

# INSPECTION REPORT



For the Property at:  
**SE-14-26-20W**  
DAUPHIN, MB R7N3L9

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Prepared for: BRIAN JAEB  
Inspection Date: Thursday, December 14, 2017  
Prepared by: Brian Jaeb



Good Call Home Inspections Ltd.  
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204 599 0234

[goodcallhomeinspections.com](http://goodcallhomeinspections.com)  
[brianjaeb@gmail.com](mailto:brianjaeb@gmail.com)



January 13, 2018

Dear Brian Jaeb,

RE: Report No. 1004  
SE-14-26-20W  
Dauphin, MB  
R7N3L9

On behalf of Good Call home inspections ltd. I would personally like to thank you for choosing our business to perform a reliable home inspection. The inspection and attached report comply with the requirements of the Standards of Practice through the International Association of Certified Home Inspectors.

Clients may sometimes assume that a home inspection will include evaluations that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what elements are included in the home inspection and report. For more information regarding the Standards of Practice, please refer to <https://www.nachi.org/sop.htm>.

Please be advised, the following report has been prepared for the exclusive use of our client and there is to be no use by third parties intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

Effectively, the report is a snapshot of the house, and recording of the property conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for conditions that occur after the inspection. If conditions do 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 expressed written permission.

Again, I thank you for the opportunity and your preference in choosing Good Call Home Inspections ltd to perform a reliable home inspection service.

Sincerely,

Brian Jaeb  
on behalf of  
Good Call Home Inspections Ltd.

Good Call Home Inspections Ltd.  
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Dauphin, MB R7N 3L9  
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# SUMMARY

SE-14-26-20W, Dauphin, MB December 14, 2017

Report No. 1004

[goodcallhomeinspections.com](http://goodcallhomeinspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

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](#)

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](#)

# ROOFING

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## Description

The home is considered to face : • South

Sloped roofing material:

- [Asphalt shingles](#)

snow on roof



1. Asphalt shingles



2. Asphalt shingles snow on roof

Sloped roof flashing material: • Metal

Probability of leakage:

- Low

Next to new

Approximate age: • 0-5 years

Typical life expectancy: • 25-30 years

## Limitations

Roof inspection limited/prevented by:

- Snow/ice/frost

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3. Snow/ice/frost

Inspection performed: • From the ground

## Recommendations

### RECOMMENDATIONS \ Overview

1. **Condition:** • No roofing recommendations are offered as a result of this inspection.

# EXTERIOR

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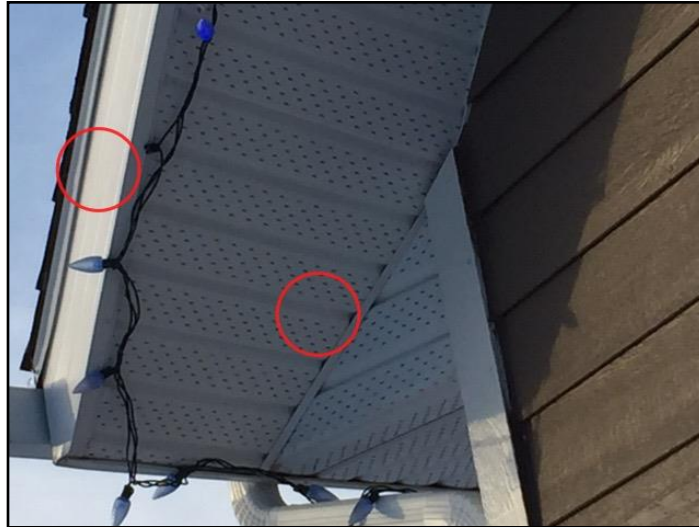
INTERIOR

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## Description

**Gutter & downspout material:**

- [Aluminum](#)



4. Aluminum

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

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

**Downspout discharge:** • [Above grade](#)

**Lot slope:**

- [Away from building](#)



5. Away from building



6. Away from building



# EXTERIOR

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- [Ravine](#)
- [Hillside](#)

