

Inspected Property



Inspector: De Chen
Westpoint GDNS SW
Calgary, AB, T3H4M4
(587)437-8014
6/19/2020

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Summary



DCU Home Inspection Ltd

**Westpoint GDNS SW
Calgary, AB, T3H4M4
(587)437-8014**

Customer
Mr. John Doe

Address
xxxxx Crescent SW
Calgary AB T3H 4Z5

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

1.0 Roof Coverings

Repair or Replace

(1) An evidence of singles that has missed and damage. Upper roofs have few damaged shingles were missed. over the years and properly repair by licensed contractor is inquired to avoid the future leaks.

In the inspector's opinion, the roof covering was near the end of their useful life due to wearing. Life expectation of shingle type roof is generally the last 20 years with proper maintenance and care.

1.2 Skylights, Chimneys and Roof Penetrations

Repair or Replace

Rusted chimney cap, rust cap is prone to water penetration. I recommend to repair it by licensed contractor.

1.3 Roof Drainage Systems

Repair or Replace

(2) The gutters are full of debris in areas and needs to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist.

(3) The downspout pipe at right side (facing front) was short to direct roof water run-off straight down into the foundation of the home. The downspout(s) should always be extended on a good slope with discharge water at least 5 feet from the house. I recommend that longer downspout extensions should be installed

2. Exterior

2.1 Wall Siding Cladding Flashing and Trim

Repair or Replace

(2) The Vinyl siding at the right side of home installed improperly or not according to standard workmanship practices. deterioration can eventually occur if not corrected. A qualified person should repair or replace as needed.

3. Garage / Carport

3.1 Garage Walls (including Firewall Separation)

Repair or Replace

Gas pipes need to sealed to avoid water and moisture into garage.

6. Heating / Central Air Conditioning

6.0 Heating Equipment

Repair or Replace

(1) The fan was a little noisy during this time of the inspection. This is a maintenance issue and should be repaired. I recommend service or repair as needed.

8. Plumbing System

8.1 Plumbing Drain, Waste and Vent Systems

Repair or Replace

Missing sink drain stop plug at the guest bathroom.

8.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Repair or Replace

(1) Monitor: Most water heaters have a general life expectancy of 7 to 15 years. The existing water heater is approximately of this age. Some units will fail sooner and some will last much longer. I recommend to replace it.

(2) The T&P (Test and Pressure) valve on water heater needs a 3/4 threaded pipe to extend within 6 inches of floor for safety. (PVC is not approved for hot water use). I recommend repair by a qualified person.

9(A) . Lower Level

9.1.A Walls

Repair or Replace

Damaged wall inside the closets at guest bedroom .

9.4.A Windows

Repair or Replace

(1) Crack at the window sills at the bedroom of the basement. I recommend to caulk it.

9(C) . 2nd Level

9.2.C Ceilings

Repair or Replace

The ceiling has a water stain indicating a leak did or still exists at the guest bedroom. The cause of this ceiling damage due to leak from roof. I recommend monitor and repair leak when the roof covering is updated.

9.3.C Doors

Repair or Replace

Damaged door frame at the master bedroom. Recommend to repair if need.

9.6.C Counters and Cabinets

Repair or Replace

(1) Broken pieces under sink in master bathroom

(2) It's noticeable water leak under the sink of master bathroom. Repairing is inquired.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To De Chen

Date: 6/19/2020	Time: 10:00 AM	Report ID: 345337-2008
Property: xxxxx Crescent SW Calgary AB T3H 4Z5	Customer: Mr. John Doe	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

This inspection was performed in accordance with and under the terms of a Pre-Inspection Agreement. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. An unsigned copy of the agreement may be attached to this report for your information or it may also be available on the company web site.

In Attendance:

Customer and their agent

Type of building:

Single Family (2 story)

Approximate age of building:

Over 10 Years

Home Faces:

South

Temperature:

Over 60 (F) = 15.5 (C)

Weather:

Clear

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

1. Roofing

The primary purpose of the roofing system is to protect the interior of the home from the elements, including sun, wind, rain, and snow. The design and selection of materials including the roof structural elements, sheathing, roof coverings, flashings, ventilation, and protruding components affect the performance and durability of the system as a whole. As the roof system is intended to provide a weather tight covering over the home, it is critical that this system be periodically checked; a thorough review twice a year is recommended, and any deficiencies noted should be immediately corrected.

Overview: The roof coverings appear to be in generally good condition. With proper maintenance and care, this roof covering should last more than 25 year. Life expectation of shingles type roof is generally last 20-25 years. No evidence was inspected the roof leaks during the time of the inspection. Roof drainage system were in good condition and gutter and downspout provide direction drive the water away from the roof. All flashings were in good working condition during the time of this inspection.



Roof upper garage



Upper roof



Upper roof



Upper roof

Styles & Materials

Roof Covering:

Asphalt Shingles

Est. Roof Age:

Same age as the house was built

Layers of Shingles:

1 Layer

Viewed roof covering from:

Ladder at edge
Visual
Walked on roof

Sky Light(s):

None

Chimney (exterior):

Manufactured Chimney

Roof Vents:

Solid Roof Vent

		IN	NI	NP	RR
1.0	Roof Coverings				•
1.1	Flashings	•			
1.2	Skylights, Chimneys and Roof Penetrations				•
1.3	Roof Drainage Systems				•

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IN NI NP RR

Comments:

1.0 (1) An evidence of shingles that has missed and damage. Upper roofs have few damaged shingles were missed. over the years and properly repair by licensed contractor is inquired to avoid the future leaks.

