



# YOUR INSPECTION REPORT

*The best home inspection experience available.*

**PREPARED BY:**

Steve Berini



**FOR THE PROPERTY AT:**

1234 Main street  
Calgary, AB

**PREPARED FOR:**

STEVE BERINI

**INSPECTION DATE:**

Sunday, February 18, 2018



Truth or Consequences Home Inspections Ltd.

152 Woodglen Grove SW

Calgary, AB T2W 4S8

587-830-4028

[www.truthorconsequences.ca](http://www.truthorconsequences.ca)

[steveberini@yahoo.ca](mailto:steveberini@yahoo.ca)



June 7, 2018

Dear Steve Berini,

RE: Report No. 1016  
1234 Main street  
Calgary, AB

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our International Association of Certified Home Inspectors (InterNachi). This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice located here <https://www.nachi.org/sop.htm> so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

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

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

Steve Berini

Certified Professional Inspector

Truth or Consequences Home Inspections Ltd.

403-284-5338 Home  
587-830-4028 Cell

Sincerely,

Steve Berini  
on behalf of  
Truth or Consequences Home Inspections Ltd.

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Inspections Ltd.  
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[steveberini@yahoo.ca](mailto:steveberini@yahoo.ca)

# SUMMARY

1234 Main street, Calgary, AB February 18, 2018

Report No. 1016

[www.truthorconsequences.ca](http://www.truthorconsequences.ca)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

INFRA-RED

REFERENCE

**Note:** For the purpose of this report the building is considered to be facing **South**.

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](#)

## Roofing

### **SLOPED ROOFING \ Asphalt shingles**

**Condition:** • Shingles have not been cut back from gutters and rain water might overshoot the gutter system causing moisture around foundation. Have a qualified roofer inspect and provide recommendations. This condition was observed throughout the exterior roof system of the house.

**Implication(s):** Excess moisture might overflow the gutter system causing moisture to enter the foundations at various locations.

**Location:** Front Exterior Roof

**Task:** Improve

**Time:** If necessary

### **SLOPED ROOF FLASHINGS \ Drip edge flashings**

**Condition:** • [Missing](#)

Repair roof drip edge missing on front roof over the garage. Have a qualified roofer check to see if missing throughout the rest of the home and repair

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

**Location:** Front Exterior Roof

**Task:** Repair or replace

**Time:** Less than 1 year

## Exterior

### **ROOF DRAINAGE \ Gutters and Downspouts**

**Condition:** • Missing

Downspouts are missing from the residence. Repair so that the downspouts are directing water at least 6 ft from the residence.

**Location:** Right Exterior Garage

**Task:** Repair or replace

**Time:** Immediate

### **ROOF DRAINAGE \ Downspouts**

**Condition:** • [Should discharge 6 feet from building](#)

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

**Location:** Throughout Exterior

**Task:** Repair or replace

**Time:** Immediate

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## WALLS \ Trim

**Condition:** • [Paint](#)

Noticed differed maintenance on house trim. Paint to protect wood material

**Implication(s):** Shortened life expectancy of material

**Location:** Front Second Floor

**Task:** Repair or replace

**Time:** Immediate

## GARAGE \ Vehicle door operators

**Condition:** • Sensors poorly located

Lower photoelectric sensors to within 6 inches of floor as they are too high right now.

**Implication(s):** Physical injury

**Location:** Front Exterior Garage

**Task:** Repair

**Time:** Immediate

## Heating

### GAS FURNACE \ Mechanical air filter

**Condition:** • [Dirty](#)

Dirty air filter. Replace as soon as possible also suggest a furnace cleaning since the last one was completed in 2007

**Implication(s):** Reduced comfort | Increased heating costs

**Location:** Basement Utility Room Furnace Room

**Task:** Replace

**Time:** Immediate

### GAS FURNACE \ Mid- and high-efficiency gas furnace

**Condition:** • [Induced draft fan problems](#)

Fan is noisy when in star tup and when in a steady running state assume ball bearings are near end of life . Have a certified HVAC specialist evaluate further

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

**Location:** Basement Furnace Room

**Task:** Repair Consult qualified professional

**Time:** Immediate

## Plumbing

### FIXTURES AND FAUCETS \ Faucet

**Condition:** • [Drip, leak](#)

Active water leak discovered in hallway bathroom. Repair with a qualified plumber. Moisture on the bottom of cabinet floor plus actual dripping from hot and cold piping.

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

**Location:** Second Floor Hallway Bathroom

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**Task:** Repair

**Time:** Immediate

**Condition:** • [Loose](#)

At time of inspection kitchen faucet was very loose. Re-tighten so that the faucet does not fail.

**Implication(s):** Equipment failure

**Location:** First Floor Kitchen

**Task:** Repair

**Time:** Immediate

## **FIXTURES AND FAUCETS \ Toilet**

**Condition:** • [Loose](#)

Toilet is loose to the floor retighten floor nuts and suggest that the wax seal be replaced also. No active moisture leakage at time of inspection

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

**Location:** First Floor Bathroom

**Task:** Repair or replace

**Time:** Immediate

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

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## Description

The home is considered to face :

- South



1. South

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

Sloped roof flashing material: • Aluminum

Probability of leakage: • Low

Approximate age: • 10 years

Typical life expectancy: • 20-25 years

## Limitations

Roof inspection limited/prevented by:

- Lack of access (too high/steep)
- Lack of access (too slippery/fragile)
- Snow/ice/frost

limited inspection of asphalt shingles due to excess snow and ice on roof surface



2. Snow/ice/frost

- Wet roof surface hides flaws

**Inspection performed:** • From roof edge

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

**Age determined by:** • Visual inspection from roof surface • Reported by seller

## Recommendations

### **SLOPED ROOFING \ Asphalt shingles**

**1. Condition:** • Shingles have not been cut back from gutters and rain water might overshoot the gutter system causing moisture around foundation. Have a qualified roofer inspect and provide recommendations. This condition was observed throughout the exterior roof system of the house.

**Implication(s):** Excess moisture might overflow the gutter system causing moisture to enter the foundations at various locations.

**Location:** Front Exterior Roof

**Task:** Improve

**Time:** If necessary



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3.

## **SLOPED ROOF FLASHINGS \ Drip edge flashings**

### **2. Condition:** • [Missing](#)

Repair roof drip edge missing on front roof over the garage. Have a qualified roofer check to see if missing throughout the rest of the home and repair

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

**Location:** Front Exterior Roof

**Task:** Repair or replace

**Time:** Less than 1 year

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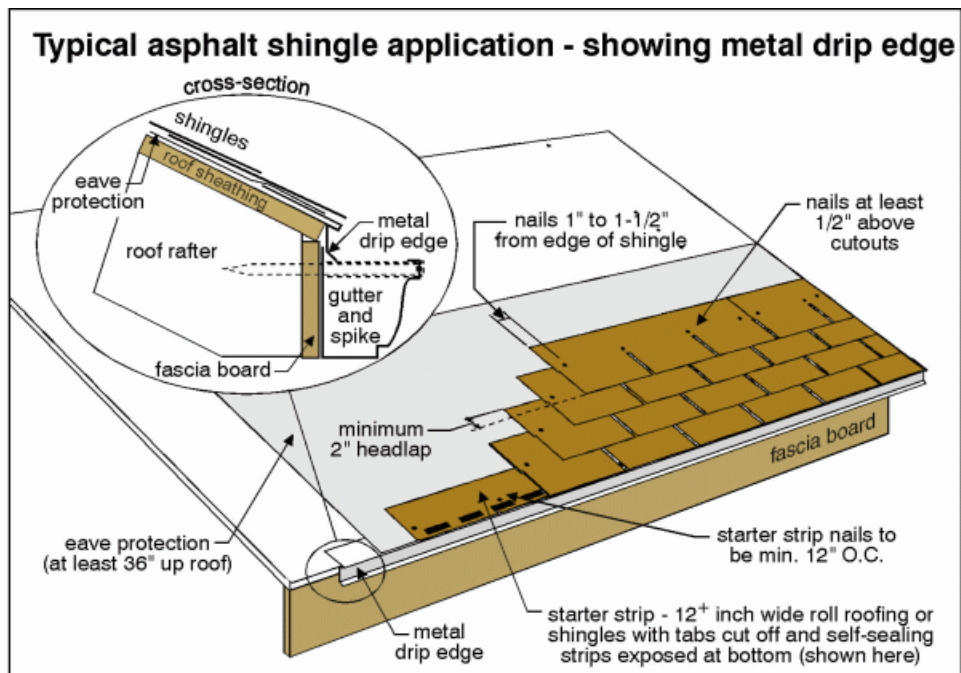
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4. Missing

