

INSPECTION REPORT



For the Property at:
3614 - 44 AVE
EDMONTON, AB

Prepared for: GLADYS HOUGH
Inspection Date: Tuesday, May 31, 2011
Prepared by: Don Schmidt



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

Description

General: • The asphalt shingles on the home are approx. 19 years old and the garage shingle are approx. 10 years old.

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 building.

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 building. 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. (When applicable) 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 buildings 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 building 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. Right Side - Garage



2.

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3.



4.



5. Left Side - Garage



6.

Conditions

SLOPED ROOFING \ Asphalt shingles

Condition: • Some of the shingle courses are not space correctly.

Location: Right Side Garage Roof

Task: Correct Further evaluation

Time: If necessary

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7.

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

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

Location: Various Roof

Task: Inspect annually Repair or replace

Time: Less than 3 years



8.



9.

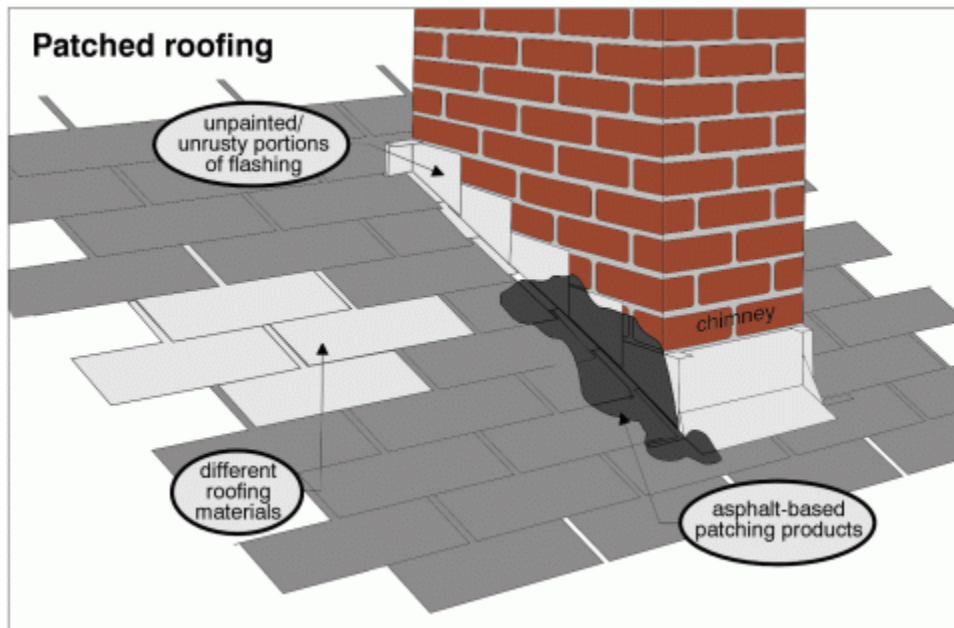
Condition: • [Patched](#)

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

Location: Various Roof

Task: Inspect annually Repair

Time: If necessary



[Click on image to enlarge.](#)



10.



11.

SLOPED ROOF FLASHINGS \ Flashings

Condition: • Inspect & repair, as needed.

Location: Various Roof

Task: Further evaluation Service

Time: If necessary

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12.



13.

Limitations

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

Description

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

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

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

Lot slope: • [Away from house](#) • [Towards house](#)

Wall surfaces : • [Vinyl siding](#)

Soffit and fascia: • [Aluminum](#)