In the inspector's opinion, the roof covering was near the end of their useful life due to wearing. Life expectation of shingle type roof is generally the last 20 years with proper maintenance and care.



Lower roof



Lower roof

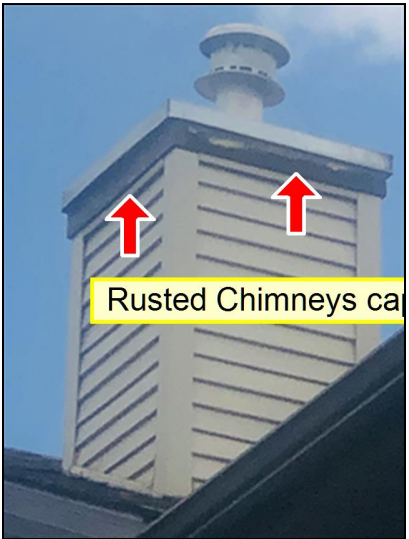


Upper roof

1.0 (2) It's a good practice but it's not every contractor that will install the drip edge flashing. Missing drip edge flashing could have water damage to contents under the covering. I recommend installing a drip edge flashing while replacing the new roof shingles. it's an option when roof update.



1.2 Rusted chimney cap, rust cap is prone to water penetration. I recommend to repair it by licensed contractor.



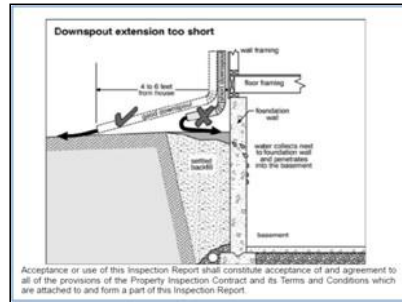
1.3 (1) One or more downspouts terminate above lower roof surfaces rather than being routed to gutters or to the ground level. This is very common, but it can reduce the life of roof surface materials below due to large amounts of water frequently flowing over the roof surface. Granules typically are washed off of composition shingles as a result, and leaks may occur. Recommend considering having a qualified contractor install extensions as necessary so downspouts don't terminate above roof surfaces.



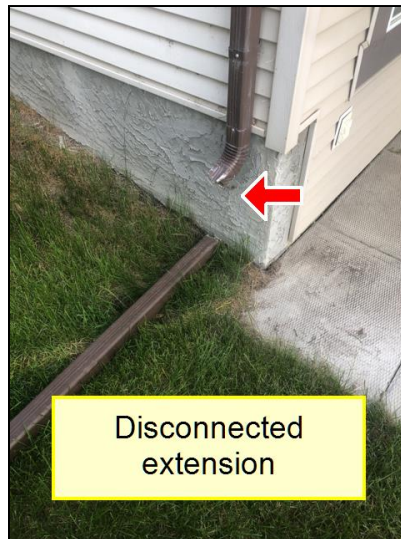
1.3 (2) The gutters are full of debris in areas and needs to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist.



1.3 (3) The downspout pipe at right side (facing front) was short to direct roof water run-off straight down into the foundation of the home. The downspout(s) should always be extended on a good slope with discharge water at least 5 feet from the house. I recommend that longer downspout extensions should be installed



1.3 (4) The downspouts disconnected at the right side of the house (facing front).



As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions: 1. Not all of the underside of the roof sheathing is inspected for evidence of leaks. 2. Evidence of prior leaks may be disguised by interior finishes. 3. Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up and other factors. 4. Antennae, chimney flue interiors which are not readily accessible are not inspected and could require repair. 5. Portions of the roof were viewed from ground level due to the height. Some sections of the roof were not in view. Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

2. Exterior

The primary purpose of the exterior elements of the home is to provide a weatherproof "envelope" to the house and its interior, with protection from the adverse affects of rain, wind, snow and sun, as well as to secure against entry by intruders.

Overview: The exterior of the house is generally in good condition. The exterior of the home shows normal wear and tear for a home of this age. Window frame are clad of the most part with a low maintenance material. Most surrounding trims are metal clad. some area window caulking presented cracks and is required to re-caulk to prevent the potential water penetration.



Right siding



Left siding



Back Siding

Styles & Materials

Siding Style:

Vinyl

Siding Material:

Vinyl

Exterior Entry Doors:

Wood

Appurtenance:

Covered porch
Balcony
Deck

Driveway:

Concrete

Windows:

Vinyl

Retaining Walls:

None

		IN	NI	NP	RR
2.0	Vegetation, Grading, Drainage(With respect to their effect on the condition of the building)	•			
2.1	Wall Siding Cladding Flashing and Trim				•
2.2	Driveways, Patio Floor and Walkways	•			
2.3	Eaves, Soffits and Fascias	•			
2.4	Doors (Exterior)	•			
2.5	Windows(Exterior)	•			
2.6	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•			
2.7	Window Wells			•	
2.8	Retainings Wall			•	

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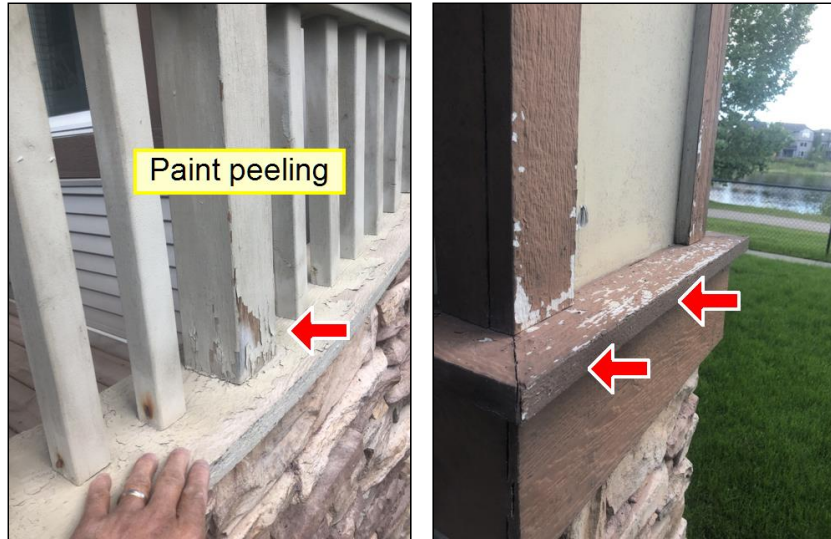
IN NI NP RR

