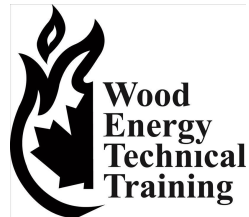


INSPECTION REPORT



For the Property at:
123 ROAD STREET
ALBERTA, AB

Prepared for: JOE SMITH
Inspection Date: Monday, June 17, 2019
Prepared by: Trevor Sczesny



Red Seal Inspection Inc.
Box 1544
Sundre, AB T0M 1X0
403.638.7699

www.redsealinspection.ca
info@redsealinspection.ca

The most thorough inspection on the market done by qualified and licensed tradesmen with 20 years of industry experience.



July 8, 2019

Dear Joe Smith,

RE: Report No. 1721, v.2
123 Road Street
Alberta, AB

Thank you so much for choosing Red Seal Inspection Inc. to perform your Property Inspection. We trust the experience was both useful and enjoyable. The report is attached below and contains any and all major and minor issues found in the home. Some will be of varying concern to you while others are simply intended to help educate and assist with maintenance, energy savings and some simple cost effective improvements that could be made to improve the home.

Our consulting service via telephone, email, and text is available at no cost to you for as long as you own the property. Please visit our website for more information on the warranties and insurance provided to you. Within 48 hours you will receive your log in info for Home Binder. This is where you will find your report, a 150 page maintenance/reference manual, contractors, tips, and much much more to store all your home records electronically for easy access and transfer whenever you decide to sell your home.

There is a very valuable table of contents at the bottom of the report. Each section can be clicked on to offer extensive information regarding each aspect of the home. Throughout the report you will see BLUE links which can be clicked for further information and explanations of items in the report. Please utilize this to assist yourself and of course feel free to contact us with any further questions or concerns.

Payment can be sent to info@redsealinspection.ca or a secured link for credit card payment (3% surcharges apply) can be sent to you at your request. Thanks!

Your feedback is also greatly appreciated as we continually strive to improve our services. If you are happy with today's service and your overall inspection experience, please leave a rating and feedback on my Facebook page and/or Google Review rating. If you have any suggestions or concerns, feel free to email or call me anytime. A happy and satisfied customer is my top priority! Thanks again for allowing me to work with you. Your business is greatly appreciated!

Sincerely,

Trevor Sczesny
on behalf of
Red Seal Inspection Inc.

Red Seal Inspection Inc.
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INVOICE

July 8, 2019

Client: Joe Smith

Report No. 1721, v.2

For inspection at:

123 Road Street

Alberta, AB

on: Monday, June 17, 2019

Home Inspection

\$475.00

GST

\$23.75

Total

\$498.75

PAID IN FULL - THANK YOU!

Red Seal Inspection Inc.
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SUMMARY

123 Road Street, Alberta, AB June 17, 2019

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| | | | | | | | | | |
|------------|-------------|----------|-----------|------------|---------|---------|------------|----------|----------|
| SUMMARY | ROOFING | EXTERIOR | STRUCTURE | ELECTRICAL | HEATING | COOLING | INSULATION | PLUMBING | INTERIOR |
| APPLIANCES | OUTBUILDING | RADON | SEPTIC | REFERENCE | | | | | |

This Summary outlines any potentially significant issues from a cost or safety standpoint and some items are general maintenance concerns that require varying degrees of attention. These items can be addressed at your discretion and may not necessarily need immediate repairs or pose imminent dangers or concerns. The timelines and items are of the opinion of the inspector only. Any items in the report without additional photos or descriptions are considered to be in good condition for the age of the home at the time of the inspection. All items outlined below are considered to be in fair to poor conditions, with additional information and suggestions included. Any repairs or work to improve all components of the home should be conducted by licensed tradesman in each respective trade. 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 \ Stucco

Condition: • [Crumbling](#)

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

Location: Various Exterior Wall

Task: Service annually

Time: Regular maintenance

EXTERIOR GLASS/WINDOWS \ Glass (glazing)

Condition: • [Cracked](#)

Location: Exterior Wall Garage

Task: Repair or replace

Time: Discretionary

EXTERIOR GLASS/WINDOWS \ Storms and screens

Condition: • [Missing](#)

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

Location: Exterior South Deck

Task: Repair or replace

Time: Discretionary

DOORS \ Doors and frames

Condition: • [Damage](#)

Implication(s): Chance of damage to finishes and structure | Poor security

Location: Second Floor Master Bedroom

Task: Repair or replace

Time: Unknown

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

Condition: • [Missing](#)

Implication(s): Fall hazard

Location: Exterior Deck South

Task: Provide

Time: Discretionary

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Electrical

SERVICE BOX, GROUNDING AND PANEL \ System grounding

Condition: • Bonding (for Gas Piping) - missing

Location: Basement Utility Room

Task: Provide

Time: Less than 1 year

Cost: Minor

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • [Openings in panel](#)

Implication(s): Electric shock | Fire hazard

Location: Basement Utility Room

Task: Improve

Time: Immediate

Cost: Minor

DISTRIBUTION SYSTEM \ Wiring - installation

Condition: • [Open splices](#)

Implication(s): Electric shock | Fire hazard

Location: Basement, exterior

Task: Improve

Time: Immediate

Cost: Minor

Condition: • [Not well secured](#)

Implication(s): Electric shock | Fire hazard

Location: Basement Throughout

Task: Improve

Time: Immediate

Condition: • [Loose connections](#)

Implication(s): Electric shock | Fire hazard | Interruption of electrical service

Location: Basement Utility Room

Task: Improve

Time: Immediate

Cost: Minor

Condition: • [Flexible conduit needed](#)

Implication(s): Electric shock

Location: Exterior, Shop

Task: Improve

Time: Regular maintenance

DISTRIBUTION SYSTEM \ Junction boxes

Condition: • [Missing](#)

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Implication(s): Electric shock | Fire hazard

Location: Exterior Wall West

Task: Provide

Time: Immediate

Cost: Minor

Condition: • [Missing](#)

Implication(s): Electric shock | Fire hazard

Location: Second Floor Master Bedroom

Task: Provide

Time: Immediate

Cost: Minor

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Wrong type](#)

Installing GFCI on 3 wire split circuits is not recommended and will increase nuisance tripping. GFCI is not required near kitchen sinks for the time the home was built. Recommend removing and installing standard split plugs as it was previously.

Implication(s): Electric shock | Fire hazard

Location: First Floor Kitchen

Task: Replace

Time: Immediate

Cost: Minor

DISTRIBUTION SYSTEM \ Cover plates

Condition: • Not weather proof/Water tight

Location: Front Exterior Wall

Task: Improve

Time: Unpredictable

Condition: • For outlet (receptacle) is damaged

Implication(s): Electric shock

Location: Various Exterior Wall

Task: Replace

Time: Regular maintenance

Cost: Minor

Condition: • For junction box is missing

Implication(s): Electric shock

Location: First Floor Garage

Task: Improve

Time: Immediate

Cost: Minor

DISTRIBUTION SYSTEM \ Lights

Condition: • [Conventional lights in wet areas](#)

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Implication(s): Electric shock | Fire hazard

Location: Second Floor Ensuite Bathroom

Task: Replace

Time: Immediate

Condition: • [Missing](#)

Implication(s): Inadequate lighting

Location: West Garage Exterior Wall

Task: Provide

Time: Discretionary

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

Condition: • Past life expectancy

Recommend installing new smoke/co combo hard wired units with battery back up on both levels with the presence of gas and wood appliances and access to the garage doors.

Implication(s): Life safety hazard

Location: Throughout

Task: Replace

Time: Immediate

Cost: Minor

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) alarms (detectors)

Condition: • Missing

Recommend installing CO detection on levels with access to garage doors and that have gas/wood fired appliances.

Location: Throughout

Task: Provide

Time: Immediate

Cost: Minor

Heating

GAS FURNACE \ General

Condition: • Service Furnace

Highly recommend a furnace service and duct cleaning for improved performance and air quality in the home. Also recommend a dryer vent cleaning at the same time to insure optimal performance of the dryer.

Location: Basement Furnace Room

Task: Service Clean

Time: Regular maintenance

Cost: Minor

CHIMNEY AND VENT \ Inspect/sweep chimney

Condition: • [Inspect \(and/sweep if needed\) before using](#)

Implication(s): Fire hazard

Location: Throughout

Task: Further evaluation

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Time: Regular maintenance

CHIMNEY AND VENT \ Metal chimney or vent

Condition: • [Inadequate chimney height above roof](#)

Implication(s): Equipment not operating properly | Hazardous combustion products entering home

Location: Exterior

Task: Improve

Time: Immediate

WOOD STOVE \ Cabinet, door and clearances

Condition: • The wood stove is not code compliant. The stove, shielding, and flue pipe type and clearances are all non compliant. Recommend discontinuing use until repairs have been made.

Location: Various

Task: Further evaluation Improve

Insulation and Ventilation

ATTIC/ROOF \ Hatch/Door

Condition: • [Not insulated and not weatherstripped](#)

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

Location: Second Floor Attic Bedroom

Task: Improve

Time: Discretionary

Cost: Minor

FOUNDATION \ Exterior insulation

Condition: • [Missing](#)

Implication(s): Increased heating costs

Location: Basement

Task: Provide

Time: Discretionary

Plumbing

FIXTURES AND FAUCETS \ Faucet

Condition: • [Loose](#)

Implication(s): Equipment failure

Location: Second Floor Ensuite Bathroom

Task: Repair

Time: Regular maintenance

Cost: Minor

FIXTURES AND FAUCETS \ Toilet

Condition: • [Leak](#)

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

Location: Second Floor Hallway Bathroom

Task: Repair

Time: Regular maintenance

Cost: Minor

Condition: • [Loose](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Sewage entering the building

Location: Second Floor Ensuite Bathroom, Hallway Bathroom

Task: Repair

Time: Immediate

Interior

CEILINGS \ General

Condition: • Damage

Implication(s): Damage or physical injury due to falling materials

Location: First Floor Garage

Task: Repair

Time: Unpredictable

Condition: • Stains

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

Location: Various First Floor Kitchen

Task: Further evaluation

Time: Unpredictable

Condition: • Water stains

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

Location: Various First Floor Kitchen

Task: Further evaluation

Time: Immediate

STAIRS \ Handrails and guards

Condition: • [Missing](#)

Implication(s): Fall hazard

Location: Basement Staircase

Task: Provide

Time: Immediate

Cost: Minor

GARAGE \ Door between garage and living space

Condition: • [No self closer](#)

Implication(s): Hazardous combustion products entering home

Location: First Floor Garage

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Task: Improve

Time: Less than 1 year

Cost: Minor

APPLIANCES \ Dryer

Condition: • Improvements can be made to the dryer vent for improved air flow and efficiency.

Location: Basement Laundry Area

Task: Improve

Time: Discretionary

Cost: Minor

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.

This Summary outlines potentially significant issues from a cost or safety standpoint. Any items in the report without additional photos or descriptions are considered to be in good condition for the age of the home. All items outlined below are considered to be in fair to poor conditions, with additional information and suggestions included. Any repairs or work to improve all components of the home should be conducted by licensed tradesman in each respective trade. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Home Improvement - ballpark costs](#)

ROOFING

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Description

General: • The shingles appeared to be in fair/good condition. Leaks can happen anytime and recommend regular visual inspections of the roof line.



