition:** • Damaged
**Implication(s)**: Cosmetic defects
**Location**: Master Bathroom
**Task**: Repair



**44.** *Damaged*



**45.** *Damaged*

**WINDOWS \ General**

**41. Condition:** • Original lower quality units

windows on back and east side of house are original windows from 1986 and a very near there end of life

**Implication(s)**: Increased heating costs | Increased maintenance costs

**Location**: Rear

**Task**: Replace

**Time**: Less than 2 years

**WINDOWS \ Frames**

**42. Condition:** • Rot

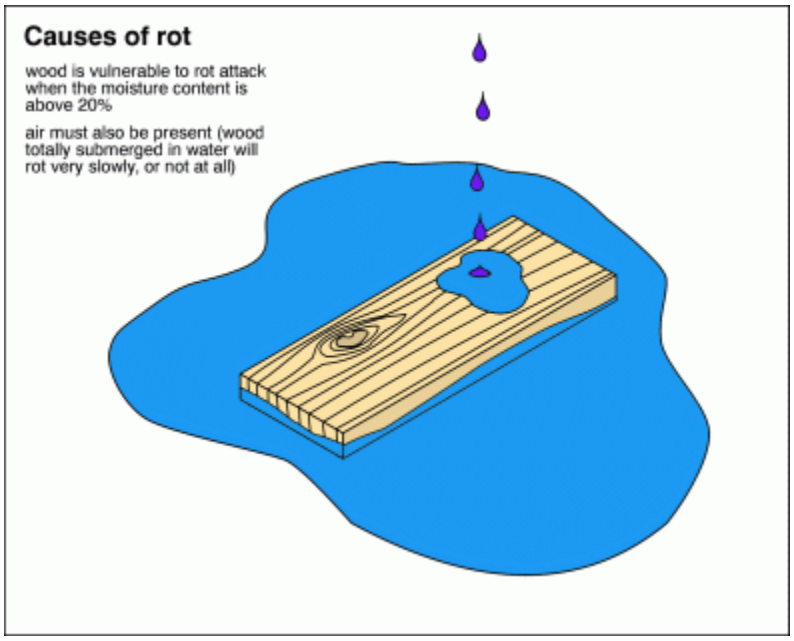
Back windows have excess moisture and show signs of rot at the time of inspection.

**Implication(s)**: Cosmetic defects | Chance of damage to structure | Material deterioration

**Location**: Exterior Wall Family Room

**Task**: Replace

**Time**: Discretionary




Click on image to enlarge.



**46.** *Rot*



**47.** *Rot*

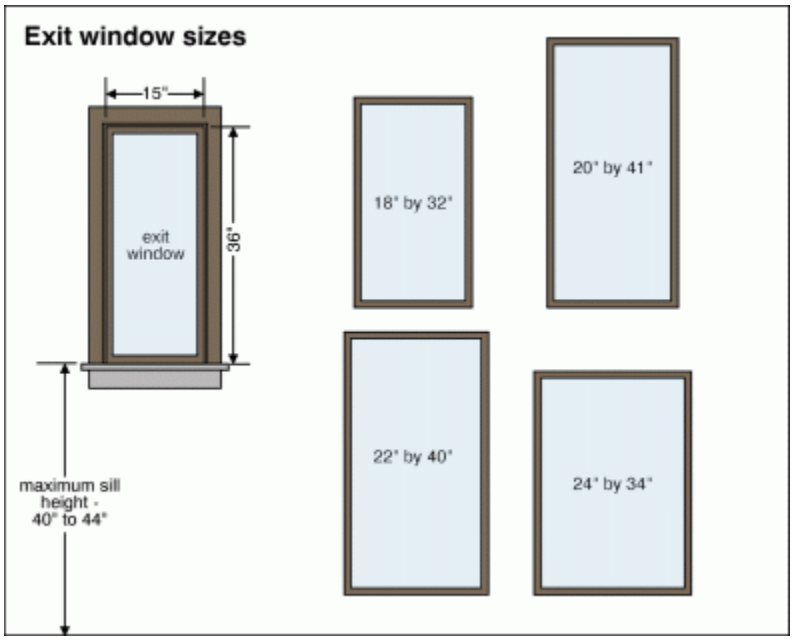
**WINDOWS \ Means of egress**

**43. Condition:** • Too small

Basement windows are too small to be used as an egress window.

**Implication(s)**: Restricted emergency exits

**Location**: Basement




Click on image to enlarge.

**DOORS \ Doors and frames**

**44. Condition:** • Loose or poor fit

Both the front door and side door have air gaps on the bottom corners. This leaves a chance for water or insects to get in and will add to the heating costs in the winter

**Implication(s)**: Chance of damage to finishes and structure

**Location**: Front Left Side Foyer

**Task**: Improve

**STAIRS \ Guardrails**

**45. Condition:** • Missing

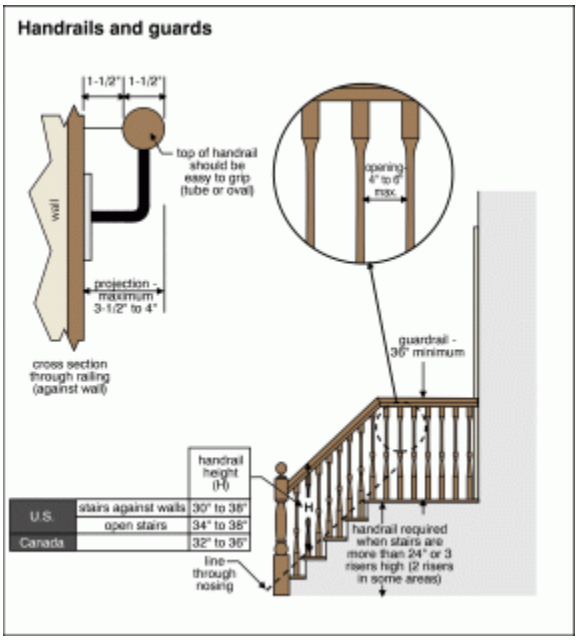
Basement stairwell has no guardrail's

**Implication(s)**: Fall hazard

**Location**: Basement

**Task**: Provide

**Time**: Discretionary




Click on image to enlarge.

**EXHAUST FANS \ Kitchen exhaust system**

**46. Condition:** • Missing

Did not find an exhaust in kitchen

**Implication(s)**: Hygiene issue

**END OF REPORT**