Walkway: • Concrete

Deck: • Raised • Wood

Exterior steps: • Wood

Fence: • Wood

Conditions

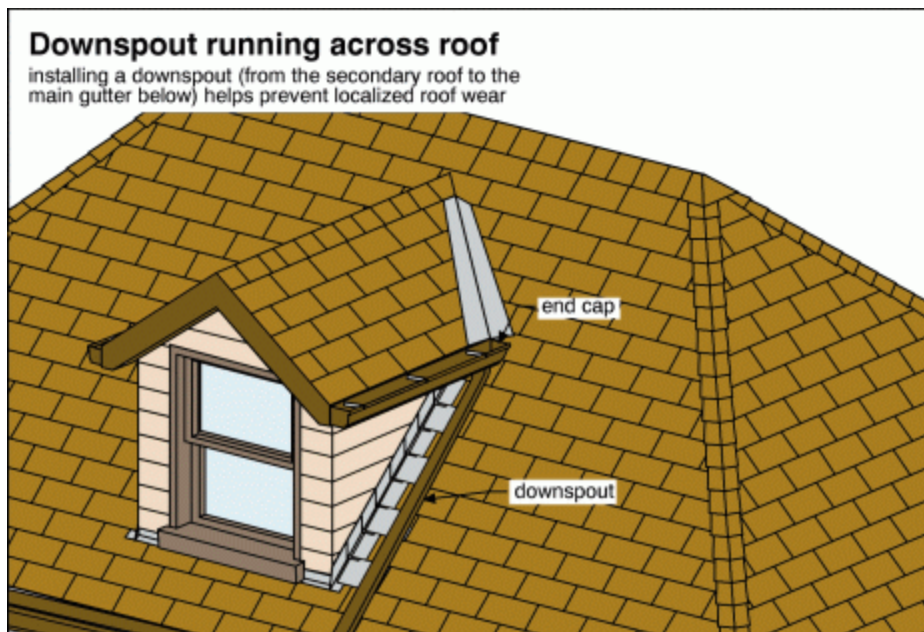
ROOF DRAINAGE \ Downspouts

Condition: • [Downspouts discharging onto roofs](#)

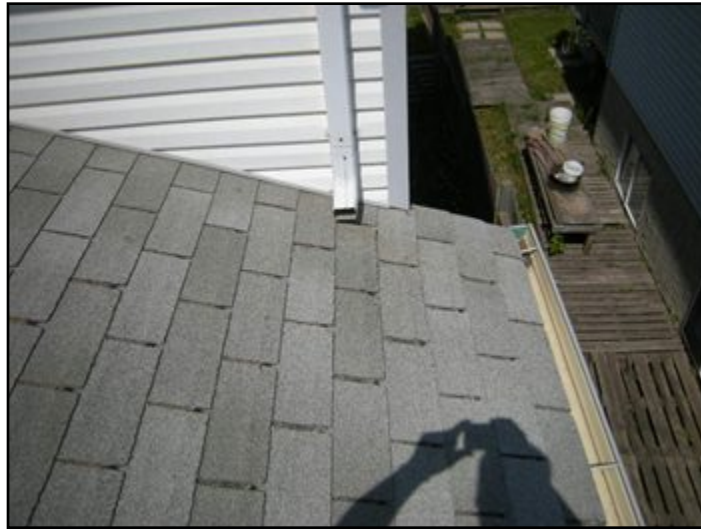
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Various First Floor Roof

Task: Improve



[Click on image to enlarge.](#)



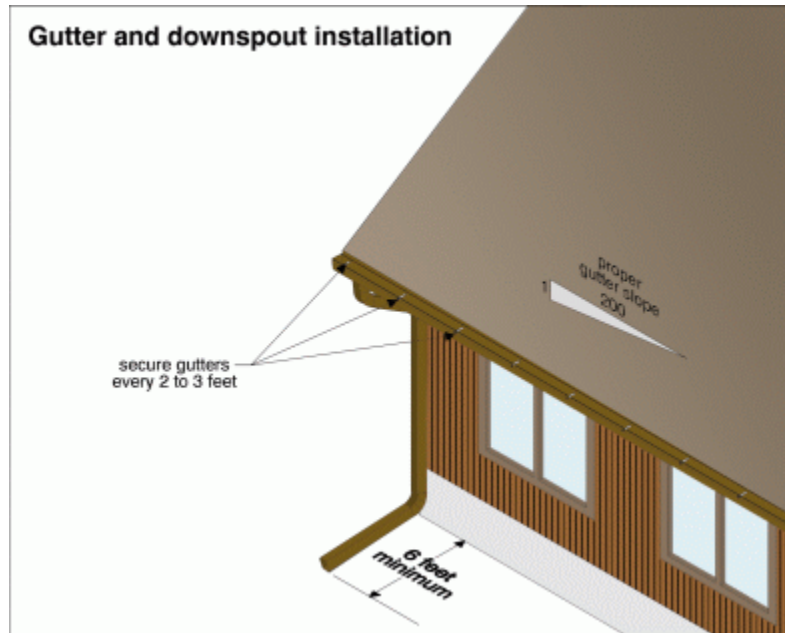
14.

Condition: • Should discharge 6ft. from home

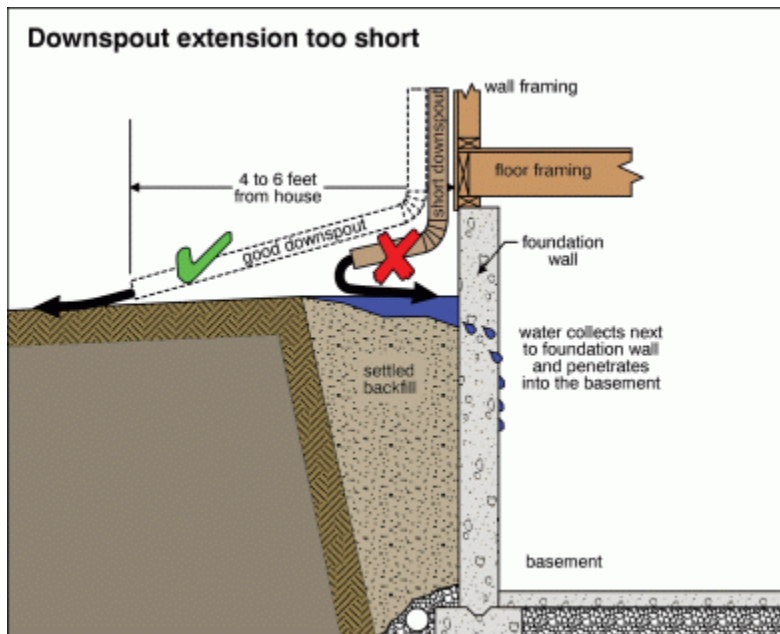
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Various Exterior Wall

