HOME SAFE & SOUND
Home Inspection

Building Inspection Report

#123 Your Address

Inspection Date:
May 10, 2010

Prepared For:
John Smith

Prepared By:
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Report Number:
#999999

Inspector:

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#2005-012

Report Overview

THE HOUSE IN PERSPECTIVE

This is an average quality 17 year old home. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. ***The improvements that are recommended in this report are not considered unusual for a home of this age and location.*** Please remember that there is no such thing as a perfect home.

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Major Concern: *a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.*

Safety Issue: *denotes a condition that is unsafe and in need of prompt attention.*

Repair: *denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.*

Improve: *denotes improvements which are recommended but not required.*

Monitor: *denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary*.

Deferred Cost: *denotes items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years*.

Please note that those observations listed under "Discretionary Improvements" are not essential repairs, but represent logical long term improvements.

- For the purpose of this report, it is assumed that the house faces west.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the CAHPI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.
The estimated outside temperature was -1 degrees C.

RECENT WEATHER CONDITIONS

Weather conditions leading up to the inspection have been relatively dry.

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Poured Concrete •Basement Configuration •90% Of The Exterior Foundation Was Not Visible•None Of The Interior Foundation Was Visible
Columns:	•Steel
Floor Structure:	•Wood Joist
Wall Structure:	•Wood Frame
Roof Structure:	•Trusses •Waferboard Sheathing

STRUCTURE OBSERVATIONS

The construction of the home is good quality. The materials and workmanship, where visible, are good. The exterior walls of the home appear to be of 2x6 wood frame construction. This exceeds common practice and provides space for extra exterior wall insulation.

RECOMMENDATIONS / OBSERVATIONS

- **Monitor:** Common minor settlement cracks were observed in the foundation walls along the north side of the house. This implies that some structural movement of the building has occurred. Cracks of this type should be watched for any sign of additional movement. In the absence of any sign of ongoing movement, repair should not be necessary.

- **Repair:** The height of the backfill (soil adjacent to the foundation) is above the top edge of the foundation and is against the siding and framing. This could cause seepage into your house and the framing and siding to rot over time. The ground level must be lowered to below the framing material.

LIMITATIONS OF STRUCTURE INSPECTION

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:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- 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.

Roofing

DESCRIPTION OF ROOFING

Roof Covering: •Asphalt Shingle
Roof Flashings: •Metal •Roofing Material (Shingles)
Chimneys: •Metal
Roof Drainage System: •Aluminum •Downspouts discharge above grade
Method of Inspection: •Walked on roof

ROOFING OBSERVATIONS

The roof coverings are generally in good condition.
The steep pitch of the roof should result in a longer than normal life expectancy for roof coverings. The chimneys do not show signs of significant deterioration. The gutters are clean. With proper maintenance the roof covering could last up to 20 years.

RECOMMENDATIONS / OBSERVATIONS

- **Monitor: Repair:** The roofing is in fair condition but has been installed using poor workmanship. While this condition does not pose a serious short-term concern, it risks leaks and shorter roof life. The starter row should be installed with the aggregate side up
- **Monitor: Repair:** The installation of the roofing system is such that several vulnerable areas may exist. There is a higher potential for leaks. The valleys have been installed a new way and may be vulnerable. Further investigation may be needed. Roofing installation must follow recommended standards approved by the Alberta building code

LIMITATIONS OF ROOFING INSPECTION

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:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- 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.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Vinyl Siding •Artificial Stone
Eaves, Soffits, And Fascias:	•Aluminum
Exterior Doors:	•Metal
Window/Door Frames and Trim:	•Metal
Entry Driveways:	•Concrete
Entry Walkways And Patios:	•Concrete
Porches, Decks, Steps, Railings:	•Concrete •Wood •Treated Wood
Overhead Garage Door(s):	•Aluminum Door Not Insulated
Surface Drainage:	•Graded Away From House
Fencing:	•Wood

EXTERIOR OBSERVATIONS

The exterior siding that has been installed on the house is relatively low maintenance. Window frames are clad, for the most part, with a low maintenance material. The aluminum soffits and fascia are a low-maintenance feature of the exterior of the home. The auto reverse mechanism on the overhead garage door responded properly to testing. This safety feature should be tested regularly as a door that doesn't reverse can injure someone or fall from the ceiling. Refer to the owner's manual or contact the manufacturer for more information.