1. The shingles appeared to be in fair/good...

The home is considered to face : • North

Sloped roofing material: • [Asphalt shingles](#)

Sloped roof flashing material: • Metal

Probability of leakage: • Low

Typical life expectancy: • 15-20 years

Limitations

Roof inspection limited/prevented by: • Wet roof surface hides flaws

Inspection performed: • By walking on roof

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Description

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

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

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

Lot slope: • [Away from building](#)

Soffit (underside of eaves) and fascia (front edge of eaves): • [Aluminum](#)

Wall surfaces and trim: • [Stucco](#)

Driveway: • Gravel • No performance issues were noted.

Walkway: • Gravel • Earth • No performance issues were noted.

Deck: • Raised • Pressure-treated wood • Railings

Exterior steps: • Wood

Fence: • None.

Garage: • Attached

Limitations

Inspection limited/prevented by: • Storage in garage • Vines/shrubs/trees against wall

Exterior inspected from: • Ground level

Recommendations

WALLS \ Stucco

1. Condition: • [Crumbling](#)

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

Location: Various Exterior Wall

Task: Service annually

Time: Regular maintenance

EXTERIOR

123 Road Street, Alberta, AB June 17, 2019

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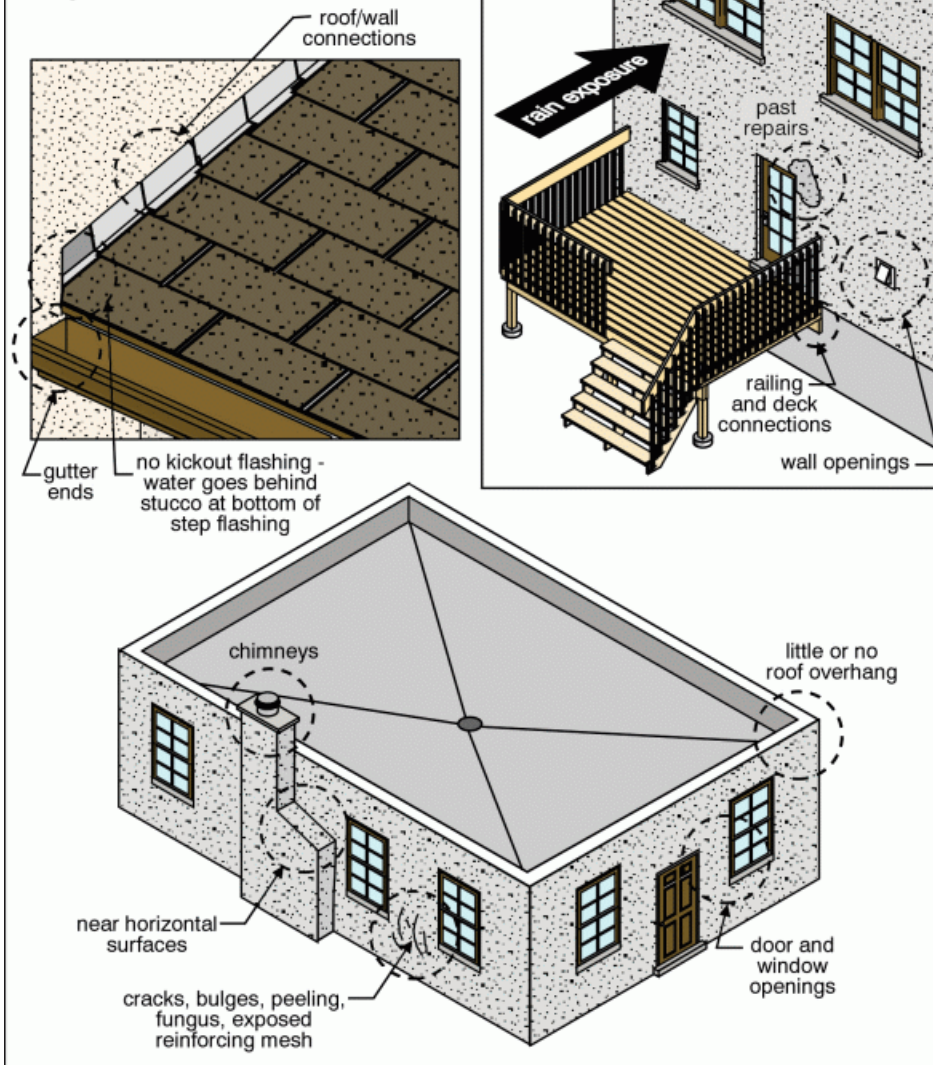
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Exterior inspection strategy for EIFS

things to watch for:



EXTERIOR

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2. Crumbling

EXTERIOR GLASS/WINDOWS \ Glass (glazing)

2. Condition: • [Cracked](#)

Location: Exterior Wall Garage

Task: Repair or replace

Time: Discretionary



3. Cracked

EXTERIOR GLASS/WINDOWS \ Storms and screens

3. Condition: • [Missing](#)

EXTERIOR

123 Road Street, Alberta, AB June 17, 2019

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

Location: Exterior South Deck

Task: Repair or replace

Time: Discretionary



4. Missing

DOORS \ Doors and frames

4. Condition: • [Damage](#)

Implication(s): Chance of damage to finishes and structure | Poor security

Location: Second Floor Master Bedroom

Task: Repair or replace

Time: Unknown

EXTERIOR

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5. Damage

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

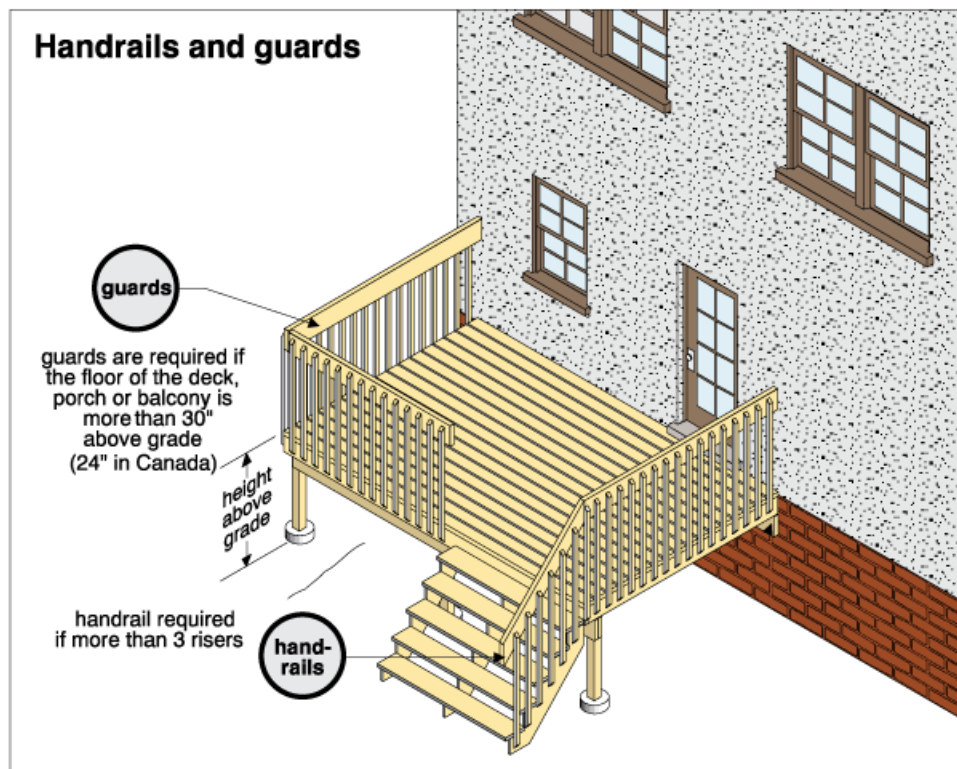
5. Condition: • [Missing](#)

Implication(s): Fall hazard

Location: Exterior Deck South

Task: Provide

Time: Discretionary



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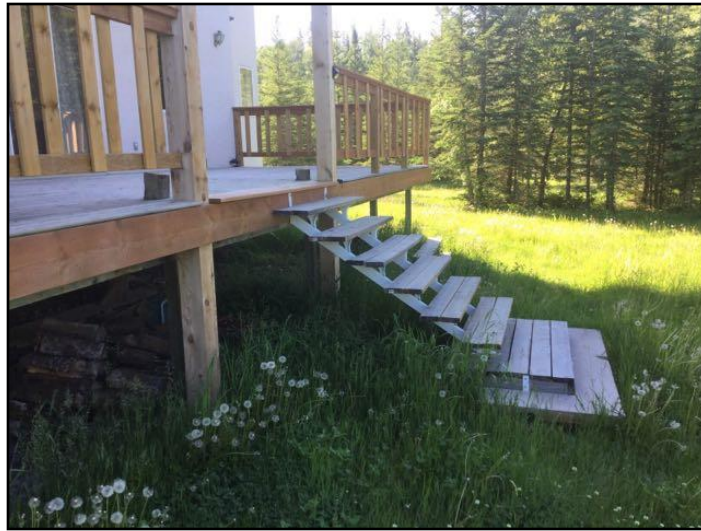
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6. Missing

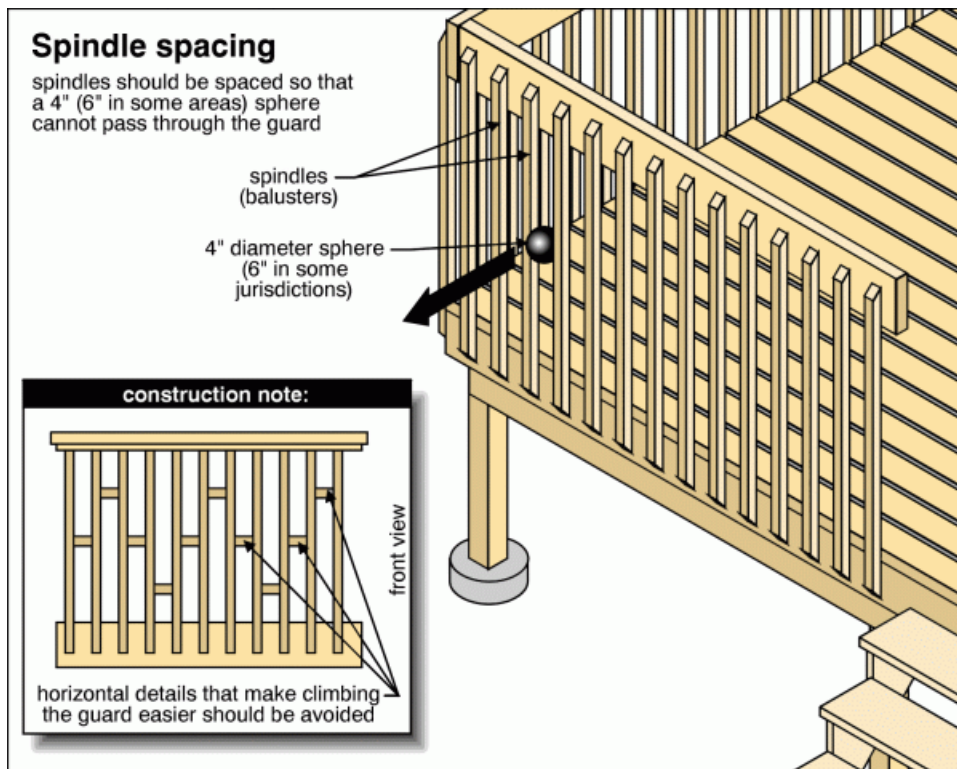
6. Condition: • [Spindles \(balusters\) too far apart](#)