Task: Improve



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)



15.



16.



17.

WALLS \ Vinyl siding

Condition: • [Mechanical damage](#)

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

Location: Rear Left Side Exterior Wall

Task: Replace



18.

Condition: • [Buckled or wavy](#)

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

Location: Various

Task: Inspect annually Repair

Time: If necessary

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19.

Condition: • [Loose or missing pieces](#)

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

Location: Rear Exterior Wall Second Floor

Task: Replace



20.

WALLS \ Brick, stone and concrete

Condition: • [Parging damaged or missing](#)

Location: Left Side Exterior Wall

Task: Repair



21.

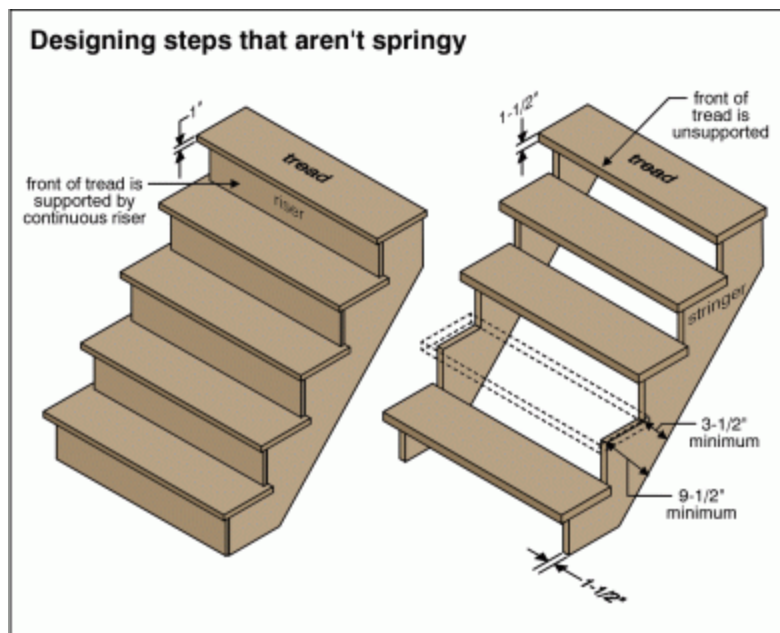
PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Steps and landings

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

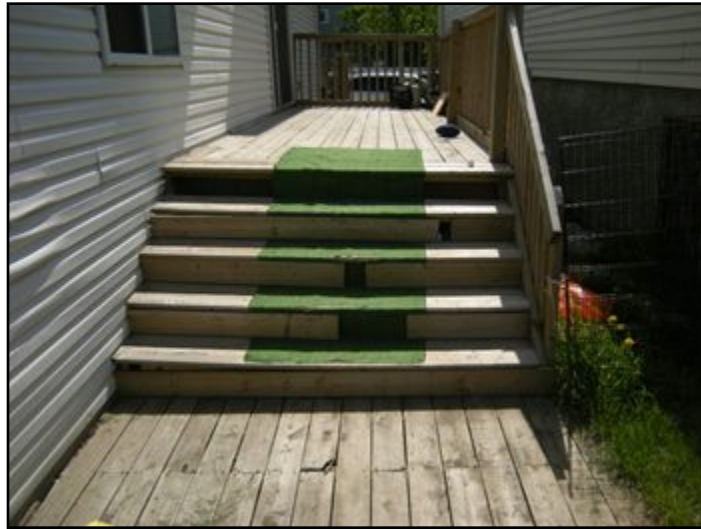
Implication(s): Trip or fall hazard

Location: Rear Left Side Deck

Task: Repair or replace



[Click on image to enlarge.](#)



22.

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ General

Condition: • Front and Left Side deck structure and railing need to be assessed further. Both decks are leaning/sagging as well as the railings.

Location: Front Left Side Deck

Task: Further evaluation Repair or replace

Time: If necessary



23.



24.



25.