RECOMMENDATIONS / OBSERVATIONS

- **Repair:** Missing vinyl siding at the east side of the home between vents should be completed to preserve the building envelope. There is risk of hidden damage in such areas from prior water entry.

- **Monitor: Repair:** The stone sills slope towards the house at the west side of the home. Repair/replacement of the sills is usually not practical unless replacing the stonework. In the interim, the sills should be kept caulked.

- **Monitor:** The garage floor slab has typical cracks usually the result of shrinkage and/or settling of the slab. Cracks more than 1/8" high could present a trip hazard.
- **Monitor:** The deck at the east side of the home shows evidence of rot on the joists. Replacement may eventually be desired. In the interim, localized repairs could be undertaken.

- **Possible Concern, Monitor:** The soil below the lower patio at the east side of the home has settled and/or heaved. Persisting movement may result in the need for resurfacing.

LIMITATIONS OF EXTERIOR INSPECTION

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:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, 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.

Electrical

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 100 Amp
Service Drop:	•Underground
Service Entrance Conductors:	•Conductors Not Visible
Service Equipment & Main Disconnects:	•Main Service Rating 100 Amps •Breakers •Located: Basement south wall
Service Grounding:	•Copper •Ground Connection Not Visible
Sub-Panel(s):	•None Visible
Distribution Wiring:	•Copper
Wiring Method:	•Armored Cable "BX" • Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•Bathroom(s) •Whirlpool •Exterior
Smoke Detectors:	•Present

ELECTRICAL OBSERVATIONS

The electrical panel is well arranged and all fuses/breakers are properly sized. Generally speaking, the electrical system is in good order. All outlets and light fixtures that were tested operated satisfactorily. The distribution of electricity within the home is good. All 3-prong outlets that were tested were appropriately grounded. Split receptacles are present in the kitchen. These outlets offer an added level of convenience, as there are separate circuits provided for each half of the outlet. Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. All GFCI's that were tested responded properly. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home. All visible wiring within the home is copper. This is a good quality electrical conductor.

RECOMMENDATIONS / OBSERVATIONS

- **Improve:**The electrical panel branch circuits should be labeled

- **Repair:** Cable clamps (sometimes referred to as bushings or grommets) are required where wiring passes into the main distribution panel. Cable clamps serve to protect the wiring from the metal edges of the panel openings.
- **Repair:** A ground fault circuit interrupter (GFCI) outlet on the exterior of the home is inoperative. This circuit should be repaired.

LIMITATIONS OF ELECTRICAL INSPECTION

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:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Heating

DESCRIPTION OF HEATING

Energy Source:	•Gas
Heating System Type:	•Forced Air Furnace •Manufacturer: Bryant •Furnace age 17 Years Old
Vents, Flues, Chimneys:	•Metal-Single Wall •Metal-Multi Wall
Heat Distribution Methods:	•Ductwork

HEATING OBSERVATIONS

Heating a home with a this type of heating system should be relatively economical. The heating system is controlled by a "set back" thermostat. This type of thermostat, if set up correctly, helps reduce heating costs. A carbon monoxide test was performed with a Bacharach Monoxor II at this property. The CO levels inside the home were normal.

RECOMMENDATIONS / OBSERVATIONS

- **Repair:** The humidifier has lacked maintenance. Cleaning and repairs should be undertaken. Watch out for humidifier leaks into the furnace where costly (and hidden) damage can occur.
- **Improve:** The dirty air filter should be replaced.
- **Improve:** Duct and furnace cleaning is recommended.

Discretionary Improvements

A humidifier could be added to the heating system, if desired. Proper operation and maintenance of these units is important. A central humidifier needs to be properly located in the duct work so that if it leaks it won't damage the equipment; an inexpensive alternative is to use individual room humidifiers in sleeping areas.