2.9	Additional Buildings on Property			•	
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Comments:

2.1 (1) The wood trim needs primer and paint at right side (facing front).



2.1 (2) The Vinyl siding at the right side of home installed improperly or not according to standard workmanship practices. deterioration can eventually occur if not corrected. A qualified person should repair or replace as needed.



As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions: 1. A representative sample of exterior component was inspected rather than every occurrence of components. 2. The inspection does not include an assessment of geological, geotechnical or hydrological condition, or environmental hazard. 3. Screening , shutters, awnings, or similar seasonal accessories, fences, recreational facilities , outbuildings, seawalls, break-walls, decks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report. Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

3. Garage / Carport

The primary purpose of the garage inspection is to protect the interior of the garage from the elements, including sun, wind, rain, and snow. The design and selection of materials including the structural elements, sheathing, roof coverings, flashings, ventilation, and protruding components affect the performance and durability of the system as a whole. Also, all electrical receptacles in garages must be GFCI-protected, without exception.



Garage

Styles & Materials

Garage Style: Double Attached	Garage Door Type: One manual	Garage Door Material: Compressed board
Auto-opener Manufacturer: CHAMBERLAIN	Garage Door Hardware Style: 1 Automatic	

		IN	NI	NP	RR
3.0	Garage Ceilings	•			
3.1	Garage Walls (including Firewall Separation)				•
3.2	Garage Floor	•			
3.3	Garage Door (including Occupant Door from garage to inside of home)	•			
3.4	Garage Door Operatoration (Report whether or not doors will reverse when met with resistance)	•			
3.5	Garage window (s)			•	
3.6	Heat Source & Systems Operation			•	
3.7	Electrical Componants and Compliance			•	
3.8	Plumbing in Garage			•	
3.9	Garage Door Operators (Report whether or not doors will reverse when met with resistance)	•			

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Comments:

3.0 The attached garage is in good condition. The auto reverse mechanism on the overhead garage door responded properly to testing. Garage floor was missing caulking to prevent water penetration.

3.1 Gas pipes need to be sealed to avoid water and moisture into garage.



Inside garage



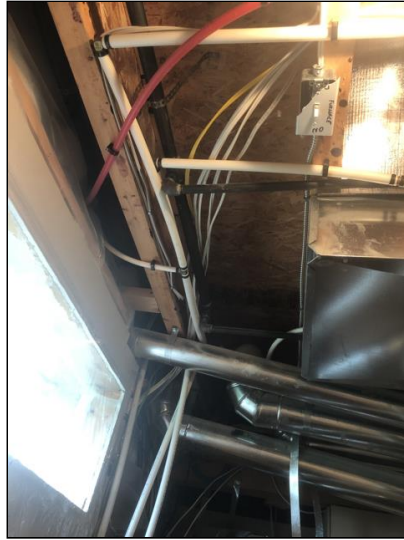
Outside garage

The garage of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure.

Overview: The construction of the home is good quality under good condition. The materials and workmanship, where visible, are good. The inspection did NOT discover evidence of structural damage and movement. No major defects were observed in the accessible structural components of the house during the time of this inspection. The inspection did NOT discover or detect any active infiltrations or active intrusions into the building at time of inspection, be aware that this is the condition of the property at time of inspection and it is not a reflection of past issues or a guaranty against the future issues. All areas tested during inspection had normal and acceptable levels of moisture, not exceeding 40%. This is not a confirmation that there are no leakage, it is the condition of the tested areas during inspection only. Regular monitoring is advised.



Basement



basement

Styles & Materials

Foundation:

Poured concrete

Floor Structure:

2 X 6

Wall Structure:

2 X 4 Wood

Columns or Piers:

Steel lally columns

Ceiling Structure:

2X8

Roof Structure:

Engineered wood trusses

Roof-Type:

Gable

Method used to observe attic:

From entry

Attic info:

Attic access

Method used to observe Crawlspace:

No crawlspace

Moisture Measure Level:

Basement: 40 %

		IN	NI	NP	RR
4.0	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•			
4.1	Moisture Levels Tested in Basement and Area of Concern	•			
4.2	Floors (Structural)	•			
4.3	Walls (Structural)	•			
4.4	Columns or Piers	•			
4.5	Ceilings (Structural)	•			
4.6	Roof Structure and Attic	•			

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IN NI NP RR

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions: 1. Structural components concealed behind finished surfaces could not be inspected. 2. Only a representative sampling of visible structural components were inspected. 3. Furniture and/or storage restricted access to some structural components. 4. Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection. Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

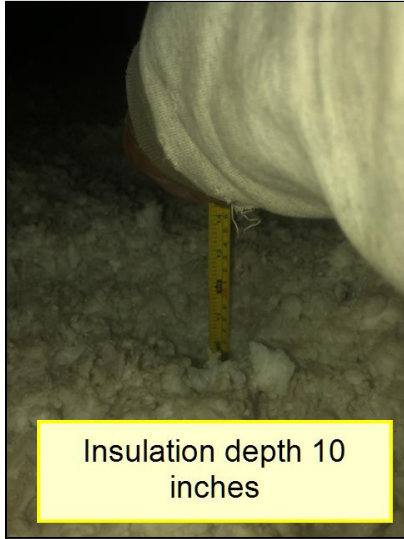
5. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces.