3. Condition: • [Rust](#)

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

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## Description

**Gutter & downspout material:** • [Aluminum](#)  
**Gutter & downspout type:** • [Eave mounted](#)  
**Gutter & downspout discharge:** • [Above grade](#)  
**Downspout discharge:** • [Above grade](#)  
**Lot slope:** • [Flat](#)  
**Soffit and fascia:** • [Aluminum](#)  
**Wall surfaces and trim:** • [Vinyl siding](#) • [Wood](#) • [Stone](#)  
**Driveway:** • Concrete  
**Walkway:** • Concrete  
**Deck:** • Raised • Wood • Pressure-treated wood  
**Exterior steps:** • Concrete  
**Fence:** • Wood • No performance issues were noted.  
**Garage:** • General

## Limitations

**Inspection limited/prevented by:** • Car/storage in garage • Poor access under steps, deck, porch • Vines/shrubs/trees against wall • Snow / ice / frost  
**No or limited access to:** • Area below steps, deck, porches  
**Upper floors inspected from:** • Ground level  
**Exterior inspected from:** • Ground level  
**Environmental issues are outside the scope of a home inspection:** • This includes issues such as asbestos.

## Recommendations

### ROOF DRAINAGE \ Gutters and Downspouts

**4. Condition:** • Missing

Downspouts are missing from the residence. Repair so that the downspouts are directing water at least 6 ft from the residence.

**Location:** Right Exterior Garage

**Task:** Repair or replace

**Time:** Immediate

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5. Missing



6. Missing

## **ROOF DRAINAGE \ Downspouts**

### **5. Condition:** • [Discharge onto roofs](#)

Downspouts are discharging onto roof. recommend placing another elbow and a run so it flows with the slope of the roof versus against the slope.

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

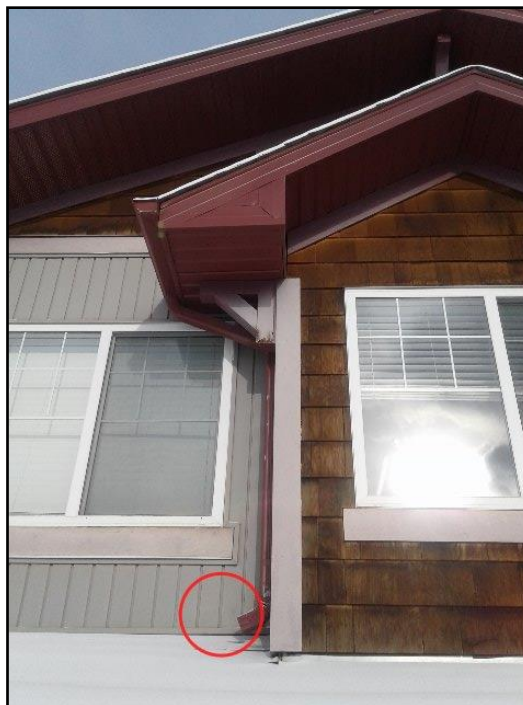
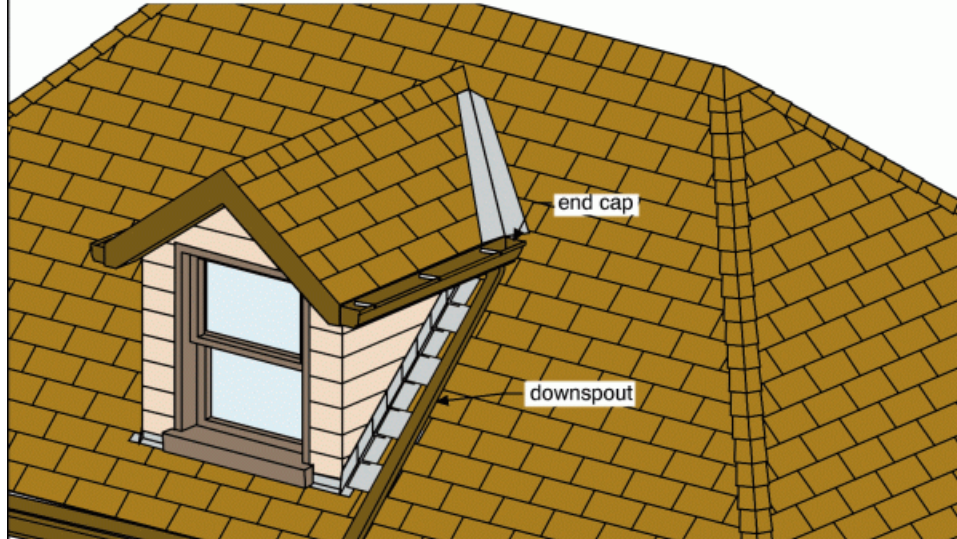
**Location:** Front Exterior Roof

**Task:** Repair

**Time:** Less than 1 year

## Downspout running across roof

installing a downspout (from the secondary roof to the main gutter below) helps prevent localized roof wear



7. Discharge onto roofs

6. Condition: • [Should discharge 6 feet from building](#)

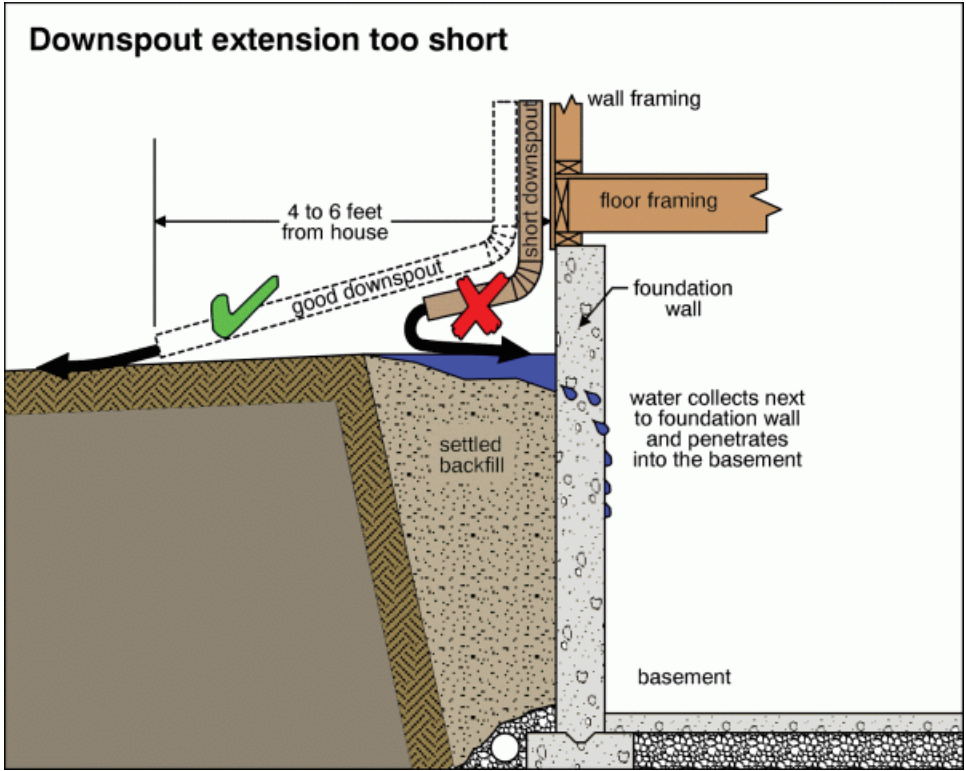
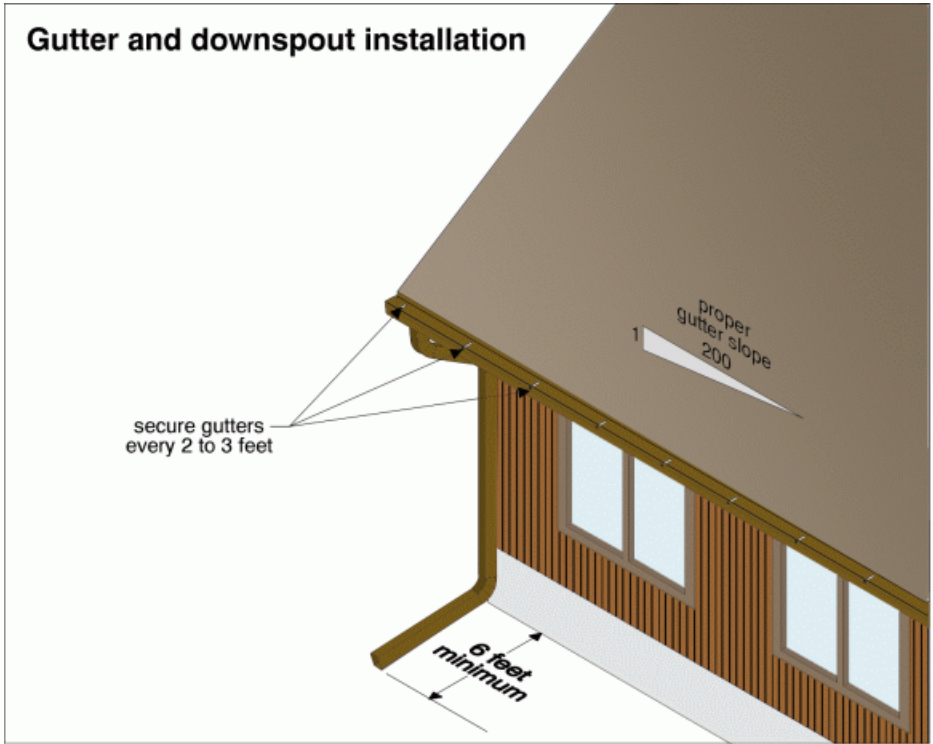
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Throughout Exterior