LIMITATIONS OF HEATING INSPECTION

As prescribed in the Inspection contract, this is a visual inspection only. The inspection of the heating system is general and not technically exhaustive. A detailed evaluation of the furnace/boiler heat exchanger is beyond the scope of this inspection as there is limited accessibility, and gas lines and other components need to be removed (This needs to be performed by a licensed gas fitter). While ATCO Gas will come to check furnaces, they only do a visual non-evasive inspection that is insufficient to properly evaluate the condition of the furnace or boiler. If further evaluation is recommended in this report, the heat exchanger must be removed for a detailed examination, which can only be performed by a qualified heating specialist licensed as a gas fitter.

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:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Cooling / Heat Pumps

DESCRIPTION OF COOLING / HEAT PUMPS

COOLING / HEAT PUMPS OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

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:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•R36 Mineral Wool in Main Attic
Sloped Roof Insulation:	•R 36 Fiberglass in Cathedral Roof
Garage Attic Insulation:	•R24 Mineral wool in Garage Attic
Exterior Wall Insulation:	•R20 Fiberglass in Original Walls
Basement Wall Insulation:	• R12 Fiberglass on basement walls
Vapor Retarders:	•Plastic
Roof Ventilation:	•Roof Vents •Soffit Vents
Exhaust Fan/vent Locations:	•Bathroom •Dryer

INSULATION / VENTILATION OBSERVATIONS

Insulation levels are typical for a home of this age and construction.



RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

- **Improve:** The garage attic access hatch should be better insulated.
- **Improve:** The garage attic access hatch weather stripping needs to be improved. This will help reduce heat loss and the development of condensation around the hatch.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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:

- 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) are performed.
- 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.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Plumbing

DESCRIPTION OF PLUMBING

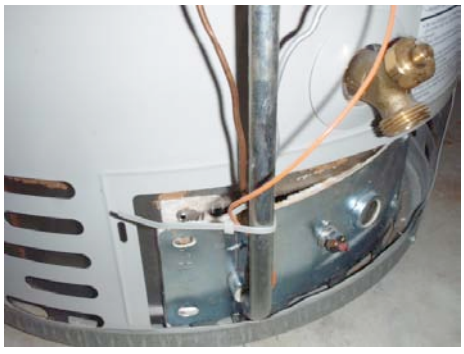
Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Plastic
Main Water Valve Location:	•Furnace Room
Interior Supply Piping:	•Polybutylene Plastic•Copper
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•Plastic
Water Heater:	•Gas : Water heater age 3 Years old •Approximate Capacity (in gallons): 33
Fuel Shut-Off Valves:	•Natural Gas Meter Outside
Other Components:	•Sump Pump

PLUMBING OBSERVATIONS

The water lines in this home are made of polybutylene piping. Some interest groups are claiming that this piping is defective. To date industry experience in Canada has proven otherwise. There has been some failure of piping systems, but most have been credited to poor installation. According to Carey Rose, the Chief Plumbing and Gas official at Alberta Labour there are only 2 reported failures and that both were the result of poor workmanship. Known causes of failures are as follows: 1) use of plastic acetal fittings 2) used when water chorine levels are above 2 parts per million (in Calgary, .5ppm at most added to potable water) 3) use of aluminum crimp rings at fittings 4) used with a continuous circulating hot water plumbing loop 5) used where water temperatures are above 180 degrees F 6) used where piping is exposed to direct sunlight 7) when piping is exposed to direct sunlight for more than 30 days during construction 8) when piping is connected directly to hot water tank (should be min. 18 inches away from top tank) 9) when piping is less than 6 inches away from hot water tank flue 10) when used in swimming pool systems where chlorine levels are typically greater than 2 part per million 11) when piping is installed with too small of a bending radius 12) when piping is kinked during installation.
The water pressure supplied to the fixtures is reasonably good. A typical drop in flow was experienced when two fixtures were operated simultaneously. The water heater is a relatively new unit. As the typical life expectancy of water heaters is 7 to 12 years, this unit should have several years of remaining life.

RECOMMENDATIONS / OBSERVATIONS

- **Repair:** It is recommended that the water heater be adjusted so the access panel and controller fit properly. The water heater is not lighting properly and will need to be repaired.



- **Repair:** The polybutylene piping above the hot water tank is to close to the flue pipe. This can cause the pipe to become brittle and prematurely fail. The pipe should be installed a minimum of 6” away from the vent pipe.
- **Repair: Safety Issue:** Access to an electrical power switch while standing in the tub is dangerous the power switch for the juccuzzi tub must be further away.
- **Monitor: Repair:** The floor drain by the water heater is plugged. The water heater should be carefully monitored for early signs of leakage.

- **Repair:** Cracked, deteriorated and/or missing bathtub enclosure grout and caulk should be replaced in the basement bathroom.
- **Monitor: Repair:** The fiberglass tub in the main floor bathroom is cracking .
- **Repair:** The sink trap in the main floor bathroom is leaking.
- **Repair:** The Temperature and Pressure Relief (TPR) Valve serving the water heater is leaking slightly. Minor repairs or cleaning can usually rectify this condition.
- **Repair:** The supply piping is leaking above the water tank.
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LIMITATIONS OF PLUMBING INSPECTION

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:

- 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.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private water and waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.
- The main water valve was not operated at the time of the inspection. Testing these valves after sitting unused for a extended period of time can cause them to start leaking.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Interior

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials:	•Drywall
Floor Surfaces:	•Carpet •Vinyl/Resilient
Window Type(s) & Glazing:	•Casement •Awning •Fixed Pane •Double Glazed
Doors:	•Wood-Hollow Core

INTERIOR OBSERVATIONS

On the whole, the interior finishes of the home are in average condition. Typical flaws were observed in some areas. The doors and windows of the home are of average quality.

RECOMMENDATIONS / OBSERVATIONS

- **Monitor:** No evidence of moisture penetration was visible in the basement 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 vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundation. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information.
  In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced.
- **Monitor:** The window is cracked in the front entrance. Improvement is not a high priority.
- **Monitor:** Minor drywall nail pops were noted in various locations. This is a result of minor shrinkage and settling of the structure.
- **Monitor:** The window in the living room have lost their seal. This has resulted in condensation developing between the panes of glass. This "fogging" of the glass is primarily a cosmetic concern, and need only be improved for cosmetic reasons.
- **Repair:** Loose basement stairway handrails should be better secured.

LIMITATIONS OF INTERIOR INSPECTION

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

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Appliances

DESCRIPTION OF APPLIANCES

Appliances Tested: •Electric Range •Dishwasher •Refrigerator
Laundry Facility: •240 Volt Circuit for Dryer •Dryer Vented to Building Exterior •120 Volt Circuit for Washer •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer
Other Components Tested: •Door Bell •Central Vacuum

APPLIANCES OBSERVATIONS

Most appliances that were tested responded satisfactorily. The kitchen and laundry facilities are well organized.

RECOMMENDATIONS / OBSERVATIONS

- **Monitor:** The refrigerator is an old unit. While replacement is not needed right away, it would be wise to budget for a new refrigerator. In the interim, a higher level of maintenance can be expected. The refrigerator is excessively noisy.
- **Repair:** The kitchen exhaust hood fan should have the plastic cover on the front removed. The removal of the plastic cover allows the air to circulate through the filters. If the fan is vented to the exterior the plastic cover is to remain so the airflow is directed outside.

- **Repair:** The basement central vacuum outlet is inoperative and there is no electrical outlet close enough to plug into.

LIMITATIONS OF APPLIANCES INSPECTION

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

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Fireplaces / Wood Stoves

DESCRIPTION OF FIREPLACES / WOOD STOVES

Fireplaces: •Gas •Fan
Vents, Flues, Chimneys: •Not Visible

FIREPLACES / WOOD STOVES OBSERVATIONS

On the whole, the fireplace and it's components were found to be in average condition.

RECOMMENDATIONS / OBSERVATIONS

- **Repair:** The glass doors on the fireplace should be cleaned. Caution should be taken to use the proper fireplace glass cleaner as some household cleaners can effect the temper of the glass or leave a film on it.

LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

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

- The interiors of flues or chimneys are not inspected.
- Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Fireplace inserts, stoves, or firebox contents are not moved.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.