

INSPECTION REPORT



For the Property at:
1 EXAMPLE AVENUE NW
CALGARY, AB

Prepared for: JOHN SMITH
Inspection Date: Monday, November 23, 2009
Prepared by: Alan Fisher, RHI



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REPORT SUMMARY - THE BOTTOM LINE

1 Example Avenue NW, Calgary, AB November 23, 2009

Report No. 2035, v.2
www.integra-inspections.com

REPORT SUM

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

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

The Home Inspector's Report is an opinion of the present condition of the property. It is not a guarantee, warranty or an insurance policy with regards to the property, nor any element of or system upon the property. The purpose of your Home Inspection is to evaluate the general condition of a property. This includes determining whether systems are still performing their intended functions. There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement while another will not. Clients are cautioned to seek detailed quotes from qualified professionals prior to finalizing the home purchase transaction.

Exterior

WALLS \ Stucco and EIFS

Condition: • [Moisture penetration](#)

Rear walls shows thermal anomalies. Stains at bottom of walls at parking may indicate condensation forming under Stucco/EIFS. Recommend further investigation by a stucco expert prior to removing purchase conditions.

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

Location: Throughout

Task: Further evaluation

Time: Immediate

Cost: Depends on required repairs and approach - major

Heating

GAS FURNACE \ Venting system

Condition: • [Improper material](#)

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

Location: Basement Utility Room

Task: Repair

Time: Immediate

FIREPLACE \ Gas fireplace

Condition: • Gas valve sticking on, Intermittent operation

Implication(s): Inoperative equipment, Fire hazard

Location: Second Floor Master Bedroom

Task: Repair

Time: Immediate

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Condition: • Pilot light not staying lit
Implication(s): Inoperative equipment
Location: First Floor Family Room
Task: Repair
Time: Immediate

Interior

WINDOWS \ Glass (glazing)

Condition: • [Lost seal on double or triple glazing](#)

Cracked glass

Implication(s): Cosmetic defects

Location: Front

Task: Replace

Time: Less than 1 year

Significant moisture related issues with the stucco/EIFS need to be investigated further prior to removing purchase conditions.

This is the end of the summary section. This report summary must not be considered as the complete report. The entire report includes all of the text and reference material. The remainder of the report deals with individual systems in more detail. Please read each section carefully.

ROOFING

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Description

General: • Flashings - galvanized metal

General: • Vent and stack penetrations

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

Probability of leakage: • Low

Limitations

General: • The limitations section may detail items or conditions that prevent a complete inspection. The limitations section may also list items that are not part of a home inspection.

General: • Often roofs are not accessible for safety or other reasons. These may include; the roof is wet, frost or snow covered, or the roof is too steep or too high. Inspections that do not involve walking on the roof surface are not as reliable as those that are performed by other methods and there are limitations to the inspection. Clients are advised to consult a roofing expert for a professional opinion if they are concerned about these limitations.

Roof inspection limited/prevented by: • Lack of access (too high/steep) • Snow/ice/frost

Inspection performed: • With binoculars • From roof edge

Recommendations

SLOPED ROOFING \ Asphalt shingles

Condition: • [Missing, loose or torn](#)

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

Location: Front

Task: Repair

Time: Immediate

Cost: Minor



1.

REPORT SUM	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Description

General: • Soffit & Fascia - Aluminum

Gutter & downspout material: • [Aluminum](#)

Gutter & downspout type: • [Eave mounted](#)

Gutter & downspout discharge: • [Above grade](#)

Lot slope: • [Flat](#)

Wall surfaces : • [Stucco/EIFS](#)

Driveway: • Alley

Walkway: • Concrete

Exterior steps: • Concrete

Patio: • Concrete

Limitations

General: • The limitations section may detail items or conditions that prevent a complete inspection. The limitations section may also list items that are not part of a home inspection.

Exterior inspected from: • Ground level

Recommendations

General

- Basement leakage is often caused by conditions on the exterior of the home. Basements are not built like boats, and if water is allowed to collect outside of foundation walls, it will leak through into the basement. It is important that lot grading around the house slope down away from the building so that surface water from rain and melting snow is directed away from the building, rather than toward the foundation. This note is included as a general maintenance reminder to check and correct (if required) the grading on an annual basis.
- Basement leakage is often caused by conditions on the exterior of the home. It is important that gutters and downspouts collect roof water and carry it away from the house. Maintain proper drainage by ensuring downspouts discharge water well away from the foundation wall.

