

INSPECTION REPORT



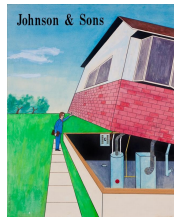
For the Property at:

2328 8 TH AVENUE NORTH EAST
CALGARY, AB T2E 0V1

Prepared for: CLYDE RUSSELL JOHNSON III and ESPERANZA JOHNSON

Inspection Date: Thursday, December 31, 2015

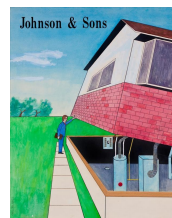
Prepared by: Clyde Russell Johnson III



Canadian
Association
of Home &
Property
Inspectors (AB)

Johnson & Sons 2009 Ltd.
2328 - 8 th Avenue North East
Calgary, AB T2E 0V1
403-630-5226 Cell
Ab # 334688 GST 83042 1657
Fax: 403-276-9147 Home

www.johnsonprobe.com
clydejohnson@shaw.ca



January 1, 2016

Dear Clyde Russell Johnson III and Esperanza Johnson,

RE: Report No. 1421
2328 8 th Avenue North East
Calgary, AB
T2E 0V1

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.

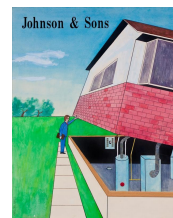
The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

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

Sincerely,

Clyde Russell Johnson III
on behalf of
Johnson & Sons 2009 Ltd.

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INVOICE

January 1, 2016

Clients: Clyde Russell Johnson III and Esperanza Johnson

Report No. 1421

For inspection at:

2328 8 th Avenue North East

Calgary, AB

T2E 0V1

on: Thursday, December 31, 2015

Your Own HOME Inspection, Energy Audit, Pre - Renovation,
Education, Safety _

\$550.00

Goods
Services
Tax

\$27.50

Total

\$577.50

PAID IN FULL - THANK YOU!

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AGREEMENT

2328 8 th Avenue North East, Calgary, AB December 31, 2015

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PARTIES TO THE AGREEMENT

Company

Johnson & Sons 2009 Ltd.
2328 - 8 th Avenue North East
Calgary, AB T2E 0V1

Client

Clyde Russell Johnson III
2328 8th Avenue North East
Calgary, AB T2E 0V1

Client

Esperanza Johnson
2328 8th Avenue North East
Calgary, AB T2E 0V1

Total Fee: \$577.50

This is an agreement between Clyde Russell Johnson III, Esperanza Johnson and Johnson & Sons 2009 Ltd..

- (a) The inspection shall be performed in accordance with the Standards of Practice of the Canadian Association of Home & Property Inspectors (Alberta), available at www.cahpi-alberta.com.
- (b) The Inspection Report is non-invasive and constitutes an opinion of the Present Condition of the property based on a visual inspection of the readily accessible and visible major systems and components of the Primary Residence on the Property.
- (c) The inspection and Inspection Report do not constitute a guarantee, warranty or an insurance policy with regard to the fitness of the property.
- (d) The Client is encouraged to participate in the visual inspection process and accepts responsibility for the consequences of electing not to do so.
- (e) The condition of certain systems, components and equipment will be randomly sampled by the Inspector. Examples include but not limited to window/door operation, electrical receptacles, switches and lights, cabinet, mortar, masonry, paint and caulking integrity, roof covering materials, insulation and floor coverings.
- (f) Weather conditions may limit the extent of the inspection process; the Client understands the scope and accuracy of the Inspection Report can be effected by weather conditions existing at the time of inspection.
- (g) The Inspection Report is for the confidential use of the Client only and will not be disclosed to third parties such as real estate agents, sellers, or lenders without the express written consent of the Client. The Client shall protect and indemnify the Inspector from and against any claim against the Inspector by any such third party arising from disclosure of the Inspection Report thereto.
- (h) The Client and the Inspector hereby agree that all disputes arising in relation to the inspection and Inspection Report shall be referred to and resolved by binding arbitration pursuant to the applicable legislation governing commercial arbitrations.
- (i) In the event that the Client claims damages against the Inspector and does not prove those damages, the Client shall pay all legal fees, arbitrators fees, legal expenses and costs incurred by the Inspector in defense of the claim.
- (j) The Inspector shall not be liable to the Client for the cost of any repairs to or replacement of any system, component, or equipment undertaken by the Client without prior consultation with the Inspector.
- (k) The Inspection does not include an inspection for pests, pollutants, toxic materials zoning, building code compliance, mould and/or asbestos.
- (l) The Inspection does not include an inspection of any outbuildings or other structures not attached to the dwelling other than a garage or carport unless set out in an addendum.

I, **Clyde Russell Johnson III (Signature)**_____, (Date)_____, have read, understood and accepted the terms of this agreement.

I, **Esperanza Johnson (Signature)**_____, (Date)_____, have read, understood and accepted the terms of this agreement.

REPORT SUMMERY

2328 8 th Avenue North East, Calgary, AB December 31, 2015

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REPORT SUM

ROOFING

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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](#)

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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Report Narrative Description

General: • "Roof seems to be recent and in a good shape". It is my Opinion as an expert in court actions fo or Insurance Claims that the roof was recently replaced from a hail claim. The roof shingles are installed according to manufactures specifications and is providing protection from the weather conditions during the inspection.