Implication(s): Fall hazard

Location: South Deck

Task: Improve

Time: Discretionary



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7. Spindles (balusters) too far apart

STRUCTURE

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Description

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Wood I-joists](#) • Steel columns • Built-up wood beams • Laminated wood beams • Subfloor - OSB (Oriented Strand Board)

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

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

Limitations

Inspection limited/prevented by: • Ceiling, wall and floor coverings • New finishes/paint • Insulation

Attic/roof space: • Inspected from access hatch

Percent of foundation not visible: • 95 %

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Recommendations

FOUNDATIONS \ Performance opinion

7. Condition: • No defects noted

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Description

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

Service size: • [200 Amps \(240 Volts\)](#)

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

Main disconnect/service box type and location: • [Breakers - basement](#) • [Breakers - utility room](#)

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

Electrical panel manufacturers: • Eaton/Cutler-Hammer

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](#) • No AFCI

Smoke alarms (detectors): • [Present](#)

Carbon monoxide (CO) alarms (detectors): • None noted

Limitations

System ground: • Continuity not verified • Quality of ground not determined

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

Recommendations

SERVICE BOX, GROUNDING AND PANEL \ System grounding

8. Condition: • Bonding (for Gas Piping) - missing

Location: Basement Utility Room

Task: Provide

Time: Less than 1 year

Cost: Minor

ELECTRICAL

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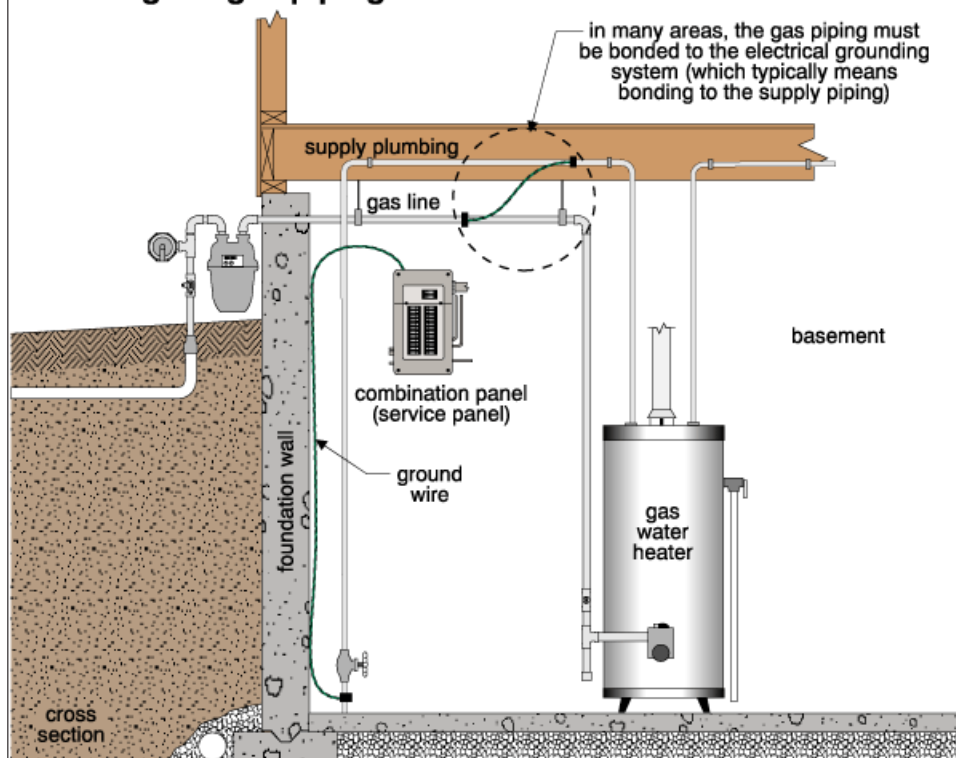
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Bonding the gas piping



SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

9. Condition: • [Openings in panel](#)

Implication(s): Electric shock | Fire hazard

Location: Basement Utility Room

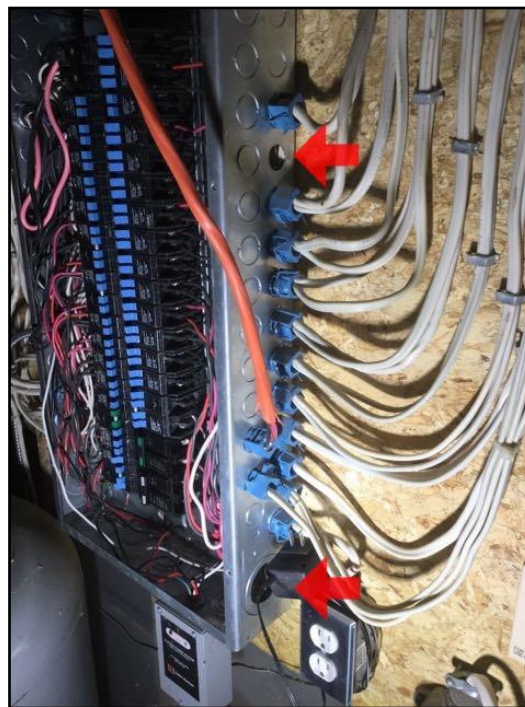
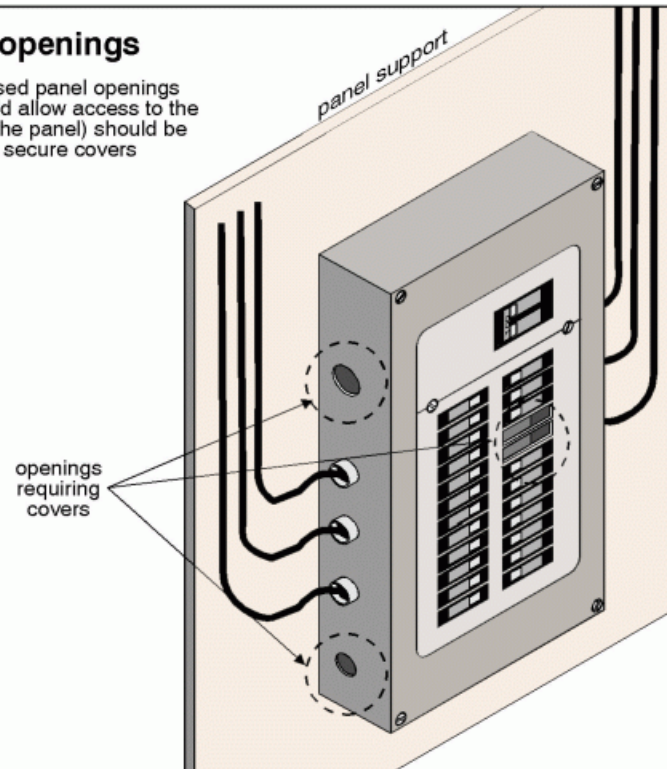
Task: Improve

Time: Immediate

Cost: Minor

Panel openings

any exposed panel openings (that would allow access to the inside of the panel) should be fitted with secure covers



8. Openings in panel

DISTRIBUTION SYSTEM \ Wiring - installation

10. Condition: • [Open splices](#)

ELECTRICAL

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Implication(s): Electric shock | Fire hazard

Location: Basement, exterior

Task: Improve

Time: Immediate

Cost: Minor



9. Open splices



10. Open splices

11. Condition: • [Not well secured](#)

Implication(s): Electric shock | Fire hazard

Location: Basement Throughout

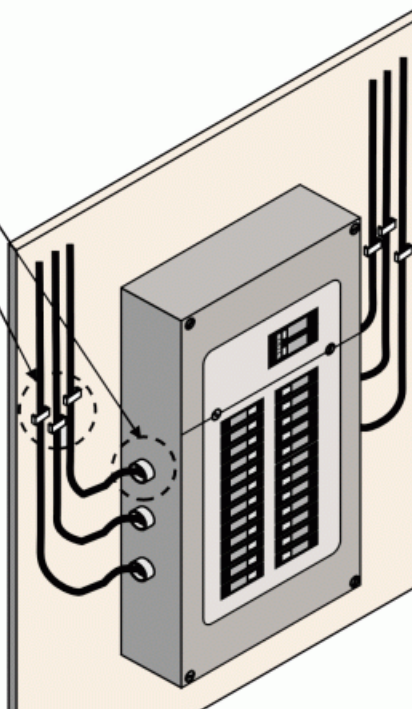
Task: Improve

Time: Immediate

Securing wires

cables should be clamped where they enter the panel

they should also be secured within 12 inches of the panel



Cable support inside walls

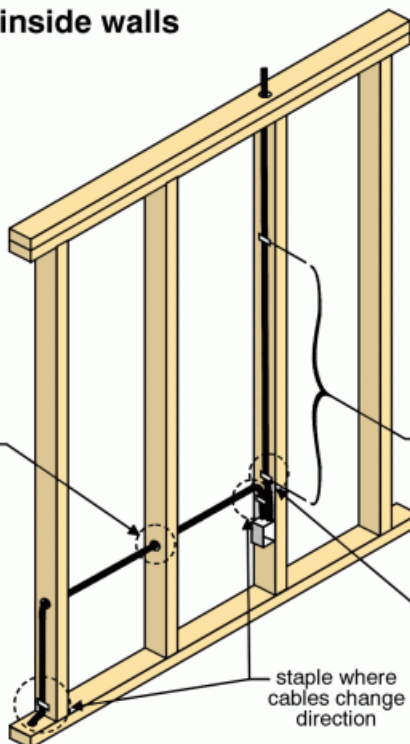
staples not required where cables run through holes in framing members

staple every 4-1/2 feet (USA)

staple every 5 feet (CANADA)

staple within 12 inches of electrical boxes

staple where cables change direction



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11. Not well secured



12. Not well secured



13. Not well secured

12. Condition: • [Loose connections](#)

Implication(s): Electric shock | Fire hazard | Interruption of electrical service

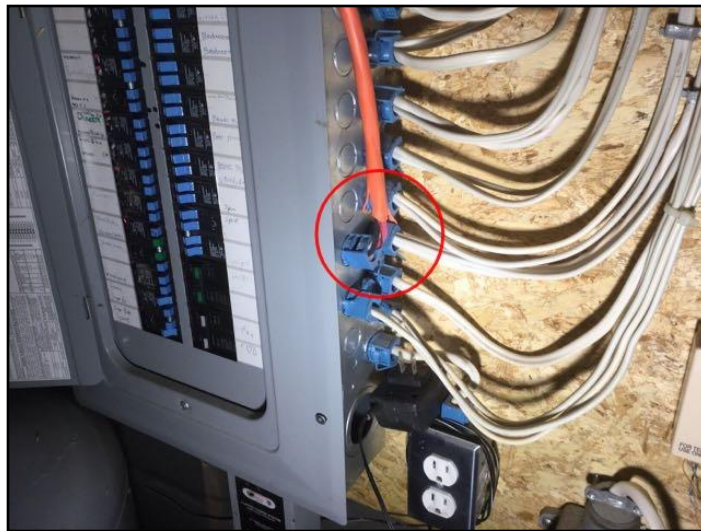
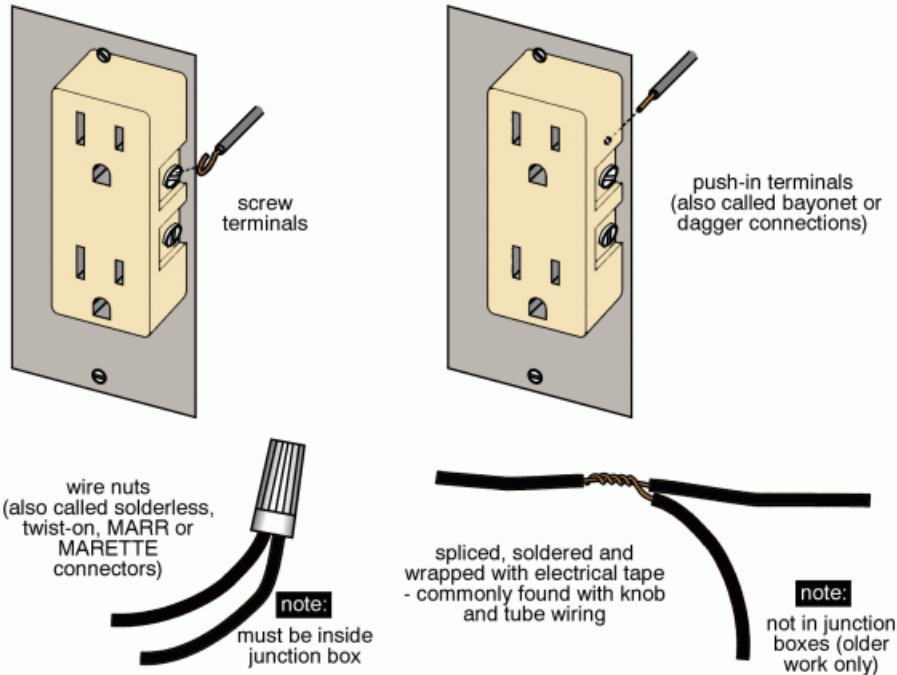
Location: Basement Utility Room

Task: Improve

Time: Immediate

Cost: Minor

Types of connections



14. Loose connections

13. Condition: • [Flexible conduit needed](#)

Implication(s): Electric shock

Location: Exterior, Shop

Task: Improve

Time: Regular maintenance

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Exposed wiring

exposed wires running along walls within 5 to 7 feet of the floor require protection from mechanical damage

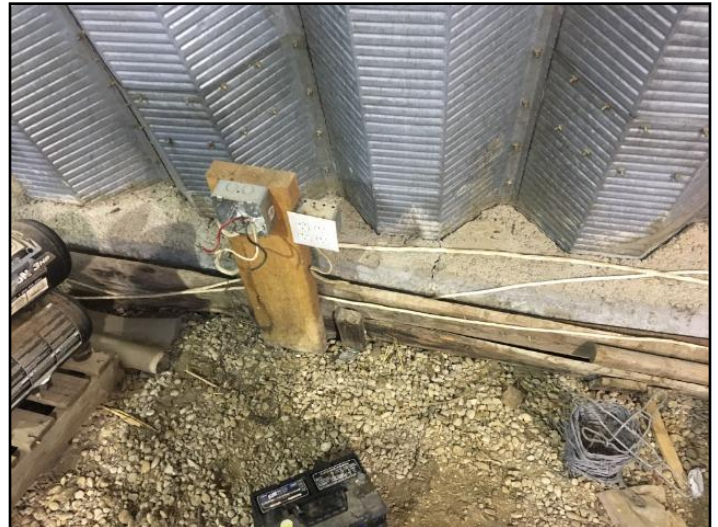
wire doesn't require protection

wire requires protection

5' (CANADA)
7' (USA)



15. Flexible conduit needed



16. Flexible conduit needed

DISTRIBUTION SYSTEM \ Junction boxes

14. Condition: • [Missing](#)

Implication(s): Electric shock | Fire hazard

Location: Exterior Wall West

Task: Provide

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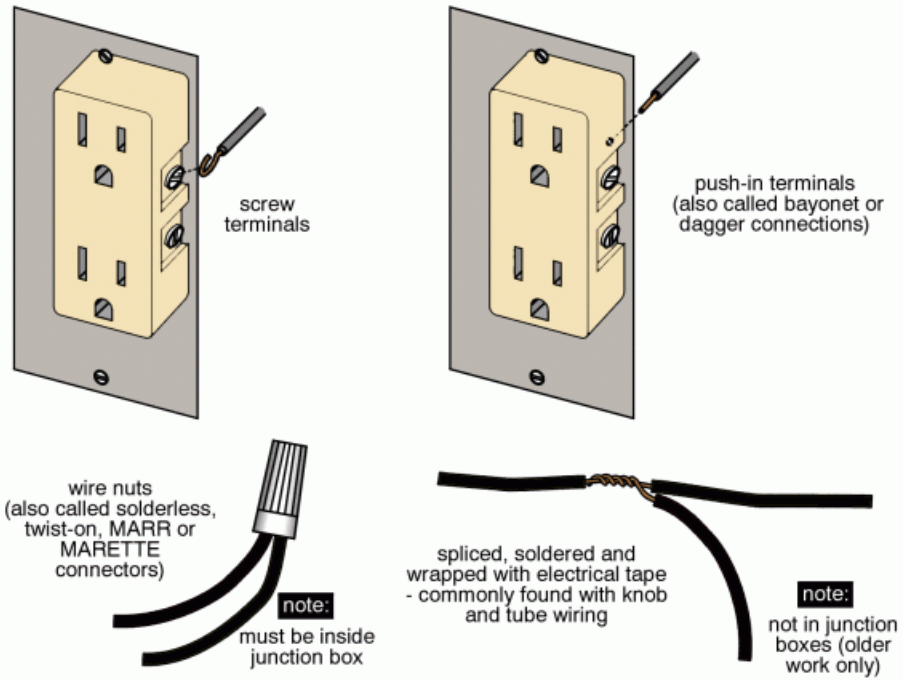
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Time: Immediate

Cost: Minor

Types of connections



17. Missing

15. Condition: • [Missing](#)

Implication(s): Electric shock | Fire hazard

Location: Second Floor Master Bedroom

Task: Provide

Time: Immediate

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Cost: Minor



18. Missing

DISTRIBUTION SYSTEM \ Outlets (receptacles)

16. Condition: • [Wrong type](#)

Installing GFCI on 3 wire split circuits is not recommended and will increase nuisance tripping. GFCI is not required near kitchen sinks for the time the home was built. Recommend removing and installing standard split plugs as it was previously.

Implication(s): Electric shock | Fire hazard

Location: First Floor Kitchen

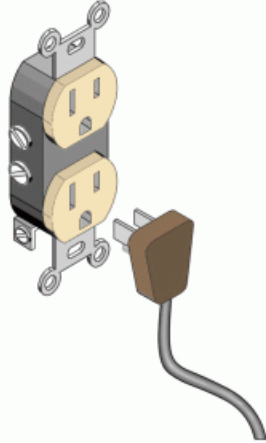
Task: Replace

Time: Immediate

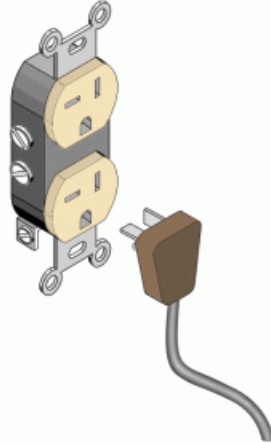
Cost: Minor

Wrong type receptacle

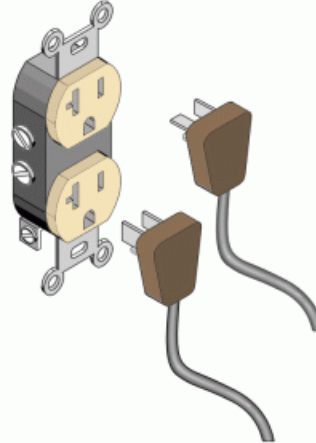
120 volt, 15 amp
receptacle
accepts only 15
amp plugs



120 volt, 20 amp
receptacle
accepts only 20
amp plugs



120 volt, 20 amp
receptacle
accepts 15 and 20
amp plugs



20 amp receptacles shouldn't be installed
on 15 amp circuits
when you see 20 amp receptacles, check
that they are attached to 12 gauge wire



19. Wrong type

DISTRIBUTION SYSTEM \ Switches

17. Condition: • Recommend installing timer switches to control all bathroom exhaust fans for improved efficiency.

Location: Throughout Bathroom

Task: Upgrade

Time: Discretionary

Cost: Minor

DISTRIBUTION SYSTEM \ Cover plates

18. Condition: • Not weather proof/Water tight

Location: Front Exterior Wall

Task: Improve

Time: Unpredictable



20. *Not weather proof/Water tight*

19. Condition: • [Missing](#)

Implication(s): Electric shock

Location: Throughout First Floor Garage

Task: Provide

Time: Regular maintenance

Cost: Minor



21. *Missing*

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20. Condition: • For outlet (receptacle) is damaged

Implication(s): Electric shock

Location: Various Exterior Wall

Task: Replace

Time: Regular maintenance

Cost: Minor



22. For outlet (receptacle) is damaged

21. Condition: • For junction box is missing

Implication(s): Electric shock

Location: First Floor Garage

Task: Improve

Time: Immediate

Cost: Minor



23. For junction box is missing



24. For junction box is missing

DISTRIBUTION SYSTEM \ Lights

22. Condition: • Recommend upgrading all light to LED for improved efficiency and cost savings.

Location: Throughout

Task: Upgrade

Time: Discretionary

Cost: Minor

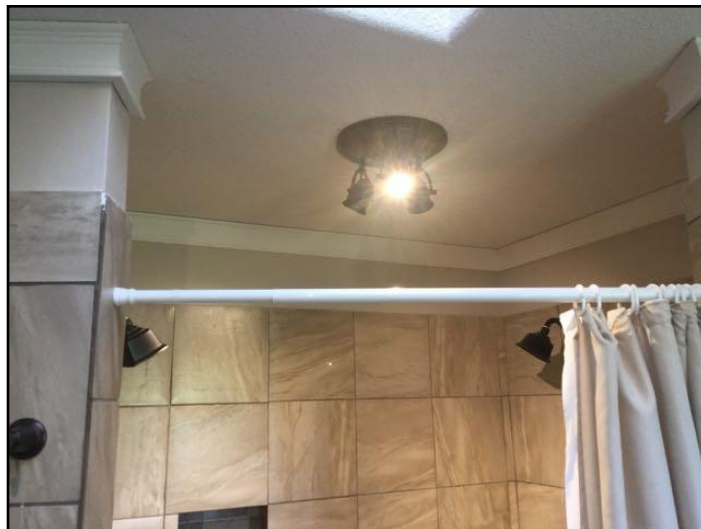
23. Condition: • [Conventional lights in wet areas](#)

Implication(s): Electric shock | Fire hazard

Location: Second Floor Ensuite Bathroom

Task: Replace

Time: Immediate



25. *Conventional lights in wet areas*

24. Condition: • [Missing](#)

Implication(s): Inadequate lighting

Location: First Floor Garage

Task: Provide

Time: Discretionary



26. Missing

25. Condition: • [Missing](#)

Implication(s): Inadequate lighting

Location: West Garage Exterior Wall

Task: Provide

Time: Discretionary



27. Missing

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

26. Condition: • Past life expectancy

Recommend installing new smoke/co combo hard wired units with battery back up on both levels with the presence of gas and wood appliances and access to the garage doors.

Implication(s): Life safety hazard

Location: Throughout

Task: Replace

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Time: Immediate

Cost: Minor



28. *Past life expectancy*

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) alarms (detectors)

27. Condition: • Missing

Recommend installing CO detection on levels with access to garage doors and that have gas/wood fired appliances.

Location: Throughout

Task: Provide

Time: Immediate

Cost: Minor

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Description

System type: • [Furnace](#) • [Wood stove](#)

Fuel/energy source: • [Gas](#) • Wood

Furnace manufacturer: • Bryant

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

Approximate capacity:

• [100,000 BTU/hr](#)



29. 100,000 BTU/hr

Efficiency: • [High-efficiency](#)

Exhaust venting method: • [Direct vent - sealed combustion](#)

Combustion air source: • Outside - sealed combustion

Approximate age: • [5 years](#)

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

Main fuel shut off at: • Meter • Exterior wall

Failure probability: • [Low](#)

Fireplace/stove: • [Wood stove](#)

Chimney/vent: • Sidewall venting

Carbon monoxide test: • 0 parts per million - approximate

Humidifiers: • [Duct mounted bypass humidifier](#)

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Mechanical ventilation system for home: • Principal exhaust fan

Location of the thermostat for the heating system: • Dining Room • First Floor

Ancillary components: • Multi-zone system • Programmable thermostat

Condensate system: • Discharges into floor drain

Limitations

Inspection prevented/limited by: • Chimney interiors and flues are not inspected • Vent connectors, chimney interiors and flues are not inspected • Cannot verify effectiveness of air filter

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

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

Fireplace/wood stove: • Quality of chimney draw cannot be determined

Heat exchanger: • Not accessible

Recommendations

GAS FURNACE \ General

28. Condition: • Service Furnace

Highly recommend a furnace service and duct cleaning for improved performance and air quality in the home. Also recommend a dryer vent cleaning at the same time to insure optimal performance of the dryer.

Location: Basement Furnace Room

Task: Service Clean

Time: Regular maintenance

Cost: Minor

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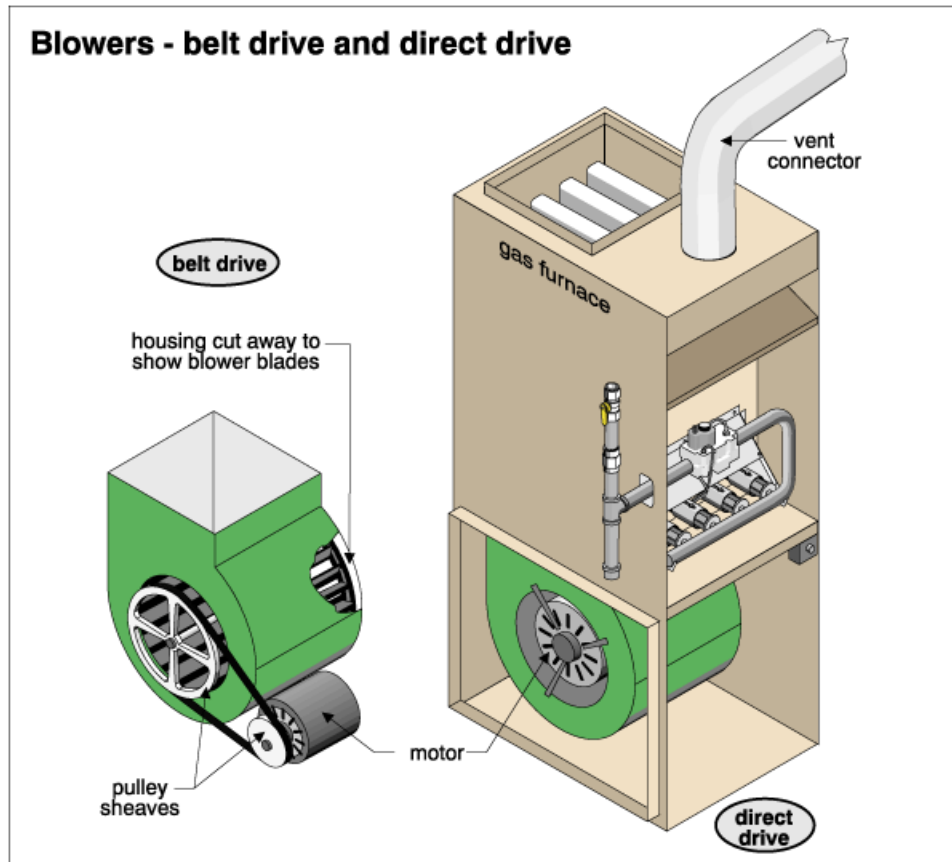
OUTBUILDIN

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Blowers - belt drive and direct drive



CHIMNEY AND VENT \ Inspect/sweep chimney

29. Condition: • [Inspect \(and/sweep if needed\) before using](#)

Implication(s): Fire hazard

Location: Throughout

Task: Further evaluation

Time: Regular maintenance

CHIMNEY AND VENT \ Metal chimney or vent

30. Condition: • [Inadequate chimney height above roof](#)

Implication(s): Equipment not operating properly | Hazardous combustion products entering home

Location: Exterior

Task: Improve

Time: Immediate

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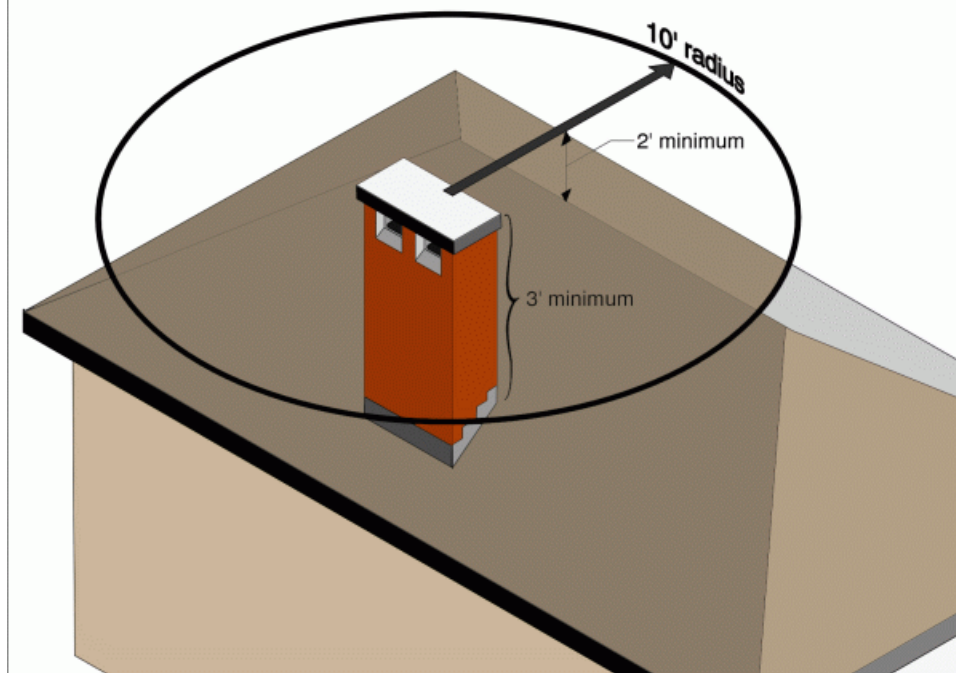
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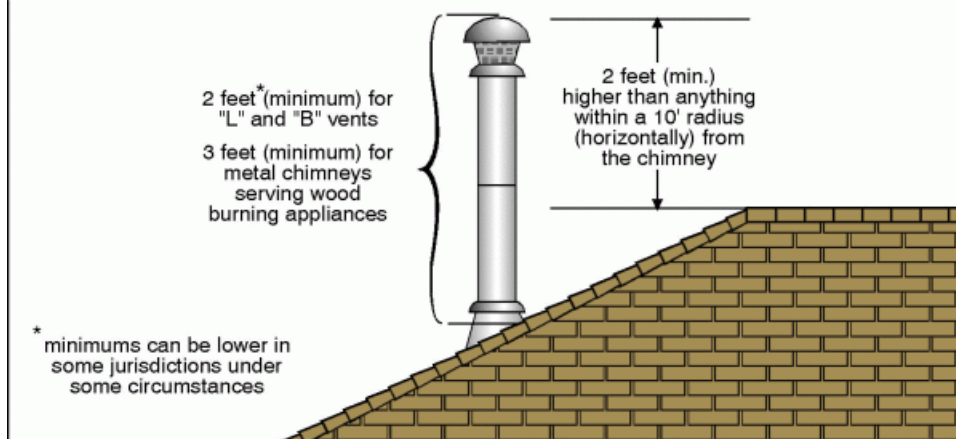
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Proper chimney height



Chimney height



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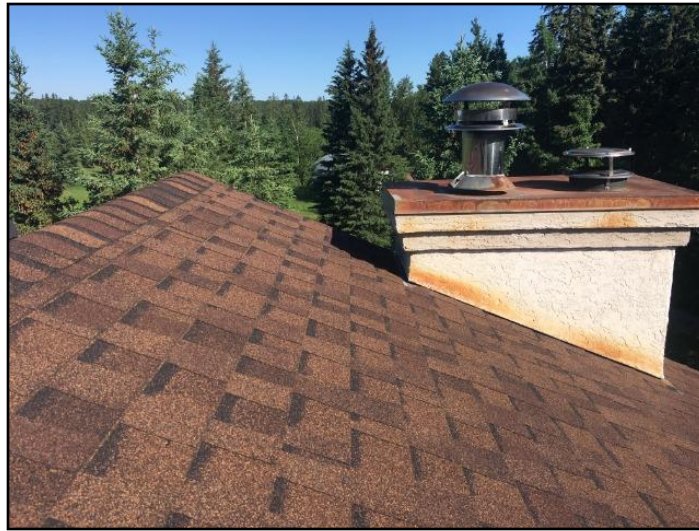
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30. *Inadequate chimney height above roof*

WOOD STOVE \ General

31. Condition: • Wood Stove, WETT inspection recommended.

Location: Throughout

Task: Further evaluation

Time: Discretionary

WOOD STOVE \ Cabinet, door and clearances

32. Condition: • The wood stove is not code compliant. The stove, shielding, and flue pipe type and clearances are all non compliant. Recommend discontinuing use until repairs have been made.