Overview: Insulation levels are typical for a house this age. Caulking and/or weather-stripping should be monitored annually around doors, windows and other exterior wall openings, this will help to maintain weather tightness and reduce energy costs. Air/Vapor barrier contently not inspected due to furnished basement not visible. Concealed insulation and vapor barriers not inspected due to furnished basement. The restricted and no access to attic due to none found the hatch. None visible evidence of water penetration and condensation commutation was observed in attic and basement area. Exhaust venting were tested with the operative satisfaction at the time of the inspection. Weather-stripping and caulking around the door and window are well maintained. No evidence of insects, rodents and pests was presented in the attic and basements at the time of the inspection.



Attic



Attic



Attic



Attic

Styles & Materials

Attic Insulation:

Blown in(fiberglass)

Lower level Insulation:

Batt

Floor System Insulation:

NONE

Upper Ventilation:

Gable vents
Mushroom

Lower Ventilation:

Soffit Vents
Gable vents

Vapour barrier:

Plastic

Exhaust Fans:

Fan only

Dryer Power Source:

220 Electric

Dryer Vent:

Flexible Metal

		IN	NI	NP	RR
5.0	Insulation Under Floor System(in Basement or Crawlspace)	•			
5.1	Insulation in Attic	•			
5.2	Ventilation of Attic and Foundation Areas	•			
5.3	Venting Systems (Kitchens, Baths and Laundry)	•			
5.4	Ventilation Fans and Thermostatic Controls	•			
5.5	Insulation Under Floor System	•			
5.6	Vapor Retarders (in Crawlspace or basement)	•			

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IN NI NP RR

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions: 1. Insulation/Ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests(such as cutting openings in walls to look for insulation) as performed. 2. Potentially hazardous materials such as Asbestos and Urea formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection. 3. An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report. 4. Any estimates of insulation R values or depths are rough average values. 5. Wall insulation and R values are spot checked only. 6. The attic was viewed from the access hatches only. Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

6. Heating / Central Air Conditioning

The primary function of the heating and cooling systems of the home is to provide an indoor environment that is comfortable in terms of temperature. The heating system in your home converts energy from one source (such as natural gas, propane, oil, wood, solar, or electricity) into heat. Heating may be from either or both of a forced air system (characterized by heat distribution through heating ducts) or a radiant heating system (for example electric baseboards heaters or water/steam radiators). Air conditioning, when used, removes heat and moisture from the home, and generally uses electricity as the source of energy for the cooling process. The most common form of air conditioning is with an air conditioning unit attached to the central duct system. In centrally controlled ducts systems, a thermostat generally located on the main floor is used to set and control the heating and cooling conditions.

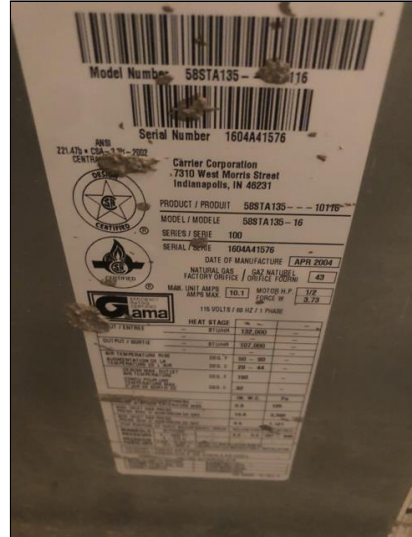
Overview: Adequate heating capacity is provided by the system. The furnace is estimated to be approximately 16 years old. The typical life cycle is generally 20-25 years. But yearly maintenance can prolong its life. The heating system shows no visible evidence of major defects. Cooling system was not tested during this time of the inspection due to the temperature outside is too low. It's recommended to test once the temperature arise. In High efficiency furnaces to check the drainage pipe plugged, the intake or outate pipe was frozen and make the furnace short circle ruining. Yearly maintenance can prolong its life by the professional technician.



Gas furnace



Gas furnace fire up



Model & Serial #

Styles & Materials

Heat Type:

Gas Furnace

Efficiency:

Medium Efficiency

Heating Equipment Energy Source:

Natural gas

Heat System Brand:

CARRIER

Ductwork:

Non-insulated

Filter Type:

Cartridge

Serial # / Year made : 1604A41576 | 2004

Filter Size:

16x25

HRV Brand:

NONE

Types of Fireplaces:

Gas/LP Log starter

Number of Fireplaces:

One

Carbon Monoxide level:

PPM Detected

Cooling Equipment Type:

Not applied

Cooling Equipment Energy Source:

Not applied

Number of AC Only Units:

None

Cooling System Brand:

NONE

Cooling Efficiency:

Not applied

Thermostat:

Programable (Main Level)