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

**Wall surfaces and trim:** • [Hardboard, plywood or OSB](#)

**Driveway:** • Gravel

**Walkway:** • Stone

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

**Exterior steps:** • Pressure-treated wood

**Patio:** • Stone

**Fence:** • Wood

**Garage:**

- General

General good condition insulated finished inside

**Pergola:**

- Wood



7. Wood

## Limitations

**Exterior inspected from:** • Ground level

## Description

**Configuration:** • [Slab-on-grade](#)

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

**Floor construction:** • [Concrete](#) • [Engineered wood](#) • [Trusses](#) • Wood beams • Engineered wood beams • Subfloor - OSB (Oriented Strand Board)

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

**Roof and ceiling framing:** • Rrafters/ceiling joists • [Oriented Strand Board \(OSB\) sheathing](#)

## Limitations

**Attic/roof space:**

- Entered but access was limited



8. Entered but access was limited

- Inspected from access hatch



# STRUCTURE

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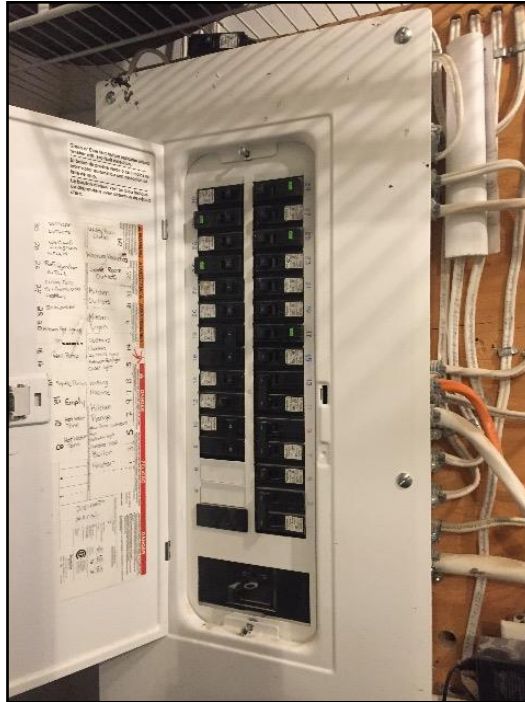
9. Inspected from access hatch

## Description

**Service entrance cable and location:** • [Underground copper](#)

**Service size:**

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



10. 200 Amps (240 Volts)

**Main disconnect/service box rating:** • [200 Amps](#)

**Main disconnect/service box type and location:** • [Breakers - first floor](#) • [Breakers - utility room](#) • [Breakers - exterior wall](#)

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

**Distribution panel type and location:** • [Breakers - utility room](#)

**Distribution panel rating:** • [200 Amps](#)

**Electrical panel manufacturers:** • Siemens

**Auxiliary panel (subpanel) type and location:**

- [Breakers - garage](#)

100 amp



11. Breakers - garage

Number of circuits installed: • 25

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](#)
- [GFCI - kitchen](#)

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12. GFCI - kitchen

Smoke detectors: • [Present](#)