Location: Various

Task: Further evaluation Improve

COOLING & HEAT PUMP

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Description

Air conditioning type: • None present

INSULATION AND VENTILATION

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Description

Attic/roof insulation material: • [Cellulose](#)

Attic/roof insulation amount/value:

- [R-24](#)
- 10 inches



31. 10 inches

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

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

Wall insulation material: • Not determined • Not visible

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

Foundation wall insulation material: • Not determined • Not visible

Foundation wall insulation amount/value: • Not determined

Mechanical ventilation system for home: • Principal exhaust fan

Limitations

Inspection prevented by no access to: • Floor space • Walls, which were spot checked only

Attic inspection performed: • From access hatch

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

Mechanical ventilation effectiveness: • Tested and functioning as required.

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Recommendations

ATTIC/ROOF \ Hatch/Door

33. Condition: • [Not insulated and not weatherstripped](#)

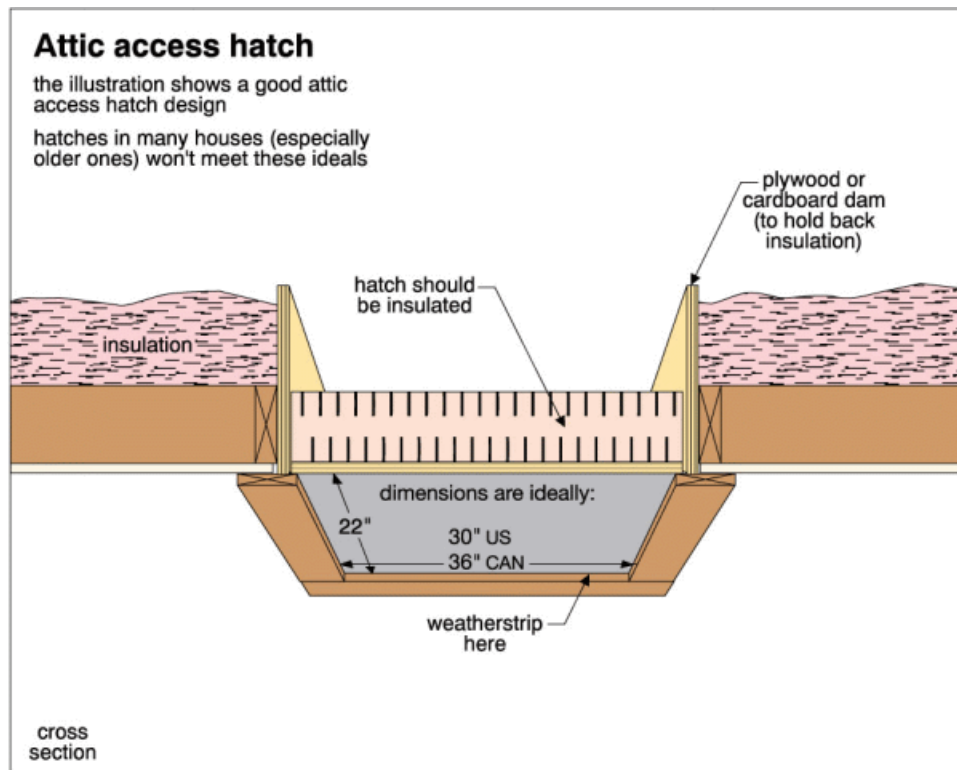
Implication(s): Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs | Reduced comfort

Location: Second Floor Attic Bedroom

Task: Improve

Time: Discretionary

Cost: Minor



INSULATION AND VENTILATION

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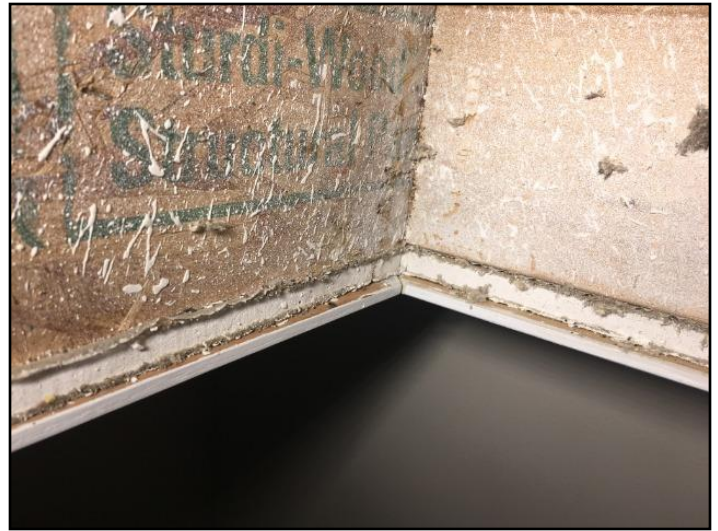
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32. Not insulated and not weatherstripped



33. Not insulated and not weatherstripped



34. Not insulated and not weatherstripped



35. Not insulated and not weatherstripped

FOUNDATION \ Exterior insulation

34. Condition: • [Missing](#)

Implication(s): Increased heating costs

Location: Basement

Task: Provide

Time: Discretionary

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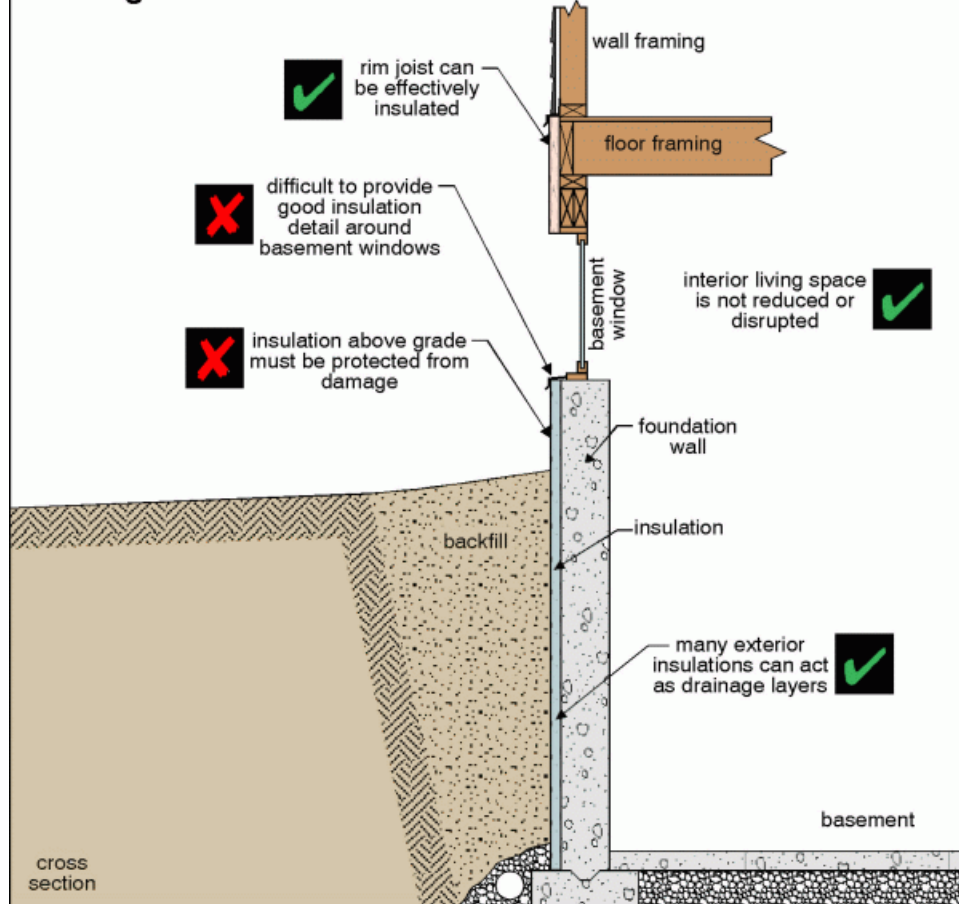
OUTBUILDIN

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Adding exterior basement insulation



36. Missing

Description

Water supply source: • Private

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

Supply piping in building: • [Plastic](#) • PEX (cross-linked Polyethylene)

Main water shut off valve at the: • Basement • Utility room • Near water heater

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

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

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

Water heater exhaust venting method: • Natural draft

Water heater manufacturer: • Giant

Water heater tank capacity:

• 50 gallons



37. 50 gallons

Water heater approximate age: • 6 years

Water heater typical life expectancy: • 8 to 12 years

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

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

Pumps: • [Solid waste pump \(ejector pump\)](#)

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

Water treatment system: • Water softener • Mechanical filter

Gas piping: • Steel

Backwater valve: • None noted

Exterior hose bibb (outdoor faucet): • Present • Freeze resistant

Limitations

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

Not included as part of a building inspection: • Not readily accessible interiors of vent systems, flues, and chimneys • Wells, well pumps, and water storage related equipment • Water conditioning systems

Recommendations

General

35. • Recommend having a full well and septic test done to confirm functionality and overall condition.

Location: Throughout

Task: Further evaluation

Time: Discretionary

FIXTURES AND FAUCETS \ Faucet

36. Condition: • [Loose](#)

Implication(s): Equipment failure

Location: Second Floor Ensuite Bathroom

Task: Repair

Time: Regular maintenance

Cost: Minor



38. *Loose*

FIXTURES AND FAUCETS \ Toilet

37. Condition: • [Leak](#)

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

Location: Second Floor Hallway Bathroom

Task: Repair

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Time: Regular maintenance

Cost: Minor



39. Leak

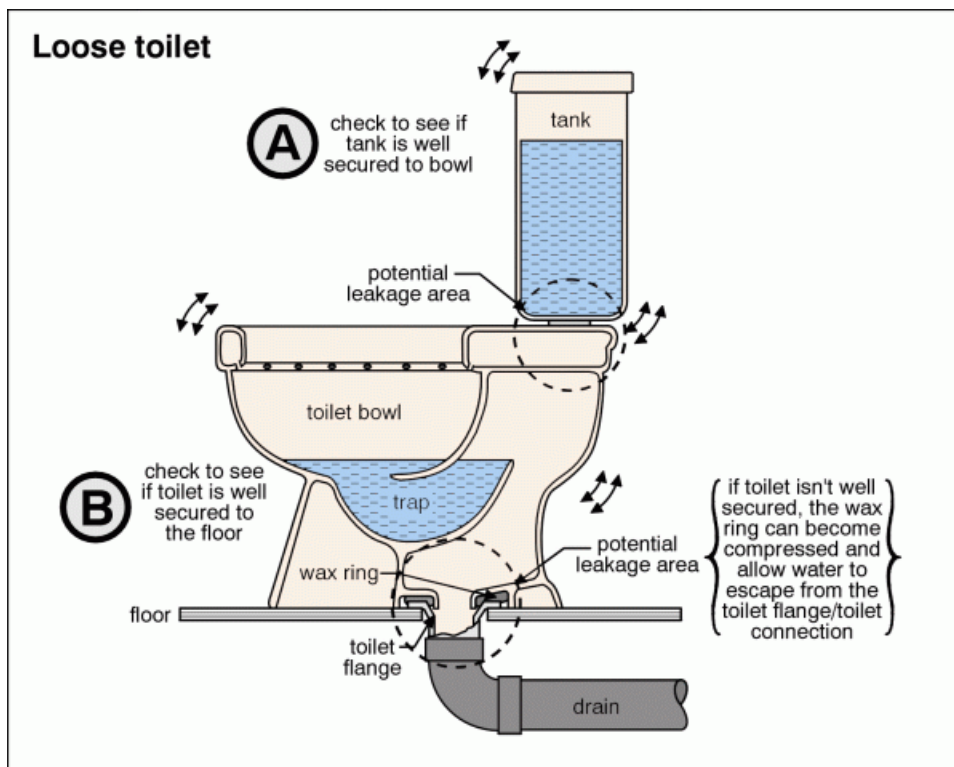
38. Condition: • [Loose](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Sewage entering the building

Location: Second Floor Ensuite Bathroom, Hallway Bathroom

Task: Repair

Time: Immediate



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Description

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

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

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

Glazing: • [Double](#)

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

Doors: • Inspected

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

Laundry facilities: • Washer • Laundry tub • Hot/cold water supply • Dryer • Vented to outside • 120-Volt outlet • 240-Volt outlet • Waste standpipe

Kitchen ventilation: • Range hood discharges to the exterior

Bathroom ventilation: • Exhaust fan • Window

Laundry room ventilation: • Clothes dryer vented to exterior

Counters and cabinets: • Inspected

Stairs and railings: • Inspected

Limitations

Inspection limited/prevented by: • Carpet • Storage/furnishings • New finishes/paint

Not included as part of a building inspection: • Carbon monoxide alarms (detectors) • Security systems and intercoms • Cosmetic issues • Perimeter drainage tile around foundation, if any • Aesthetics or quality of finishes • Vermin, including wood destroying organisms. • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Window coatings and seals between panes of glass

Cosmetics: • No comment offered on cosmetic finishes

Appliances: • Appliances are not moved during an inspection

Basement leakage: • Cannot predict how often or how badly basement will leak

Recommendations

CEILINGS \ General

39. Condition: • Typical flaws

40. Condition: • Damage

Implication(s): Damage or physical injury due to falling materials

Location: First Floor Garage

Task: Repair

Time: Unpredictable

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40. Damage

41. Condition: • Stains

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

Location: Various First Floor Kitchen

Task: Further evaluation

Time: Unpredictable



41. Stains

42. Condition: • Water stains

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

Location: Various First Floor Kitchen

Task: Further evaluation

Time: Immediate

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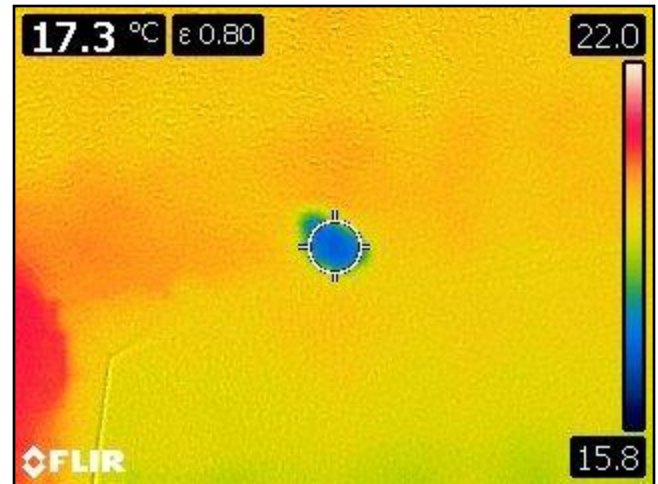
RADON

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42. Water stains



43. Water stains



44. Water stains

FLOORS \ General

43. Condition: • [Loose or missing sections](#)

Implication(s): Trip or fall hazard

Location: Various

Task: Improve

Time: Discretionary

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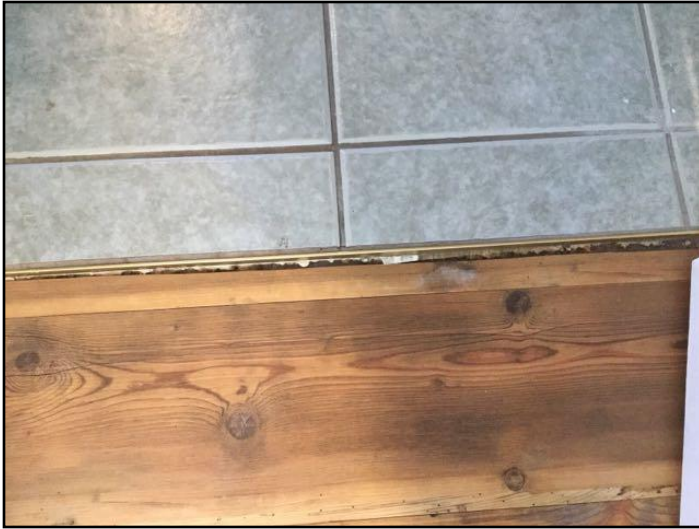
APPLIANCES

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45. Loose or missing sections



46. Loose or missing sections

FLOORS \ Ceramic tile, stone, marble, etc

44. Condition: • [Tiles missing](#)

Implication(s): Trip or fall hazard

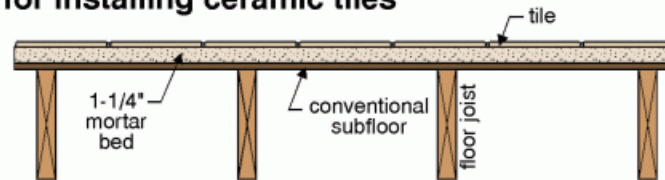
Location: Second Floor Ensuite Bathroom

Task: Improve

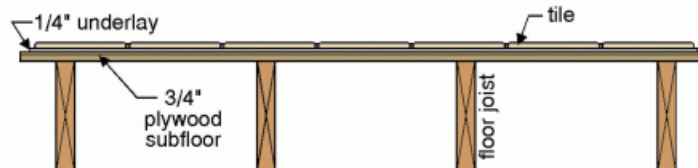
Time: Discretionary

Alternatives for installing ceramic tiles

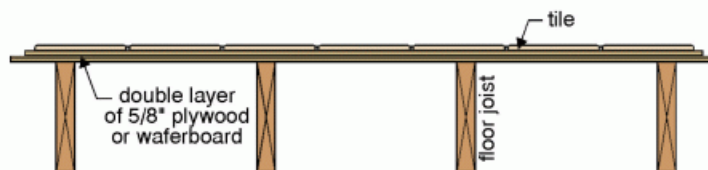
(A)



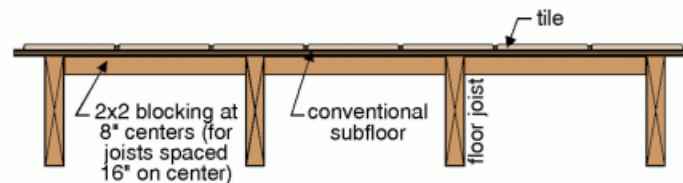
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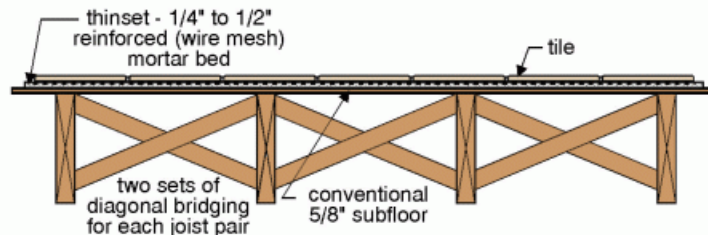
(C)



(D)



(E)



47. Tiles missing

| | | | | | | | | | |
|------------|-------------|----------|-----------|------------|---------|---------|------------|----------|----------|
| SUMMARY | ROOFING | EXTERIOR | STRUCTURE | ELECTRICAL | HEATING | COOLING | INSULATION | PLUMBING | INTERIOR |
| APPLIANCES | OUTBUILDING | RADON | SEPTIC | REFERENCE | | | | | |

WINDOWS \ Interior trim

45. Condition: • A moisture meter detection and scan was done around common problem areas of the windows and doors. No evidence of any moisture was found at the time of the inspection.

DOORS \ Interior trim

46. Condition: • [Doorstops missing or ineffective](#)

Implication(s): Chance of damage to finishes

Location: Throughout

Task: Provide

Time: Regular maintenance

Cost: Minor

CARPENTRY \ Cabinets

47. Condition: • All cabinets in the home are in reasonable condition. Some typical wear and tear. Suggest regular adjustments to keep in good condition.

STAIRS \ Handrails and guards

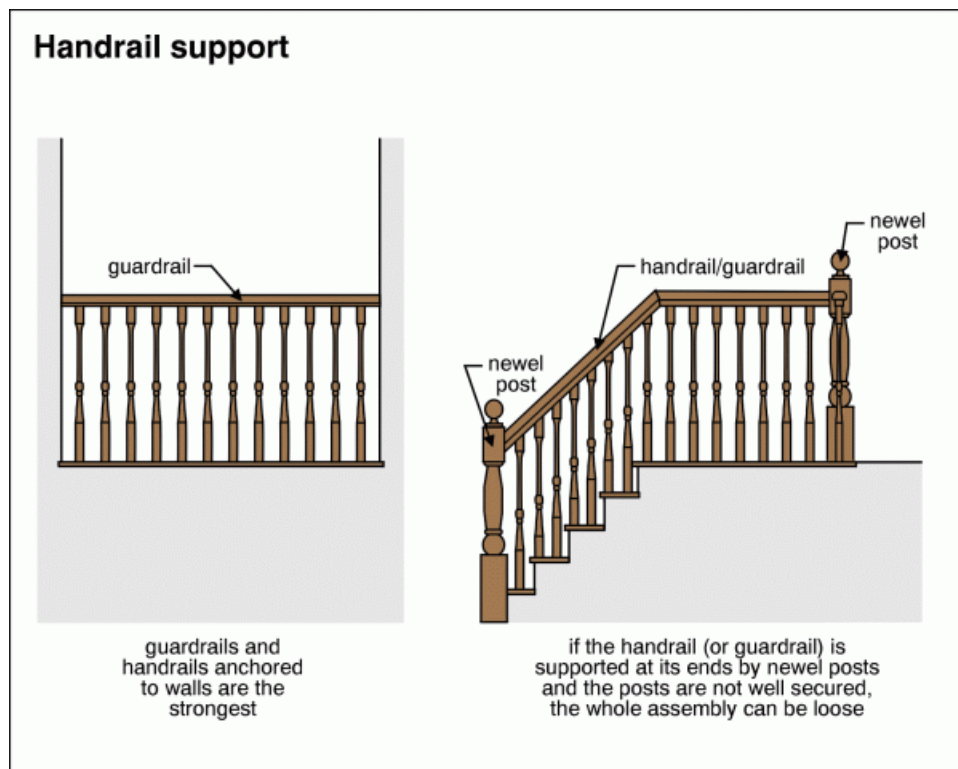
48. Condition: • [Loose](#)