		IN	NI	NP	RR
6.0	Heating Equipment				•
6.1	Normal Operating Controls	•			

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IN NI NP RR

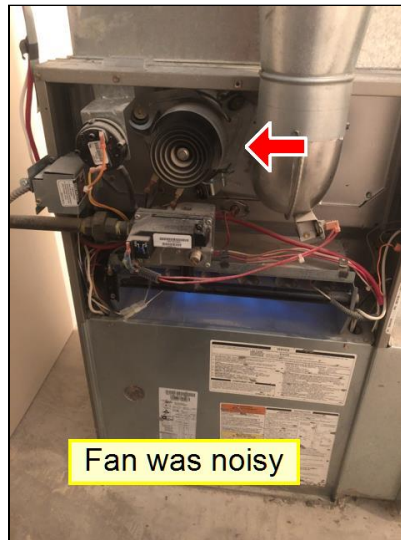
		IN	NI	NP	RR
6.2	Automatic Safety Controls	•			
6.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			
6.4	Presence of Installed Heat Source in Each Room	•			
6.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•			
6.6	Fireplaces and Gas/LP Firelogs	•			
6.7	Humidifier & Operating Controls				•
6.8	HRV & Operating Controls			•	
6.9	Cooling and Air Handler Equipment			•	
6.10	Normal Operating Controls			•	
6.11	Presence of Installed Cooling Source in Each Room			•	

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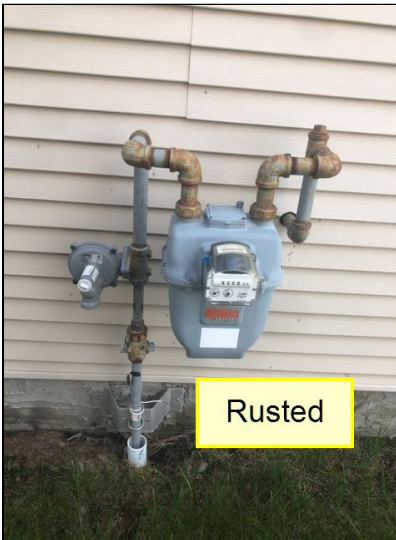
IN NI NP RR

Comments:

6.0 (1) The fan was a little noisy during this time of the inspection. This is a maintenance issue and should be repaired. I recommend service or repair as needed.



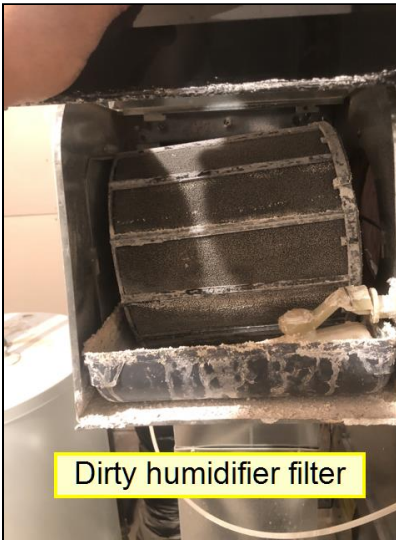
6.0 (2) Rusted meter. I recommend to paint it to avoid further deterioration as the part of maintenance program.



6.0 (3) Ensure that you call ATCO gas to set up your "FREE" annual inspection of all the gas appliances in the house! This service is already paid for in your monthly gas bill under the distribution fees.

6.1 Ensure that the furnace filter is checked at least every 4 months and replaced as needed with the proper size filter and with the arrows on the filter pointing towards the furnace.

6.7 Humidifiers require regular maintenance and servicing, replacement of the screen cartridge or evaporator pad will be required periodically, servicing should be performed every Fall season(Oct-Nov).



As described in the Inspection contract, the inspection of the heating systems is only a visual inspection. This is not a technically exhaustive report as a detailed evaluation of the furnace/ boiler heat exchanger is beyond the scope due to the limited accessibility, and components such as the gas lines that would need to be removed by a licensed gas fitter. If this report recommends further evaluation of the heating systems, the heat exchanger would need to be removed by a qualified heating specialist who is licensed as a gas fitter. Your gas company may check your furnace, but they also only perform a visual non- evasive inspection that is insufficient to properly evaluate the condition of the boiler or furnace. As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions: 1. The adequacy of heat supply or distribution balance is not inspected. 2. The interior of flues or chimneys which are not readily accessible are not inspected. 3. Only the primary supply furnace/boiler systems are viewed and tested. 4. The heat exchange units were not visible. Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

7. Electrical System

The primary purpose of the electrical system is to provide for the electrical needs for your home. This includes providing the means and metering of the electrical supply, the distribution of electricity via protected branch circuits to areas in the home, and providing lighting fixtures, switches, and outlets to meet the needs for powering lighting, appliances, and personal electrical and electronic devices.

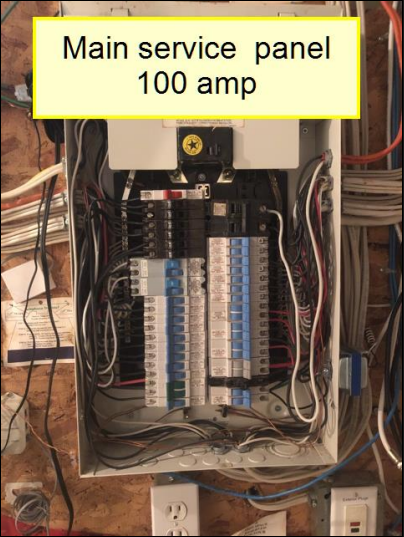
Overview: The size of the electrical service is sufficient for typical single family needs. The electrical panel is well arranged and all breakers are properly sized. Generally speaking, the electrical system is in good order. All outlets and most light fixtures that were tested operated satisfactorily. All 3-prong outlets that were tested were appropriately grounded.