Note: The Shingles are Asphalt impregnated Fiberglass and were installed during the summer month and are sealed together.

Probability of leakage: • SEVERE WEATHER Weather can cause a new, perfectly-installed roof to leak under the right conditions, including

a wind-driven rain from an unusual direction, or a heavy snow followed by warmer temperatures and rain. Strong winds can damage roofs, blowing shingles or tiles off sloped roofs and eroding gravel from built-up roofs. Hail can damage most roof surfaces.

Probability of leakage: • Low

Restrictions & Limitations

Roof inspection limited/prevented by: • Snow/ice/frost

Inspection performed: • Camera On Sky Probe Extendable Pole



House Roof

Proposal & Recommendation Advices

RECOMMENDATIONS \ Overview

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

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Report Narrative Description

Gutter & downspout material: • Gutters and downspouts have two major functions. Firstly, they protect the walls of a building from water that would ordinarily run off the roof. This water can damage the wall surfaces and cause localized erosion at ground level.

The second and most important function of gutters and downspouts in homes with basements or crawlspaces, however, is helping to ensure a dry basement. Regardless of the foundation type, there is always the risk of water penetration. The less water there is in the soil near the foundation wall, the lower the risk of water penetration into the basement. Gutters should collect all water run off, and downspouts should discharge the water into proper drains or onto the ground well away from the foundation walls.

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

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

Lot slope: • PROBING AROUND THE OUTSIDE OF THE HOME WITH A STAINLESS STEEL PROBE WILL SHOW WATER SATURATION AND COULD INDICATE WATER BACKING UP AROUND THE HOME AND INTO BASEMENTS.

Wall surfaces - wood: • [Boards](#)

Wall surfaces:

• [Vinyl siding](#)
Garage

Soffit and fascia: • [Hardboard/Plywood](#)

Retaining wall:

• [Masonry](#)



East Wall

Walkway:

• Concrete

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Front Walk

- No performance issues were noted.

Deck:

- Raised



Deck with wind wall, Retractable Awning

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- Pressure-treated wood
- Vinyl
- Railings
- No performance issues were noted

Porch: • Synthetic wood • No performance issues were noted

Exterior steps: • Wood • No performance issues were noted.

Patio:

- Concrete



Rear Courtyard

- Interlocking brick
- No performance issues were noted.

Fence:

- Wood
- Vinyl
- Chain link

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Metal Chain Link Gates

- No performance issues were noted.

Garage: • Shed



Shed

Garage: • Detached

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Heated Garage

Restrictions & Limitations

Inspection limited/prevented by: • Extreme cold

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

Exterior inspected from: • Ground level

Proposal & Recommendation Advices

General

- NO EXTERIOR RECOMMENDATIONS FOUND FOR FINISHES.

Report Narrative Description

Configuration: • Basement

Where frost footings are required, a trench is needed around the house perimeter for the footing and foundation system. Since this excavation is necessary, it is not much more expensive to dig a big hole and create a basement. In warm climates where frost footings are not required, basements are rare.

The below-grade space is inexpensive to build once the hole is dug, and can be used for anything from rough storage to living space. Basements commonly contain the mechanical and electrical systems and may include a work room and laundry (although the laundry is upstairs in many modern homes). Game rooms and family rooms are often located in basements, and complete apartments can also be built below grade.

Disadvantages of basements include the susceptibility to water leakage and lack of natural light. Windows in basements are usually small and high on the wall, since most of the wall is underground. Basement ceilings are often low, and even if there is no water leakage, they can be cool and damp.

Foundation material: • Footings

The function of footings is to transmit the weight of the house to the soil, without allowing the house to sink. Footings are located below the foundation walls, or at the perimeter of slabs, and below columns or piers. The horizontal surface of the footing is larger than the foundation, so the load of the house can be spread out over a wide area. Footings are typically 16 to 24 inches wide and six inches to 16 inches thick. In cold climates, footings carry the house loads below the frost line. The heavier the building and the weaker the soil, the larger the footing should be.

Floor construction: • Frame Center Bearing Wall • Floors provide the bearing surface for people and furniture. They also tie the building together, adding rigidity and providing a surface for floor coverings above and ceiling finishes below. Typically, the floor joists rest directly on and are secured to the sill. Sills should be anchored to the foundation. This is often accomplished using bolts anchored into the top of the foundation wall, passing through the sill and secured with a washer and nut. In new construction, the sill is typically a wood framing member (2x4 or 2x6) laid flat. In older construction it may be a substantial

wood beam (e.g. 8x8). Wood sills can support wood framing members but should not support brick or stone. • Beams
Beams carry floor and wall loads horizontally to the foundations, walls, columns or posts.

Beams may be wood (solid, built-up or engineered), plywood or steel. • Posts and Columns

Posts or columns (two names for the same thing) carry the load of the beam vertically down to the footings. They may be brick, concrete block, poured concrete, wood, or steel.

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

Exterior wall construction:

• [Wood frame](#)

The 2 By 4 Stud Walls Triple stud corners found with infra red camera. Solid wood to outside wall with little insulation.

