



**First Choice Inspections, Inc.**

**403 703 5355**

**[www.firstchoiceinspections.ca](http://www.firstchoiceinspections.ca)**

# **Inspection Report**



**1111 123 Main Street  
Calgary, Alberta**

# First Choice Inspections, Inc.

12:56 September 03, 2019



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## Definitions

NOTE: All items that are marked Marginal or Defective will require further review for estimate and repairs as needed by a licensed contractor.

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item was performing its designed function as of the time of inspection. However, due to age, deterioration and/or design, it will likely require early repair or replacement.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

## General Information

### Property Information

Property Address 1111 123 Main Street  
City Calgary State Alberta Zip T3P OD1

### Client Information

Client Name Jim Jason

### Inspection Company

Inspector Name Samuel Asoian  
Company Name First Choice Inspections, Inc.  
Phone 403-703-5355 Fax 403-208-0183  
E-Mail asoian@shaw.ca  
File Number 3745  
Amount Received \$\$\$.\$

### Conditions

Others Present Buyer's Agent, Buyer Property Occupied No  
Estimated Age 25 years Entrance Faces Northeast  
Approx. Sq. Ft. 2498  
Inspection Date January 3, 2019  
Start Time 9:00 am End Time 12:00 pm  
Electric On  Yes  No  Not Applicable  
Gas/Oil On  Yes  No  Not Applicable  
Water On  Yes  No  Not Applicable  
Temperature -1c  
Weather Sunny Soil Conditions Snow covered partialy  
Space Below Grade Basement  
Building Type single family Garage Attached  
Sewage Disposal City How Verified Visual Inspection  
Water Source City How Verified Visual Inspection  
Additions/Modifications N/A  
Permits Obtained It is always wise to check with building department for permit information, especially if additions or modifications are noted



## General Information (Continued)

How Verified Not in scope of inspection

## Lots and Grounds

A NPNI M D

1.  Walks: Concrete.
2. **Maintenance Tip:** Any hard surface that is close to the house should be properly pitched away to direct water away from the foundation. Replacement or mud jacking may be necessary to gain proper pitch. Cracks should be filled to prevent damage from water and frost.
3.  Steps/Stoops: Concrete. Rise in steps must be 8" or less. Different in rise can not be more than 1/4". Tripping hazard



4.  Patio: Paving stone. The patio has settled towards the foundation causing a negative slope into the foundation. May cause drainage problems during rainfall



5. **Maintenance Tip:** It is recommended that any walking area that is over 2 feet off the ground have railing and balusters. The spacing between balusters should be 4" or less for safety. All surfaces of untreated wood need regular applications of paint or special chemicals to resist rot. Porch and deck columns and fence posts which are buried in the ground and made of untreated wood will rot within a year or too.





## Lots and Grounds (Continued)

6.  Deck: Wood., Vinyl covered. Deck needs painting to extend life. Vinyl is damaged



7.  Porch: Wood.



## Lots and Grounds (Continued)

8.      Vegetation: Trees, shrubs



9.      Retaining Walls: Block Leaning in some areas



10.      Grading: Negative slope in some areas. Negative slope at rear of the house. May cause drainage problems during rainfall

11. **Maintenance Tips:** Any system of grading or landscaping that creates positive drainage ( moving water away from the foundation walls ) will help keep the basement dry. Flower beds, loose mulch areas and other landscaping items close to the foundation trap moisture and contribute to a wet basement. To establish a positive grade, a proper slope away from the house is 1" per foot for approximately 5 to 6 feet. Any horizontal surface should be 6" to 8" below wood surfaces and/or still plates.

12.      Swale: Adequate slope and depth for drainage

13. **Maintenance Tips:** Clean area wells, windows wells, and storm drains every spring and fall.

14.      Exterior Surface Drain: Surface drain Evidence of poor drainage at rear of the house

15.      Driveway: Concrete.

16.      Fences: Chain link

17.      Lawn Sprinklers: Not in scope of inspection





## Exterior Surface and Components

A NPNI M D

House Exterior Surface

1.  Type: Stucco Stress cracks, Inadequate thickness. Noted water stains in some areas. Pilling in some areas. Stucco is recommended to be not less than 200 mm (8") above finished ground level. This clearance is necessary to prevent rotting of materials under the stucco that are adversely affected by moisture, such as wood, building paper, etc. It also protects the stucco from moisture damage. Stucco exterior finishes are prone to water infiltration and may cause hidden damage to the structure.





## Exterior Surface and Components (Continued)

Type: (continued)







## Exterior Surface and Components (Continued)

Type: (continued)