Meter



Main service panel



Cover open up

Styles & Materials

Electrical Service Conductors:
240 volts | 200 Amps

Panel Capacity:
125 AMP service pannel

Panel Type:
Circuit breakers
GFCI Breakers
AFCI Breakers

Electric Panel Manufacturer:
FEDERAL PIONEER

Branch wire 15 and 20 AMP:
Copper

Wiring Methods:
Conduit

Outlets Checked:
Typical

GFCI Checked:
Service Panel
Bathroom

AFCI Checked:
Service Panel

Smoke Detector Checked:
Presented each Floor

CO Detector:
At the hallway of the second floor

		IN	NI	NP	RR
7.0	Service Entrance Conductors	•			
7.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•			
7.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•			
7.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	•			
7.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

		IN	NI	NP	RR
7.5	Operation of GFCI (Ground Fault Circuit Interrupters)	•			
7.6	Operation of AFCI (ARC Fault Circuit Interrupters)	•			
7.7	Smoke Detectors	•			
7.8	Carbon Monoxide Detectors	•			
7.9	Sub Service Panel			•	
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

7.5 The ground fault circuit interrupter for the kitchen is either not in place or does not appear to be operating correctly. GFCIs are installed to help prevent hazardous shock in areas close to water. A national standard was set around 2006 requiring new homes to have GFCI protection for plugs close to the kitchen sink. It's recommend to update for safety or replace for current standard code if the home is going to renovate or re-wire the kitchen.

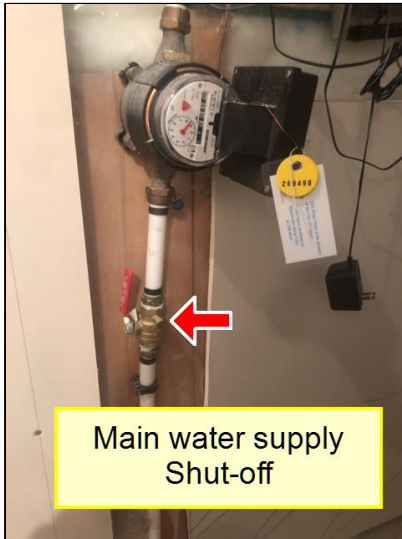
7.7 The smoke detector should be tested at common hallway to bedrooms upon moving in to home.

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions: 1. Electrical components concealed behind finished surfaces are not inspected. 2. Only a representative sampling of outlets and light fixtures were tested. 3. Furniture and /or storage restricted access to some electrical components which may not be inspected. 4. The inspection does not include remote control devices, alarm systems and components, low voltage wiring , system and components, ancillary wiring, systems, and other components which ware not part of the primary electrical power distribution system. 5. Smoke detectors are generally not checked as homes can have a security system wired into them. It's recommended smoke detectors are checked on a monthly basis. Now in all bedrooms, on all levels. And should be changed every 10 years. Carbon monoxide detectors should be added. Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

8. Plumbing System

The primary purpose of the plumbing system is to provide a supply of water for domestic usage for the home's occupants, and to manage the safe discharge of waste water. Water supply may be from a well located on this property if the home has a private supply, or from the municipal water mains running beneath streets and roadways if the water is provided by the municipality. Drainage of wastewater is to either a septic system for private systems or to the municipal sewer system where this system is provided by the municipality.

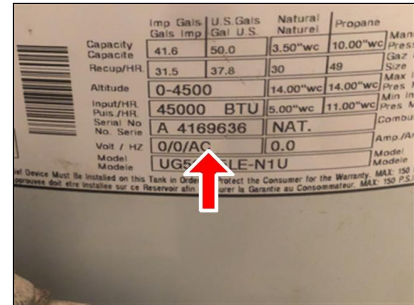
Overview: The plumbing faucet/fixtures were tested and found to be in generally good condition. Shut-off valves were found under sink areas. This is a higher quality feature. This is a larger water tank capacity than what is in general use and should have a longer life. Check valve has been introduced to prevent cross-connections of water supply. This is a safety feature. Plastic piping has been used for the water lines in this home. The plumbing faucet/fixtures were tested and water flow to be in generally good condition. Shut-off valves were found under sink areas. Pipes included all visible fittings and connections were inspected in good operative condition. Adequate supply and pressure capacity is provided by the municipal sewer system with 3/4" plastic pipe.



Main water shut-off valve



Water heaters



Model&Serial #

Styles & Materials

Water Source:

Public

Water Filters:

None

Plumbing Water Supply (into home):

PVC

Plumbing Water Distribution (inside home):

PVC

Waste Piping:

PVC(polyvinyl chloride)

Washer Drain Size:

3" Diameter

Water Heater Power Source:

Gas (quick recovery)

Water Heater Capacity:

50 Gallon (2-3 people)

Hot Water Temperature:

54 degree C= 130 degree F

WH Manufacturer:

GIANT

Sump Pump Manufacturer:

NONE

Number of Sump Pump:

Unknown

Serial # | Year made : A4169636 | 2004

Water Softener Manufacturer:

NONE

		IN	NI	NP	RR
8.0	Plumbing Water Supply, Distribution System and Fixtures	•			
8.1	Plumbing Drain, Waste and Vent Systems				•
8.2	Hot Water Systems, Controls, Chimneys, Flues and Vents				•
8.3	Main Water Shut-off Device (Location: Basement Furnace Room)	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

		IN	NI	NP	RR
8.4	Sump Pump(Location: Basement Furance Room)			•	
8.5	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)			•	
8.6	Main Fuel Shut-off (Describe Location)			•	

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IN NI NP RR

Comments:

8.0 (1) A "anti-syphon" hose bibs is required to replace the exterior hose bibs to keep pipes from freezing in the winter.

8.0 (2) Water shut-off valve for the outside water neither was not installed nor found it at the time of this inspection. I am recommend to have licensed plumber to evaluate and install one.