Task: Repair or replace

Time: Immediate

SUMMARY	ROOFING	<b>EXTERIOR</b>	STRUCTURE	ELECTRICAL	HEATING	INSULATION	PLUMBING	INTERIOR	INFRA-RED
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**WALLS \ Trim**

7. Condition: • [Paint](#)

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Noticed differed maintenance on house trim. Paint to protect wood material

**Implication(s):** Shortened life expectancy of material

**Location:** Front Second Floor

**Task:** Repair or replace

**Time:** Immediate



8. Paint

## WALLS \ Brick, stone and concrete

8. Condition: • [Cracked](#)

All cracks around the foundation should be sealed with a concrete adhesive sealant in order to prevent moisture intrusion.

**Implication(s):** Chance of movement | Weakened structure | Chance of water entering building

**Location:** Throughout Exterior

**Task:** Repair

**Time:** Less than 1 year

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9. Cracked



10. Cracked



11. Cracked



12. Cracked



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13. Cracked



14. Cracked

## **DOORS \ Exterior trim**

### **9. Condition:** • [Paint or stain needed](#)

Deferred maintenance. Paint to prevent damage to wood material

**Implication(s):** Material deterioration | Chance of damage to finishes and structure

**Location:** Front Exterior Garage

**Task:** Repair or replace

**Time:** Less than 1 year

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15. Paint or stain needed



16. Paint or stain needed



17. Paint or stain needed



18. Paint or stain needed

## LANDSCAPING \ Lot grading

10. Condition: • [Improper slope or drainage](#)

Negative drainage at back rear of house. Improve drainage away from house. Also bush should be 18 inches away from

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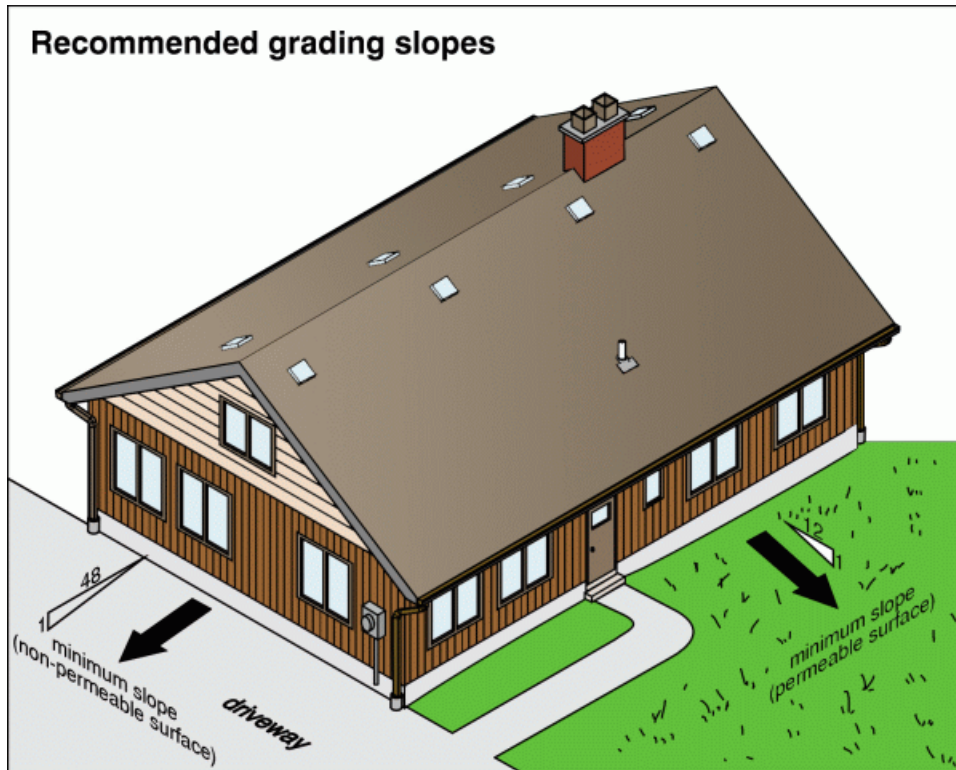
residence.