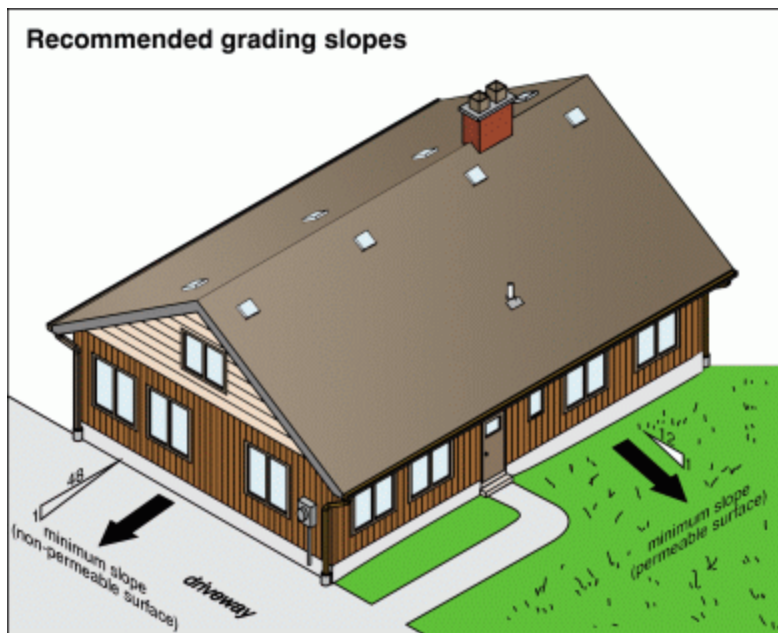
LANDSCAPING \ Lot grading

Condition: • [Improper slope](#)

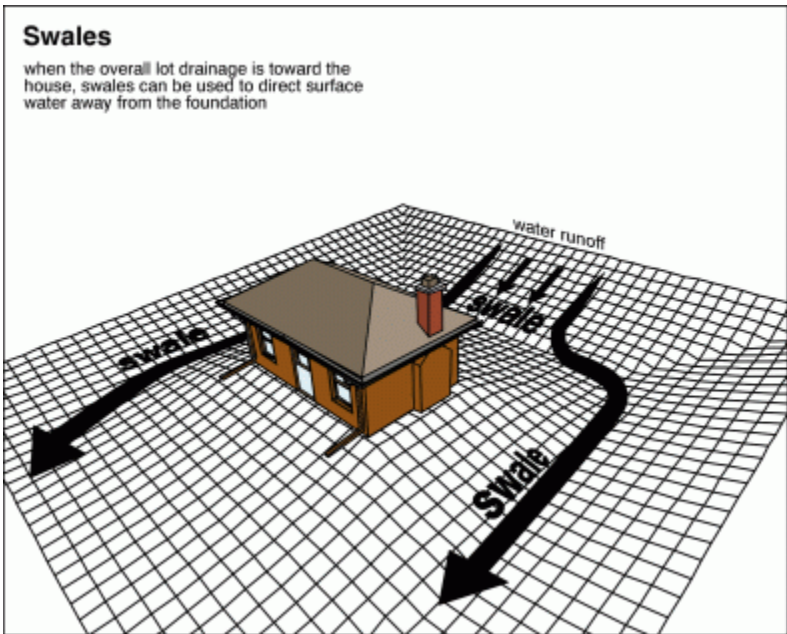
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Various Yard

Task: Further evaluation Improve



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)



26. Left Side Garage



27. Left Side Under Deck

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28.



29.



30.

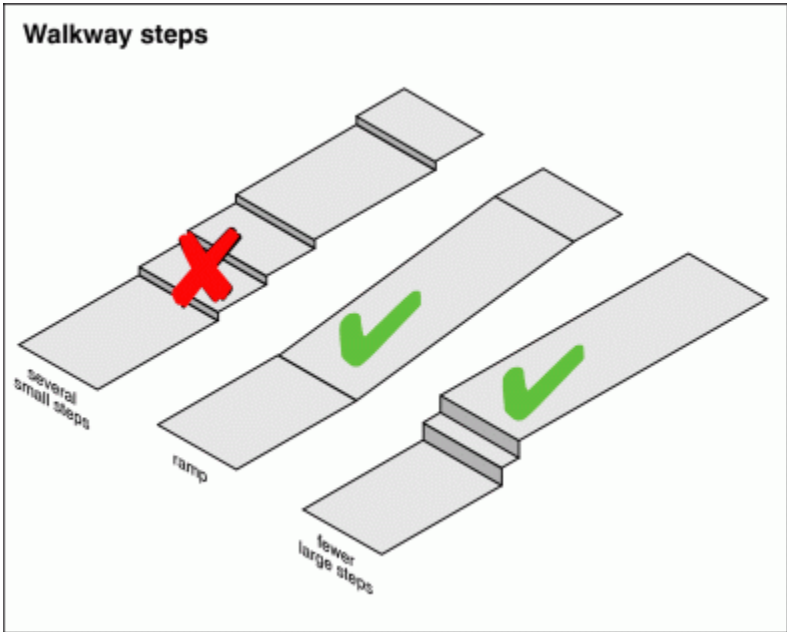
LANDSCAPING \ Walk and driveway

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

Implication(s): Physical injury

Location: Front Yard

Task: Improve



Click on image to enlarge.