8.1 Missing sink drain stop plug at the guest bathroom.



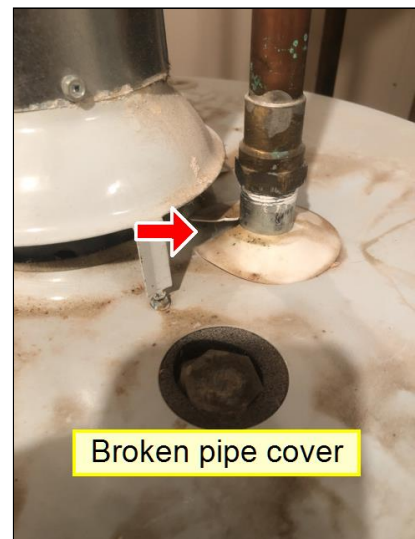
8.2 (1) Monitor: Most water heaters have a general life expectancy of 7 to 15 years. The existing water heater is approximately of this age. Some units will fail sooner and some will last much longer. I recommend to replace it.



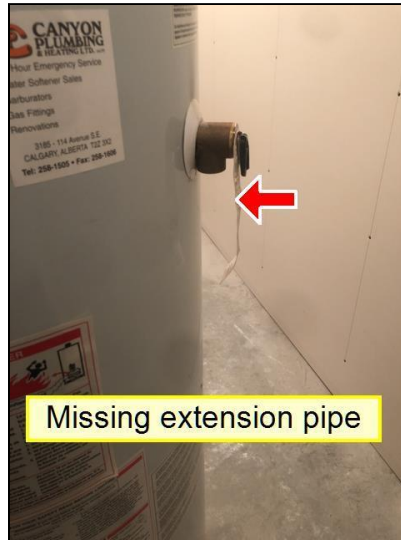
Top of water heater



Bottom of water heater



8.2 (2) The T&P (Test and Pressure) valve on water heater needs a 3/4 threaded pipe to extend within 6 inches of floor for safety. (PVC is not approved for hot water use). I recommend repair by a qualified person.



As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions: 1. Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected. 2. Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report. 3. Interiors of flues or chimneys which are not readily accessible are not inspected. 4. Water conditioning systems, solar water heaters, fire and law sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted for and discussed in they or a separate report. Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

9(A) . Lower Level

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Overview: No evidence of moisture penetration was observed at the time of the inspection. It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future. The majority floors of the home are relatively level and walls are relatively plumb. The doors and windows are average to good quality with satisfaction operated condition. On the whole, the interior finishes of the home are in good condition.



walkout basement

Styles & Materials

Floor Covering(s):

Carpet

Wall Material:

Gypsum Board

Ceiling Materials:

Gypsum Board

Window Types:

Horizontal sliding

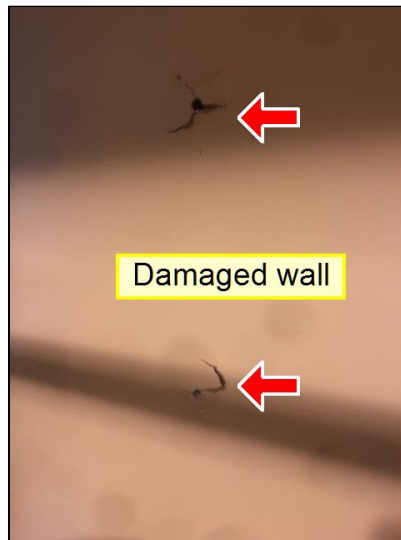
		IN	NI	NP	RR
9.0.A	Floors	•			
9.1.A	Walls				•
9.2.A	Ceilings				•
9.3.A	Doors	•			
9.4.A	Windows				•
9.5.A	Steps, Stairways, Balconies and Railings	•			
9.6.A	Counters and Cabinets	•			

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IN NI NP RR

Comments:

9.1.A Damaged wall inside the closets at guest bedroom .



9.2.A Non-operational light.



9.4.A (1) Crack at the window sills at the bedroom of the basement. I recommend to caulk it.



As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions: 1. An evaluation of sealed windows can be influenced by weather conditions, humidity from interior or exterior, and the age of seal failure. Failure of the sealed windows cannot be identified until there is visible evidence. Fogging conditions can disappear when temperature, humidity, or when the sun is exposed to the glass. 2. Furniture, storage, appliances and/or wall hanging are not moved to permit inspection and may block defects. 3. Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paints, wallpaper, and other finish treatments are not inspected. 4. The windows were dirty, restricting proper assessment. Please also refer to the pre-inspection contract for a detailed explanation of the scope of the inspection.

9(B) . Main Level

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Overview: No evidence of moisture penetration was observed at the time of the inspection. It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future. The majority floors of the home are relatively level and walls are relatively plumb. The doors and windows are average to good quality with satisfaction operated condition. On the whole, the interior finishes of the home are in good condition.



fireplace

Styles & Materials

Floor Covering(s):

- Carpet
- Wood

Wall Material:

Gypsum Board

Ceiling Materials:

Gypsum Board

Window Types:

- Casement

		IN	NI	NP	RR
9.0.B	Floors	•			
9.1.B	Walls	•			
9.2.B	Ceilings	•			
9.3.B	Doors	•			
9.4.B	Windows	•			
9.5.B	Steps, Stairways, Balconies and Railings	•			
9.6.B	Counters and Cabinets	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

9.2.B The ceiling has a stain indicating a leak did or still exists at the Office Room. There is not no leaks detected at the time of this inspection. I recommend monitor and repair leak if detected.