STRUCTURE

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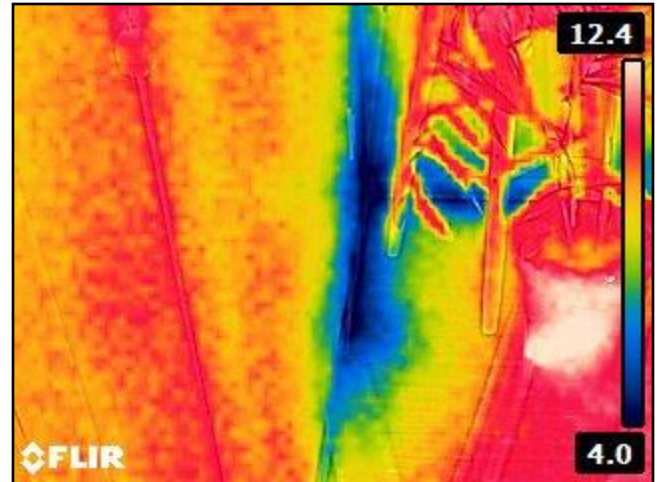
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Corners wood posts



Corners Cold

Roof and ceiling framing: • Gable End Walls



Gable End Wall

Roof and ceiling framing:

• [Trusses](#)



Plywood



Trusses

STRUCTURE

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- [Plywood sheathing](#)



Plywood

Restrictions & Limitations

Inspection limited/prevented by: • Wall, floor and ceiling coverings • New finishes/paint • Insulation

Attic/roof space: • Inspected from access hatch

Percent of foundation not visible: • 100 %

Proposal & Recommendation Advices

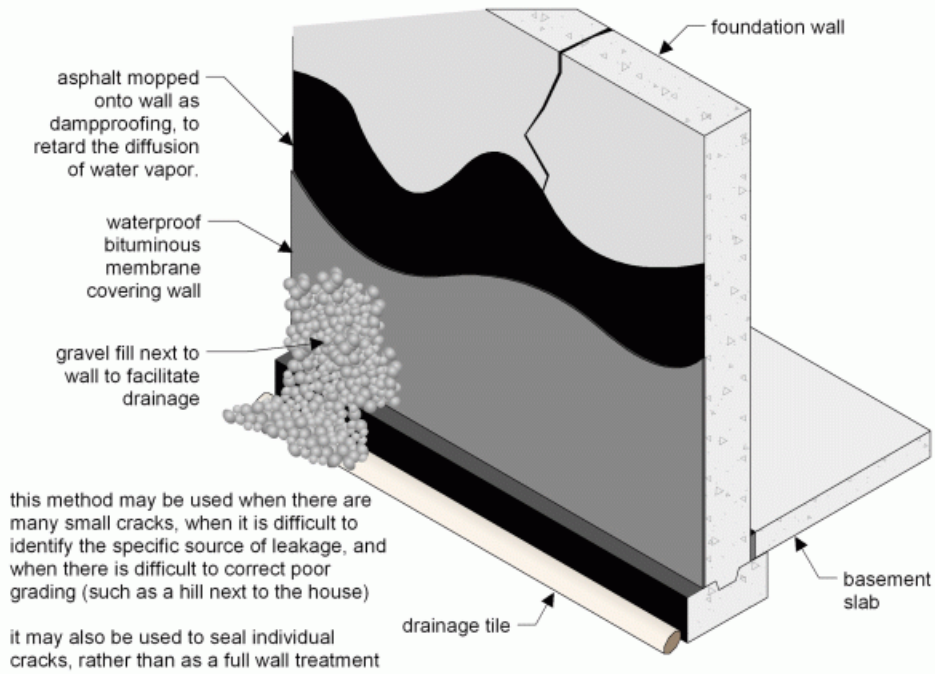
FOUNDATIONS \ Foundation

Condition: • Typical minor cracks

Settlement of 3 cracks on outside repaired and patched in 1995 and downspouts re-directed to west wall down hill.

Implication(s): Chance of water entering building

Crack repair - exterior patching



Report Narrative Description

General: • Electricity can provide us with heat, light and power as invisible electrons move in a circuit through wires and appliances. We can control whether it gives off mostly light or mostly heat by using light bulbs or electric heaters. Electricity can also drive electric motors with fast changing magnetic fields. Where does electricity come from?

Electricity is provided by utilities. It can be generated by moving water (e.g. Niagara Falls generates hydroelectric power) burning fossil fuels like coal or from nuclear reactions, for example. As we look for more environmentally sensitive ways to generate electricity, solar, wind and geothermal power sources are becoming more common. Batteries may be used to store and deliver power. Electricity is distributed through communities by a grid of overhead and/or underground wires. Electricity can be alternating current or direct current. Our discussion will focus on alternating current, since that's what we find in homes. My procedure is to operate all components in a home to prove electricity is present not to evaluate performance.

Service entrance cable and location:

- [Overhead](#)



electrical Mast and Meter

Service size: • Service Entrance: A typical house has 240-volts, brought in through overhead (service drop) or underground wires (service laterals) from the utility. There are three wires. The live black and red wires each bring 120 volts to the home, and the white wire is neutral. It does not bring any voltage to the home, but completes the circuit. These wires may be copper or aluminum. The potential between the black and white wires is 120 volts, between the red and white is 120 volts, and between the black and red is 240 volts. (Incidentally, the "red" wire often has black sheathing, just to make things confusing). The size of the service entrance cable determines how much electricity is available to the house. The service drop and service laterals are typically the responsibility of the City utility. Everything

beyond this point is the responsibility of the homeowner. Service drops connect to the service entrance conductors, which are typically in conduit running down the outside of the building. Underground service wires (laterals) are in conduit, typically buried two to three feet deep. The conduit comes up to the electric meter on the outside of the building. From the electric meter, the conduit goes into the building. Overhead service drops may be attached to the side of the building, and come down to the electric meter in a conduit (or cable), again along the outside of the building. On shorter buildings, they sometimes come in above the roofline and enter an electrical mast that sticks up above the roof. The wires go into the mast, which forms a conduit, again running down the outside of the building.