Implication(s): Fall hazard

Location: Second Floor Hall

Task: Improve

Time: Regular maintenance



INTERIOR

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48. Loose

49. Condition: • [Missing](#)

Implication(s): Fall hazard

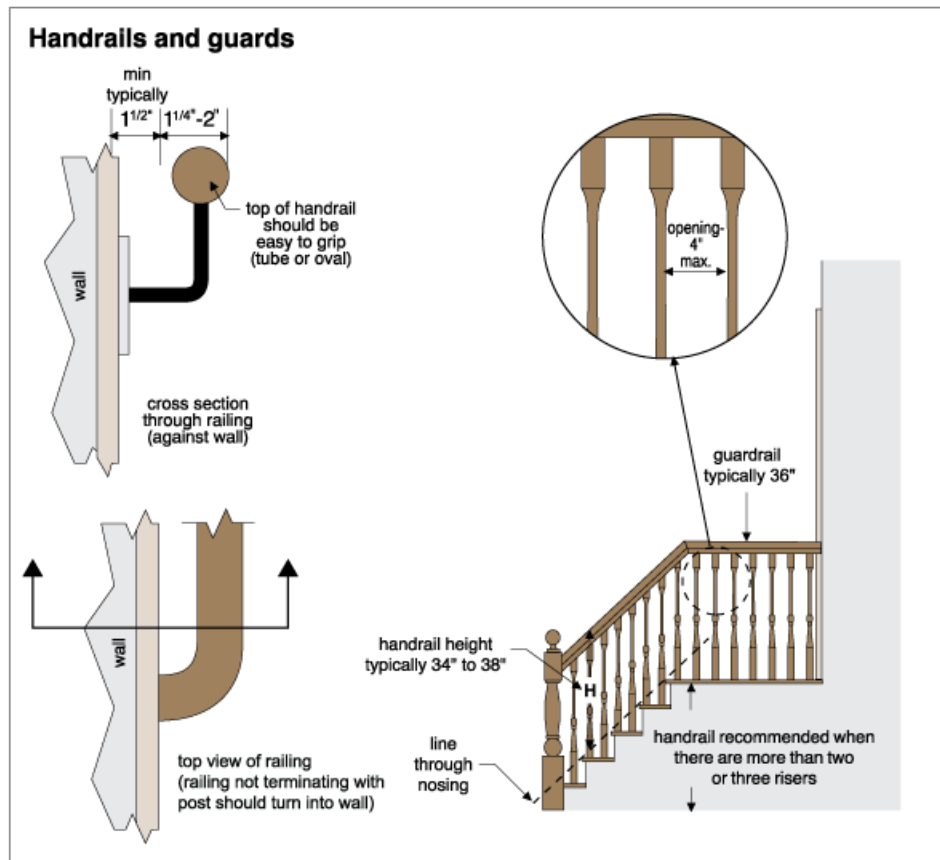
Location: Basement Staircase

Task: Provide

Time: Immediate

Cost: Minor

| | | | | | | | | | |
|------------|------------|----------|-----------|------------|---------|---------|------------|----------|----------|
| SUMMARY | ROOFING | EXTERIOR | STRUCTURE | ELECTRICAL | HEATING | COOLING | INSULATION | PLUMBING | INTERIOR |
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49. Missing

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GARAGE \ Door between garage and living space

50. Condition: • [No self closer](#)

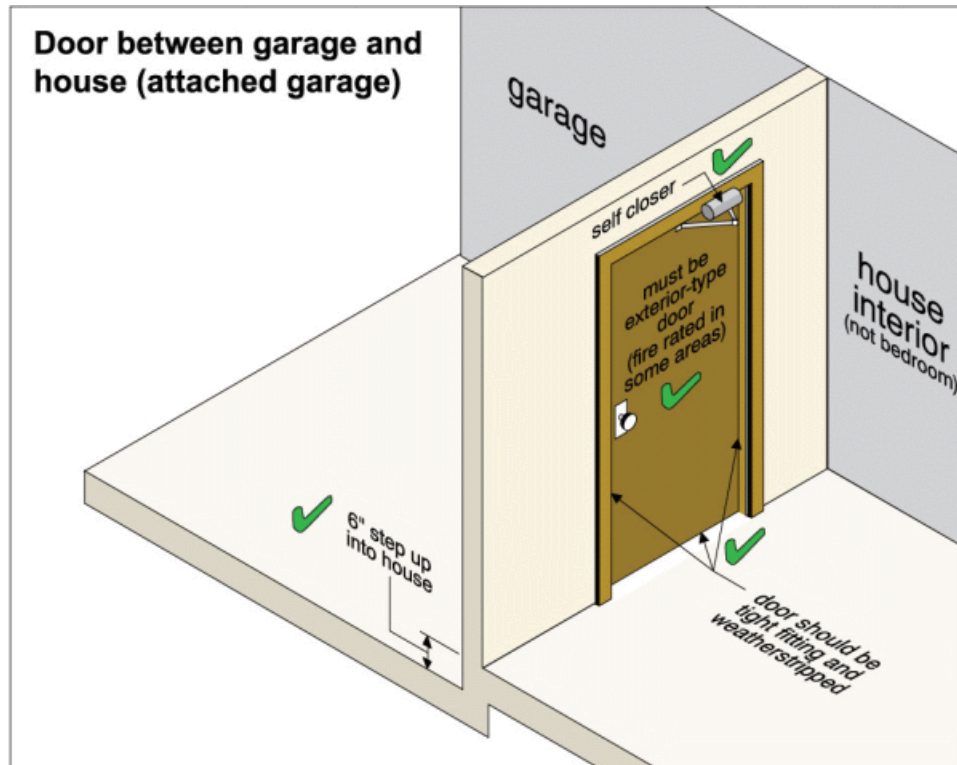
Implication(s): Hazardous combustion products entering home

Location: First Floor Garage

Task: Improve

Time: Less than 1 year

Cost: Minor



APPLIANCES \ Dryer

51. Condition: • Improvements can be made to the dryer vent for improved air flow and efficiency.

Location: Basement Laundry Area

Task: Improve

Time: Discretionary

Cost: Minor

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50. *Improvements can be made to the dryer vent...*

APPLIANCES

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Description

Range: • Gas • Electronic ignition • Freestanding

Exhaust fan/range hood: • Discharge to exterior

Oven: • Convection • Gas broiler

Refrigerator: • Freezer on bottom • Side-by-side • Water dispenser

Dishwasher: • Built-in • Under-counter

Washer and dryer: • Front-loading washer • Laundry tub • Waste standpipe for washer • Electric dryer • Dryer vented to exterior

Central vacuum system: • Rough in only

Doorbell: • Wired type

Limitations

General: • Appliances are tested for basic operation only. For example, the accuracy of the oven temperature is not tested, nor is the self-cleaning feature. Defrosting features on refrigerators and freezers are not tested. Dishwashers are not put through a full cycle, and the effectiveness of the drying cycle is not tested.

Recommendations

DOORBELL \ General

52. Condition: • Missing button

Location: South Exterior Wall

Task: Provide

Time: Discretionary

Cost: Minor



51. Missing button

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| | | | | | | | | | |
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| SUMMARY | ROOFING | EXTERIOR | STRUCTURE | ELECTRICAL | HEATING | COOLING | INSULATION | PLUMBING | INTERIOR |
| APPLIANCES | OUTBUILDIN | RADON | SEPTIC | REFERENCE | | | | | |

Description

General: • A basic visual overall inspection of the outbuildings was conducted. The building is showing signs of age and requires varying degrees of maintenance work and improvements. The structure is in reasonable condition at the time of the inspection.



52. A basic visual overall inspection of the...



53. A basic visual overall inspection of the...

RADON

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Description

General: • Suggest conducting a radon test after move in as per recommended guidelines by Health Canada.

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Description

Reason for Inspection: • Real Estate Purchase

Level of Inspection: • Level 1 • Basic Real Estate

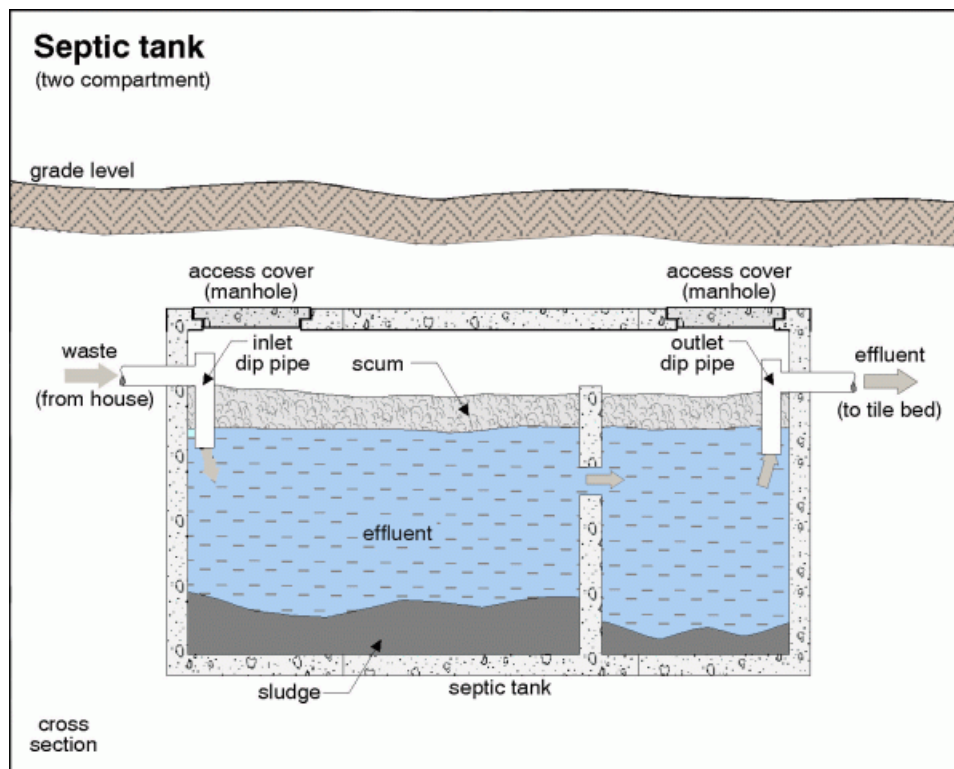
Home occupied - System In Use or at Rest: • System at Rest

Approximate Year Septic System Installed: • Unknown

Number of Bathroom's: • Three

Septic Tank Material:

• Concrete



Hatches of Tanks Accessible: • Yes

Tank Chambers: • Two compartment

Limitations

General: • Non-intrusive

Septic system components not included as part of a inspection: • Leaching bed • Piping from house to tank • Piping from tank to headers • Loading bed requirements and Calculations

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Recommendations

TANK LIDS \ General

53. Condition: • Crumbling

Location: Exterior

Task: Inspect annually

Time: Regular maintenance

END OF REPORT

REFERENCE LIBRARY

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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