## Recommendations

### DISTRIBUTION SYSTEM \ Cover plates

2. Condition: • [Missing](#)

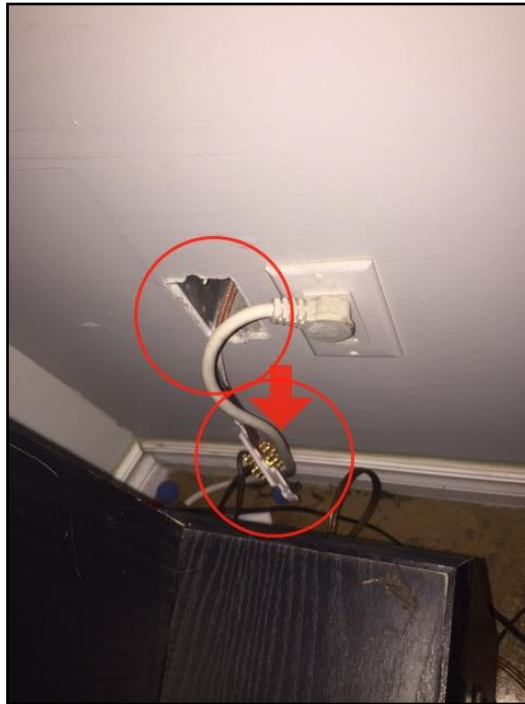
Implication(s): Electric shock

Location: Front First Floor Living Room

Task: Replace

Time: Immediate

Cost: Minor



13. For outlet (receptacle) is loose

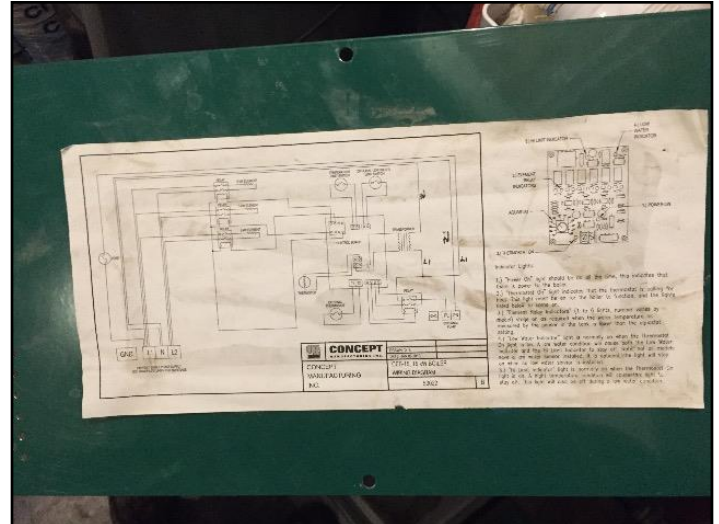
## Description

## System type:

- [Boiler](#)



14. Boiler-Garage



15. Boiler



16. Boiler-House



# HEATING

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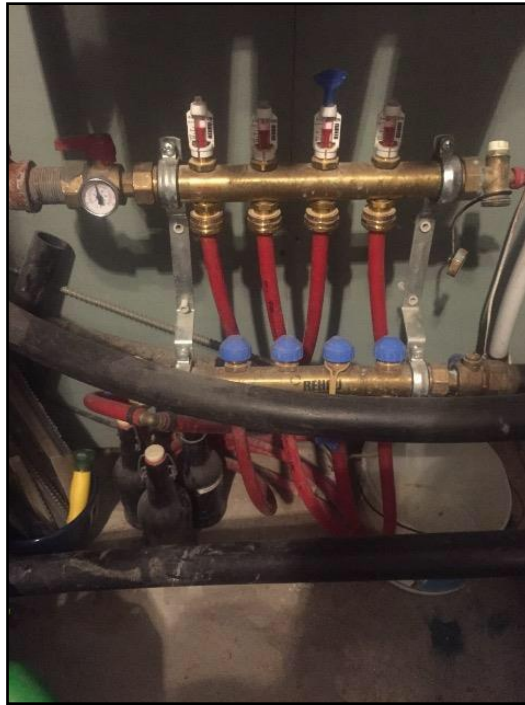
INSULATION

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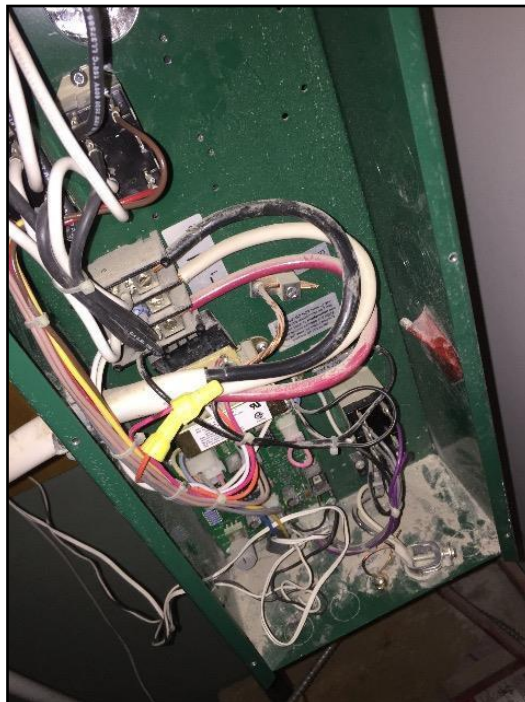
- [Hot water radiant heat](#)



17. Hot water radiant heat

Fuel/energy source: • [Electricity](#)

Boiler manufacturer: • Lion boilers ceb15



18.