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

**Location:** Rear Yard

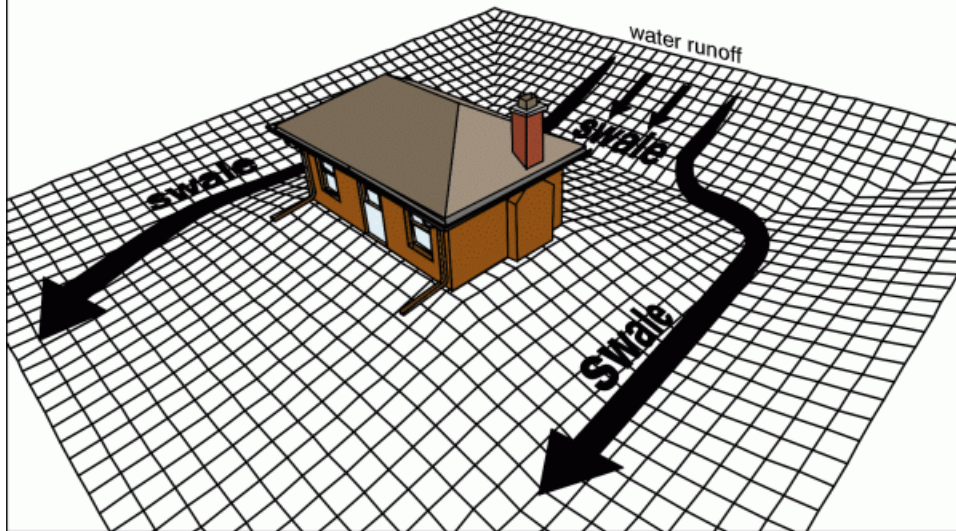
**Task:** Improve

**Time:** Less than 1 year



## Swales

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



19. Improper slope or drainage

## GARAGE \ Vehicle door operators

11. Condition: • Sensors poorly located

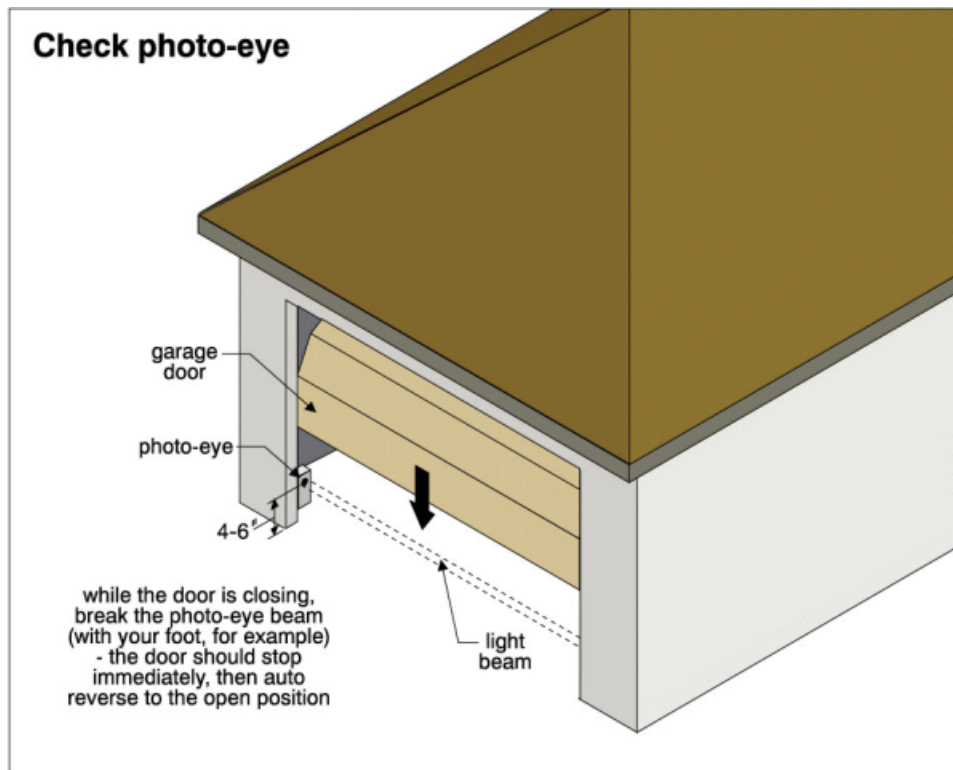
Lower photoelectric sensors to within 6 inches of floor as they are too high right now.

**Implication(s):** Physical injury

**Location:** Front Exterior Garage

**Task:** Repair

**Time:** Immediate



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20. Sensors poorly located

## Description

**Configuration:** • [Basement](#)

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

**Floor construction:** • [Wood I-joists](#)

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

**Roof and ceiling framing:** • Ceiling Joists • Rafters/ceiling joists

**Location of access to under-floor area:** • Basement

## Limitations

**Inspection limited/prevented by:** • Storage • Insulation

**Attic/roof space:** • Inspected from access hatch

**Percent of foundation not visible:** • 100 %

**Not included as part of a building inspection:** • Visible mold evaluation is not included in the building inspection report

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

## Recommendations

### RECOMMENDATIONS \ Overview

**12. Condition:** • No structure recommendations are offered as a result of this inspection.

**Location:** Basement

**Task:** Inspect annually

**Time:** When necessary

### FLOORS \ Beams

**13. Condition:** • [Weak connection to joists](#)

Further evaluation by a certified contractor or structural engineer to ensure that this is up to today's building code

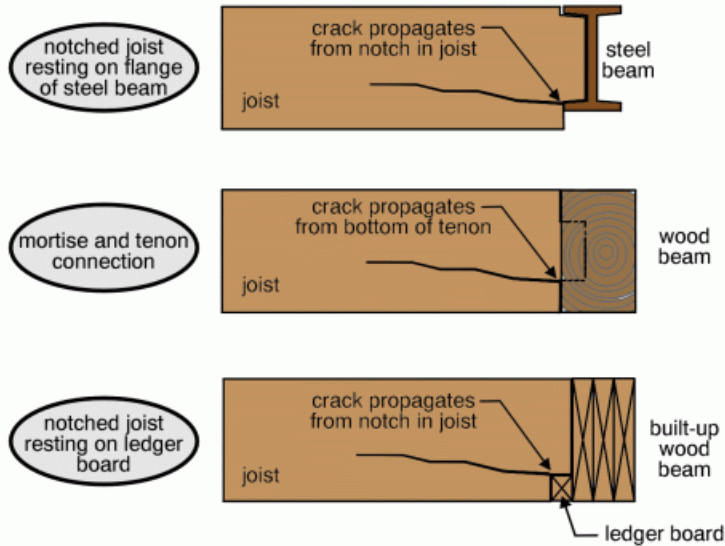
**Implication(s):** Chance of structural movement

**Location:** Basement Furnace Room Staircase

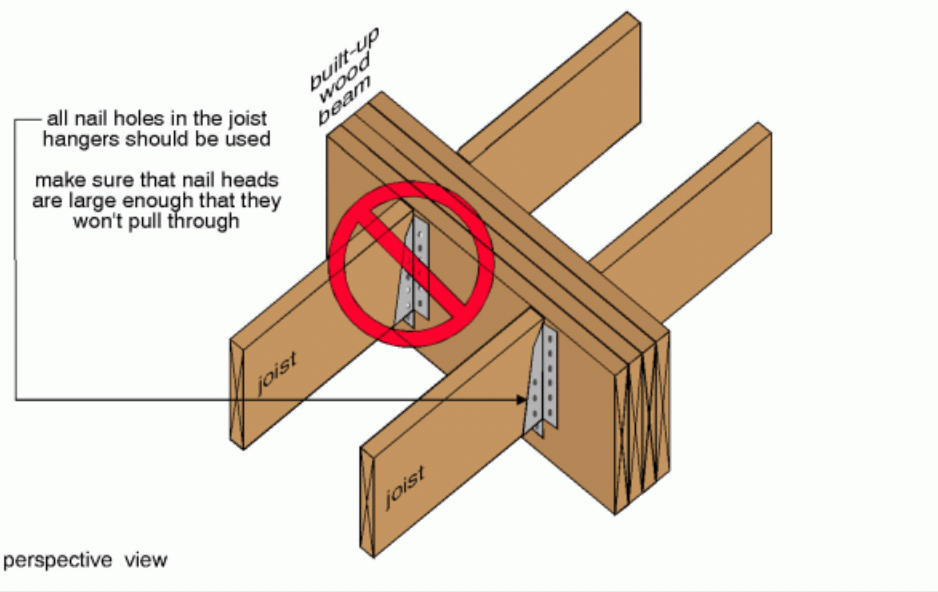
**Task:** Repair or replace Further evaluation

**Time:** Less than 1 year

## Examples of weak joist/beam connections



## Watch for insufficient nails in joist hangers





# STRUCTURE

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21. Weak connection to joists



22. Weak connection to joists

## Description

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

**Service size:** • [100 Amps \(240 Volts\)](#)

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

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

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

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

**Distribution panel rating:** • [100 Amps](#)

**Electrical panel manufacturers:** • FPE Stab-Lok

**Number of circuits installed:** • 29

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

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

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

**Smoke detectors:** • [Present](#)

**Carbon monoxide (CO) detectors:** • Present

## Limitations

**Inspection limited/prevented by:** • Restricted access • Storage

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

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

# HEATING

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## Description

### System type:

- [Furnace](#)

Good blue flame when furnace was activated for a mid efficiency gas furnace.

- [Fireplace](#)

### Fuel/energy source: • [Gas](#)

Furnace manufacturer: • Carrier

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

Approximate capacity: • [110,000 BTU/hr](#)

Efficiency: • [Mid-efficiency](#)

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

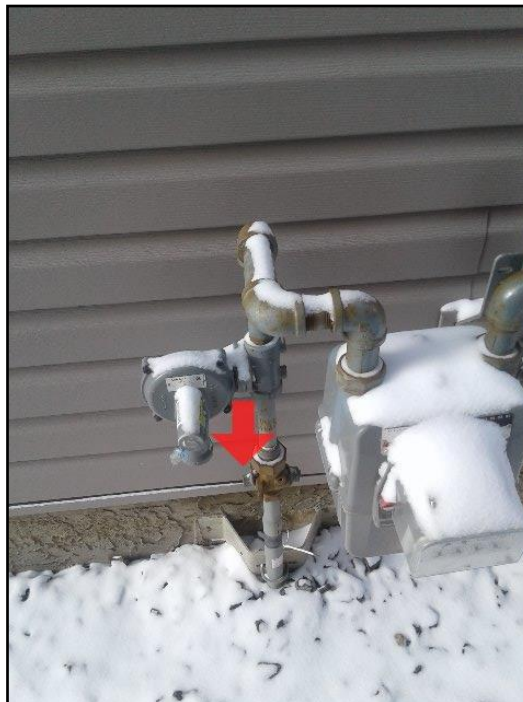
Approximate age: • [12 years](#) • [12 years](#)

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

### Main fuel shut off at:

- Meter

Main gas shut off valve for the house located at the gas meter outside.



23. Meter

Exhaust pipe (vent connector): • Type B

Chimney liner: • [Metal](#) • B-vent (double-wall metal liner)

Carbon monoxide test: • 0 parts per million - approximate

## Limitations

**Inspection prevented/limited by:** • Top of chimney too high to see well

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

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

**Heat exchanger:** • Not visible • Not accessible

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

## Recommendations

### GAS FURNACE \ Gas meter

**14. Condition:** • [Rust](#)

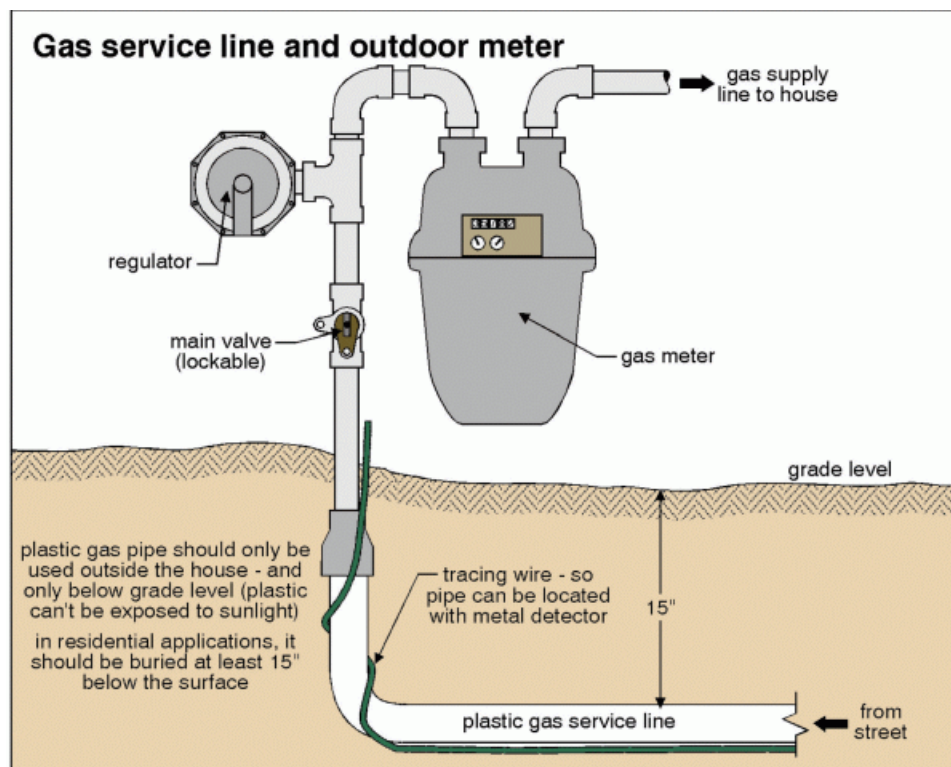
Deferred maintenance. Paint gas meter as rust is starting to show

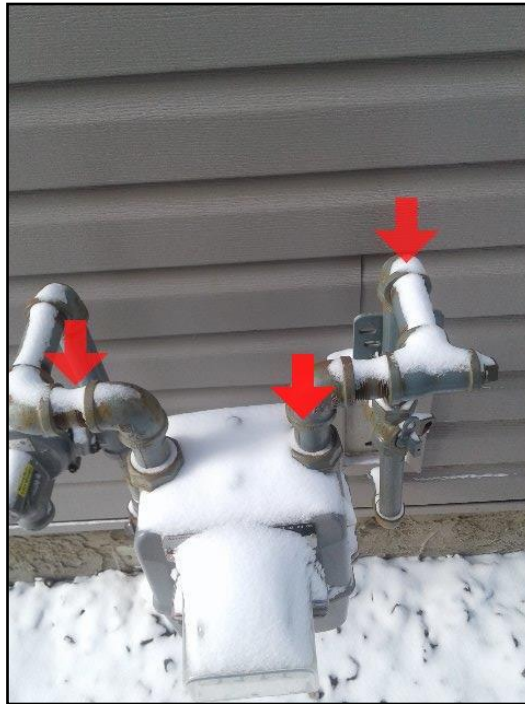
**Implication(s):** Reduced system life expectancy | Equipment not operating properly

**Location:** Exterior Wall

**Task:** Repair or replace

**Time:** Less than 1 year





24. Rust

## GAS FURNACE \ Mechanical air filter

15. Condition: • [Dirty](#)

Dirty air filter. Replace as soon as possible also suggest a furnace cleaning since the last one was completed in 2007

**Implication(s):** Reduced comfort | Increased heating costs

**Location:** Basement Utility Room Furnace Room

**Task:** Replace

**Time:** Immediate



25. Dirty

## GAS FURNACE \ Mid- and high-efficiency gas furnace

### 16. Condition: • [Induced draft fan problems](#)

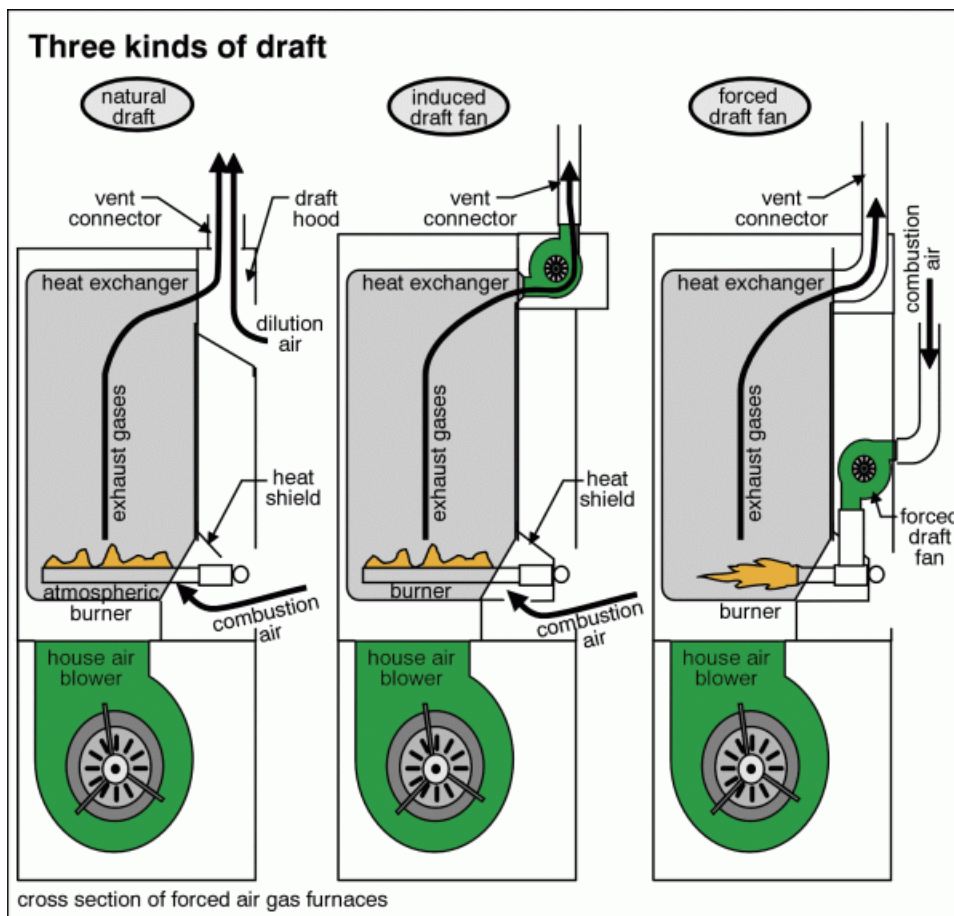
Fan is noisy when in star tup and when in a steady running state assume ball bearings are near end of life . Have a certified HVAC specialist evaluate further