31.

LANDSCAPING \ Fence

Condition: • Leaning

Implication(s): Chance of movement | Damage or physical injury due to falling materials

Location: Rear Right Side Yard

Task: Further evaluation Improve

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32.

Condition: • Rot

Implication(s): Material deterioration

Location: Left Side Yard

Task: Repair or replace



33.

Limitations

Exterior inspected from: • Ground level

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Description

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

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

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

Roof and ceiling framing: • [Trusses](#) • [OSB \(Oriented Strand Board\) sheathing](#)

Limitations

Attic/roof space: • Access Restricted

Percent of foundation not visible: • 99 %

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](#)



34.

System grounding material and type: • [Copper - water pipe](#)

Distribution wire material and type:

- [Copper - non-metallic sheathed](#)



35.

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.



36.



37.

Smoke detectors:

• [Present](#)



38.



39.

Conditions

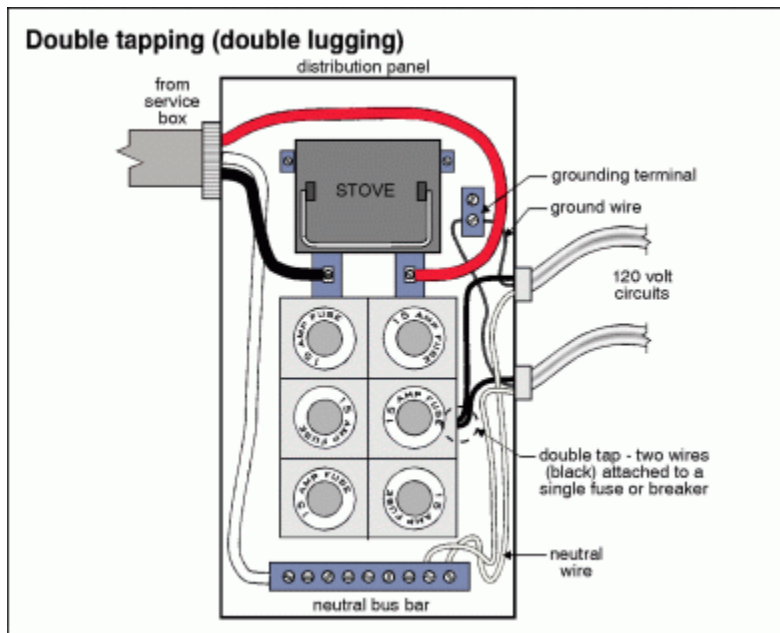
SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

Condition: • [Double taps](#)

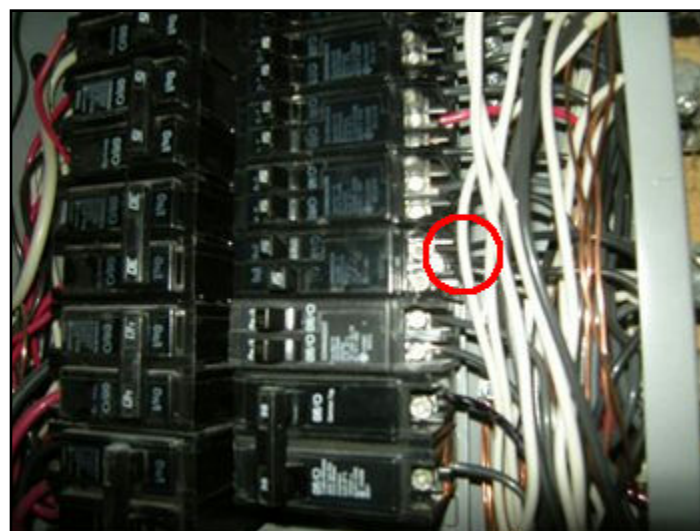
Implication(s): Fire hazard

Location: Basement

Task: Correct Further evaluation



[Click on image to enlarge.](#)



40.

DISTRIBUTION SYSTEM \ Wiring - installation

Condition: • [Extension cord used as permanent wiring](#)

Implication(s): Electric shock | Fire hazard

Location: Garage

Task: Correct Further evaluation



41.

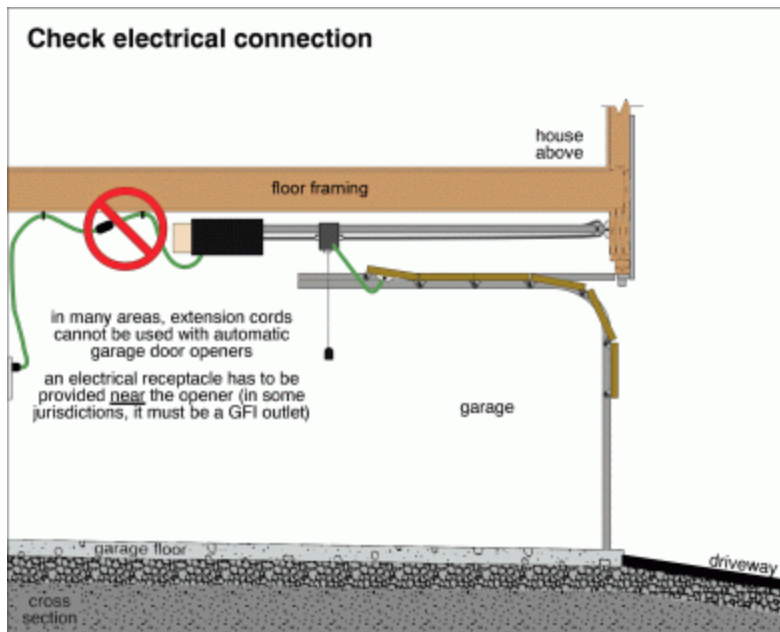


42.

Condition: • Extension cord for garage door opener

Location: Garage

Task: Correct Improve



[Click on image to enlarge.](#)



43.

DISTRIBUTION SYSTEM \ Lights

Condition: • [Loose](#)

Implication(s): Electric shock | Fire hazard

Location: Various Exterior Wall

Task: Further evaluation Service



44.

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Ground Fault Interrupter \(GFI\) needed](#)

Recommend installing GFI breakers on all outlets not already installed, close to sinks in bathrooms and kitchen and all exterior outlets.

Implication(s): Electric shock

Location: Various

Task: Improve Protect

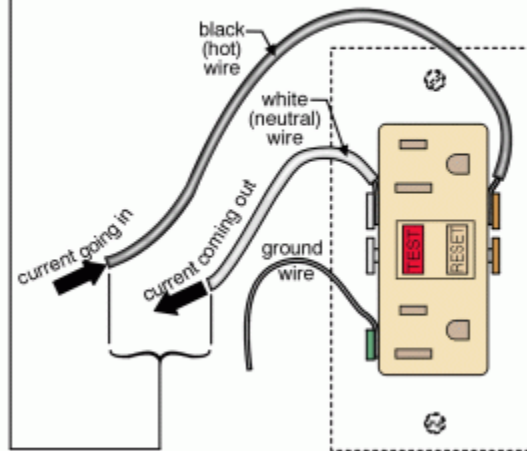
Ground fault interrupter

the GFI circuitry within the outlet checks constantly for a difference between the current in the black and white wires

if there is a difference (even as little as 5 milliamps), there is a current leak (possibly through your body) and the GFI shuts down the receptacle and other receptacles downstream

note:

if the GFI is in the panel, the entire circuit will be shut down



[Click on image to enlarge.](#)



45.



46. Master Bathroom

Limitations

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

Description

Fuel/energy source: • [Gas](#)

System type: • [Furnace](#)

Furnace manufacturer: • Kenmore, Serial#A090658938



47.



48.

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

Approximate capacity: • [75,000 BTU/hr](#)

Efficiency: • [High-efficiency](#)

Approximate age: • [2 years](#)

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

Failure probability: • [Low](#)

Main fuel shut off at: • Basement

Fireplace:

• [Wood-burning fireplace](#)

HEATING

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49. Damper



50.



51. Fire Box

Chimney/vent: • [Metal](#)

Furnace exhaust pipe: • PVC

Combustion air source: • Outside

Humidifiers:

• [Duct mounted bypass humidifer](#)

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52.

Limitations

Heat exchanger: • Not visible • Not accessible

Description

Air conditioning type: • [Evaporative cooler](#)

Manufacturer: • Sears DX 1300 Energy Efficiency



53.



54.



55.

Compressor approximate age: • 3 years

Typical life expectancy: • 12 to 15 years

Failure probability: • [Low](#)

INSULATION AND VENTILATION

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Description

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](#)

Limitations

Inspection prevented by no access to: • Attic

Air/vapor barrier system: • Continuity not verified

Description

General: • As part of Inspection Proof's inspection process, a moisture meter is used to survey around the base of toilets. No moisture was detected as indicated by green light on moisture meter.



56.

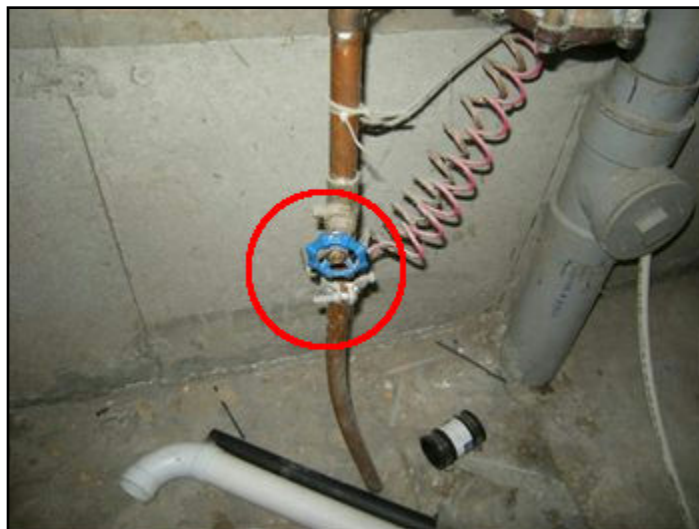
Water supply source: • Public

Service piping into building: • [Copper](#)

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

Main water shut off valve at the:

• Basement



57.

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

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

Water heater type: • [Induced draft](#)

Water heater manufacturer: • Kenmore Power Miser 9, Serial# 0837A025087



58.

Tank capacity: • 50 gallons

Water heater approximate age: • 3 years

Typical life expectancy: • 8 to 12 years

Water heater failure probability: • [Low](#)

Waste disposal system: • [Public](#)

Waste piping in building: • [ABS plastic](#)

Pumps:

• [Sump pump](#)

Sump basin had a small amount of water upon inspection. Sump pump has internal float system and therefore could not be tested manually.



59.

Floor drain location: • Near heating system • Near water heater

Gas piping: • Steel

Conditions

WASTE PLUMBING \ Traps - performance

Condition: • Drain plug mechanism not attached. Missing pieces.

Location: First Floor Bathroom Hallway Bathroom

Task: Repair



60.

Condition: • [Leak](#)

Implication(s): Sewage entering the house

Location: Kitchen

Task: Repair



61.

FIXTURES AND FAUCETS \ Faucet

Condition: • [Stiff or inoperative](#)

Implication(s): System inoperative or difficult to operate

Location: Bathroom Master Bathroom

Task: Further evaluation Repair or replace

Time: If necessary



62.

Condition: • [Loose](#)

Implication(s): Equipment failure

Location: First Floor Bathroom Hallway Bathroom

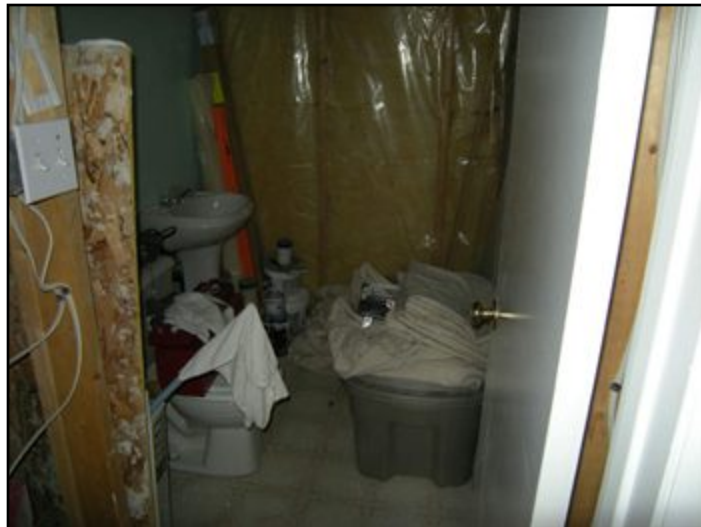
Task: Repair or replace



63.

Limitations

Items excluded from a building inspection: • Basement washroom under renovation.



64.

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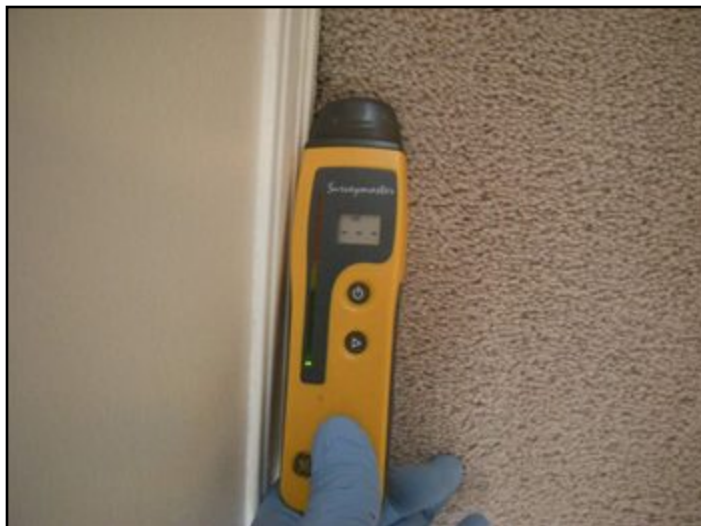
Items excluded from a building inspection: • Isolating/relief valves & main shut-off valve • Concealed plumbing

Description

General: • As part of Inspection Proof's inspection process, a moisture meter is used to survey accessible areas around the perimeter of the basement. With exception to the furnace area noted in this report, area no moisture was detected as indicated by green light on moisture meter.