# HEATING

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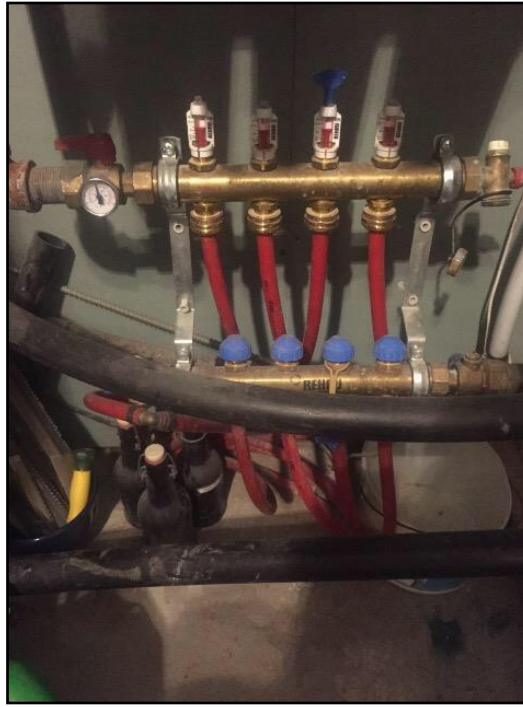
PLUMBING

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## Heat distribution:

- [Hot water radiant piping](#)



19. Hot water radiant piping

Approximate capacity: • [15 kW](#)

Efficiency: • [High-efficiency](#)

Approximate age: • [2 years](#)

## Limitations

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

**Heat loss calculations:** • Not done as part of a building inspection

## Recommendations

### ELECTRIC BOILER \ Pressure relief valve

3. Condition: • [No piped extension](#)

Implication(s): Steam explosion

Location: First Floor Utility Room

Task: Provide

## Inspecting pressure relief valves

no piped extension



valve between boiler and pressure relief



extension pipe too small



extension capped, threaded or corroded at bottom



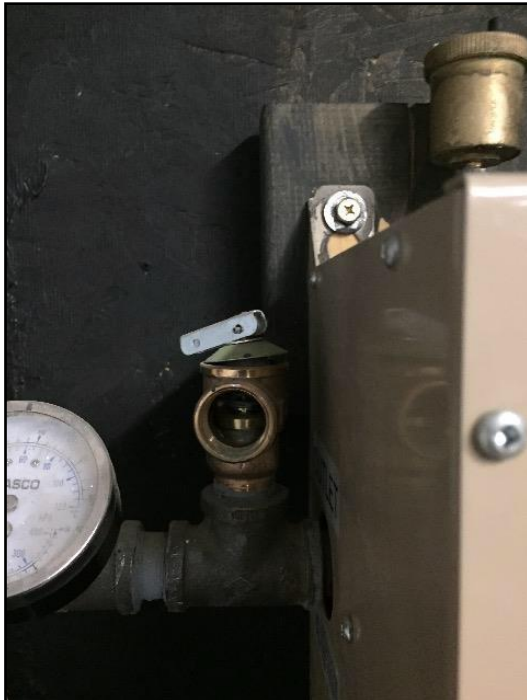
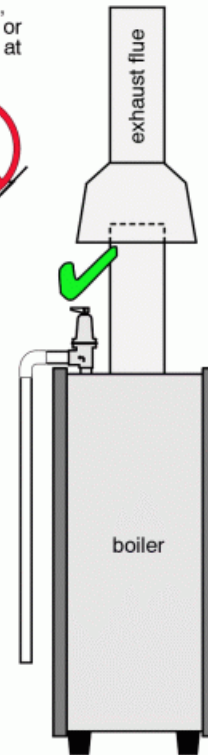
valve set too high (e.g. 50 PSI)