ROOF DRAINAGE \ Downspouts

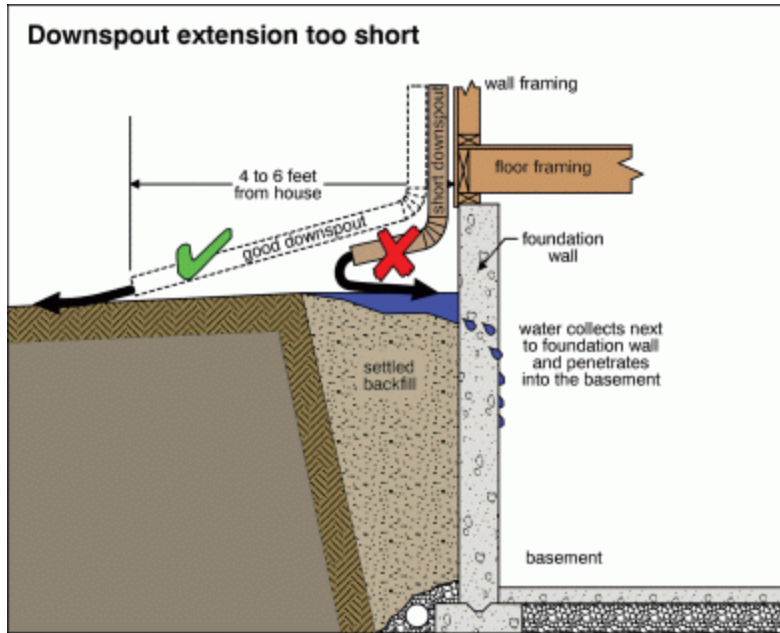
Condition: • [Downspouts end too close to building](#)

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

Location: Throughout Exterior

Task: Repair

Time: Less than 1 year



Click on image to enlarge.



2. Typical



3. Typical

WALLS \ Stucco and EIFS

Condition: • [Moisture penetration](#)

Rear walls shows thermal anomalies. Stains at bottom of walls at parking may indicate condensation forming under Stucco/EIFS. Recommend further investigation by a stucco expert prior to removing purchase conditions.

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

Location: Throughout

Task: Further evaluation

Time: Immediate

Cost: Depends on required repairs and approach - major

EXTERIOR

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4.



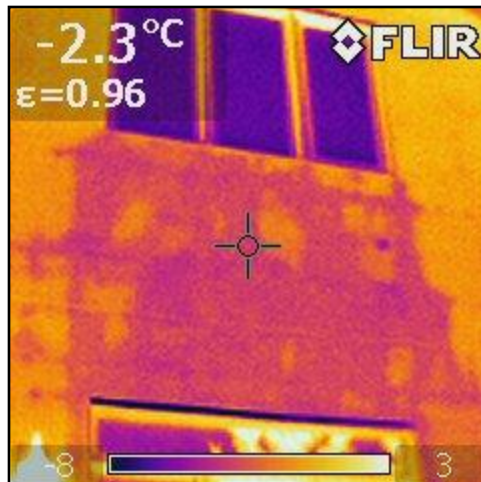
5.



6. Possible condensation stains



7.



8.

EXTERIOR

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WALLS \ Brick, stone and concrete

Condition: • [Parging damaged or missing](#)

Implication(s): Chance of damage to structure | Shortened life expectancy of material

Location: Various

Task: Repair

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Description

- Configuration:** • [Basement](#)
- Foundation material:** • [Poured concrete](#)
- Floor construction:** • [Engineered wood](#)
- Exterior wall construction:** • [Wood frame](#)
- Roof and ceiling framing:** • Not visible

Limitations

- General:** • The limitations section may detail items or conditions that prevent a complete inspection. The limitations section may also list items that are not part of a home inspection.
- Inspection limited/prevented by:** • Basement development
- Inspection limited/prevented by:** • Insulation
- Attic/roof space:** • No access
- Percent of foundation not visible:** • 99 %

Recommendations

- FOUNDATIONS \ Foundation**
- Condition:** • Typical minor cracks
- Location:** Basement
- Task:** Monitor



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REPORT SUM	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Description

Service entrance cable and location: • Underground - Cable type not determined

Service entrance cable and location: • [Overhead - cable type not determined](#)

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

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

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

System grounding material and type: • [Not visible](#)

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

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

Type and number of outlets: • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom](#) • [GFCI - outside](#) • [GFCI - panel](#)

Smoke detectors: • Present - functioning using test button

Limitations

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Inspection limited/prevented by: • Due to limitations of time and scope, branch circuit load analysis is not part of a home inspection.

Panel covers: • Disconnect covers are not removed by the home inspector

Recommendations

General

- No recommendations at this time.

HEATING

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Description

Fuel/energy source: • [Gas](#)

System type: • Humidifier

System type: • [Furnace](#) • [Hot water radiant heat](#)

Heat distribution: • [Ducts and registers](#) • [Hot water radiant piping](#)

Approximate capacity: • [100,000 BTU/hr](#)

Efficiency: • [High-efficiency](#)

Approximate age: • [5 years](#)

Failure probability: • [Low](#)

Main fuel shut off at: • Basement

Supply temperature: • 125°

Return temperature: • 75°

Temperature difference: • Within manufacturers specs

Temperature difference: • 50°

Fireplace: • [Gas fireplace](#) • [Zero clearance](#)

Chimney/vent: • PVC plastic

Carbon monoxide test: • 0 parts per million - approximate

Combustion air source: • Interior of home

Limitations

General: • The limitations section may detail items or conditions that prevent a complete inspection. The limitations section may also list items that are not part of a home inspection.

General: • CO reading valid at the date and time of the inspection.

Safety devices: • Not tested as part of a home inspection

Heat exchanger: • Not visible

Recommendations

GAS FURNACE \ Gas piping

Condition: • [Rust](#)

Paint required

Implication(s): Fire or explosion

Location: West Exterior

Task: Repair

Time: Less than 1 year

HEATING

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GAS FURNACE \ Venting system

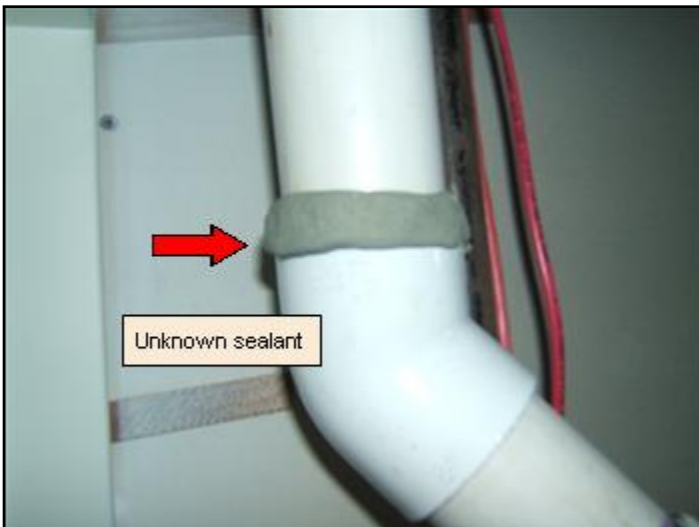
Condition: • [Improper material](#)

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

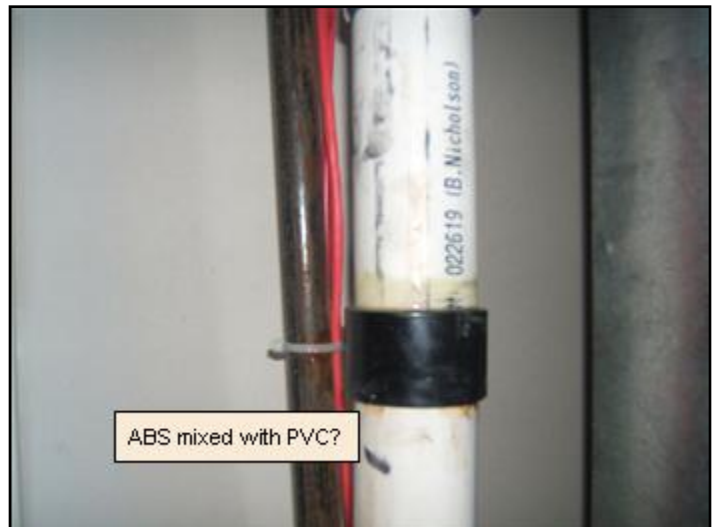
Location: Basement Utility Room

Task: Repair

Time: Immediate



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HEATING

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13.

FIREPLACE \ Gas fireplace

Condition: • Gas valve sticking on, Intermittent operation

Implication(s): Inoperative equipment, Fire hazard

Location: Second Floor Master Bedroom

Task: Repair

Time: Immediate

Condition: • Pilot light not staying lit

Implication(s): Inoperative equipment

Location: First Floor Family Room

Task: Repair

Time: Immediate

COOLING & HEAT PUMP

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General: • Not applicable

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Description

- General:** • Standard insulation levels in roof spaces today is typically R40 with some homes being insulated to R50
- Attic/roof ventilation:** • [Roof and soffit vents](#)
- Wall insulation material:** • [Glass fiber](#)
- Wall insulation amount/value:** • [R-20](#) • Spot checked only
- Foundation wall insulation material:** • [Glass fiber](#)
- Foundation wall insulation amount/value:** • [R-12](#)
- Air/vapor barrier:** • [Plastic](#)

Limitations

- General:** • The limitations section may detail items or conditions that prevent a complete inspection. The limitations section may also list items that are not part of a home inspection.
- Inspection prevented by no access to:** • Roof space

Recommendations

- General**
- No recommendations at this time.

REPORT SUM	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Description

- Water supply source:** • Public
- Service piping into house:** • [Plastic](#)
- Supply piping in house:** • PEX - Cross-linked polyethylene
- Supply piping in house:** • [Plastic](#)
- Main water shut off valve at the:** • Basement • Utility room
- Water flow (pressure):** • [Typical for neighborhood](#)
- Water heater fuel/energy source:** • [Gas](#)
- Water heater type:** • Dual Gas fired
- Water heater type:** • [Induced draft](#)
- Tank capacity:** • 151 liters
- Water heater approximate age:** • 5 years
- Typical life expectancy:** • 8 to 12 years
- Water heater failure probability:** • [Low](#)
- Waste disposal system:** • [Public](#)
- Waste piping in house:** • [Plastic](#)
- Floor drain location:** • Near water heater

Limitations

- General:** • The limitations section may detail items or conditions that prevent a complete inspection. The limitations section may also list items that are not part of a home inspection.
- General:** • Clients need to be aware that any time moisture is indicated or damage is noted to tiles, walls, floors or other materials there is the real chance that concealed defects may exist and these defects may only be visible after demolition or other destructive inspection methods.
- Inspection limited/prevented by:** • No access to sump. Lid not removed. No pump installed at time of inspection
- Items excluded from a home inspection:** • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows

PLUMBING

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Recommendations

General

- No recommendations at this time

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Description

General: • Countertops and cabinetry
General: • Steps, stairways and railings
Major floor finishes: • [Hardwood](#) • [Ceramic](#)
Major wall and ceiling finishes: • [Gypsum board](#)
Windows: • [Fixed](#) • [Sliders](#) • [Casement](#) • Vinyl
Glazing: • [Double](#)
Exterior doors - type/material: • [Metal](#)
Oven type: • Convection
Oven fuel: • Gas
Range fuel: • Gas
Appliances: • Refrigerator • Range hood • Dishwasher • Waste disposal • Microwave oven
Laundry facilities: • Floor drain
Laundry facilities: • Hot/cold water supply • Vented to outside • 120-Volt outlet • 240-Volt outlet • Waste standpipe

Limitations

General: • The limitations section may detail items or conditions that prevent a complete inspection. The limitations section may also list items that are not part of a home inspection.
General: • Clients must be aware that anytime damage is noted to walls, floors or other materials there is the real chance that concealed defects may exist and these defects may only be visible after demolition or other destructive inspection methods.
Appliances: • Appliances are not fully inspected (ie oven temp readings). Operational checks may have been performed as part of the home inspection process.
Percent of foundation not visible: • 95 %

Recommendations

WINDOWS \ Glass (glazing)
Condition: • [Lost seal on double or triple glazing](#)
Cracked glass
Implication(s): Cosmetic defects
Location: Front
Task: Replace
Time: Less than 1 year

INTERIOR

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Description

Weather: • Sunny

Approximate temperature: • 0°

Attendees: • Buyer • Buyer's Agent

Access to Home Provided by: • Buyer's agent

Occupancy: • The home was occupied at the time of the inspection.

Utilities: • All utilities were on during the inspection.

Approximate date of construction: • 2005

Approximate size of home: • 1900 ft.²

Building type: • Detached home

Number of stories: • Two

Below grade area: • Developed basement

Garage, carport and outbuildings: • Detached garage

END OF REPORT

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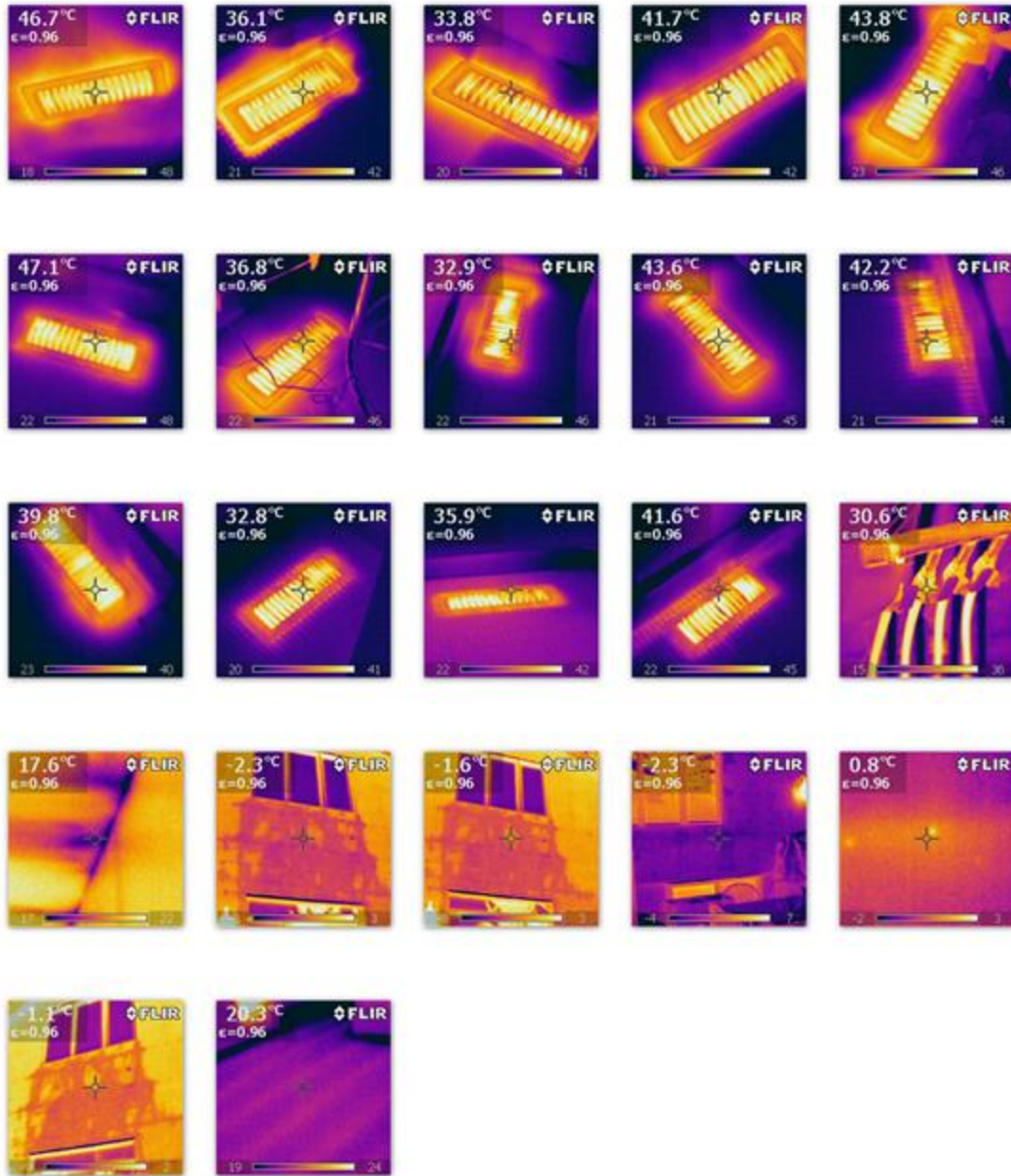
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IR Images

22 images, November 2009





Infrared Myths and Facts...

Phone: 403-703-4474
E-mail: info@integra-inspections.com



Myth... Infrared cameras are like X-Ray vision or a MRI and can see through objects.

- **Fact...** Infrared cameras merely measure the subtle temperatures present on the surface of an object and convert them into a thermograph.

Myth... Infrared cameras can see mould and moisture.

- **Fact...** Infrared cameras can only see temperatures or thermal anomalies. These anomalies must be interpreted, and verified or confirmed using other methods. Some anomalies cannot be confirmed during a home inspection due to the invasive nature of the tests.

Myth... Infrared cameras can *always* find moisture or leaks.

- **Fact...** Infrared cameras are subject to many limitations. For example...
 1. Exterior use is limited during periods of rain due to surface moisture.
 2. The sun, light, and reflected energy can blind the camera.
 3. Using an IR camera in dusty areas such as attics and crawl spaces can damage the lens.
 4. It may not be possible to adequately manipulate the building temperature with the heat/AC system.
 5. The home may be occupied with many concealed areas.