65.



66.

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

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

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

Windows: • [Fixed](#) • [Sliders](#) • Vinyl

Glazing: • [Double](#)

Exterior doors - type/material: • Metal-clad

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 \ Subflooring

Condition: • [Squeaks](#)

Implication(s): Noise nuisance

Location: Second Floor Hallway Bathroom

Task: Further evaluation Improve



67.

WALLS \ Plaster or drywall

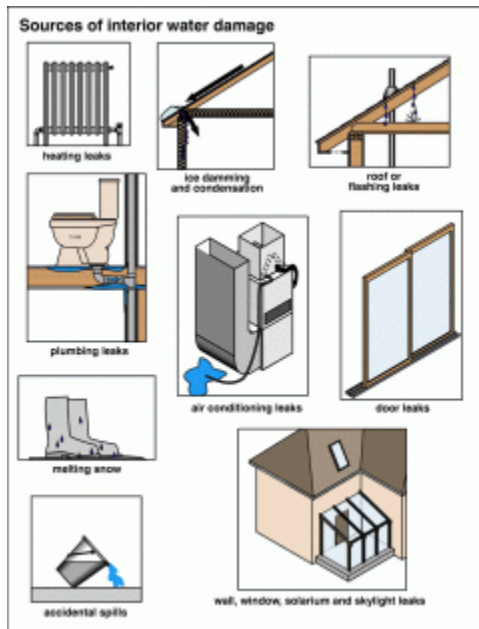
Condition: • [Water damage](#)

Active water infiltration (as indicated by red light on moisture meter) in furnace room exterior wall. Recommend removal of drywall to determine source of water and or leak.

Implication(s): Cosmetic defects

Location: Basement Furnace Room

Task: Further evaluation Repair



[Click on image to enlarge.](#)



68.



69.

WINDOWS \ Glass (glazing)

Condition: • [Lost seal on double or triple glazing](#)

3 windows.

Implication(s): Cosmetic defects

Location: Various

Task: Further evaluation Repair



70.

WINDOWS \ Hardware

Condition: • [Missing](#)

Implication(s): System inoperative or difficult to operate

Location: Various

Task: Further evaluation Replace



71.

72.

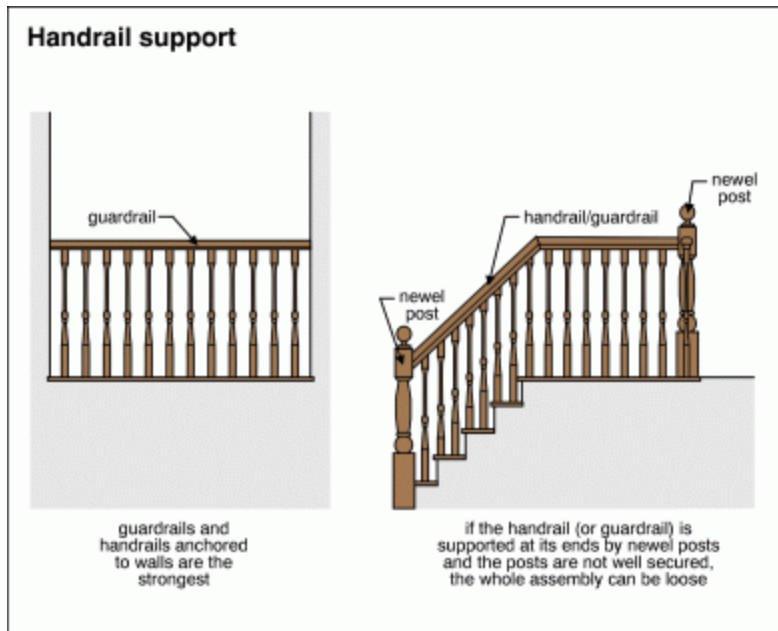
STAIRS \ Handrails

Condition: • [Loose](#)

Implication(s): Fall hazard

Location: Basement

Task: Improve



[Click on image to enlarge.](#)

INTERIOR

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73.

GARAGE \ Vehicle doors

Condition: • Loose Hardware

Location: Garage

Task: Further evaluation Service



74.

Condition: • [Rusted or dented](#)

Implication(s): Material deterioration

Location: Garage

Task: Monitor



75.



76.

Limitations

Inspection limited/prevented by: • Storage/furnishings

Percent of foundation not visible: • 99 %

END OF REPORT

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](#)
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