Service size:

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



Breakers

Main disconnect/service box rating: • [100 Amps](#)

Main disconnect/service box type and location: • Permit for basement development. • PERMIT FOR GARAGE DEVELOPMENT

Number of circuits installed: • Breakers: The fancy name for circuit breakers and fuses is overcurrent protection devices. Both fuses and breakers perform the function equally well. A circuit breaker can be turned back on like a switch after the overload situation is corrected.

Number of circuits installed: • 24

System grounding material and type: • Gas line static bond

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

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

ELECTRICAL

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

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • No GFCI Kitchen Outlets

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom](#) • No AFCI • [GFCI - outside](#)

Smoke detectors: • [Present](#)

Carbon monoxide (CO) detectors: • None noted

Restrictions & Limitations

Inspection limited/prevented by: • Insulation

Panel covers: • Disconnect covers are not removed by the building inspector

System ground: • Quality of ground not determined

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

Proposal & Recommendation Advices

RECOMMENDATIONS \ Overview

Condition: • No electrical recommendations are offered as a result of this inspection.

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) detectors

Condition: • None

Nest detectors to be added in 2016

Implication(s): Health hazard

HEATING

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Report Narrative Description

Fuel/energy source: • [Gas](#)

System type:

- [Furnace](#)
- [Space heaters](#)

Garage heating was installed with a permit and final inspection.

Furnace manufacturer: • Renzor



Garage

Furnace manufacturer:

- Heil

HEATING

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Heil

Heat distribution: • Filter



Filter 24 X 16

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Approximate capacity: • [80,000 BTU/hr](#)

Efficiency: • Mid-efficiency Systems: Most mid-efficiency furnaces are conventional units (although some have a secondary heat exchanger) with modifications to reduce off-cycle losses. The enhancement is often an induced draft fan in the exhaust, which only operates when the burner is on. Alternatively, a motorized vent damper may be used in the exhaust to prevent heat from escaping up the chimney when the system is shut down. Both of these strategies prevent heat loss to the outdoors when the system is idle. Continuous pilots on gas systems are replaced with intermittent pilots. This avoids wasting fuel when the systems are not working. These improvements combine to almost eliminate the 20% off-cycle losses.

Exhaust venting method: • [Induced draft](#)

Approximate age: • [19 years](#)

Typical life expectancy: • Furnace (conventional or mid-efficiency) 18 to 25 years

Main fuel shut off at:

- Meter



Gas meter moved from inside 1995

Failure probability: • [Low](#)

Exhaust pipe (vent connector): • Double wall

Chimney/vent:

- [Metal](#)

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Double wall



Chimney triple wall

Carbon monoxide test:

- 0 parts per million - approximate

Co Detector To be Installed with Nest 2016



Nest Thermostat

Combustion air source:

- Outside

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Air Dam Combustion Air

Humidifiers: • None • Furnaces have a humidifier to add moisture to the house air through evaporation, combating the dry winter air in homes.

Mechanical ventilation system for home: • Bathroom exhaust fan

Restrictions & Limitations

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

Heat loss calculations:

• Not done as part of a building inspection
See energy audit conducted 2010 and 2016

Heat exchanger: • Not accessible

Proposal & Recommendation Advices

GAS FURNACE \ Mechanical air filter

Condition: • [Dirty](#)

Replace filter every month of Continuous operation or every three months of normal use. Proper Direction of air flow through filter catches more dust.

Implication(s): Increased heating costs | Reduced comfort

GAS FURNACE \ Humidifier

Condition: • Humidifier may be added for comfort.

Report Narrative Description

General: • Wall outlets leaking air into house. Add insulators around outlets, cable, phone and switches.



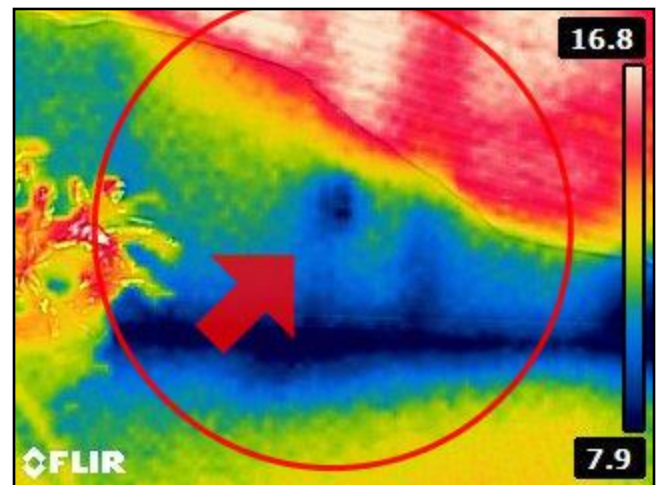
Open around box



Sealed Gasket



Wall outlet



Cold around box

General: • **INSULATION** Insulation slows the rate of heat transfer into or out of a house. Air is a very good insulator, but only if it does not move. The problem is that air moves around and heat moves with the air. A good insulation material traps air, keeping it still. Insulation materials have a common measurement system. R-value indicates resistance to heat transfer - the higher the R-value, the better. R-values are usually defined for a one-inch thickness of insulation.