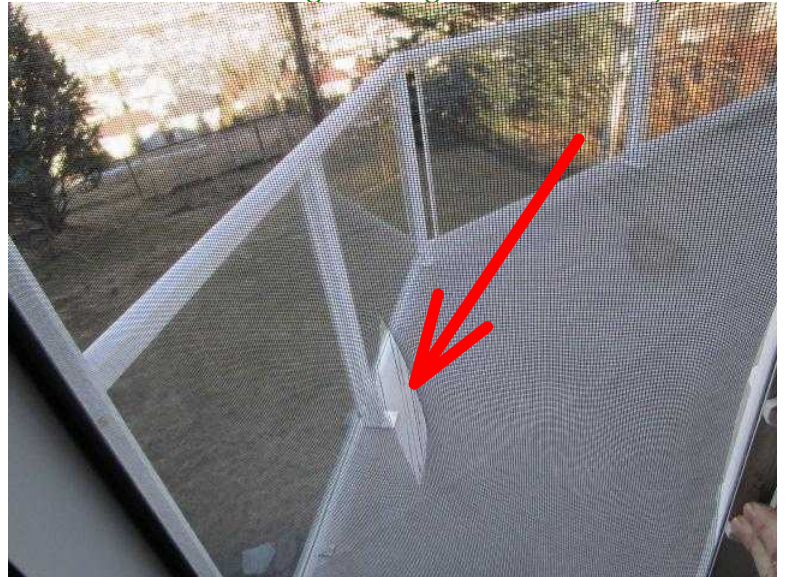


2. Maintenance Tips: Brick and stone veneer must be monitored for loose or missing mortar. Some brick and stone are susceptible to spalling. This can be caused when moisture is trapped and freeze/thaw situation occurs. Cleaning weep holes on first row of the brick annually is recommended. That will help to remove moisture trapped behind the brick. Siding and stucco should not come into contact with the ground. It is recommended that a clearance of 6" to 8" be maintained. Annual checking for damage siding, nail pops, warped boards, missing or broken mortar, paint flaking or peeling and cracks on stucco is recommended. There are products on the market to seal cracks on the stucco.
3. Maintenance Tips: Check masonry for cracks and loose joint, painted surface for paint failure, siding and trims for damage and decay annually.
4.      Fascia: Aluminum
5.      Soffits: Perforated aluminum
6.      Door Bell: Hard wired



## Exterior Surface and Components (Continued)

- 7.  Entry Doors: Metal clad
- 8. **Maintenance Tips:** Check weather stripping at door and windows for damage and tightness of fit every fall.
- 9.  Patio Door: Metal clad Screen is damaged



- 10.  Windows: Vinyl
- 11. **Maintenance Tips:** Door and windows can waste an enormous amount of energy. Maintain the caulking around the frames on the exterior. Old caulk should be removed before applying new caulk. Inspect all doors and windows for proper fit, chipped or pilling paint, cracked or missing glass, and broken seals. Clean weep holes on bottom of the window, to allow water to drain from sill. Check and lubricate window hardware. Check and maintain caulking between dissimilar materials ( like wood and stucco )
- 12.  Window Screens: Vinyl mesh
- 13.  Basement Windows: Vinyl
- 14.  Exterior Lighting: surface mount
- 15. **Maintenance Tips:** Extension cords are for temporary use only and can not be used for permanent wiring. Do not bury any electrical wire in the ground without proper conduit.
- 16.  Exterior Electric Outlets: 110 VAC GFCI
- 17.  Exterior Vent: PVC, Galvanized



## Exterior Surface and Components (Continued)

18.  Hose Bibs: Rotary Prone to freeze.  
Note: Valves are not operated as part of this inspection, any reference to any valve inspected is visual only unless otherwise noted.



19. **Maintenance Tips:** Drain outside water lines and hoses every fall to prevent from freezing.
20.  Gas Meter: Exterior surface mount at side of home
21.  Main Gas Valve: Located at gas meter

## Roof

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### Main Roof Surface

1. Method of Inspection: Ground level, Binocular
2.  Material: Asphalt shingle
3. **Maintenance Tips:** Roof covering should be visually checked in spring and fall for an visible missing shingles, damage covering, moss buildup, nail pops, or other defects. Inspect the roof, chimney, etc. from the ground with binoculars or from ladder against the eaves. Do not get on the roof if the pitch or weather conditions present a safety hazard. If you spot problem areas, it is recommended that you hire a professional roofing contractor to evaluate and estimate for repairs. Trim back any trees branches that overhang the house. This will prevent branches from rubbing against the roof during heavy winds or ice buildup. This will also allow sun to get at the roof, preventing mildew and moss from attacking and damaging the shingles. There are zinc products on the market that will provide a deterrent to moss. Wood shakes and shingles will vary in aging, due to quality of materials, installation, maintenance, and surrounding shade trees. Ventilation and drying of wood material is critical in extending of life expectancy of the wood. Commercial preservatives are available on the market, which could be applied to wood to impede deterioration.  
Tile and slate roofs should be inspected occasionally to determine if any are missing or cracked. a roofer who specializes in this type of roof should be contacted. Do not walk on this type of roof.
4. Type: Gable,Hip
5. Approx Age: 3-5 years
6.  Flashing: Galvanized
7.  Valleys: Galvanized
8.  Plumbing Vents: ABS
9.  Electrical Mast: Underground utilities
10.  Gutters: Aluminum





## Roof (Continued)

11. **Maintenance Tips:** Blocked gutters and downspouts are a major cause of paint failure and decay of fascia, soffit, and the roof's outer edge. When gutter and downspouts become clogged, overflowing water find its way to joints in fascia and soffits. Gutter should be cleaned in spring and fall. Look for leaks at seams, corners, end caps, etc. This can usually be sealed with proper caulking.
12.      Downspouts: Aluminum
13.      Leader/Extension: Aluminum Extend runoff drains to move water away from foundation



14. **Maintenance Tips:** Roof and surface water must be controlled to maintain a dry basement. This means keeping gutters cleaned out and aligned, extending downspouts, installing splash blocks, and building up the grade so that the roof and surface water is

### Roof Chimney \_\_\_\_\_

15.      Chimney: Metal pipe
16. **Maintenance Tips:** Look for problems such as damage around a masonry chimney, particularly at mortar joints, caps, and flashings. All roof penetrations such as skylights, plumbing vents, and bath vents should be checked annually. Check the interior of the roof for any evidence of leaks around each penetration.

## Garage/Carport

A NPNI M D

### On front of house Garage \_\_\_\_\_

1. Type of Structure: Wood frame Car Spaces: 2
2.      Garage Doors: Wood
3. **Maintenance Tips:** The garage should be inspected and maintained the same as the house. Check the garage door opener occasionally to determine if the safety reverse is working. Hold the door on its way down. If down force is more than 5 pounds , reverse function needs adjustment. Check the safety eye beam to determined if it is lined properly. check the rollers, track, and weather stripping several times a year.
4.      Door Operation: Mechanized
5.      Door Opener: Lift Master
6.      Service Doors: Fire rated
7.      Walls: Fire separation, Drywall
8.      Ceiling: Fire separation, Drywall
9.      Floor/Foundation: Poured slab



## Garage/Carport (Continued)

10.      Electrical: 110 VAC outlets and lighting circuits

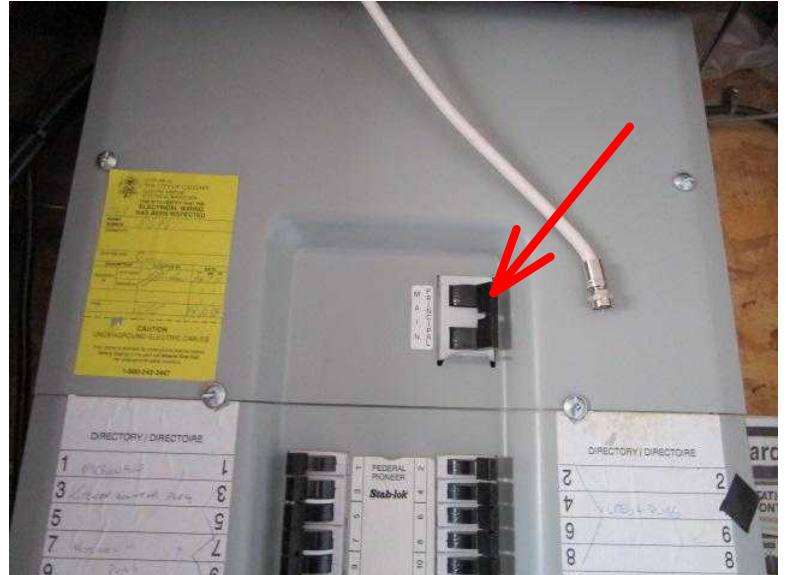
## Electrical

A N P N I M D

1. Service Size Amps: 100 Volts: 120-240 VAC
2.      Service: Aluminum
3.      120 VAC Branch Circuits: Copper
4.      240 VAC Branch Circuits: Copper
5.      Aluminum Wiring:
6.      Conductor Type: Romex
7.      GFCI: Exterior and bathrooms
8.      AFCI:
9.      Ground: Rod in ground
10.      Smoke Detectors: Present on all levels of the home

Basement Electric Panel

11.      Manufacturer: Federal Pioneer
12. Max Capacity: 125 Amps
13.      Main Breaker Size: 100 Amps



14.      Breakers: CU/AL
15.      Fuses:
16. Is the panel bonded?  Yes  No
17. **Maintenance Tips:** There are few basic things the homeowner should be aware of and examine occasionally. Locate and tag the location of the electrical main turnoff for the house. All adult occupants should know this location. Trip circuit breaker every 6 months and Ground Fault Circuit Interrupters ( GFCI's ) every month. Check the condition of lamp cords, extensions cords, and plugs. If breaker trip frequently, have a licensed electrician determine the cause. It is recommended that GFCI's be installed in bathrooms and outside, where wet environment exists. It is good idea to mark each breaker in the main panel, naming the outlet and switches they control.
18. **Electrical Safety Rules:** Never work with or near electricity when hands or feet are damp.  
Never remove service panel covers.



## Electrical (Continued)

Avoid using extension cords whenever possible.  
Never oversize the breaker to prevent trip.  
When in doubt, call a licensed electrician.

## Structure

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1.      Structure Type: Wood frame
2.      Foundation: Concrete
3.      Differential Movement:
4.      Beams: Bonded wood
5.      Bearing Walls: 2x6 frame
6.      Joists/Trusses: Pre-engineered
7.      Piers/Posts: Steel posts
8.      Floor/Slab: Poured slab
9. **Maintenance Tips:** Many slabs found to contain cracks. The cracks that are less than 1/4" and which exhibit no significant vertical displacement are generally not regarded as being significant. There are filler on the market to fill up these cracks.
10.      Stairs/Handrails: Wood stairs with wood handrails
11.      Subfloor: OSB
12. **Maintenance Tips:** Items such as negative grade, blocked gutter and downspouts, and hard surface pitching towards the property can contribute to affecting the integrity of the structure.  
The structure needs to be monitored on ongoing basis. Walking around the house, looking for sags in the roof, loose bricks, buckling siding, cracks on stucco or driveway. Document areas of concern, then monitor them to see if changes occurring. Pay attention to structural items. Monitor any cracks in the walls. areas of previous moisture, and flooring below plumbing fixture. It is common to have some cracks in concrete walls. All cracks should be monitored for further cracking and movement. If additional movement or cracking occurs, contact professional.

## Attic

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Main Attic

1. Method of Inspection: From the attic access
2.      Unable to Inspect: 50% Due to roof line





## Attic (Continued)

3.  Attic Access: In walk in closet Missing weather stripping. Attic hatch is not insulated

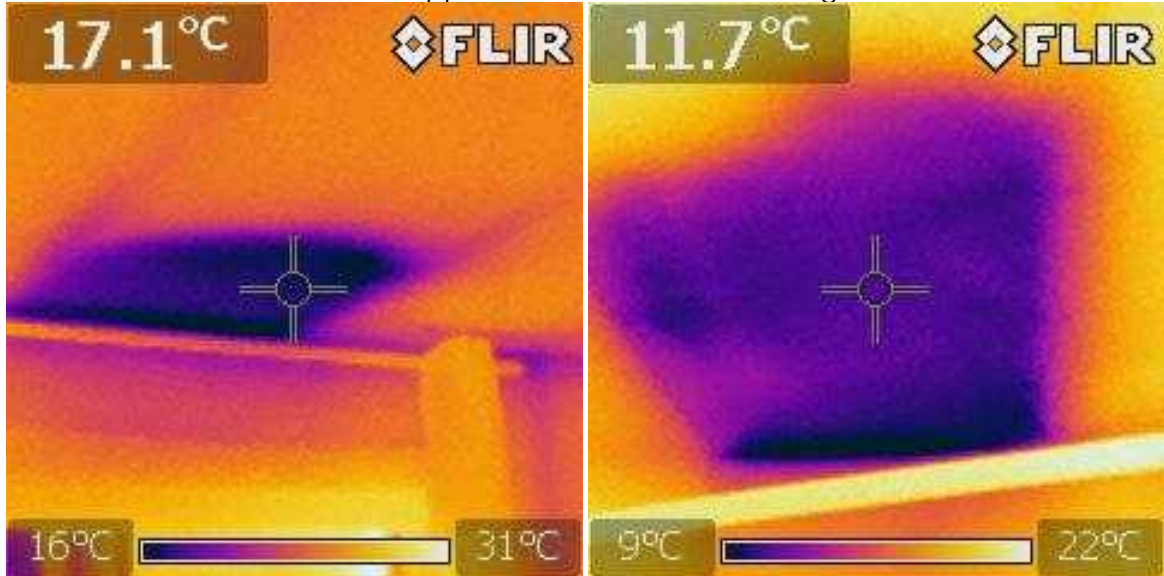


4.  Roof Framing: 2x4 Truss  
5.  Sheathing: OSB  
6.  Ventilation: Roof and soffit vents  
7.  Insulation: Blown in



## Attic (Continued)

8.  Insulation Depth: 8-10 Inches = approx. R32 Insufficient or missing insulation in some areas



9.  Vapor Barrier: Plastic
10.  Wiring/Lighting:
11.  Moisture Penetration:
12.  Bathroom Fan Venting: Vented to outside
13. **Maintenance Tips:** Attic areas must be checked several times a year. In cold weather climates, the roof sheathing and nail heads should be checked for excessive frost buildup. This is an indication that venting may be inadequate. Black or darkened sheathing may also be an indication of excessive moisture due to improper venting. It is also recommended that you inspect the attic in summer. If on warm, windless day the temperature that is being maintained is more than 10c to 15c warmer than the outside temperature, then more ventilation is needed.  
While in attic, check the insulation. Insulation must be evenly distributed. Sometimes excessive winds in attic may remove insulation creating less insulated areas.

## Basement

A NPNI M D

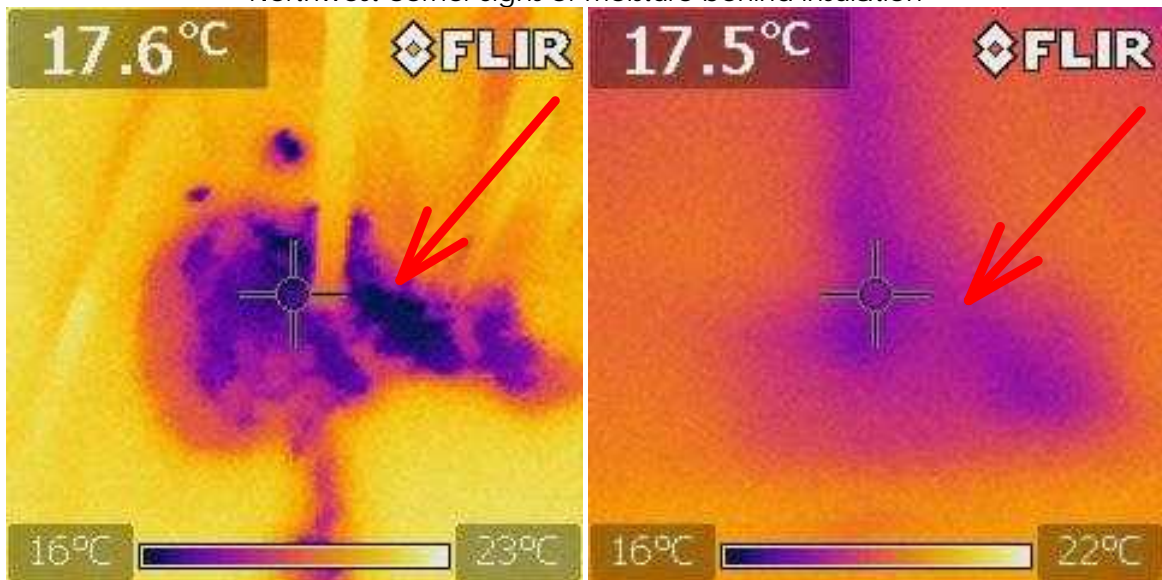
Main Basement

1.  Unable to Inspect:
2.  Ceiling: Textured
3.  Walls: Insulated
4.  Floors: Concrete
5.  Floor Drain: ABS
6.  Doors: Hollow core
7.  Windows: Vinyl
8.  Electrical: 110 VAC outlets and lighting circuits
9.  HVAC Source: Heating system register
10.  Ventilation: Windows,vents
11.  Insulation: Batting



## Basement (Continued)

- 12.      Vapor Barrier: Plastic
- 13.      Sump Pump:
- 14. Maintenance Tips: Sump pump removes ground water that accumulates around the house. There is usually a drain tile system that runs into a sump pump crock. The sump pump discharges the water through a pipe to the exterior of the house. Most communities do not allow this water to be discharged into sewer system. Sump pump must be tested on frequently by lifting the floating mechanism or filling sump pump crock with water. There is sump pump alert are available on market. Installing devise will alert you when sump pump crock is full and pump is not operating.
- 15.     Moisture Location: Northwest corner Signs of moisture behind insulation



- 16. Maintenance Tips: Water leaks in the basement are typically result from improperly managed surface water and may not be detected at dry weather. Ensuring the swale slopes and depths, discharging water from the roof at least 4' away from foundation, ensuring 10% positive slope away from foundation, watering flower bed next to foundation with caution and properly managing surface water is the best guarantee for dry basement. Extending the downspouts into a drain that is buried in the soil is not recommended
- 17.      Bsmt Stairs/Railings: Wood stairs with wood handrails

## Fireplace/Wood Stove

A NPNI M D

Family Room in basement, Family Room Fireplace

- 1.      Fireplace Construction: Prefab
- 2. Type: Gas log
- 3.      Fireplace Insert: With blower fan
- 4.      Smoke Chamber: Metal
- 5.      Flue: Direct intake and exhaust vent
- 6.      Damper: Automatic





## Heating System

A NPNI M D

### Basement Heating System

1.  Heating System Operation: Functional at time of inspection Furnace existing beyond design life



2. **Maintenance Tips:** It is recommended that the mechanical heating equipment be serviced on annual basis. In forced air heating system, the blower and motor must be protected from dirt and dust. For this reason, filters are located in the return air side of the blower unit. A standard filter should be changed on semiannual basis or more frequently, depending on the usage of equipment. The blower, blower motor, or hot water circulating pump motor should be oiled every two years, unless they have sealed bearings. Refer to the owners manual for how much and type of oil to use. Check the fan belts and pulleys for wear and proper tension. ( Make sure the unit is turned off when you do this. )

Keep minimum 2 feet clearance on front of the heating system. Keep bleaches, pain, and other materials sealed and away from furnace. Damage to heat exchanger can occur if fumes from these products are drawn into heating unit.

3. Manufacturer: Lennox  
 4. Type: Forced air Capacity: 100,000 BTUHR  
 5. Area Served: Whole building Approximate Age: 25 years  
 6. Fuel Type: Natural gas  
 7.  Heat Exchanger: 5 Burner  
 8. Unable to Inspect: Not able to inspect 20% of heat exchanger without dismantling the unit  
 9.  Blower Fan/Filter: Direct drive with disposable filter Blower fan vibrates, noisy, A qualified contractor is recommended to evaluate and estimate repairs or replacement  
 10.  Distribution: Metal duct  
 11. Efficiency of airflow in deferent rooms may vary due to distance from furnace.  
 12.  Draft Control: Automatic  
 13.  Combustion Air: Present  
 14.  Flue Pipe: Single wall  
 15.  Controls: Power switch



## Heating System (Continued)

16.  Humidifier: General Air Humidifier not working at time of inspection.



17. Maintenance Tips: Humidifiers should be inspected for leaks and lime buildup. Filters should be changed on annual basis. Preference must be given to controllable humidifiers with humidistat. Make sure to keep humidity level in your house below 55%. Humidity level over 55% creates good environment for mold and grow.
18.  Thermostats: Programmable
19.  Suspected Asbestos:

## Plumbing

A NPNI M D

1.  Service Line: Polybutelene Polybutelene line present as main service line. No leakage visible at the time of inspection.
2.  Main Water Shutoff: Basement Active leak





## Plumbing (Continued)

3.  Water Lines: Polybutelene  
Polybutelene line present. No leakage visible at the time of inspection.



4.  Drain Pipes: ABS  
5. Back Flow Protection Valve: Not visible  
6. *Maintenance Tips: The blockage of drain pipes will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockage in the main line and it is part of ongoing maintenance. Periodically check under sink cabinets for leaks.*  
7.  Service Caps: Accessible  
8.  Vent Pipes: ABS  
9.  Gas Service Lines: Black pipe

### Basement Water Heater

10.  Water Heater Operation: Functional at time of inspection Water heater has exceeded design life  
11. Manufacturer: Jetglas  
12. Type: Natural gas Capacity: 41.6 Gallon  
13. Approximate Age: 25 years Area Served: Whole building  
14.  Flue Pipe: Single wall  
15.  TPRV and Drain Tube: Poly-B



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## Bathroom

### 1st Floor Hall Bathroom

1.      Ceiling: Textured
2.      Walls: Paint
3.      Floor: Ceramic tile
4.      Doors: Hollow core
5.      Electrical: 110 VAC GFCI outlets and lighting circuits
6.      Sink/Basin: Molded single bowl
7.      Faucets/Traps: Delta fixtures with a PVC trap
8.      Tub/Surround: Steel tub and ceramic tile surround
9.      Toilets: American Standard
10.      HVAC Source: Heating system register
11.      Ventilation: Electric ventilation fan
12. **Maintenance Tips:** The leaks in faucets, traps, shower doors and surroundings, tubs, toilet seals and valves may occur at any time and it is part of ongoing maintenance. Water closet flushing system re frequently wasters of water. Remove the top of the flush tank of the toilet periodically to check its operation. These leaks are usually inexpensive to repair. Check the toilet bowl to see that it is tight to the floor. If the toilet bowl is loose, a new wax seal may be required. Inspect grouting and caulking joints around sinks, tubs, showers, and other damp locations for damage or failure. These areas must be maintained or damage can be done to areas adjacent or below. Grouting between ceramic tiles in showers and tub areas needs to be checked frequently, especially around areas where faucets are present. Rap gently on the tile and if loose, this may indicate damage wall board behind the tile.

### Master Bathroom

13.      Ceiling: Textured
14.      Walls: Paint
15.      Floor: Carpet
16.      Doors: Hollow core
17.      Electrical: 110 VAC GFCI outlets and lighting circuits
18.      Sink/Basin: Molded single bowl
19.      Faucets/Traps: Delta fixtures with a PVC trap
20.      Tub/Surround: Steel tub and ceramic tile surround
21.      Shower/Surround: Fiberglass pan and ceramic tile surround
22.      Toilets: American Standard
23.      HVAC Source: Heating system register
24.      Ventilation: Electric ventilation fan

A N P N I M D

### Basement Bathroom

25.      Ceiling: Textured
26.      Walls: Paint
27.      Floor: Carpet
28.      Doors: Hollow core
29.      Electrical: 110 VAC GFCI outlets and lighting circuits
30.      Sink/Basin: Molded single bowl
31.      Faucets/Traps: Delta fixtures with a PVC trap
32.      Tub/Surround: Steel tub and ceramic tile surround
33.      Toilets: Crane



## Bathroom (Continued)

- 34.      HVAC Source: Heating system register
- 35.      Ventilation: Electric ventilation fan
- 36. **Maintenance Tips:** The leaks in faucets, traps, shower doors and surroundings, tubs, toilet seals and valves may occur at any time and it is part of ongoing maintenance. Water closet flushing system re frequently wasters of water. Remove the top of the flush tank of the toilet periodically to check its operation. These leaks are usually inexpensive to repair. Check the toilet bowl to see that it is tight to the floor. If the toilet bowl is loose, a new wax seal may be required. Inspect grouting and caulking joints around sinks, tubs, showers, and other damp locations for damage or failure. These areas must be maintained or damage can be done to areas adjacent or below. Grouting between ceramic tiles in showers and tub areas needs to be checked frequently, especially around areas where faucets are present. Rap gently on the tile and if loose, this may indicate damage wall board behind the tile.

## Bedroom

A NPNI M D

### 2nd Floor Bedroom

- 1.      Closet: Single
- 2.      Ceiling: Textured
- 3.      Walls: Paint
- 4.      Floor: Carpet
- 5.      Doors: Hollow core
- 6.      Windows: Wood Window seal broken



- 7.      Electrical: 110 VAC outlets and lighting circuits
- 8.      HVAC Source: Heating system register

### Basement Bedroom

- 9.      Closet: Single
- 10.      Ceiling: Textured
- 11.      Walls: Paint
- 12.      Floor: Carpet
- 13.      Doors: Hollow core



## Bedroom (Continued)

14.  Windows: Aluminum Bedroom window must be minimum 0.35 sq. m (20"x27") unobstructed opener with one dimension not less than 380 mm to be able to use as fire escape.



15.  Electrical: 110 VAC outlets and lighting circuits

16.  HVAC Source: Heating system register

17. **Maintenance Tips:** Under normal circumstances, the interior surfaces needs little maintenance, other than an occasional washing and repair jobs. Pay attention to these areas, periodically taking close look at areas that might be vulnerable to leaks such as outer walls, below bathrooms, around light fixtures, bathroom fans and so on. If any stains suddenly appear, you have to do further investigation to determine the cause.

Mildew and mold on ceilings and in closets is an indication that excessive moisture is present. This may also be evident by sweating windows, Excessive moisture can cause extensive damage to the house. Moisture problems can occur for many reasons, a few being improper venting, blocked vents, a tightly built home, etc. Condensation problems that are persistent should be checked, Window sills are very susceptible to damage from the sun., moisture, conditions are too dry, etc. It is necessary to keep a good coat of paint or varnish on these areas to prevent rot. All painted and natural finished surfaces should be inspected for coating failure and damage.

## Kitchen

A NPNI M D

### 1st Floor Kitchen

1.  Cooking Appliances: Whirlpool
2.  Ventilator: NuTone Where the hood fan is more than 180 CFM must have interlocking switch (pressure switch) with furnace to compensate the air pumped out and prevent creating negative pressure inside of house.
3.  Disposal:
4.  Dishwasher: Admiral
5. Air Gap Present?  Yes  No
6.  Refrigerator: Whirlpool
7.  Sink: Stainless steel
8.  Electrical: 110 VAC outlets and lighting circuits
9.  Plumbing/Fixtures: Delta fixtures with a PVC trap
10.  Counter Tops: Laminate





## Kitchen (Continued)

- 11.      Cabinets: Pressboard
- 12.      Ceiling: Textured
- 13.      Walls: Paint
- 14.      Floor: Hardwood
- 15.      HVAC Source: Heating system register

## Living Space

A NPNI M D

Living Room/Dining Room Living Space

- 1.      Closet: Single
- 2.      Ceiling: Textured
- 3.      Walls: Paint
- 4.      Floor: Carpet
- 5.      Doors: Hollow core
- 6.      Windows: Wood Window seals are broken



- 7.      Electrical: 110 VAC outlets and lighting circuits
- 8.      HVAC Source: Heating system register



## Laundry Room/Area

A NPNI M D

1st Floor Laundry Room/Area

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1.      Washer Hose Bib: Gate
2.      Washer and Dryer Electrical: 120-240 VAC
3.      Dryer Vent: Metal flex
4. Maintenance Tips: Dryer vents must be cleaned periodically.
5.      Washer Drain: Wall mounted drain
6.      Floor Drain:
7. Performing periodic home checkups and providing the ongoing maintenance discussed in this report will protect and enhance the value of your property.



## Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Lots and Grounds

1. Steps/Stoops: Concrete. Rise in steps must be 8" or less. Different in rise can not be more than 1/4". Tripping hazard



2. Patio: Paving stone. The patio has settled towards the foundation causing a negative slope into the foundation. May cause drainage problems during rainfall



3. Deck: Wood., Vinyl covered. Deck needs painting to extend life. Vinyl is damaged





## Lots and Grounds (Continued)

Deck: (continued)





## Marginal Summary (Continued)

4. Retaining Walls: Block Leaning in some areas



5. Grading: Negative slope in some areas. Negative slope at rear of the house. May cause drainage problems during rainfall
6. Exterior Surface Drain: Surface drain Evidence of poor drainage at rear of the house

## Exterior Surface and Components

7. House Exterior Surface Type: Stucco Stress cracks, Inadequate thickness. Noted water stains in some areas. Pilling in some areas. Stucco is recommended to be not less than 200 mm (8") above finished ground level. This clearance is necessary to prevent rotting of materials under the stucco that are adversely affected by moisture, such as wood, building paper, etc. It also protects the stucco from moisture damage. Stucco exterior finishes are prone to water infiltration and may cause hidden damage to the structure.







## Exterior Surface and Components (Continued)

Type: (continued)







## Exterior Surface and Components (Continued)

Type: (continued)





## Exterior Surface and Components (Continued)

Type: (continued)



8. Hose Bibs: Rotary Prone to freeze. Note: Valves are not operated as part of this inspection, any reference to any valve inspected is visual only unless otherwise noted.





## Marginal Summary (Continued)

### Roof

9. Leader/Extension: Aluminum Extend runoff drains to move water away from foundation



### Attic

10. Main Attic Attic Access: In walk in closet Missing weather stripping. Attic hatch is not insulated







## Attic (Continued)

Attic Access: (continued)



Heating System

11. Basement Heating System Heating System  
Operation: Functional at time of inspection Furnace  
existing beyond design life



12. Basement Heating System Blower Fan/Filter: Direct drive with disposable filter Blower fan vibrates, noisy, A  
qualified contractor is recommended to evaluate and estimate repairs or replacement

Plumbing

13. Service Line: Polybutelene Polybutelene line present as main service line. No leakage visible at the time of  
inspection.



## Marginal Summary (Continued)

14. Water Lines: Polybutelene Polybutelene line present. No leakage visible at the time of inspection.



15. Basement Water Heater Water Heater Operation: Functional at time of inspection Water heater has exceeded design life

## Kitchen

16. 1st Floor Kitchen Ventilator: NuTone Where the hood fan is more than 180 CFM must have interlocking switch (pressure switch) with furnace to compensate the air pumped out and prevent creating negative pressure inside of house.

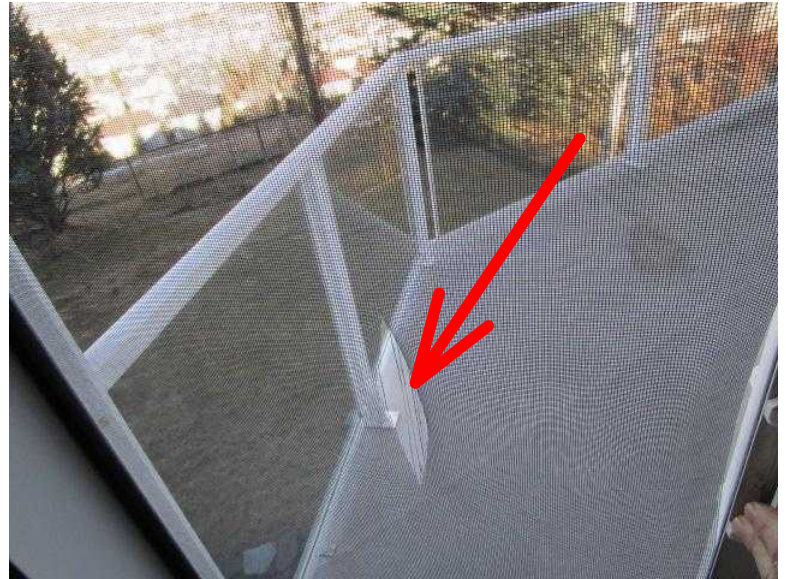


## Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

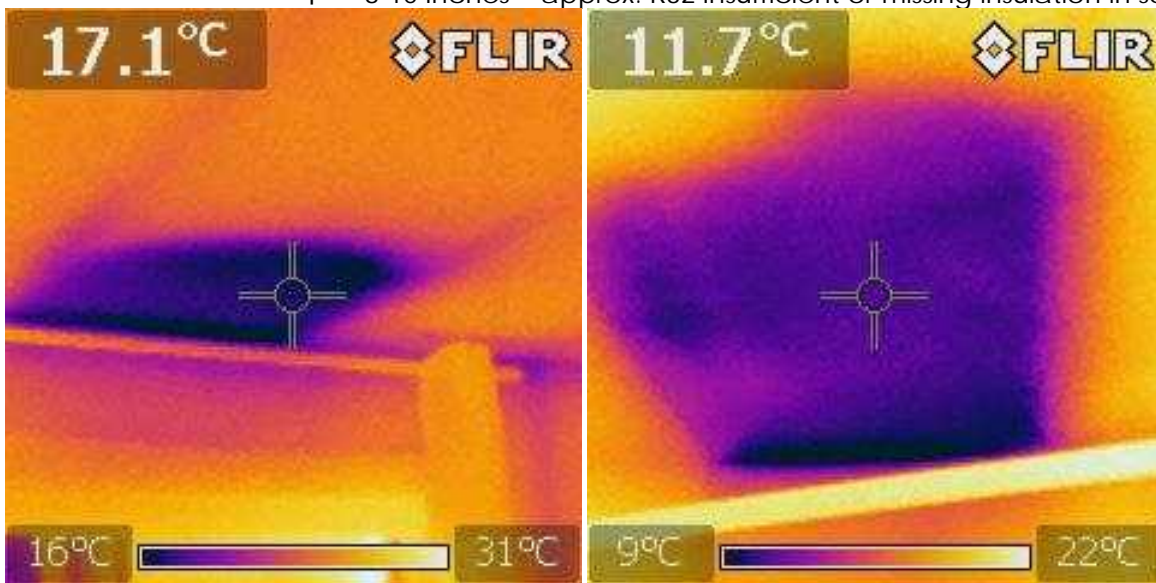
### Exterior Surface and Components

1. Patio Door: Metal clad Screen is damaged



Attic

2. Main Attic Insulation Depth: 8-10 Inches = approx. R32 Insufficient or missing insulation in some areas



Basement

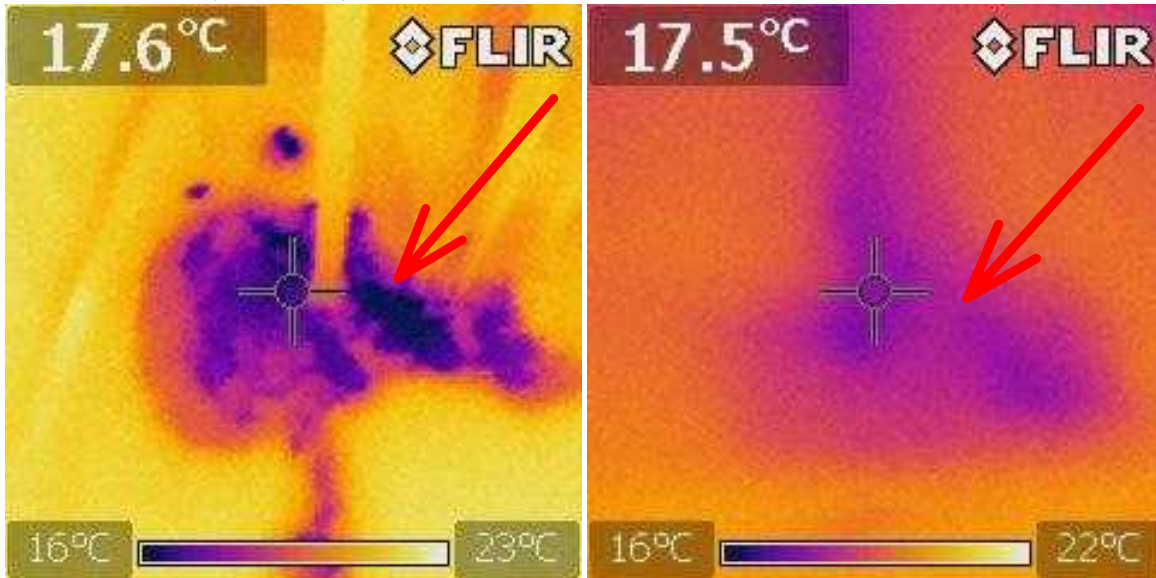
3. Main Basement Moisture Location: Northwest corner Signs of moisture behind insulation





## Basement (Continued)

Moisture Location: (continued)



Heating System

- 4. Basement Heating System Humidifier: General Air Humidifier not working at time of inspection.





## Defective Summary (Continued)

### Plumbing

5. Main Water Shutoff: Basement Active leak



### Bedroom

6. 2nd Floor Bedroom Windows: Wood Window seal broken





## Defective Summary (Continued)

7. Basement Bedroom Windows: Aluminum Bedroom window must be minimum 0.35 sq. m (20"x27") unobstructed opener with one dimension not less than 380 mm to be able to use as fire escape.



## Living Space

8. Living Room/Dining Room Living Space Windows: window seals are broken