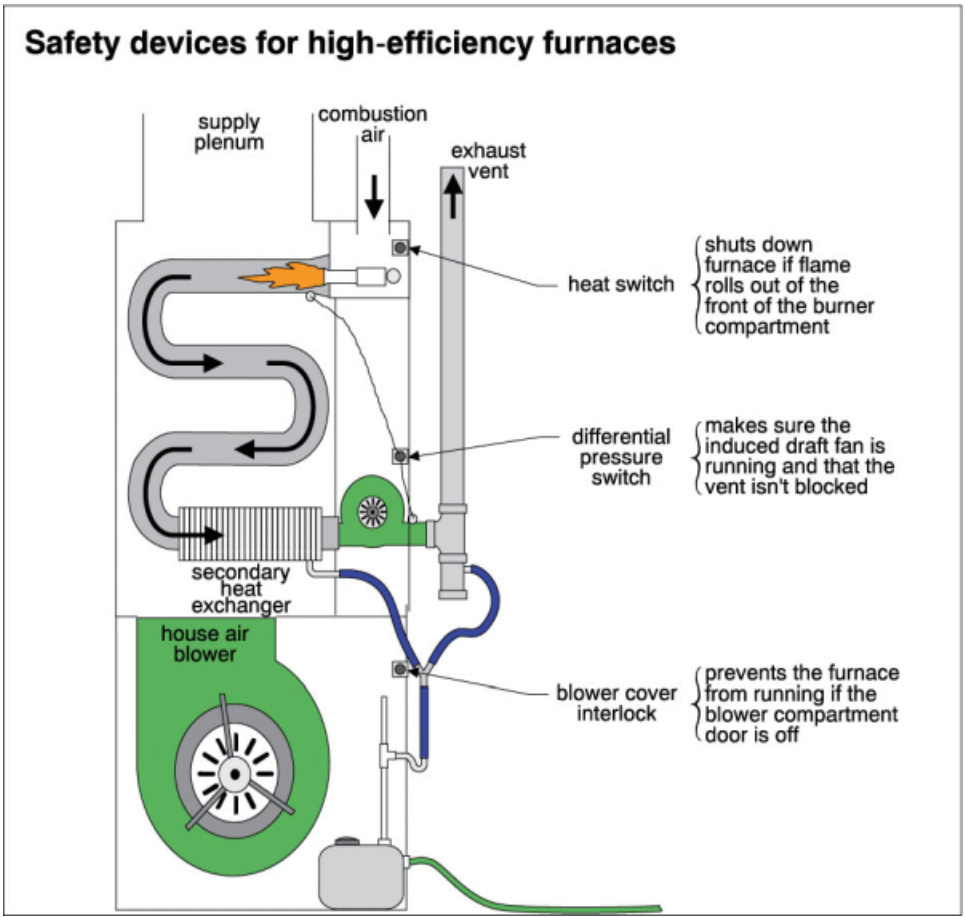
**Implication(s):** Hazardous combustion products entering home | Equipment inoperative | Equipment not operating properly

**Location:** Basement Furnace Room

**Task:** Repair Consult qualified professional

**Time:** Immediate





26. Induced draft fan problems

## Description

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

Attic/roof insulation amount/value:

• [R-40](#)



27. R-40

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

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

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

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

Wall air/vapor barrier: • Plastic

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

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

Foundation wall air/vapor barrier: • Plastic

Floor above basement/crawlspace insulation material: • None found

Floor above basement/crawlspace insulation amount/value: • Not determined

Floor above porch/garage insulation material: • None found • Not determined • Not visible

Floor above porch/garage insulation amount/value: • Not determined • Not visible

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



## Limitations

**Inspection prevented by no access to:** • Roof space

**Attic inspection performed:** • From access hatch

**Roof space inspection performed:** • From access hatch

**Roof ventilation system performance:** • Not evaluated

**Air/vapor barrier system:** • Continuity not verified

**Mechanical ventilation effectiveness:** • Not verified

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

## Recommendations

### ATTIC/ROOF \ Insulation

**17. Condition:** • Alberta current standard is having an insulation value in the attic at R60 or about 24 inches of fiberglass insulation

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

Alberta current standards are R60

**Implication(s):** Increased heating and cooling costs

**Location:** Attic

**Task:** Improve

**Time:** If necessary

## Description

**Water supply source:** • Public

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

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

**Main water shut off valve at the:**

- Basement
- Exterior wall
- Meter

Main water shutoff valve located at basement water meter

**Water flow and pressure:** • [Typical for neighborhood](#)

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

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

**Water heater exhaust venting method:** • Natural draft

**Water heater manufacturer:** • Giant

**Tank capacity:** • 50 gallons

**Water heater approximate age:** • 12 years

**Typical life expectancy:** • 8 to 12 years

**Water heater failure probability:** • [Medium](#)

**Hot water circulating system:** • [Present](#)

**Waste disposal system:** • [Public](#)

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

**Floor drain location:** • Near water heater

**Gas piping:** • Steel

**Main fuel shut off valve at the:** • Basement

**Backwater valve:** • Not visible

**Exterior hose bibb (outdoor faucet):** • Frost free

**Grey water systems:** • Landscape direct

## Limitations

**Inspection limited/prevented by:** • System winterized

**Fixtures not tested/not in service:** • Water heater • Outdoor faucet (hose bibbs/bibbs) shut off for winter

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

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

## Recommendations

### FIXTURES AND FAUCETS \ Faucet

**19. Condition:** • [Drip, leak](#)

Active water leak discovered in hallway bathroom. Repair with a qualified plumber. Moisture on the bottom of cabinet floor plus actual dripping from hot and cold piping.

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

**Location:** Second Floor Hallway Bathroom

**Task:** Repair

**Time:** Immediate



**28.** *Drip, leak*

**20. Condition:** • [Loose](#)

At time of inspection kitchen faucet was very loose. Re-tighten so that the faucet does not fail.

**Implication(s):** Equipment failure

**Location:** First Floor Kitchen

**Task:** Repair

**Time:** Immediate



29. Loose

**FIXTURES AND FAUCETS \ Toilet**

21. Condition: • [Loose](#)

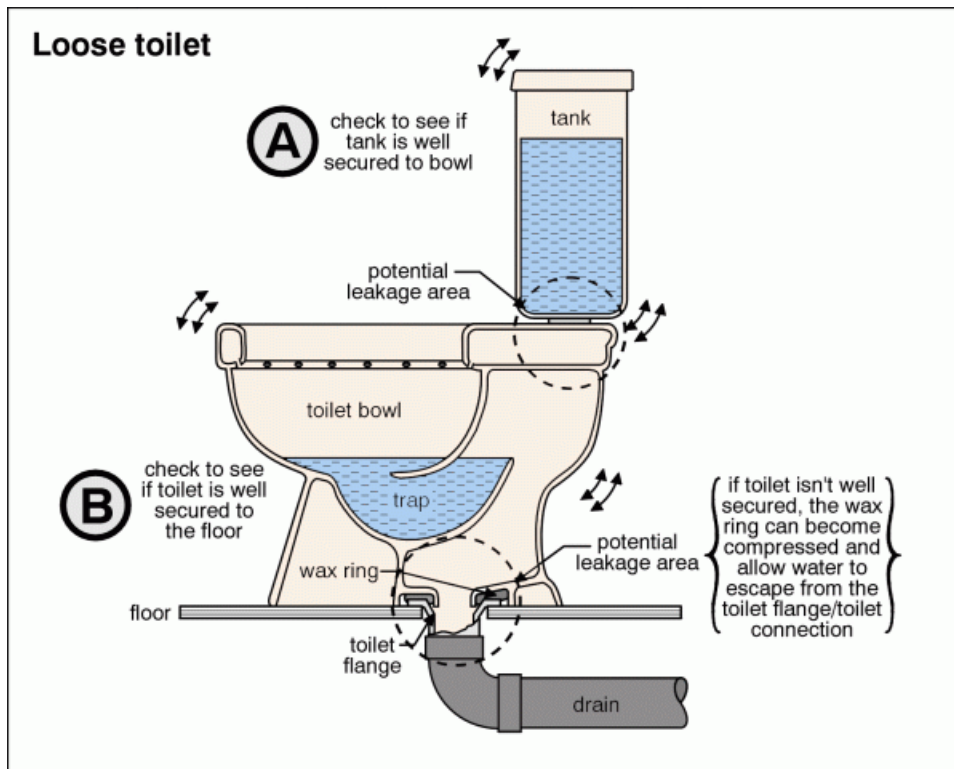
Toilet is loose to the floor retighten floor nuts and suggest that the wax seal be replaced also. No active moisture leakage at time of inspection

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

**Location:** First Floor Bathroom

**Task:** Repair or replace

**Time:** Immediate





30. Loose



31. Loose

## Description

**Major floor finishes:** • [Carpet](#) • [Hardwood](#) • Tile

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

**Major ceiling finishes:** • [Plaster/drywall](#) • [Plaster/drywall](#) • [Stucco/texture/stipple](#)

**Major wall and ceiling finishes:** • [Plaster/drywall](#) • [Stucco/texture/stipple](#)

**Windows:** • [Fixed](#) • [Sliders](#) • Vinyl

**Glazing:** • [Double](#)

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

**Doors:** • Inspected

**Oven type:** • Conventional

**Oven fuel:** • Electricity

**Range fuel:** • Electricity

**Cooktop fuel:** • Electricity

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

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

**Kitchen ventilation:** • Exhaust fan • Discharges to exterior

**Bathroom ventilation:** • Exhaust fan

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

**Counters and cabinets:** • Inspected

**Stairs and railings:** • Inspected

**Inventory Dryer:** • LG

**Inventory Exhaust Fan:** • Broan

**Inventory Furnace:** • Carrier

**Inventory Garage Door Opener:** • Chamberlain/LiftMaster

**Inventory Smoke Alarm:** • Kidde

**Inventory Thermostat:** • White/Rodgers

**Inventory Washing Machine:** • LG

**Inventory Water Heater:** • Giant

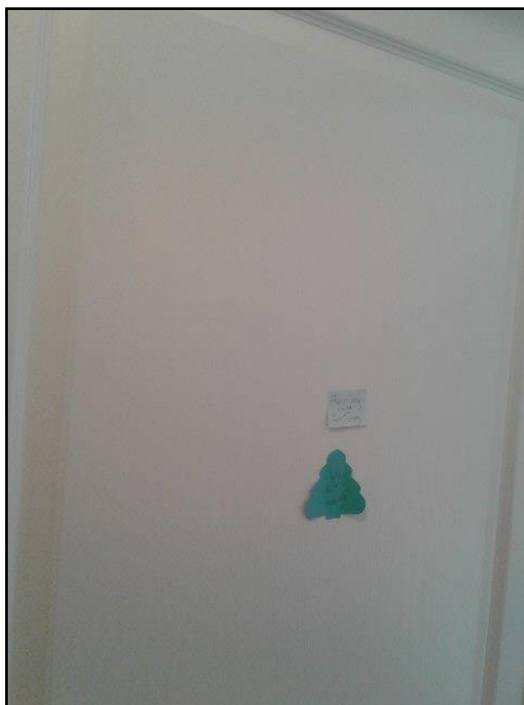
## Limitations

**Inspection limited/prevented by:** • Carpet • Storage/furnishings • New finishes/paint • Storage in closets and cabinets / cupboards

**No access to:**

- Bedroom

No access was granted by the homeowner due to a big dog at the time of the inspection



32. Bedroom

**Restricted access to:** • Basement • Bedroom • Living room • Master bedroom • Closets and cabinets / cupboards

**Not tested/not in service:** • Oven • Microwave • Central vacuum • Accessibility equipment

**Not included as part of a building inspection:** • Carbon monoxide detectors, security systems, central vacuum • Security systems and intercoms • Central vacuum systems • Cosmetic issues • Appliances • Perimeter drainage tile around foundation, if any • Decorative items • Aesthetics or quality of finishes • Vermin, including wood destroying organisms. • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Environmental issues including asbestos

**Cosmetics:** • No comment offered on cosmetic finishes

**Appliances:** • Self-cleaning features on ovens not tested • Effectiveness of dishwasher drying cycle not tested • Appliances are not moved during an inspection

**Percent of foundation not visible:** • 100 %

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

## Recommendations

### CEILINGS \ Plaster or drywall

#### 22. Condition: • [Poor joints](#)

Repair with drywall patch cement and repaint

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

**Location:** Second Floor Bedroom 2

**Task:** Repair or replace

**Time:** Less than 1 year



33. Poor joints

### CARPENTRY \ Cabinets

#### 23. Condition: • [Pieces missing or loose](#)

When the kitchen was inspected the handles on the two cabinet fronts were loose. Tighten handles to repair.

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

**Location:** First Floor Kitchen

**Task:** Repair

**Time:** Less than 1 year





34. Pieces missing or loose



35. Pieces missing or loose

## STAIRS \ General

**24. Condition:** • When I inspected the basement staircase the top stair riser is not securely attached to the staircase. A certified contractor needs to provide a repair so that the top stair is secured to the staircase.

**Implication(s):** At the time of inspection the staircase is very stable but over time this could deteriorate and could be a potential fall hazard

**Location:** Basement Staircase

**Task:** Repair or replace Further evaluation Consult qualified professional

**Time:** Unpredictable

# INTERIOR

1234 Main street, Calgary, AB February 18, 2018

Report No. 1016

[www.truthorconsequences.ca](http://www.truthorconsequences.ca)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

INFRA-RED

REFERENCE



36.



37.

## GARAGE \ Floor

### 25. Condition: • [Cracked](#)

When I inspected the garage a small crack was noticed. Continue to monitor and if it gets wider or is causing an uneven floor repair with concrete patch cement.

**Implication(s):** Uneven floors

**Location:** Garage

**Task:** Repair

**Time:** Less than 1 year

# INTERIOR

1234 Main street, Calgary, AB February 18, 2018

Report No. 1016

[www.truthorconsequences.ca](http://www.truthorconsequences.ca)

SUMMARY

ROOFING

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INFRA-RED

REFERENCE



38. Cracked

## GARAGE \ Walls and ceilings

26. Condition: • [Not fireproof](#)

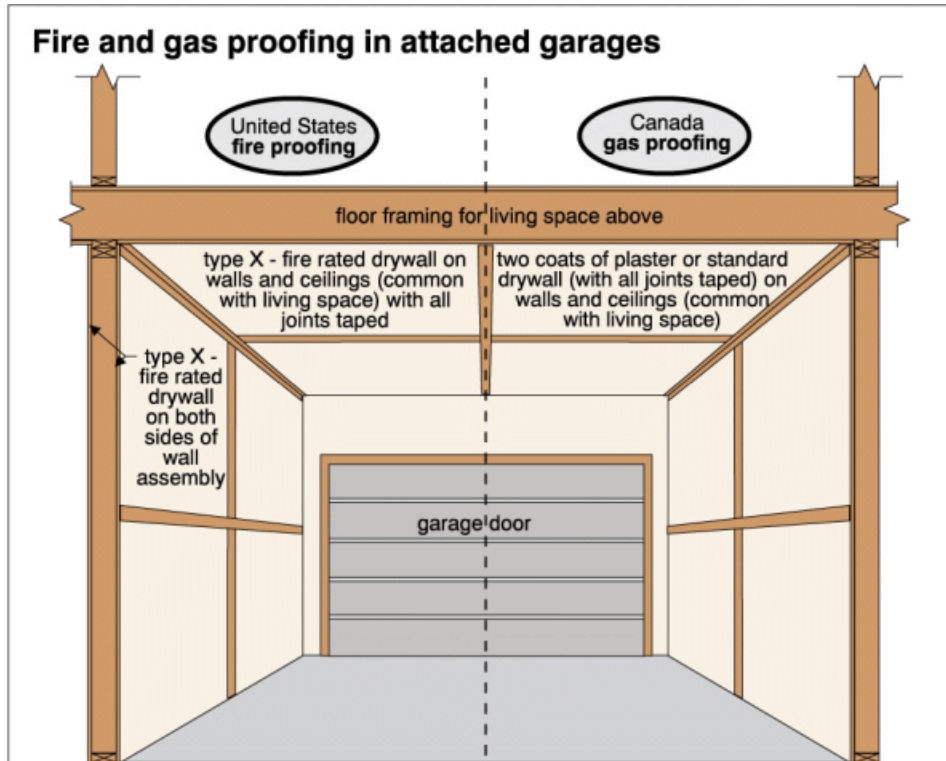
Have a certified contractor evaluate further as to the fire rating on the garage drywall as during the inspection the rating could not be determined.

**Implication(s):** Fire hazard

**Location:** Garage

**Task:** Further evaluation

**Time:** Less than 1 year

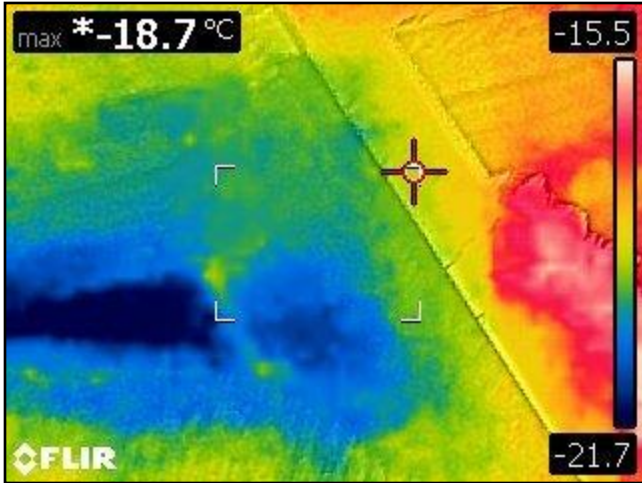


39. Not fireproof

**Description**

**Roof:**

- Area Noticed from Attic



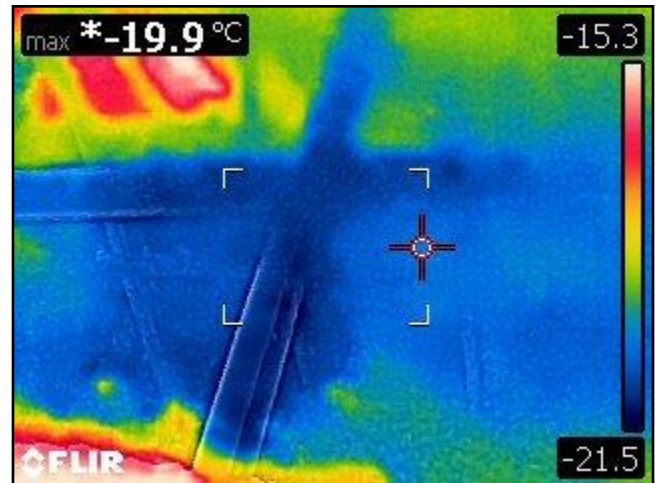
40. Area Noticed from Attic



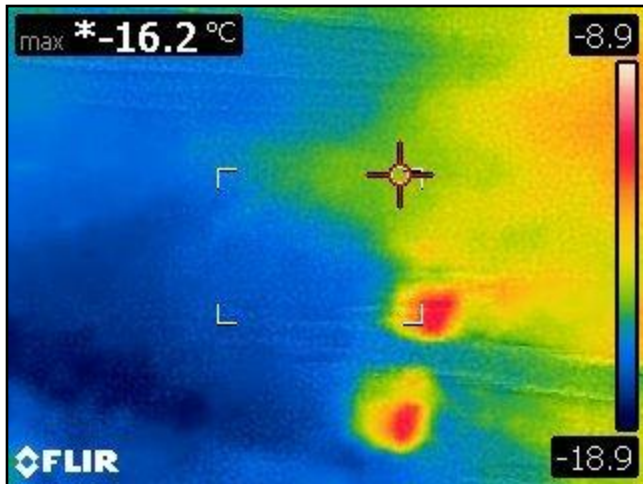
41. Area Noticed from Attic



42. Area Noticed from Attic



43. Area Noticed from Attic



44. Area Noticed from Attic



45. Area Noticed from Attic



46. Area Noticed from Attic



47. Area Noticed from Attic



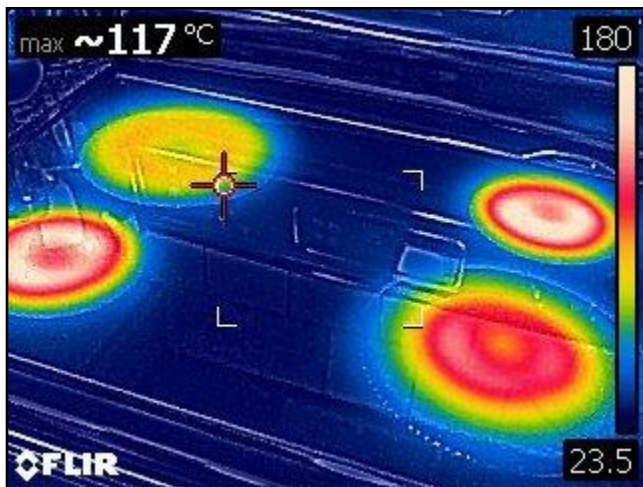
48. Area Noticed from Attic

- SUMMARY
  - ROOFING
  - EXTERIOR
  - STRUCTURE
  - ELECTRICAL
  - HEATING
  - INSULATION
  - PLUMBING
  - INTERIOR
  - INFRA-RED
- REFERENCE



49. Area Noticed from Attic

Interior: • Appliances



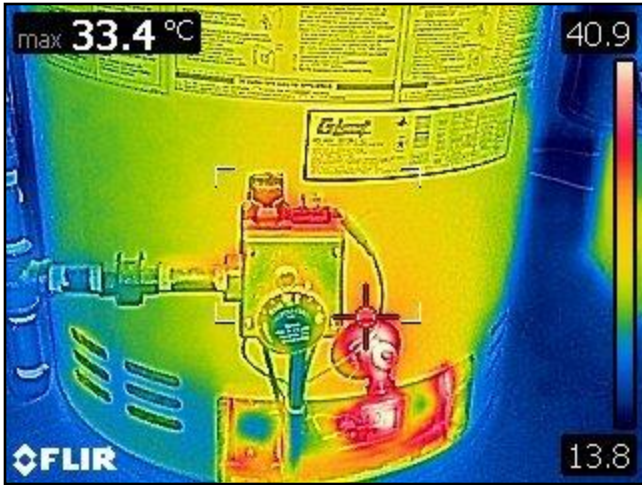
50.



51.

Interior:  
• Plumbing

- SUMMARY
  - ROOFING
  - EXTERIOR
  - STRUCTURE
  - ELECTRICAL
  - HEATING
  - INSULATION
  - PLUMBING
  - INTERIOR
  - INFRA-RED
- REFERENCE



52. Plumbing



53. Plumbing

**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