INSULATION AND VENTILATION

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Attic/roof insulation material: • Inferred shows cold sections. • 2.8 Wood Shavings (R-Value 2.4 per inch)

Wood shavings used as insulation today are treated with fire retardant chemicals and can be made moisture resistant.

This was not the case many years ago. • Mineral Wool (R-Value 3.0-3.2 per inch)

Mineral wool is similar to fiberglass except that mineral waste is used to form the wool-like material. It, too, is available in batt form, rigid board or as loose fill. Its insulating value is comparable to fiberglass and it has very good resistance to fire and rot. It is less irritating to work with than fiberglass.

Attic/roof insulation amount/value: • Attic

The goal is for the attic temperature to be the same as the outdoor temperature. We want to keep the heat in the house.

If the attic is warm, we are losing heat from where we want it. The Insulation should be provided on the attic floor, not the underside of the roof for several reasons. The first is gravity. It is easier to lay insulation on the floor than secure it to the underside of the roof. The second is heating costs. There is no advantage to heating the attic space.

The third reason is prevention of condensation. Insulation on the floor of the attic allows better ventilation of the attic space. Good air movement through the attic removes any moist air from the living space that finds its way into the attic.

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

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

Attic/roof air/vapor barrier: • Air and vapor barriers help control the movement of heat and moisture through the walls, ceilings, and/or floors of the house. Their importance and placement depends on the climate, as well as the type of construction and insulation in the home.

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

Wall insulation material: • Infra red shows low insulation or no insulation.



Attic Insulation

INSULATION AND VENTILATION

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Wall insulation amount/value:

- [R-8](#)
- [R-12](#)

West wall added insulation from outside in 2013.



West Wall

- Spot checked only

Wall air/vapor barrier: • Plastic

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

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

Foundation wall air/vapor barrier: • Plastic

Mechanical ventilation system for home: • Bathroom exhaust fan

Restrictions & Limitations

General: • Infrared Shows Cold blue Sections and low insulation.

Attic inspection performed:

- From access hatch

INSULATION AND VENTILATION

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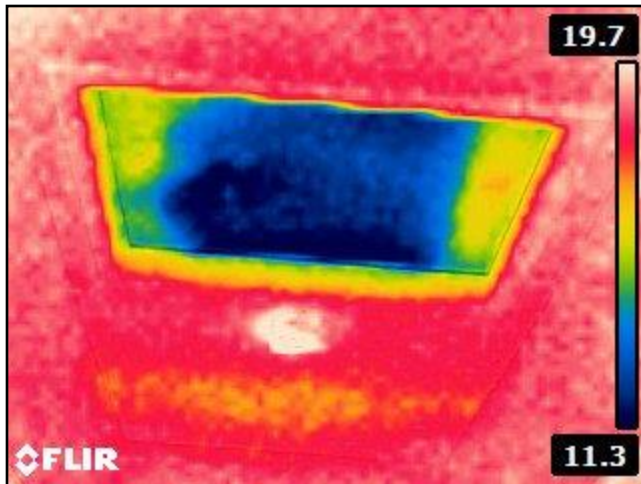
INSULATION

PLUMBING

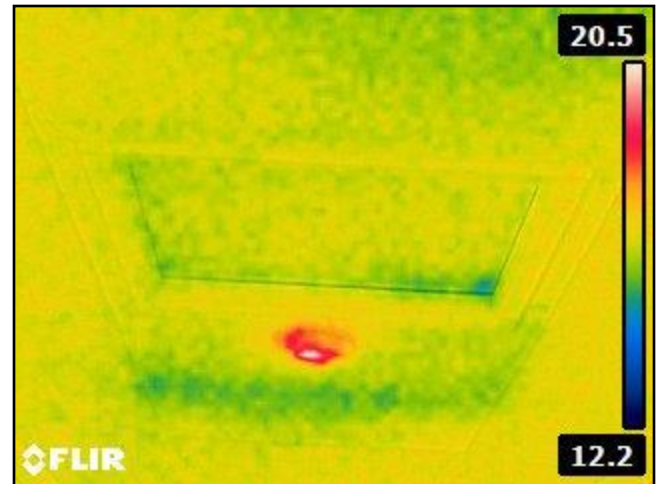
INTERIOR

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Access hatch



Access hatch



Access hatch

Roof space inspection performed: • From access hatch

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

Mechanical ventilation effectiveness: • Not verified

INSULATION AND VENTILATION

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Proposal & Recommendation Advices

ATTIC/ROOF \ Insulation

Condition: • [Amount less than current standards](#)

Implication(s): Increased heating and cooling costs

Report Narrative Description

Water supply source: • Public Water Supply Systems

Typically, the water mains in residential areas are four inches to 12 inches in diameter, and run several feet below the street level or below frost line. Smaller pipes, usually 1/2 inch or 3/4 inch diameter, run from city mains into buildings. The water is normally supplied at a pressure of 40 to 70 psi (pounds per square inch).

Service piping into building: • WATER METER

Note: Located and accessed behind washing machine.



Water meter

Service piping into building: • PLASTIC PIPING

Plastic water service piping may be polybutylene (PB), polyethylene (PE), cross-linked polyethylene (PEX), polyvinyl chloride (PVC) or chlorinated polyvinyl chloride (CPVC). Most plastic piping is buried at least below frost line and under concrete footings and basement floor.. Exposed piping may be subject to mechanical through basements damage and deterioration from sunlight.

Supply piping in building: • Water Distribution Piping in House

Only a small section of the distribution (supply) piping can be seen during a typical home inspection.

Supply piping in building: • Plastic Pipes and Tubing:

Plastic supply piping is popular because it is less expensive and easier to work with than copper. Connections can be made without soldering, and the pipe is easy to work with. There are many types available including cross-linked polyethylene (PEX), polybutylene (PB), and chlorinated polyvinyl chloride (CPVC). CROSS-LINKED PEX and PB pipe use mechanical fittings (crimp and compression type). Care must be taken that the pipe does not contact heating ducts. If the pipe freezes, it is less likely to burst than copper piping. The pipe tends to sag and should be well supported by hangers. PEX should not be installed outdoors or exposed to sunlight for long periods. Polybutylene piping has been the source of considerable controversy due to failed fittings, especially first generation plastic

fittings. CPVC Chlorinated polyvinyl chloride (CPVC) pipe is not as flexible as PB or PEX and the fittings are solvent welded (glued) rather than press-on. This pipe is likely to split if freezing occurs. CPVC pipe is suitable for use on both hot and cold water lines.

Note: Changed from copper in 1995 with basement development.



Plastic Pipe

Main water shut off valve at the: • Outside Hose Shut Off Valves

Note: Basement ceiling above water meter.

Main water shut off valve at the: • Main Shut-off Valve

The main shut-off valve controls all the house water. The valve should be kept readily accessible and easy to operate. Since these valves are not used regularly, it is common for them to be stiff. They often leak when operated.

For this reason, they are not tested during a home inspection. Some main shut-off valves have bleed valves to drain the system once the valve is closed.

Main water shut off valve at the: • Basement

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

Water heater fuel/energy source: • Conventional Water Heaters:

Whether heated by gas, propane, oil or electricity, all conventional water heaters work the same way. Cold water enters the tank, and heated water leaves the tank. The heated water temperature is typically 120 to 140° F. The heated water leaves the tank and cold water enters, triggering the thermostat and turning on the burner or element. If heated water flows out faster than the incoming cool water can be heated, the unit will run out of hot water. The larger the tank, the longer it takes to run out of hot water. Showers use about 10 gallons of hot water per shower. Tubs fill with 30 gallons of hot water. When the hot water is depleted, the recovery rate becomes important. Generally speaking, oil has the fastest rate of recovery, with gas second and electricity third. If water is drawn off slowly, the recovery rate may be such that the tank can be kept filled with hot water. Faster recovery rates allow more water to be drawn off without running out of hot water.

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

Water heater type: • [Conventional](#)

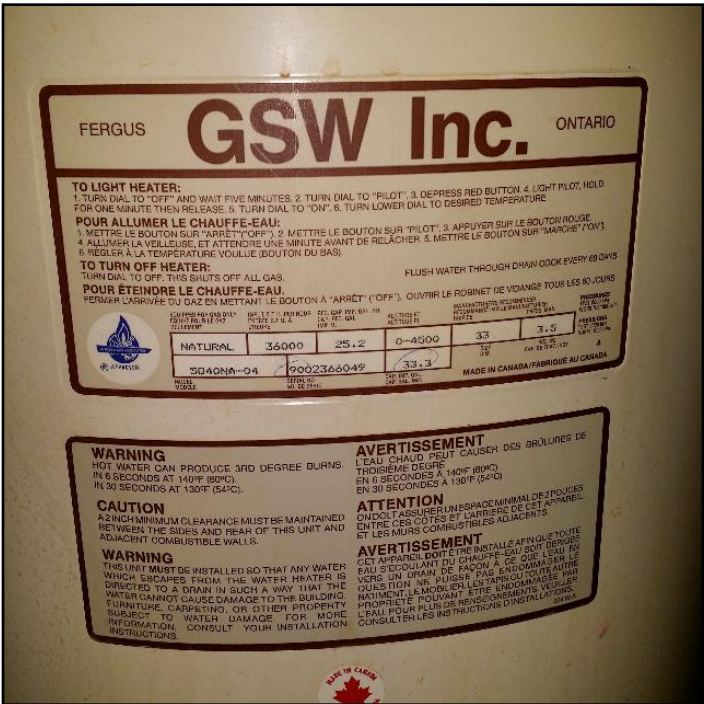
Water heater exhaust venting method: • Natural draft

Water heater manufacturer: • GSW



GSW

Tank capacity: • Recovery
Note: 25.2 Gallons Per Hour



Gsw Data Plate

Tank capacity: • [33.3 gallons](#)

Water heater approximate age: • 25 years

Typical life expectancy: • The water Heater may last longer with the lower setting. Things to look for is to hot of water to cold of water after two showers and Leaks from rusted tank. • Pressure Relief Valve extension to floor.

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

Waste disposal system: • Plumbing waste is divided into two types. Black water is from toilets and contains human waste. Gray water is from bathing, clothes washing, dish washing or cooking, and does not contain human waste. Most municipalities require both types be treated as sewage. Storm water is from rain or melting snow. It is not typically treated as sewage. Only a small percentage of the waste piping system is visible in a home.

Waste disposal system: • [Public](#)

Waste and vent piping in building: • Drain, waste and vent piping (referred to by plumbers as DWV) carry solid, liquid and gas waste products out of the building. Solids and liquids flow through the main drain, and gases escape through vent piping that extends through the roof. • Copper:

Copper waste plumbing was used commonly after World War II, up until the mid 1960s. Copper piping works well for branch drain lines, main stacks, and vent piping. It has become rare in homes, since plastic waste plumbing is less expensive. In multi-family construction, copper waste plumbing may be used where authorities will not allow combustible plastic piping due to fire spread concerns. The joints in copper piping are soldered and an indefinite life expectancy is expected. • Plastic:

Since the 1960s, plastic piping has become almost the exclusive waste plumbing material. Plastic piping may be ABS or PVC. It is used for drains, wastes and vents and connections are made with plastic cement (solvent). The piping is inexpensive, light, easy to work with and durable. Its only disadvantage is that it is somewhat noisy when water is running through it. Efforts to control the noise include wrapping it with fiber glass insulation. • Cast Iron:

Cast iron piping was used for the main plumbing stack in houses up until the 1950s. Its life expectancy is 50 years and up. It employs a bell-and-spigot connection traditionally, with oakum packed into the joint and caulked with lead to seal it. There is also hubless cast iron pipe joined with neoprene sleeves clamped over the joint.

Floor drain location: • CENTER OF GARAGE FLOOR

Floor drain location:

• Near laundry area
Covered by laminate flooring.

Gas piping: • Steel

Main fuel shut off valve at the: • At Appliances

Main fuel shut off valve at the: • Gas meter

Exterior hose bibb: • Outdoor faucets / Hose Bibs are conventional cold water supply valves, typically. The water is shut off by another valve in the building interior during the winter months in cold climates. The outside valve is typically left open to allow any water in the pipe to escape. The inside winter shut off valve may be provided with an auxiliary bleed valve to allow any water between the two valves to escape. Back flow preventers are now required in many jurisdictions on outdoor faucets to protect against cross connections.

Exterior hose bibb:

• Present
Above main water meter in basement ceiling.

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Restrictions & Limitations

Items excluded from a building inspection: • Back Water Valves and Check valve.

Items excluded from a building inspection: • Isolating/relief valves & main shut-off valve • Tub/sink overflows • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains

Proposal & Recommendation Advices

RECOMMENDATIONS \ Overview

Condition: • No plumbing recommendations are offered as a result of this inspection.

Report Narrative Description

General: • ENERGY EVALUATION

Note: Energy evaluation conducted after home inspection 2016 January 1st.

Major floor finishes: • [Hardwood](#) • [Resilient](#) • [Ceramic](#) • Vinyl

Major wall finishes: • [Gypsum board](#)

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

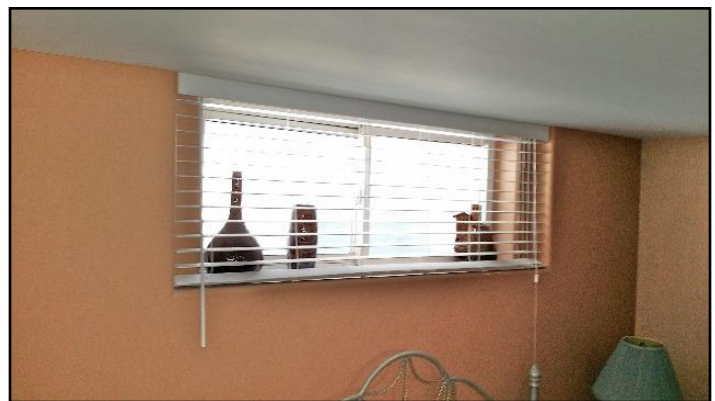
Major wall and ceiling finishes: • [Stucco/texture/stipple](#) • [Gypsum board](#)

Windows: • Window Well

Note: Metal window wells added with basement development 1995.



Window Well



Window well

Windows:

- [Fixed](#)
- [Sliders](#)
- [Casement](#)

Milk chute replaced with casement triple glazed window in 1993.

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Casement Window

- Wood
- Vinyl
- Aluminum

Glazing: • Low E

Glazing: • [Single](#) • [Double](#) • [Primary plus storm](#)

Exterior doors - type/material: • Hinged • [Sliding glass](#)

Doors:

- Inspected

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Raised door at entry 1994

Oven type: • Conventional • Convection

Oven fuel: • Electricity

Range fuel: • Electricity

Appliances: • Ice Maker

Appliances: • Refrigerator • Range hood • Dishwasher • Microwave oven • Door bell

Laundry facilities: • Basement • Not Tested • Floor Drain to Basement under washing machine.

Laundry facilities: • Hot/cold water supply • Vented to outside • 240-Volt outlet

Kitchen ventilation: • Range hood • Recirculating type

Bathroom ventilation:

• Exhaust fan

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Fan through Attic

Counters and cabinets:

- Inspected



Kitchen

Stairs and railings: • Inspected

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Restrictions & Limitations

Inspection limited/prevented by: • Storage/furnishings • New finishes/paint • Storage in closets/cupboards

Not tested/not in service: • Appliances are not tested or cycled through full range.

Not included as part of a building inspection: • Cosmetic issues

Cosmetics: • No comment offered on cosmetic finishes

Appliances: • Appliances are not inspected as part of a building inspection • Self-cleaning features on ovens not tested • Effectiveness of dishwasher drying cycle not tested • Appliances are not moved during an inspection

Percent of foundation not visible: • 100 %

Garage door: • Reversing Safety operated.

Garage door opener: • Electric Eye Sensors tripped and reversed door with newer opener.

Proposal & Recommendation Advices

RECOMMENDATIONS \ Overview

Condition: • No interior recommendations are offered as a result of this inspection.

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Report Narrative Description

General: • " Insurance Bureau of Canada Home Inspection Checklist".

General: • - How well do you Know Your Home? Before you Visit Your Broker or Insurance professional, print this last page completed for you by the inspector or copy and paste the pages of the this report to an insurance file or the Agent.

General: • Insurance Professionals need this information to calculate the proper amount of insurance for your home.

Weather: • Sunny • There was snow on the ground. • There was snow on the roof. • Light winds

Approximate temperature: • -12°

Attendees: • HOME OWNER

Access to home provided by: • HOME OWNER

Occupancy: • The home was occupied at the time of the inspection.

Utilities: • Gas Furnace Mid Efficient

Note: Heil furnace Installed in 1997 with city inspections.

Utilities: • Plastic Piping for domestic water and sewer.

Utilities: • Copper Electrical Service 100 AMP

Utilities: • Smoke detectors are installed.

Utilities: • All utilities were on during the inspection. • The water service is public. • The plumbing waste disposal system is public.

Approximate inspection Start time: • The inspection started at 9:00 a.m.

Approximate inspection End time: • The inspection ended at 5:00 p.m.

Approximate age of home: • Custom Built and Inspected During Construction Period.

Approximate age of home: • 52 years

Approximate date of construction: • 1) Year Built: 1964 Permits

Approximate size of home: • 2) Total square footage: (finished/living area, not including basement) 1040 Square feet from original real property report diagram.

Building type: • 4) Style: Bungalow

Number of dwelling units: • Single-family

Number of stories:

• One

Roof Material Types: Asphalt Fiberglass Hurricane Shingles Installed after hail storm in 2010. Roof Pitch 4/12 Slope Restricted airport height zone strictly enforced for no two story construction. Relaxation applied for and denied in 1993,2003 and 2013.

Number of rooms: • Material Types: High quality Professionally Installed 2015

Number of rooms: • Ceiling height

Note: Flat Ceilings Textured stippled at 8 feet Main floor, Basement 7 foot 6 inches. Interior Walls are Two By Four partition walls not load bearing to roof trusses.

Number of rooms: • Floor Coverings

Note: Hard wood Main floor, Vinyl sheet kitchen and bathrooms, Laminate Basement, Carpet office, Ceramic tile Entry

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Number of rooms: • Thirteen

Number of bedrooms:

• Five

Two Basement Bedrooms Three Main floor Bedrooms

Number of bathrooms: • Basement

Note: Shower Stall, Vanity Sink, Low Flow Toilet. Main floor tub with shower, low flow toilet, Vanity with sink.

Number of kitchens: • High Quality Cabinets and Counters

Note: Kitchen main floor Renovated 2015

Below grade area: • 6) Foundation type: Basement Poured Concrete

Below grade area: • Percentage of Finished Basement:

Note: 100 % Professionally developed with permits

Garage, carport and outbuildings: • Vinyl Siding Garage walls

Garage, carport and outbuildings: • 8) Exterior Wall Finishes:

Garage, carport and outbuildings: • 13) Other Attached Structures Front porch and side decks professionally constructed 2015 Concrete footings preserved wood lumber vinyl manufactured deck metal/glass railings and wind wall.

Garage, carport and outbuildings: • Retaining wall constructed and inspected with engineering permit Structural concrete blocks along East property line. Height 7 feet. Front yard wood retaining walls levels yard.

Garage, carport and outbuildings: • Fencing includes Wood, Chain Link and Vinyl. Gates are metal with Chain link. Height is 6 Feet

Garage, carport and outbuildings: • Landscaping Large trees close to the house were removed from the property in 2002.

Garage, carport and outbuildings: • Wood

Note: Original Cedar Clapboard Siding Professionally Painted 2015

Garage, carport and outbuildings:

• Detached two-car garage

Permits for building 2002. Overhead Gas Heater and Electrical 30 Amps from underground service. Completely insulated and finished with work shop and storage area.

• Tool shed

Not permanent foundation movable, Located under City utility right of way.

Area: • Fire Stations in Area

Note: Suburb One Mile to Crossroads Fire Station. Fire Hydrants with in 1000 feet

Street type: • 15) Unique Access: Buss stop, no parking on front. School zone and play ground zone in front 30 KL per hour. Public Mailbox for block in front. Sanded not plowed Snow route on steep Hill. Recent 2010 Paved Alley has ten years of assessments left on the taxes. No parking in ally due to garbage pickup. Residential Condominiums and Duplex Rentals

Street surface: • Asphalt

Street surface: • Paved

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