As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions: 1. An evaluation of sealed windows can be influenced by weather conditions, humidity from interior or exterior, and the age of seal failure. Failure of the sealed windows cannot be identified until there is visible evidence. Fogging conditions can disappear when temperature, humidity, or when the sun is exposed to the glass. 2. Furniture, storage, appliances and/or wall hanging are not moved to permit inspection and may block defects. 3. Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paints, wallpaper, and other finish treatments are not inspected. 4. The windows were dirty, restricting proper assessment. Please also refer to the pre-inspection contract for a detailed explanation of the scope of the inspection.

9(C) . 2nd Level

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Overview: The noticeable of moisture penetration was observed at the ceiling. It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future. The majority floors of the home are relatively level and walls are relatively plumb. The doors and windows are average to good quality with satisfaction operated condition. On the whole, the interior finishes of the home are in good condition.



Master bedroom



Operational tub jet

Styles & Materials

Floor Covering(s):

Carpet

Wall Material:

Gypsum Board

Ceiling Materials:

Gypsum Board

Window Types:

Casement

		IN	NI	NP	RR
9.0.C	Floors	•			
9.1.C	Walls	•			
9.2.C	Ceilings				•
9.3.C	Doors				•
9.4.C	Windows	•			
9.5.C	Steps, Stairways, Balconies and Railings	•			
9.6.C	Counters and Cabinets				•

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

9.2.C The ceiling has a water stain indicating a leak did or still exists at the guest bedroom. The cause of this ceiling damage due to leak from roof. I recommend monitor and repair leak when the roof covering is updated.



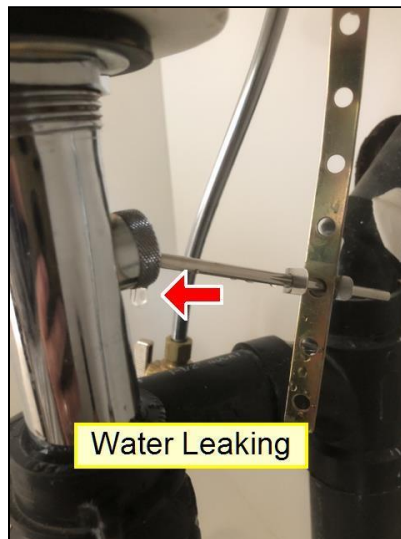
9.3.C Damaged door frame at the master bedroom. Recommend to repair if need.



9.6.C (1) Broken pieces under sink in master bathroom



9.6.C (2) It's noticeable water leak under the sink of master bathroom. Repairing is inquired.



As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions: 1. An evaluation of sealed windows can be influenced by weather conditions, humidity from interior or exterior, and the age of seal failure. Failure of the sealed windows cannot be identified until there is visible evidence. Fogging conditions can disappear when temperature, humidity, or when the sun is exposed to the glass. 2. Furniture, storage, appliances and/or wall hanging are not moved to permit inspection and may block defects. 3. Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paints, wallpaper, and other finish treatments are not inspected. 4. The windows were dirty, restricting proper assessment. Please also refer to the pre-inspection contract for a detailed explanation of the scope of the inspection.

10. Appliances

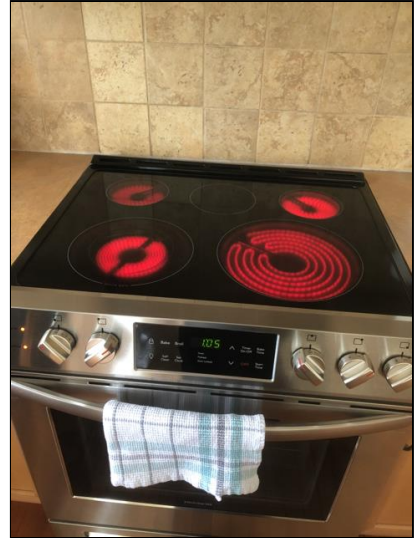
The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. **The home inspector is not required to observe:** Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. **The home inspector is not required to operate:** Appliances in use; or Any appliance that is shut down or otherwise inoperable.



Washers



Dryer



Stove



Range



Refrigerator



washer & Dryer

Styles & Materials

Range/Oven:

FRIGIDAIRE

Range Power Source:

Electric 240 Volts

Exhaust/Range hood:

BROAN

Built in Microwave:

SEARS

Dishwasher:

MAYTAG

Washer:

LG

Dryer:

LG

Dryer Power Source:

Electric 240 Volts

Trash Compactors:

NONE

		IN	NI	NP	RR
10.0	Refrigerator	•			
10.1	Dishwasher	•			
10.2	Ranges/Ovens/Cooktops	•			
10.3	Range Hood (s)	•			
10.4	Trash Compactor	•			
10.5	Food Waste Disposer	•			
10.6	Microwave Cooking Equipment	•			
10.7	Central Vacuum	•			
10.8	Washer	•			
10.9	Dryer	•			

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IN NI NP RR

Comments:

10.1 The dishwasher was operated through a normal cycle and appeared to be in serviceable condition at the time of the inspection.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



INVOICE

DCU Home Inspection Ltd
Westpoint GDNS SW
Calgary, AB, T3H4M4
(587)437-8014
Inspected By: De Chen

Inspection Date: 6/19/2020
Report ID: 345337-2008

Customer Info:	Inspection Property:
Mr. John Doe	xxxxx Crescent SW Calgary AB T3H 4Z5
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Residential Home Inspection Service	400.00	1	400.00
Additional sq. ft.	0.10	610	61.00
			Tax \$23.05
			Total Price \$484.05

Payment Method:
Payment Status:
Note: