

Your Inspection Report

Any street
Calgary, AB

PREPARED FOR:
VALUED CLIENT

INSPECTION DATE:
Wednesday, September 25, 2019

PREPARED BY:
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Peace of mind with your purchase.

SUMMARY

Report No. 1112, v.3

Any street, Calgary, AB September 25, 2019

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

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

[Priority Maintenance Items](#)

Exterior

WALLS \ Stucco

Condition: • Crumbling

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

Location: Various areas exterior walls/chimneys

Task: Have a licensed stucco installer repair

Time: Less than 1 year

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Floors

Condition: • Damaged membrane/Soft and or spongy areas noted by walking on deck

Implication(s): Moisture entry to deck structure/Weakend structure

Location: Throughout deck

Task: Have a licensed contractor remove membrane to evaluate damage to structure and repair accordingly/Patching membrane would be a temporary repair

Time: Less than 1 year

Structure

FLOORS \ Joists

Condition: • Split or damaged

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

Location: Basement Utility Room

Task: Have a licensed contractor repair

Time: Immediate

ROOF FRAMING \ Sheathing

Condition: • Water stains

This condition may have been corrected with installation of newer shingles/Possibly an active leak caused by deteriorated stucco (mentioned in exterior section) on chimney chases.

Implication(s): Material deterioration

Location: Various areas of attic

Task: Have a licensed stucco installer repair chimney/Monitor

Time: Immediate/Ongoing

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Electrical

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • Recalled breakers (Federal Pacific Stab-loc)

Implication(s): Failure to trip if overloaded/Fire hazard

Location: Basement Utility Room

Task: Have a licensed electrician replace

Time: Immediate

Condition: • Double taps

Implication(s): Fire hazard

Location: Basement Utility Room

Task: Have a licensed electrician correct

Time: Immediate

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • No GFCI/GFI (Ground Fault Circuit Interrupter)

Although not required when house was built, for your protection I recommend all outlets within 6' of a water source be GFCI protected.

Implication(s): Electric shock

Location: Kitchen/Basement bar

Task: Have a licensed electrician improve

Time: Immediate

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

Condition: • Past life expectancy

Implication(s): Life safety hazard

Location: Throughout home

Task: Replace with combination smoke/CO detectors

Time: Immediate/Must be replaced every 10yrs

Heating

General

• Service of furnace not up to date.

Due to dirty ducts, blower compartment, fan, and humidifier I believe this furnace has not been properly maintained.

Flame pattern at burners is also yellow, natural gas should have a blue flame.

Implication(s): Higher heating costs, shortened life expectancy of furnace.

Location: Basement Utility Room

Task: Further evaluation by a licensed HVAC technician

Time: Immediate/Ongoing regular maintenance

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Plumbing

SUPPLY PLUMBING \ Supply piping in building

Condition: • Polybutylene

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

Location: Throughout home

Task: Monitor/Have a licensed plumber replace if necessary

Interior

GARAGE \ Door between garage and living space

Condition: • Does not close door fully

Implication(s): Hazardous combustion products entering home

Location: Door between garage and living space

Task: Have a licensed contractor adjust tension

Time: Immediate

GARAGE \ Vehicle doors

Condition: • Difficult to open or close

Mounting plate for roller is damaged.

Implication(s): Equipment not operating properly

Location: Garage overhead door

Task: Have a licensed overhead door company repair

Time: Immediate

GARAGE \ Vehicle door operators

Condition: • Fails to auto reverse

Implication(s): Physical injury

Location: Garage

Task: Have a licensed overhead door company repair

Time: Immediate

APPLIANCES \ Dishwasher

Condition: • Backflow prevention missing

Implication(s): Contaminated drinking water

Location: Basement bar sink

Task: Attach drain line high under countertop

Time: Immediate

POTENTIALLY HAZARDOUS MATERIALS \ General

Condition: • Possible asbestos containing materials

Implication(s): Health hazard

Location: Fireplaces

Task: Sample has been delivered to lab, awaiting report/Results to follow

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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.

Description

Sloped roofing material: • Composition shingles

Sloped roof flashing material: • Closed valley

Limitations & Inspection methods

General: • Inspection of roof components are subject to the limitations and weather conditions at the time of inspection. Weather conditions may occur in the future that may present problems that can not be predicted.

Inspection performed: • By walking on roof

Recommendations

SLOPED ROOFING \ Asphalt shingles

1. Condition: • Cracks

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

Location: Roof/Above bay window/Front

Task: Have a licensed roofer repair

Time: Less than 1 year



Cracks

2. Condition: • Exposed fasteners

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

Location: Various areas of roof

Task: Have a licensed roofer repair

Time: Less than 1 year

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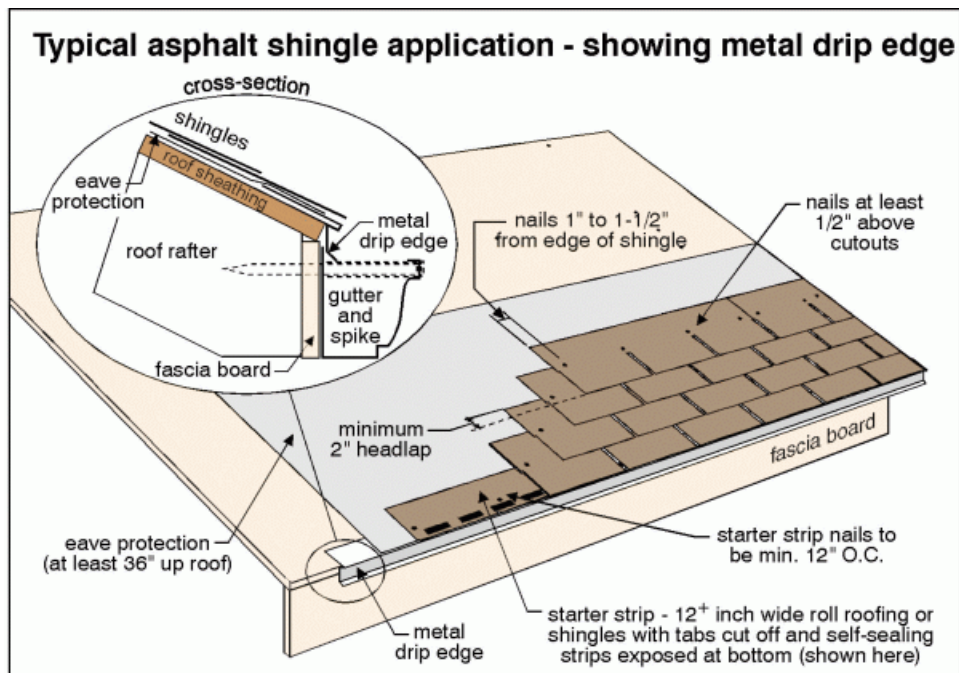
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Exposed fasteners



Exposed fasteners

SLOPED ROOF FLASHINGS \ Roof/sidewall flashings

3. Condition: • Pan missing, inappropriate

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

Location: Column above front entry

Task: Have a licensed stucco installer correct

Time: Less than 1 year

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Pan missing, inappropriate

SLOPED ROOF FLASHINGS \ Drip edge flashings

4. Condition: • No drip edge

Although drip edge is not required, I recommend having it installed to prevent early deterioration of roof sheathing

Implication(s): Moisture entry/Damage to interior

Location: Throughout roof edge

Task: Have a licensed roofer install

Time: When re-roofing



No drip edge

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Description

Gutter & downspout material: • Aluminum

Downspout discharge: • Below grade • Above grade

Lot slope:

• Away from building

Front yard

• Towards building

Between houses

Wall surfaces and trim: • Architectural brick veneer at garage entrance

Wall surfaces and trim: • Stucco

Retaining wall: • Concrete • Stone

Driveway: • Concrete

Walkway: • Concrete

Deck: • Wood railing/glass inserts

Deck: • Wood

Limitations & Inspection methods

General: • Inspection of building envelope and it's components are subject to the limitations and weather conditions at the time of inspection. Weather conditions may occur in the future that may present problems that can not be predicted.

Inspection limited/prevented by: • Deck underside enclosed with soffit material

Exterior inspected from: • Ground level

Recommendations

ROOF DRAINAGE \ Gutters

5. Condition: • Dirty/debris

Location: Throughout roof edge

Task: Have a licensed gutter company clean

Time: Less than 1 year/Ongoing regular maintenance

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Dirty/debris



Dirty/debris

ROOF DRAINAGE \ Downspouts

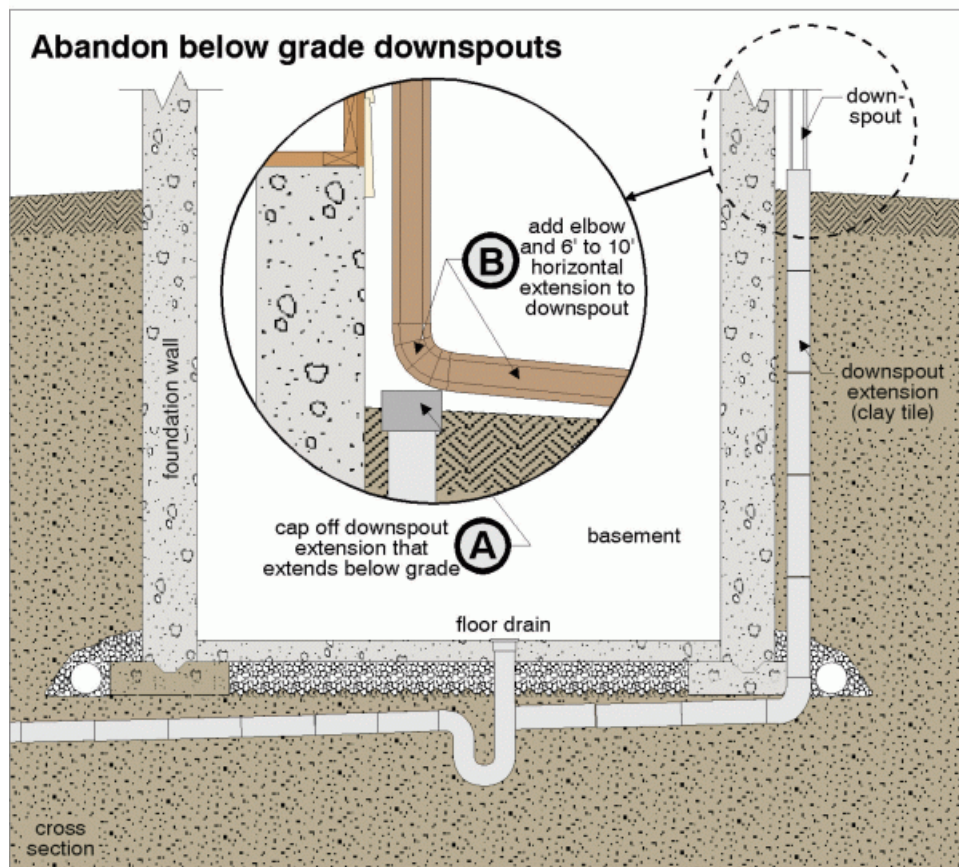
6. Condition: • Discharge below grade

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

Location: Throughout Exterior

Task: Have a licensed gutter installer correct

Time: Less than 1 year



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Discharge below grade



Discharge below grade

WALLS \ Flashings and caulking

7. Condition: • Caulking missing or ineffective

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

Location: Various areas of exterior walls

Task: Remove old caulking/spray foam, and apply new caulking

Time: Less than 1 year/Ongoing regular maintenance



Caulking missing or ineffective



Caulking missing or ineffective



Inappropriate material

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WALLS \ Stucco

8. Condition: • Crumbling

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

Location: Various areas exterior walls/chimneys

Task: Have a licensed stucco installer repair

Time: Less than 1 year



Crumbling



Crumbling

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Floors

9. Condition: • Damaged membrane/Soft and or spongy areas noted by walking on deck

Implication(s): Moisture entry to deck structure/Weakend structure

Location: Throughout deck

Task: Have a licensed contractor remove membrane to evaluate damage to structure and repair accordingly/Patching membrane would be a temporary repair

Time: Less than 1 year



Damaged membrane



Caulking ineffective



Damaged membrane

LANDSCAPING \ General

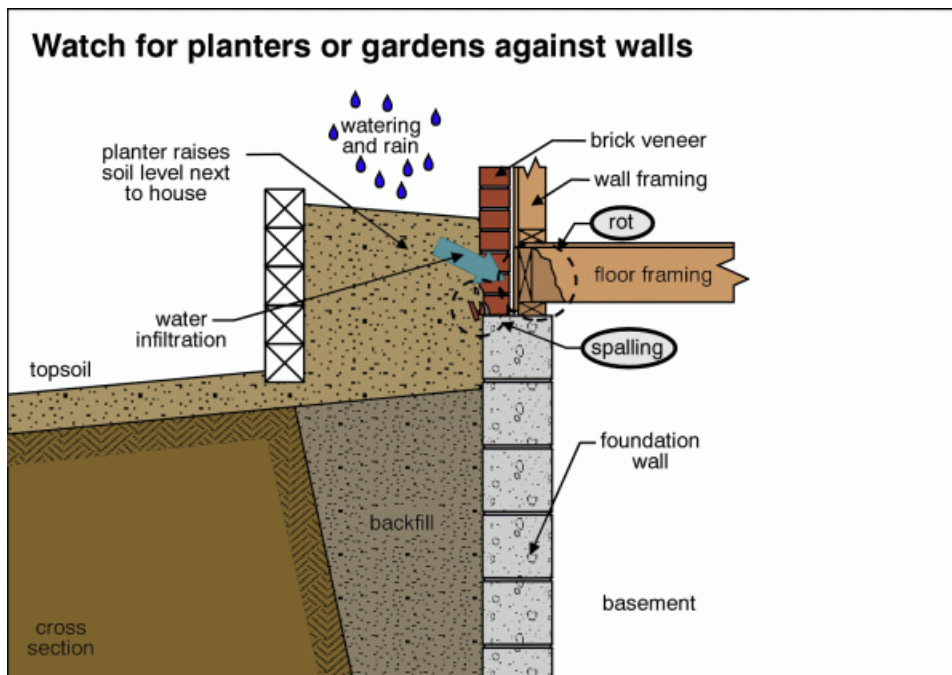
10. Condition: • Planters and gardens against walls

Implication(s): Chance of water entering building | Chance of damage to structure | Chance of structural movement

Location: Front yard

Task: Remove planters or use plants that don't require water

Time: Less than 1 year



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Planters and gardens against walls

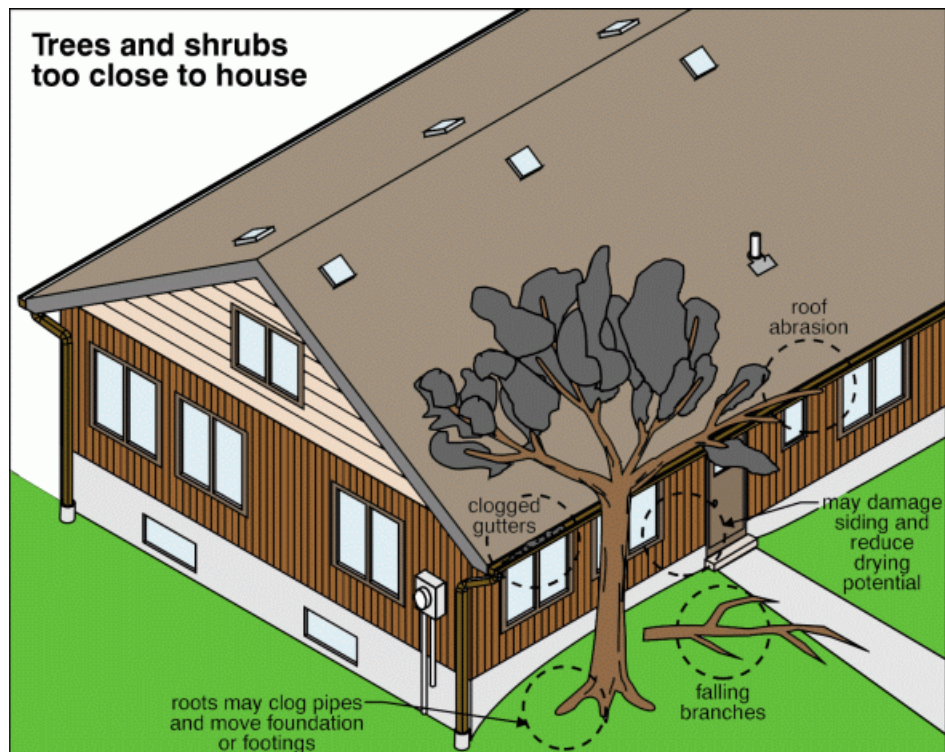
11. Condition: • Trees or shrubs too close to building

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

Location: Various areas of exterior walls

Task: Prune shrubs and trees

Time: Less than 1 year



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Trees or shrubs too close to building

LANDSCAPING \ Lot grading

12. Condition: • Improper slope or drainage

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

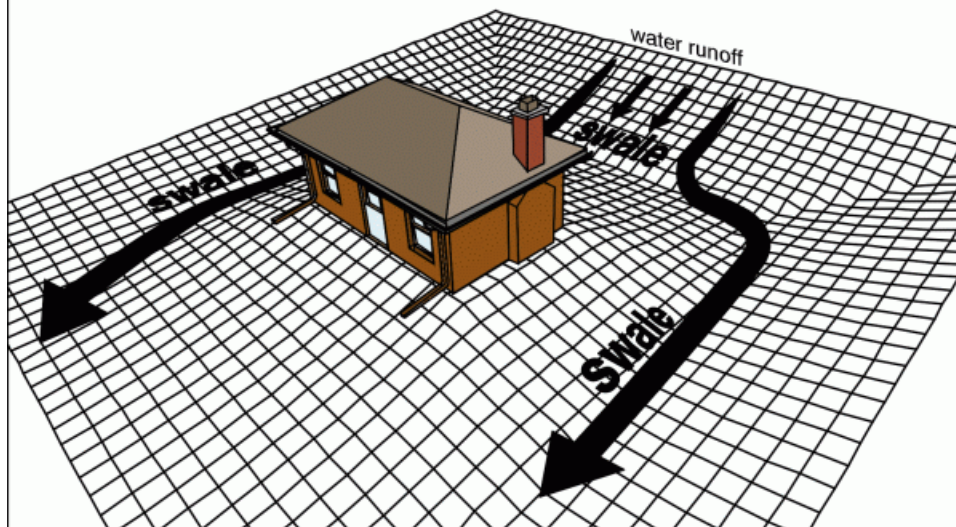
Location: Yard/Areas between houses

Task: Have a landscaper create a swale/Valley

Time: Less than 2 years

Swales

when the overall lot drainage is toward the house, swales can be used to direct surface water away from the foundation



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Improper slope or drainage



Improper slope or drainage

LANDSCAPING \ Walkway

13. Condition: • Unsealed gap at building

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

Location: Various areas of exterior walls

Task: Apply elastomeric caulking to seal gap

Time: Less than 1 year/Ongoing regular maintenance



Unsealed gap at building

LANDSCAPING \ Fence

14. Condition: • Leaning

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

Location: Backyard

Task: Have a licensed landscaper improve stone retaining wall and repair fence

Time: Less than 1 year

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Leaning

Description

Configuration: • Basement

Foundation material: • Poured concrete

Floor construction: • Joists • Steel columns • Built-up wood beams • Subfloor - OSB (Oriented Strand Board)

Exterior wall construction: • Wood frame

Roof and ceiling framing: • Trusses • Plywood sheathing

Limitations & Inspection methods

Inspection limited/prevented by: • Ceiling, wall and floor coverings

Percent of foundation not visible: • 95 %

Recommendations

FOUNDATIONS \ General

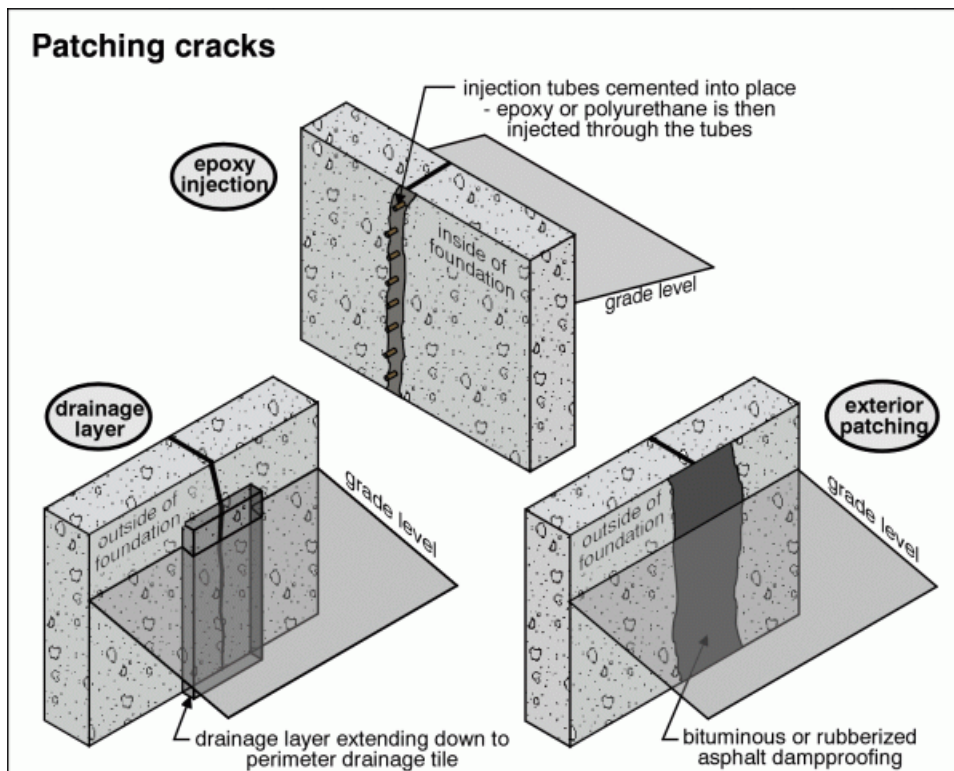
15. Condition: • Typical minor cracks

Implication(s): Chance of water entering building

Location: Various Exterior Wall

Task: Monitor/Have a licensed contractor repair if necessary

Time: Ongoing





Typical minor cracks



Typical minor cracks

FLOORS \ Joists

16. Condition: • Split or damaged

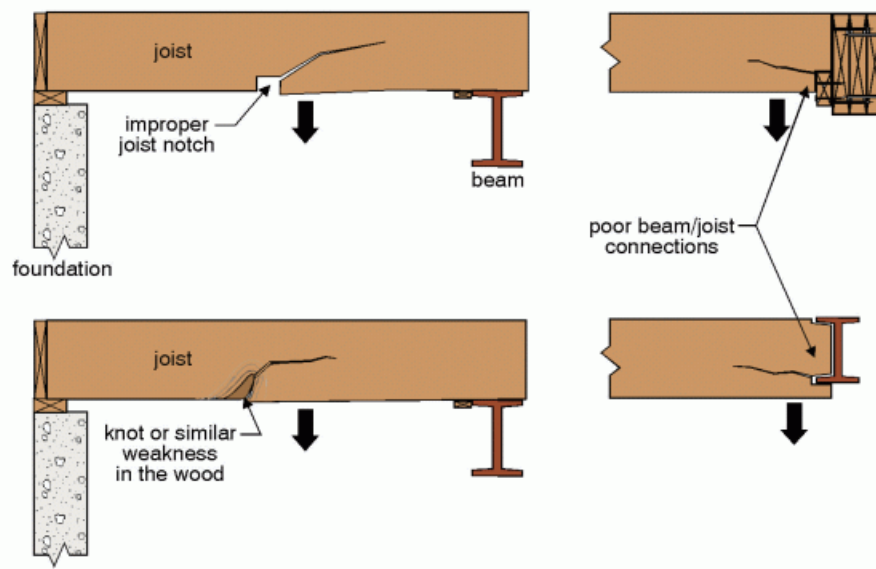
Implication(s): Weakened structure | Chance of structural movement

Location: Basement Utility Room

Task: Have a licensed contractor repair

Time: Immediate

Common causes of cracked joists





Split or damaged

ROOF FRAMING \ Sheathing

17. Condition: • Water stains

This condition may have been corrected with installation of newer shingles/Possibly an active leak caused by deteriorated stucco (mentioned in exterior section) on chimney chases.

Implication(s): Material deterioration

Location: Various areas of attic

Task: Have a licensed stucco installer repair chimney/Monitor

Time: Immediate/Ongoing



Water stains



Water stains

Description

Service entrance cable and location: • Underground - cable material not visible

Service size: • 100 Amps (240 Volts)

Main disconnect/service box rating: • 125 Amps

Main disconnect/service box type and location: • Breakers - basement

System grounding material and type: • Copper - Ufer

Distribution wire (conductor) material and type: • Copper - non-metallic sheathed • Copper - metallic sheathed

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

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

Limitations & Inspection methods

General: • In accordance with the standards of practice, branch circuit load analysis is not included in this home inspection. A representative number of outlets are tested.

System ground: • Continuity not verified

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

Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

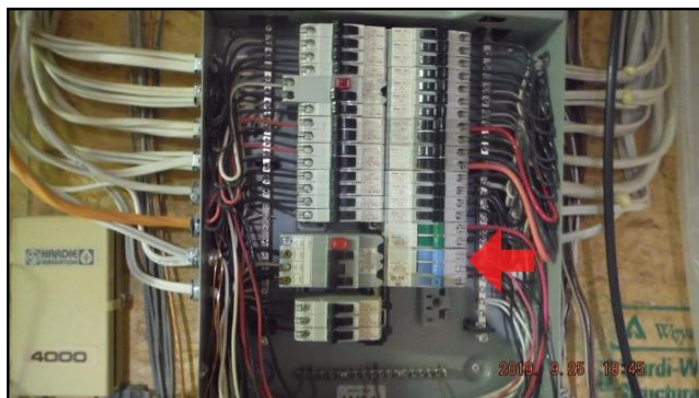
18. Condition: • Recalled breakers (Federal Pacific Stab-loc)

Implication(s): Failure to trip if overloaded/Fire hazard

Location: Basement Utility Room

Task: Have a licensed electrician replace

Time: Immediate



Recalled breakers (Federal Pacific Stab-loc)

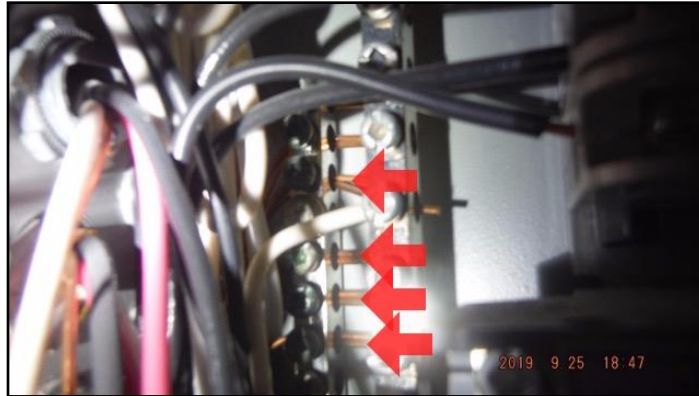
19. Condition: • Double taps

Implication(s): Fire hazard

Location: Basement Utility Room

Task: Have a licensed electrician correct

Time: Immediate



Double neutrals under single lug

DISTRIBUTION SYSTEM \ Outlets (receptacles)

20. Condition: • No GFCI/GFI (Ground Fault Circuit Interrupter)

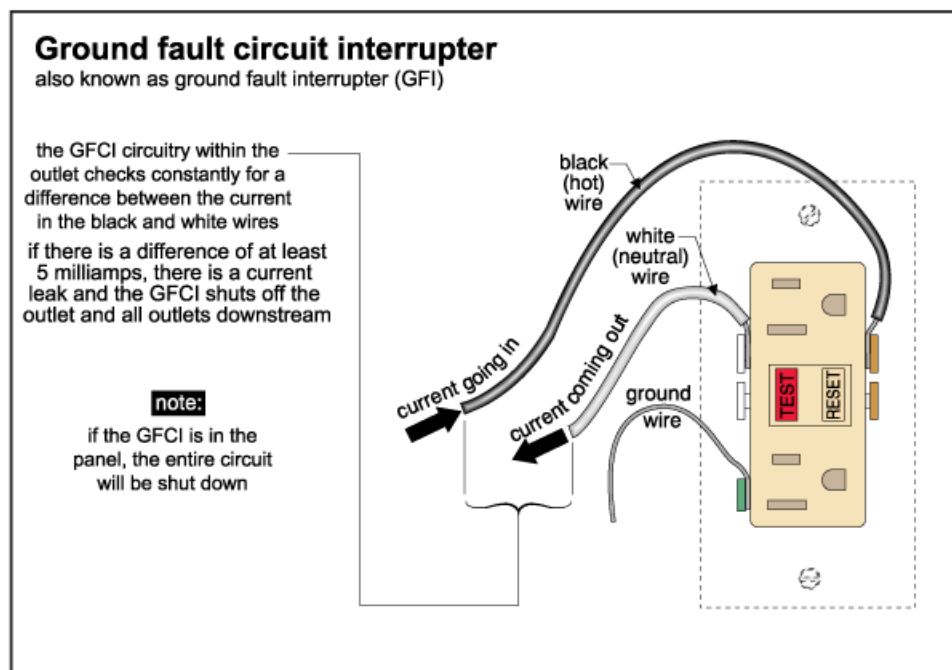
Although not required when house was built, for your protection I recommend all outlets within 6' of a water source be GFCI protected.

Implication(s): Electric shock

Location: Kitchen/Basement bar

Task: Have a licensed electrician improve

Time: Immediate



ELECTRICAL

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No GFCI



No GFCI

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

21. Condition: • Past life expectancy

Implication(s): Life safety hazard

Location: Throughout home

Task: Replace with combination smoke/CO detectors

Time: Immediate/Must be replaced every 10yrs

Description

System type: • Furnace

Fuel/energy source: • Gas

Heat distribution: • Ducts and registers

Approximate capacity: • 80,000 BTU/hr

Efficiency: • Conventional

Exhaust venting method: • Natural draft

Combustion air source: • Interior of building

Approximate age: • 26 years

Main fuel shut off at: • Meter

Air filter: • 16" x 25"

Auxiliary heat:

• Electric heater

Ensuite bathroom

• Radiant Floor Heating (Hot water)

Fireplace/stove:

• Gas fireplace

22500 BTUs basement

No data plate for upstairs fireplace

Chimney/vent: • Metal

Chimney liner: • B-vent (double-wall metal liner)

Limitations & Inspection methods

General: • A professional home inspection is not a comprehensive examination of the heating system. It can not replace review and inspection by a licensed HVAC technician.

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

Heat exchanger: • Only a small portion visible

Recommendations

General

22. • Service of furnace not up to date.

Due to dirty ducts, blower compartment, fan, and humidifier I believe this furnace has not been properly maintained.

Flame pattern at burners is also yellow, natural gas should have a blue flame.

Implication(s): Higher heating costs, shortened life expectancy of furnace.

Location: Basement Utility Room

Task: Further evaluation by a licensed HVAC technician

HEATING

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Time: Immediate/Ongoing regular maintenance



Natural gas burning yellow



Dirty blower compartment



Dirty fan



Clogged humidifier

Description

Attic/roof insulation material: • Mineral wool (rock wool)

Attic/roof insulation amount/value: • R-28

Attic/roof air/vapor barrier: • Plastic

Attic/roof ventilation: • Roof and soffit vents

Foundation wall insulation material: • Glass fiber

Foundation wall air/vapor barrier: • Plastic

Mechanical ventilation system for home: • Kitchen exhaust fan • Bathroom exhaust fan

Limitations & Inspection methods

General: • Insulation levels are estimates only. There may be components or materials that are not visible that may affect insulation values.

Attic inspection performed: • From access hatch

Air/vapor barrier system: • Continuity not verified

Mechanical ventilation effectiveness: • Not verified

Recommendations

ATTIC/ROOF \ Insulation

23. Condition: • Amount less than current standards

Implication(s): Increased heating and cooling costs

Location: Throughout Attic

Task: Have a licensed insulation company add insulation

Time: Discretionary



Approx. R-28

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Description

Water supply source: • Public

Service piping into building: • Copper

Supply piping in building: • Copper • PEX (cross-linked Polyethylene) • Polybutylene (PB)

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

Water heater type: • Conventional

Water heater fuel/energy source: • Gas

Water heater tank capacity:

• 50 gallons

X 2

Water heater approximate age: • 1 year

Waste and vent piping in building: • ABS plastic

Floor drain location: • Near water heater

Limitations & Inspection methods

Items excluded from a building inspection: • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • The performance of floor drains or clothes washing machine drains • Landscape irrigation system

Recommendations

SUPPLY PLUMBING \ Supply piping in building

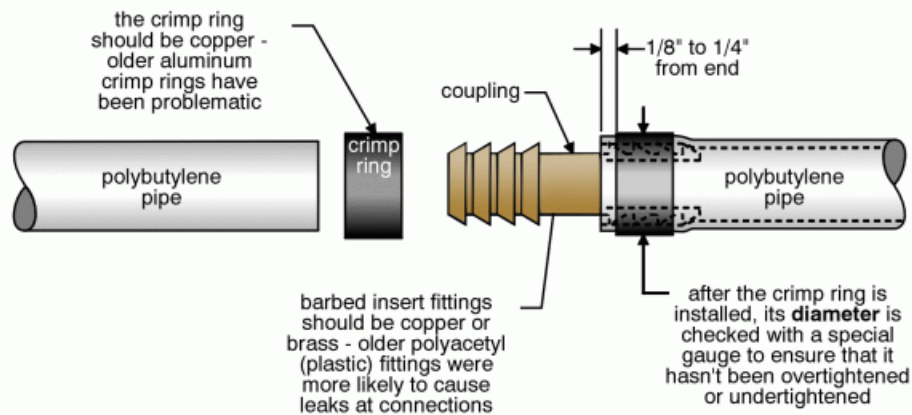
24. Condition: • Polybutylene

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

Location: Throughout home

Task: Monitor/Have a licensed plumber replace if necessary

Polybutylene pipe - crimp fitting



Polybutylene

WASTE PLUMBING \ Drain piping - performance

25. Condition: • Slow drains.

Jetted tub in ensuite drains exceptionally slow

Implication(s): Continuous clogging of drains

Location: Throughout Bathrooms

Task: Have a licensed plumber snake out drains and P traps

Time: Immediate/Ongoing maintenance

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Slow drains

26. Condition: • Leak

Implication(s): Sewage entering the building

Location: Basement Utility Room sink

Task: Have a licensed plumber repair

Time: Immediate/before using



Leak

FIXTURES AND FAUCETS \ Bathtub enclosure

27. Condition: • Caulking loose, missing or deteriorated

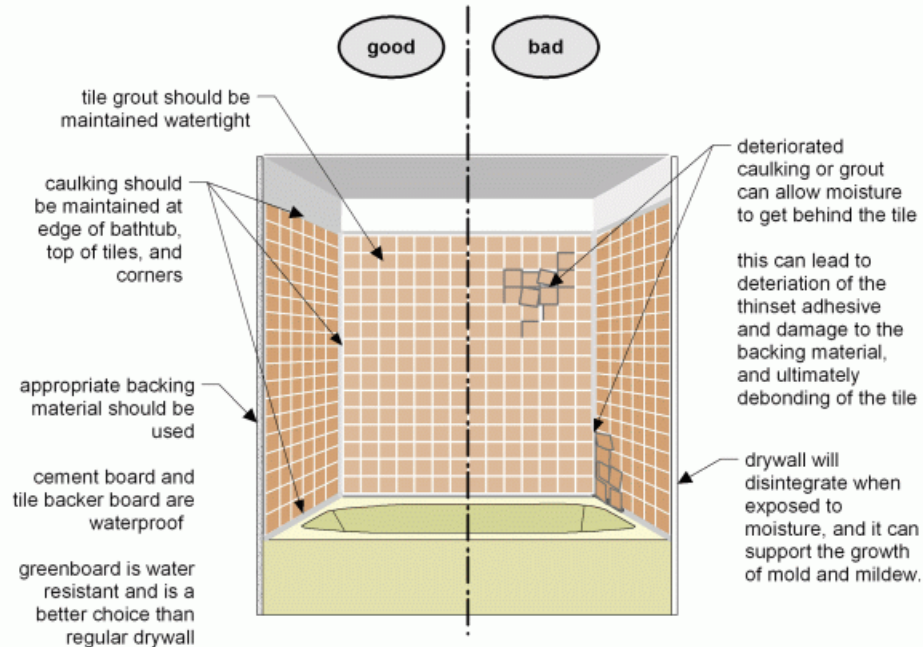
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Hallway Bathroom

Task: Remove old caulking and apply new

Time: Immediate/Ongoing regular maintenance

Expansion, debonding of tile due to moisture



Caulking loose, missing or deteriorated

Description

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

Major wall finishes: • Plaster/drywall

Major ceiling finishes: • Plaster/drywall

Windows: • Fixed • Casement • Metal-clad wood

Glazing: • Double

Exterior doors - type/material: • Hinged • Garage door - metal

Kitchen ventilation: • Exhaust fan discharges to the exterior

Bathroom ventilation: • Exhaust fan

Stairs and railings: • Wood handrail glass inserts

Inventory Garage Door Opener: • Chain drive

Limitations & Inspection methods

General: • Visual evidence of mould may not be present or may be concealed by storage, furnishings, insulation, or enclosed in wall cavities. Mould spores are always present in our environment and the conditions under which mould will grow may occur at any time. Any conditions that can contribute to mould growth should be corrected immediately.

General: • In accordance with the standards of practice a representative number of doors, cabinets, and drawers are inspected.

Inspection limited/prevented by: • Storage/furnishings • Storage in closets and cabinets / cupboards

Recommendations

WINDOWS \ Glass (glazing)

28. Condition: • Lost seal on double or triple glazing

Implication(s): Shortened life expectancy of material

Location: Various windows throughout home

Task: Monitor/Repair or replace if necessary



Lost seal on double or triple glazing

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WINDOWS \ Hardware

29. Condition: • Loose**Implication(s):** Equipment failure**Location:** Front Room**Task:** Reattach handle and tighten set screw

Loose

WINDOWS \ Storms and screens

30. Condition: • Missing**Implication(s):** Chance of pests entering building | Increased heating costs | Reduced comfort**Location:** Front Room**Task:** Replace

Missing

EXHAUST FANS \ General

31. Condition: • Dirty**Implication(s):** Inadequate removal of humid air**Location:** Throughout Bathrooms**Task:** Clean with vacuum and damp cloth**Time:** Less than 1 year/Ongoing regular maintenance

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Dirty

GARAGE \ Door between garage and living space

32. Condition: • Does not close door fully

Implication(s): Hazardous combustion products entering home

Location: Door between garage and living space

Task: Have a licensed contractor adjust tension

Time: Immediate



Does not close door fully

GARAGE \ Vehicle doors

33. Condition: • Difficult to open or close

Mounting plate for roller is damaged.

Implication(s): Equipment not operating properly

Location: Garage overhead door

Task: Have a licensed overhead door company repair

Time: Immediate



Roller/Panel not attached properly

GARAGE \ Vehicle door operators

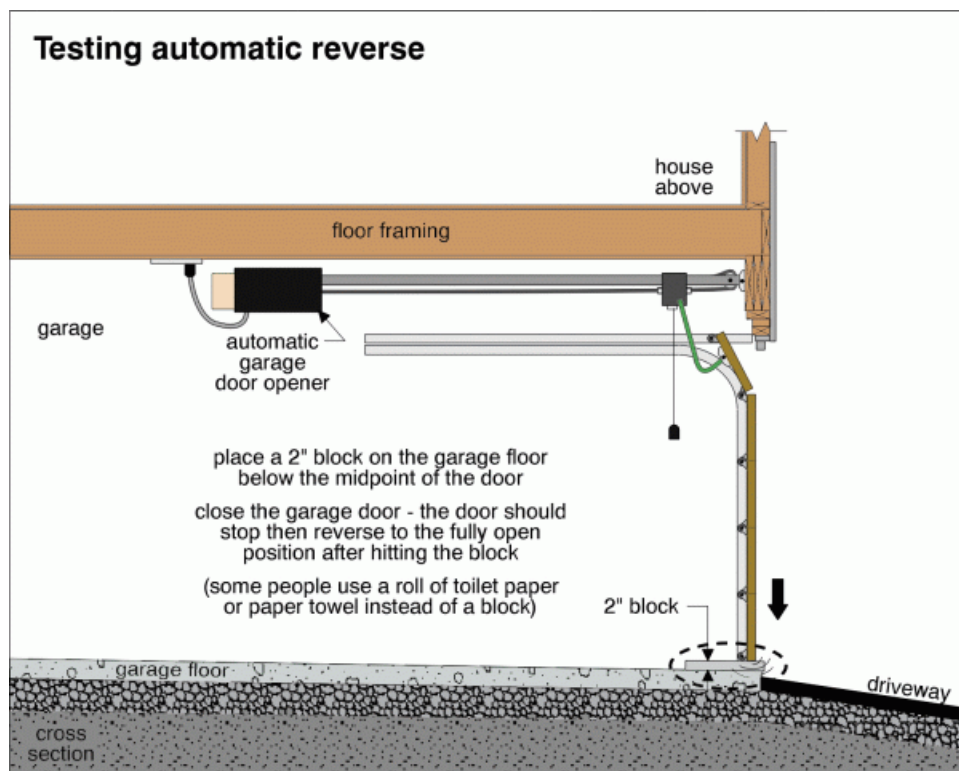
34. Condition: • Fails to auto reverse

Implication(s): Physical injury

Location: Garage

Task: Have a licensed overhead door company repair

Time: Immediate



Any street, Calgary, AB September 25, 2019

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE

APPLIANCES \ Dishwasher

35. Condition: • Backflow prevention missing

Implication(s): Contaminated drinking water

Location: Basement bar sink

Task: Attach drain line high under countertop

Time: Immediate



Backflow prevention missing

APPLIANCES \ Dryer

36. Condition: • Dryer vent disconnected

Implication(s): Chance of damage to finishes and structure | Equipment not operating properly | Fire hazard | Odors, molds, etc.

Location: Laundry Area

Task: Clean out vent duct/Reattach vent

Time: Immediate/Cleaning vent is ongoing maintenance



Clogged dryer vent



Dryer vent disconnected

POTENTIALLY HAZARDOUS MATERIALS \ General

37. Condition: • Possible asbestos containing materials

Implication(s): Health hazard

Location: Fireplaces

Task: Sample has been delivered to lab, awaiting report/Results to follow

Any street, Calgary, AB September 25, 2019

SUMMARY

ROOFING

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INTERIOR

SITE INFO

REFERENCE



Possible asbestos containing materials

SITE INFO

Report No. 1112, v.3

Any street, Calgary, AB September 25, 2019

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

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INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE

Description

Weather: • Clear • There has been no rain in last week.

Approximate temperature: • 18°

Attendees: • Buyer • Buyer's Agent

Access to home provided by: • Buyer's agent

Occupancy: • The home was partially furnished at the time if inspection

Approximate inspection Start time: • The inspection started at 5:00 p.m.

Approximate date of construction: • 1993

Building type: • Detached home

Garage, carport and outbuildings: • Attached two-car garage

Street type: • Residential

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