extension pipe dripping



BTU rating of valve doesn't match boiler



20. No piped extension/garage



21. No piped extension

# COOLING & HEAT PUMP

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## Description

**Air conditioning type:** • None present

**Cooling capacity:** • [30,000 BTU/hr](#)

**Compressor approximate age:** • 2 years

**Failure probability:** • [Low](#)

# INSULATION AND VENTILATION

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## Description

**Attic/roof insulation material:** • [Glass fiber](#)

**Attic/roof insulation amount/value:**

- Not determined



22. Not determined

**Attic/roof air/vapor barrier:** • [Plastic](#)

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

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

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

**Wall air/vapor barrier:** • Plastic

**Mechanical ventilation system for home:** • Kitchen exhaust fan • Bathroom exhaust fan • Laundry room exhaust fan

## Limitations

**Attic inspection performed:**

- By entering attic, but access was limited

# INSULATION AND VENTILATION

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**23.** *By entering attic, but access was limited*



## Description

**TREC Private Water Wells Type of Pump:** • [Jet pump](#)

**Water supply source:** • Private

**Service piping into building:** • PE (polyethylene)

**Supply piping in building:** • PEX (cross-linked Polyethylene)

**Main water shut off valve at the:** • Utility room

**Water flow and pressure:**

• [Above average](#)



24. Above average

**Water heater type:** • [Conventional](#)

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

**Water heater manufacturer:** • GSW

**Tank capacity:** • [40 gallons](#)

**Water heater approximate age:** • 2 years

**Waste and vent piping in building:** • [PVC plastic](#)

**Main fuel shut off valve at the:** • Utility room

**Grey water systems:** • Landscape direct

## Limitations

**Items excluded from a building inspection:** • Well • Water quality • Septic system

## Description

Major floor finishes: • [Laminate](#) • [Concrete](#)

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

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

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

### Windows:

- [Casement](#)

27 triple pain windows through out.

- Vinyl

### Exterior doors - type/material:

- Hinged

- [Plastic/fiberglass](#)



25. *Plastic/fiberglass*

- Vinyl-clad

- Garage door - metal

# INTERIOR

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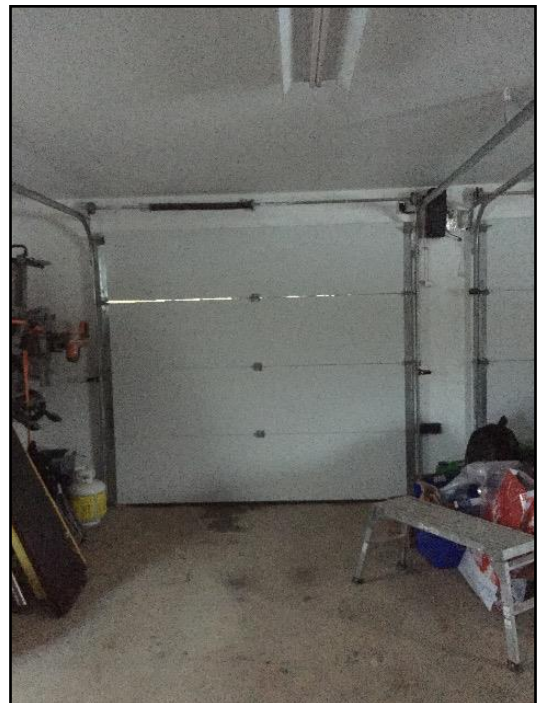
26. Garage door - metal



27. Garage door - metal



28. Garage door - metal



29. Garage door - metal

**Doors:** • Inspected

**Oven type:**

• Convection



30. Convection

## Appliances:

- Refrigerator



31. Refrigerator

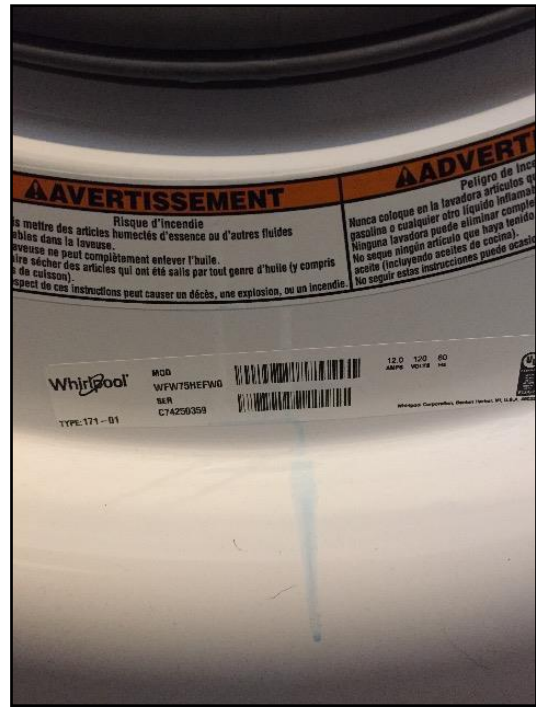


## Laundry facilities:

### • Washer/dryer combo



32. Washer/dryer combo



33. Washer/dryer combo

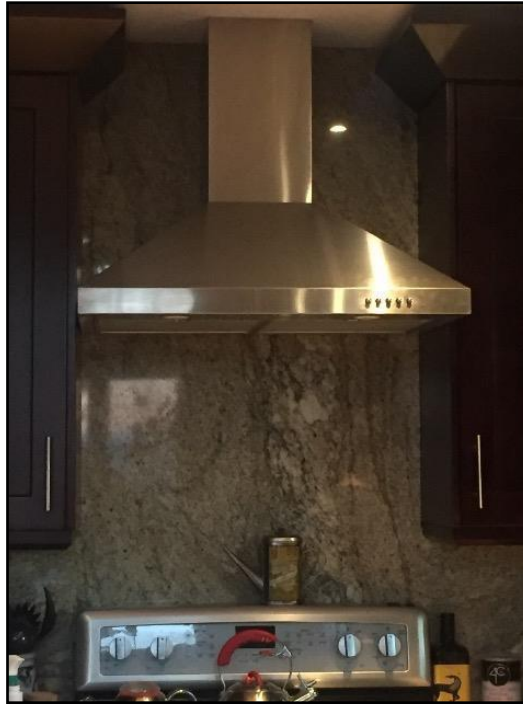


34. Washer/dryer combo



## Kitchen ventilation:

- Range hood



35. Range hood

- Discharges to exterior

## Bathroom ventilation: • Exhaust fan

## Laundry room ventilation: • Clothes dryer vented to exterior

## Counters and cabinets:

- Inspected



36. Inspected



37. Inspected

# INTERIOR

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38. Inspected

## Stairs and railings:

- Inspected



39. Inspected

## Inventory Dishwasher:

- Maytag



40. Maytag

**Inventory Fireplace:** • electric fireplace



41.



## Inventory Smoke Alarm:

- First Alert



42. First Alert

- Master



43. First Alert

## Inventory Washing Machine:

- Maytag
- Washer and Dyer

## Inventory Water Softener: • Premier AF-40K



44.



45.

## Recommendations

### General

4. • RecallCheck appliances

Location: Kitchen Bathroom Laundry Area



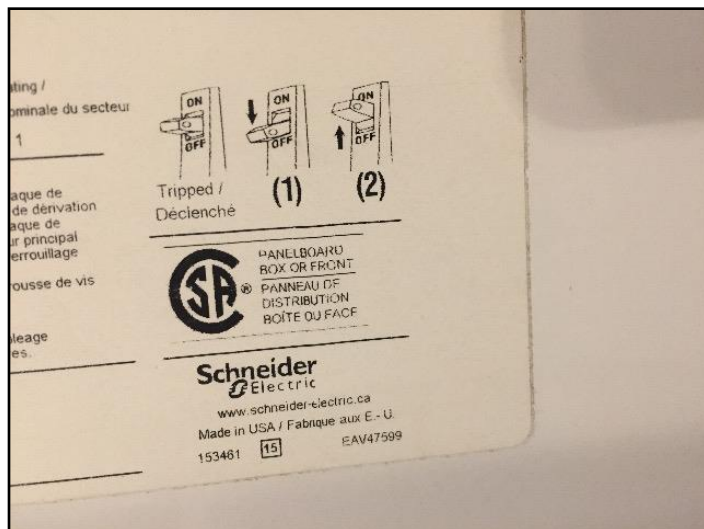
46. fridge



47. dishwasher



48. stove



49.

END OF REPORT

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS