



YOUR INSPECTION REPORT

Excellence in home inspection.

PREPARED BY:

Paul Bernard



FOR THE PROPERTY AT:

PREPARED FOR:

INSPECTION DATE:



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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

RECOMMENDATIONS \ Overview

Condition: • It was observed that while this is a shared roof there is what appears to be a hole in the flue of the chimney of the neighboring house. The neighbor was not home to be able to try to access the roof by way of their front deck. It is advised to engage a contractor sooner than later to further evaluate.

Exterior

RECOMMENDATIONS \ Overview

Condition: • It was observed that there is no caulking on the exterior vent which allows for cold air to penetrate the home. It is recommended to caulk as soon as practical. Images and thermal imaging attached for reference.

Location: Right Exterior Wall

Task: Improve

Time: As soon as practical

WALLS \ Masonry (brick, stone) and concrete

Condition: • Cracked

Minor vertical crack on foundation wall. This does not appear to be structural, and may have occurred from settling. Otherwise, an epoxy injection into the crack can stop moisture/water entry. Ensure exterior grading is sloped away from home to ensure water is directed away to prevent moisture entry.

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

Location: Right Exterior

Task: Monitor

Time: Ongoing

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Columns / Posts

Condition: • It was observed that at the rear main floor deck which houses the hot tub, that the stairs up are uneven and there is an leak perhaps with the equipment which was just replaced as per a conversation with the seller, Pierre. There are no footings visible for the two post as indicated in the photos which could have allowed for the stairs to move and slope. The deck itself does not appear to be sloped. It is advised to have a contractor out for further evaluation for these items as well as the fastener to the wall securing the beam as it is also load bearing. The seller, Pierre indicated he would be in touch with the hot tub company with regards to the hot tub as they were just there three weeks ago.

Location: Rear First Floor Deck

Task: Further evaluation

Time: As soon as practical

Electrical

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

Condition: • Past life expectancy

While smoke detectors were present on all floors, they appear to be original to the home and are therefore expired. Only the basement smoke detector tested out, while the other two did not sound off. Recommend replacing old detectors with new Combination Smoke/CO Detectors upon expiration or before. Detectors are now available with a built-in 10 year lithium battery, working detectors should be installed for every floor of the home.

Implication(s): Life safety hazard

Plumbing

FIXTURES AND FAUCETS \ Bathtub

Condition: • Slow drain

The master bathroom bathroom tub and sink faucet in the upstairs bathroom have a slow drain and potential blockage. It is possible they are connected on the same wall and apart of the same line. Recommended to have the lines snaked. Photos attached for reference.

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

FIXTURES AND FAUCETS \ Shower stall

Condition: • Again in the master bedroom the shower head sputters out water. While functional it is advise for cleaning of calcification or perhaps replacement of shower head.

Condition: • Caulking loose, missing or deteriorated

It was observed in the master bedroom shower that just outside the caulking has worn away and the flooring has been peeling away. It is recommended to fix sooner than later as those conditions and location allow for mold come about to thrive and propagate. Also, is a photo of the drain in the bathroom that needs to be caulked. Photo attached for reference.

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

Interior

DOORS \ Interior trim

Condition: • Poorly fit

The interior doors were visually examined and functioned and apart from some normal wear and tear no significant deficiencies were noted. Privacy locks where fitted were functional.

There are several doors that require a bit adjusting as they do not fully close. The latch does not set and close. The doors noted are : basement utility door, basement bathroom, second bedroom up stairs, and finally the garage door leading into the house requires a bit of pushing in and adjustment in order to lock the deadbolt. It is advised to engage a contractor to asses and fix.

Implication(s): Material deterioration

Task: Repair

Time: As soon as practical

APPLIANCES \ Dishwasher

Condition:

- Loose

When tested the dishwasher ran without issues. However, it was observed that the dishwasher is not mounted to the top of the counter top from underneath in order to secure. It appears that there was a leak from the previous dishwasher which has caused some of the hardwood flooring boards to warp and bend. It is recommended to secure the dishwasher and look at available options to repair flooring. Photos attached for reference.

Implication(s): Reduced operability

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.

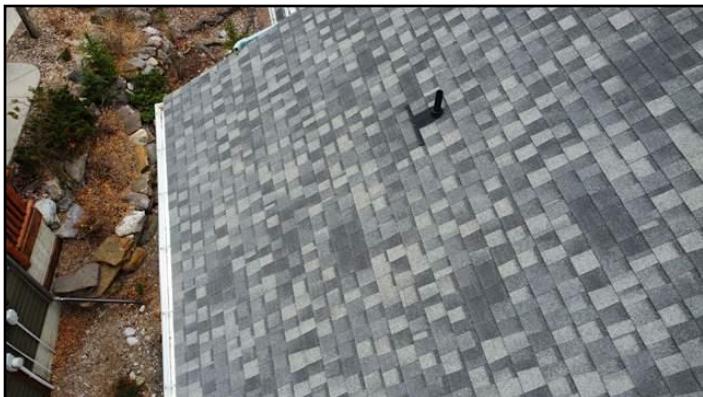
[Home Improvement - ballpark costs](#)

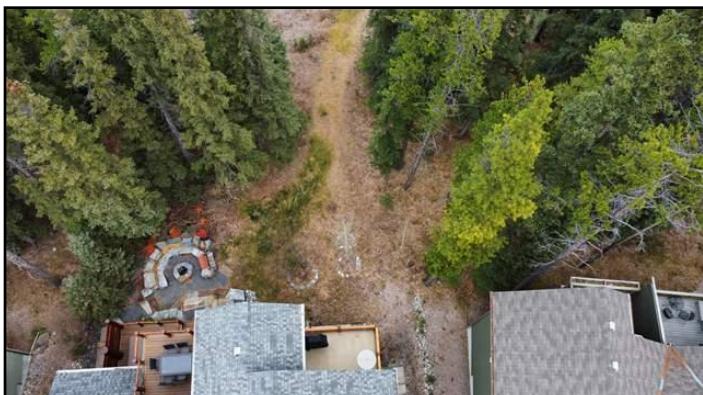
Description

Sloped roofing material:**• Asphalt shingles**

When visually inspected, all visible shingles, flashings and valleys were generally clear of debris and there were no visible signs of lifting, curled or damaged shingles. There are ventilated soffits around the periphery.

We suggest that you have the roof, flashings and roof penetrations inspected by a professional roofer in the spring when it is safe to do so and then once every 24 months to comply with most insurance company requirements. Any required repairs or maintenance can be accomplished at that time.

*Asphalt shingles**Asphalt shingles**Asphalt shingles**Asphalt shingles**Asphalt shingles**View Of Lot*



View Of Lot



Asphalt shingles

Sloped roof flashing material: • Metal

Probability of leakage: • Low

Approximate age:

- 0-5 years

As per a conversation with the seller it was replaced within the last five years. The roof is in good condition. It is advised to procure any bill of service if possible for the potential of any warranty that would apply.

Typical life expectancy: • 20-25 years

Limitations

Inspection performed: • From the ground • With a drone

Age determined by: • Seller

Not included as part of a building inspection: • Not readily accessible interiors of vent systems, flues, and chimneys.

Recommendations

RECOMMENDATIONS \ Overview

Condition: • It was observed that while this is a shared roof there is what appears to be a hole in the flue of the chimney of the neighboring house. The neighbor was not home to be able to try to access the roof by way of their front deck. It is advised to engage a contractor sooner than later to further evaluate.





COMMENTS \ Additional

Condition: • The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Description

Gutter & downspout material:

- Aluminum

The accessible eaves troughs and down spouts appear to be functional. We recommend keeping horizontal downspout extensions extended out to ensure water is directed away from the home, even when there is no rain or snow forecasted.



Aluminum



Aluminum

Gutter & downspout type:

- Eave mounted

Gutter & downspout discharge:

- Above grade

Lot slope:

- Away from building

Wall surfaces and trim:

- Wood



Wood



River Rock

Driveway:

- Concrete

Concrete driveway and walkway. Clear the snow with a shovel / broom. I don't recommend using snow/ice melting salts, as it can cause the surface of the concrete to spall and become crumbly over time. It was observed that on both sidewalk and driveway there are small cracks from settlement or possibly heaving; you will want to monitor for any big changes.



Concrete

Walkway: • Concrete

Exterior steps: • Wood

Garage:

• Attached

The door operator functions well and opens and closes the door smoothly. The rails and rollers appear to be in good condition, some greasing of the rollers is suggested on an annual basis. The optical safety beams and the door self-reversing circuit were operational. As per a conversation with the seller, the garage door and opener were just recently replaced. Again, it would be prudent to obtain any bill of sale or warranties for the future should any issues arise. Some spalling and minor settlement cracks were noted in the garage floor, you may wish to fill these before sealing or painting the floor.

Garage vehicle door operator:

• Present

Newly replaced Liftmaster operator and garage door.



Present



Present

Recommendations

RECOMMENDATIONS \ Overview

Condition: • It was observed that there is no caulking on the exterior vent which allows for cold air to penetrate the home. It is recommended to caulk as soon as practical. Images and thermal imaging attached for reference.

Location: Right Exterior Wall

Task: Improve

Time: As soon as practical



Vent for Basement Fireplace



Vent for Basement Fireplace



Interior of Vent Showing Cold Air

ROOF DRAINAGE \ Downspouts

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

We observed there is one downspout that is recommended to be reattached. At least four feet is the recommended length for a downspout extension for away from a house to allow for proper drainage.

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

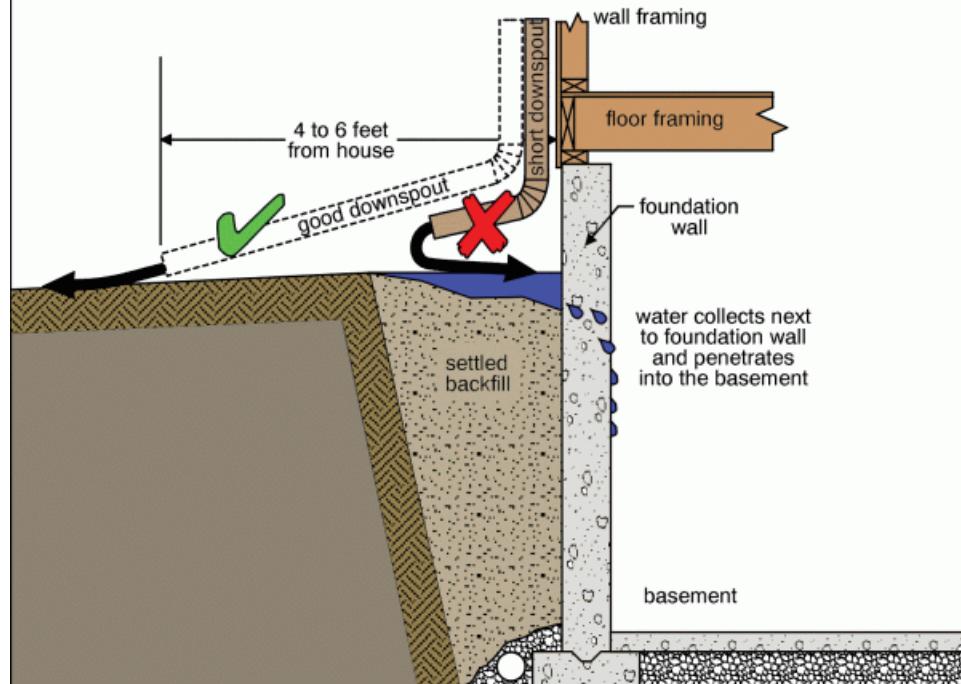
Location: Right Exterior

Task: Repair

Time: As soon as practical



Downspout extension too short



Discharge too close to building

WALLS \ Masonry (brick, stone) and concrete

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• Cracked
Minor vertical crack on foundation wall. This does not appear to be structural, and may have occurred from settling. Otherwise, an epoxy injection into the crack can stop moisture/water entry. Ensure exterior grading is sloped away from home to ensure water is directed away to prevent moisture entry.

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

Location: Right Exterior

Task: Monitor

Time: Ongoing



Cracked

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Columns / Posts

Condition: • It was observed that at the rear main floor deck which houses the hot tub, that the stairs up are uneven and there is a leak perhaps with the equipment which was just replaced as per a conversation with the seller, Pierre. There are no footings visible for the two post as indicated in the photos which could have allowed for the stairs to move and slope. The deck itself does not appear to be sloped. It is advised to have a contractor out for further evaluation for these items as well as the fastener to the wall securing the beam as it is also load bearing. The seller, Pierre indicated he would be in touch with the hot tub company with regards to the hot tub as they were just there three weeks ago.

Location: Rear First Floor Deck

Task: Further evaluation

Time: As soon as practical



Deck Post



Hand Rail Post



Under Decking



Under Decking



Fastener To Exterior Wall



Hot Tub

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

COMMENTS \ Additional

Condition: • The building inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The building inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The building inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, tanks. The building inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Description

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#)

Exterior wall construction: • [Wood frame](#)

Roof and ceiling framing:

• [Trusses](#)

The roof structure appears to be sound, no twisted or warped roof joists or trusses were noted. Lateral bracing appears to be adequate. No water stains were noted on the underside of the roof boards or around any of the visible roof penetrations.



Trusses



Trusses

Limitations

Inspection limited/prevented by: • Ceiling, wall and floor coverings

Attic/roof space:

• Inspected from access hatch

There were no signs of water leaks or condensation in the roof space when viewed from the attic hatch. Access was limited to the attic hatch because of the closet shelves impeding access as well as the location and size. The hatch itself was well insulated and heavy to allow for a good seal. When measured there was 11 inches of insulation evenly spread through the attic.



Inspected from access hatch

Percent of foundation not visible: • 99 %

Recommendations

COMMENTS \ Additional

Condition: • The building Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The building inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The building inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The building inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the building inspector or other persons.

Description

Service entrance cable and location:

- [Underground - cable material not visible](#)



Underground - cable material not visible

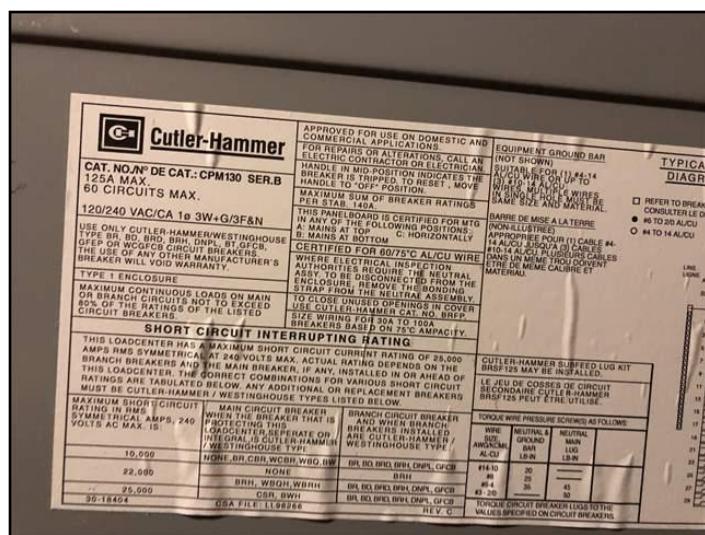


Underground - cable material not visible

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

Main disconnect/service box rating:

- [125 Amps](#)



125 Amps

Main disconnect/service box type and location:

- [Breakers - basement](#)

The cover was removed from the electrical panel and the wiring, circuit breakers, bus bars, ground wires and grounding studs were visually examined for damage and compliance, no deficiencies were noted.



Breakers - basement



Breakers - basement

System grounding material and type:

- [Copper - water pipe](#)



Copper - water pipe



Copper - water pipe

Electrical panel manufacturers: • Eaton/Cutler-Hammer

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

Type and number of outlets (receptacles): • Type and number of outlets (receptacles): Polarity and grounding were Code compliant in the outlets selected for testing.

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):

- [GFCIs present](#)



GFCIs - Outdoor



GFCIs present



GFCIs - Bathroom

Smoke alarms (detectors):

- Present

Smoke detectors are located in basement, main floor, and upstairs hallway.

Carbon monoxide (CO) alarms (detectors):

- Present

There is a carbon monoxide detector installed on the main floor off the entrance to the garage. . We recommend that a Carbon Monoxide detector be installed as low as possible in the family room outside the Utility room, and additional detectors installed as low as possible in the entry hall and main level and upper level adjacent to the stairwells. The detectors should be tested regularly.



Present

Limitations

Inspection limited/prevented by: • Storage

Recommendations

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [No GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

Sink receptacles should be upgraded to a GFCI Receptacle, as it is near a water source and can prevent an electrical shock.

Implication(s): Electric shock

Location: Basement Kitchen

Task: Replace

Time: As soon as practical

Ground fault circuit interrupter

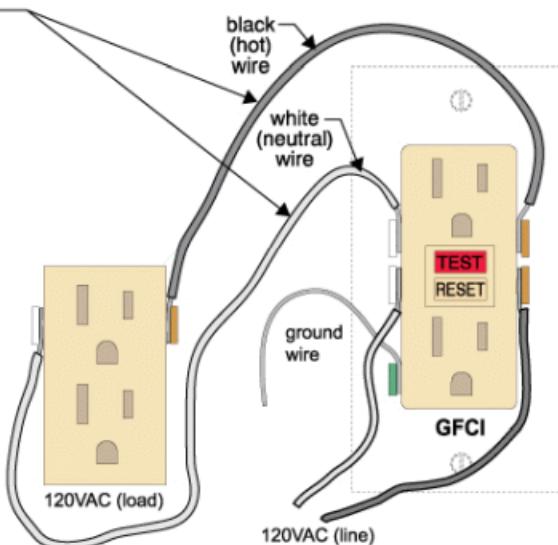
also known as ground fault interrupter (GFI)

the GFCI circuitry within the outlet checks the load (connected downstream and/or plugged into receptacle) constantly for a difference between the current in the hot (live) and neutral wires

if there is a difference of at least 5 millamps, there is a current leak and the GFCI shuts off the outlet and all outlets downstream

note:

if the GFCI is in the panel, the entire circuit will be shut down to reduce the risk of electric shock



No GFCI/GFI (Ground Fault Circuit...

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

Condition:

- Past life expectancy

While smoke detectors were present on all floors, they appear to be original to the home and are therefore expired. Only the basement smoke detector tested out, while the other two did not sound off. Recommend replacing old detectors with new Combination Smoke/CO Detectors upon expiration or before. Detectors are now available with a built-in 10 year lithium battery, working detectors should be installed for every floor of the home.

Implication(s):

- Life safety hazard



Past life expectancy



Past life expectancy

Description

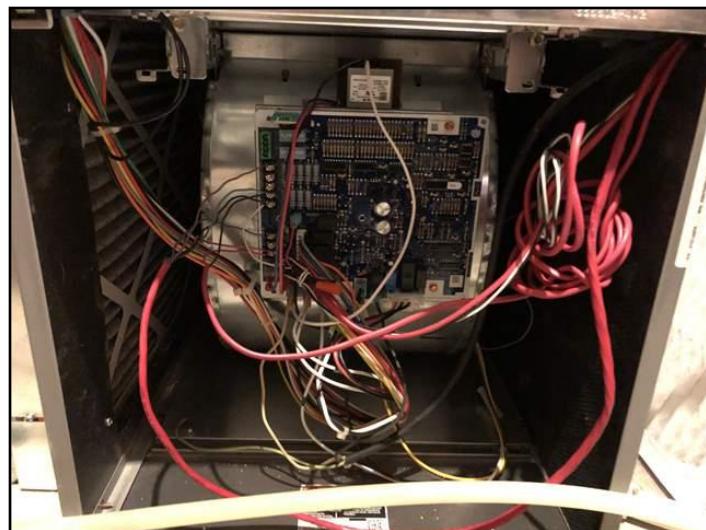
System type:

- Furnace

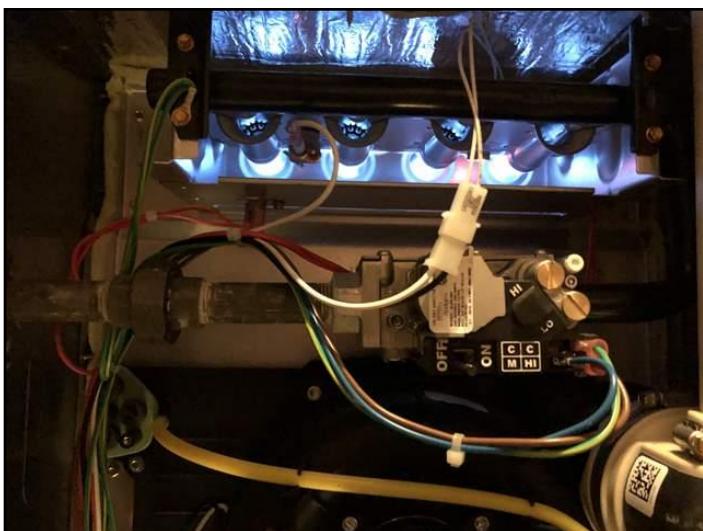
The main floor thermostat turned the furnace on and off correctly. The front panel safety switch shut the furnace down correctly when the front panel was removed. A representative number of the forced air heat registers were checked to validate the forced air heating while the furnace was running, no deficiencies were noted. All the burners lit up with a clean burn. The Odorox unit fired up with the furnace looking to be in good working order. No service stickers were observed on the cover but it is recommended to have it serviced annually. A check of the manufacturer's data base confirms that there are no recalls or safety bulletins registered. Photos attached for reference.



Furnace



Cover Panels Removed For Inspection



A Clean Burn At The Furnace Burner Venturi



Odorox Induct Unit

System type: • The lower level thermostat turned the in-slab controller on and off satisfactorily. We scanned the lower level floors with the infra-red thermal camera and noted the heat radiating from the in-slab pipes.

Fuel/energy source: • Gas

Furnace manufacturer: • Tempstar

Heat distribution:

- [Ducts and registers](#)

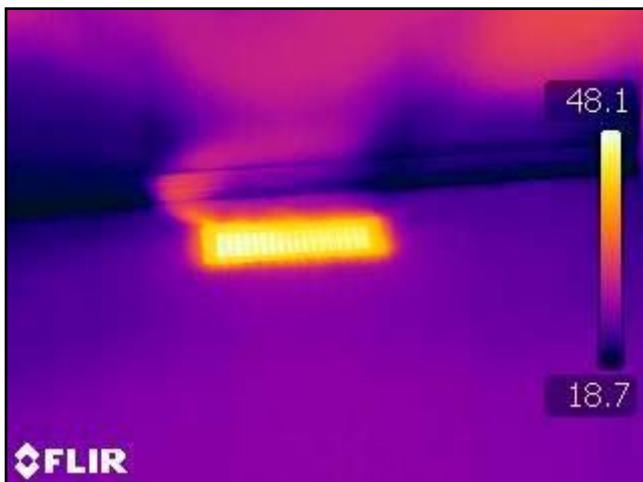
Thermal imaged heat ducts during furnace operation.



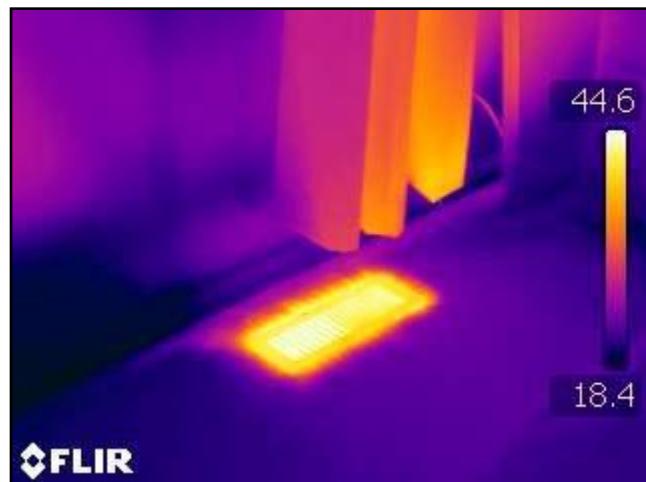
Ducts and registers



Ducts and registers



Ducts and registers



Ducts and registers

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

Efficiency: • [High-efficiency](#)

Combustion air source: • Interior of building • Outside

Air filter: • 20" x 25" • 1" thick

Fireplace/stove:

- [Gas fireplace](#)

Gas fireplaces on both the basement and main floor turned on and off correctly using the wall switch for the basement and main floor. The basement fireplace was recently serviced. Both are Warnock Hersey models, 30,000 for the basement and 24,000 for the main floor. Please note that for the basement fireplace the switch is on the wall between the bathroom and bedroom wall.



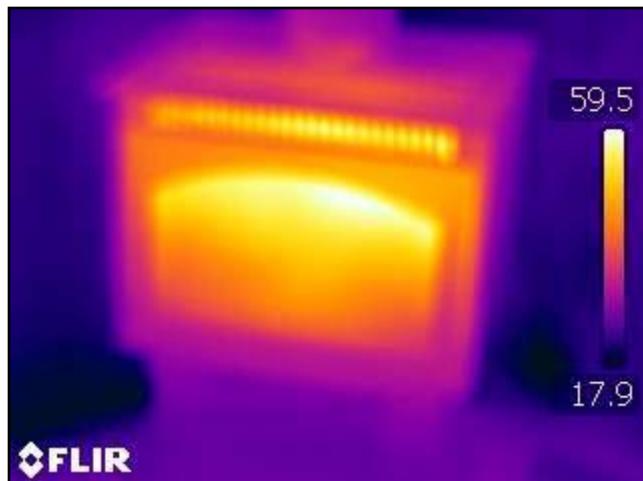
Gas fireplace / Basement



Gas fireplace / Basement



Gas fireplace / Mainfloor



Gas fireplace / Basement



Gas fireplace / Mainfloor

Location of the thermostat for the heating system:

- Living Room



Living Room

Limitations

Heat exchanger: • Only a small portion visible

Recommendations

COMMENTS \ Additional

Condition: • The heating and cooling system of this building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

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

Attic/roof insulation amount/value: • [R-24](#)

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

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

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

Wall insulation amount/value: • Not determined

Limitations

Attic inspection performed: • From access hatch

Description

Water supply source (based on observed evidence): • Public

Supply piping in building:

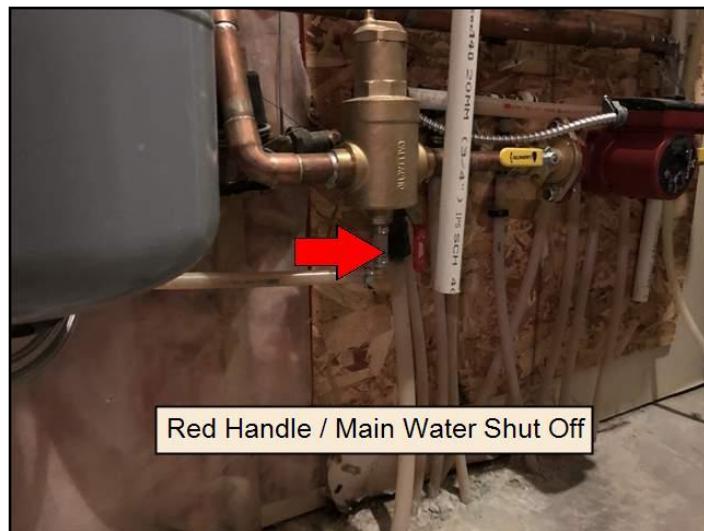
- PEX (cross-linked Polyethylene)



PEX (cross-linked Polyethylene)

Main water shut off valve at the:

- Basement



Basement / Main Water Shut Off

Water heater type:

- Tankless/On demand

Recently installed tankless hot water. Photos attached for reference



Tankless/On demand



Tankless/On demand



Tankless/On demand



Tankless/On demand

Water heater approximate age: • 1 year

Water heater typical life expectancy: • 10 to 20 years

Floor drain location:

- Near water heater



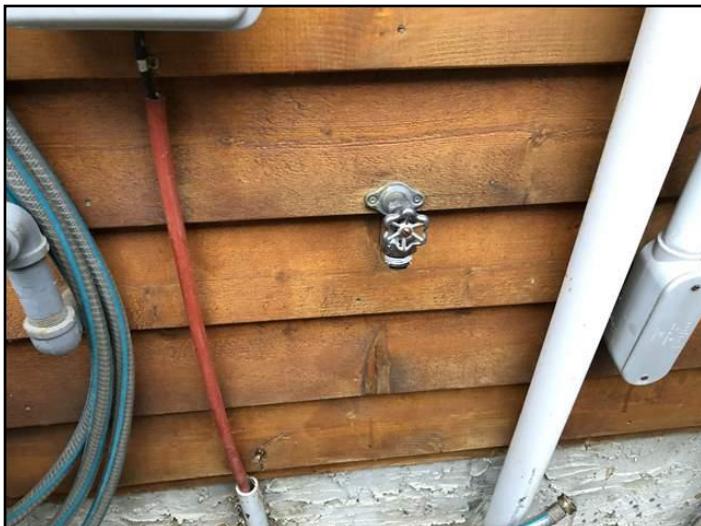
Near water heater

Location of fuel storage tank/system: • Basement

Exterior hose bibb (outdoor faucet):

- Present

Hose bib shut off is just to the left of the basement electrical panel.



Present



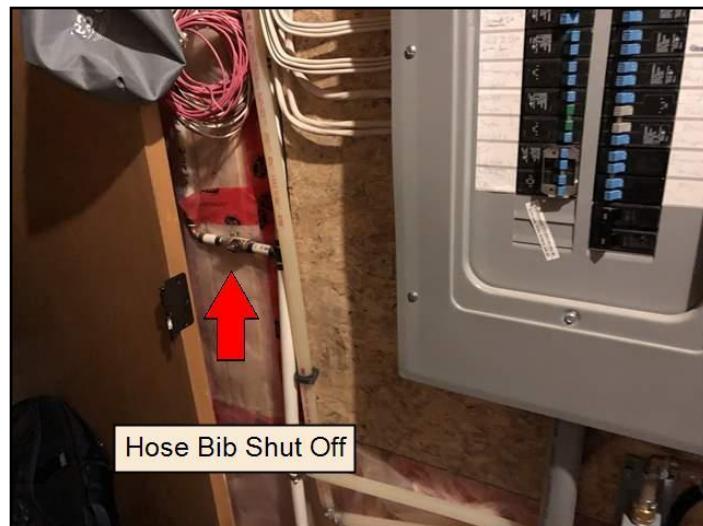
Present



Present



Present



Exterior Taps Shut Off

Limitations

Fixtures not tested/not in service:

- Whirlpool bath

The breaker was turned off at the panel.

Items excluded from a building inspection: • Isolating/relief valves & main shut-off valve

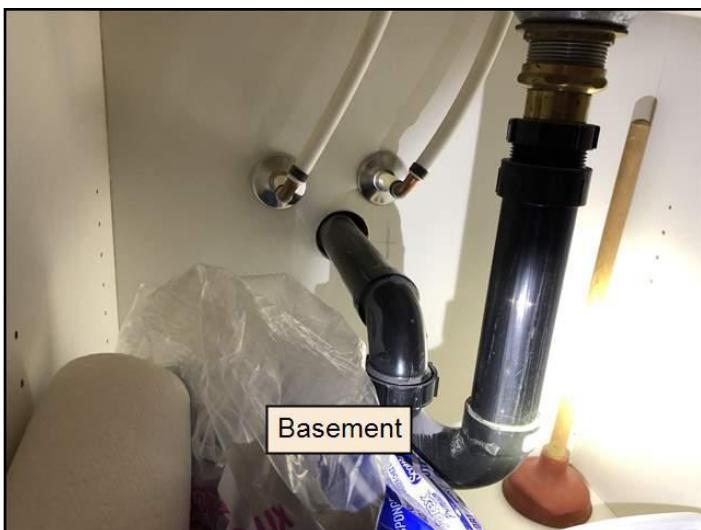
Recommendations

SUPPLY PLUMBING \ Water shut off valve

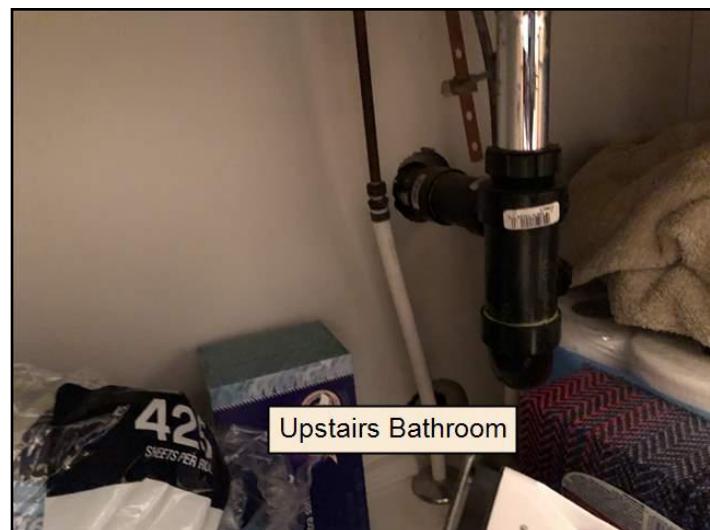
Condition: • [Missing or cannot be located](#)

It was observed that there are no water shut off valves located below the sinks in both the upstairs bathroom and the basement wet bar. Recommend consulting a qualified plumber to have these installed. This will allow the home owner or contractor to fix any issues that may arise without having to shut off water to the whole house. Photos attached for reference.

Implication(s): Chance of water damage to structure, finishes and contents | Difficult to service



Missing or cannot be located



Missing or cannot be located

FIXTURES AND FAUCETS \ Bathtub

Condition: • [Slow drain](#)

The master bathroom bathtub and sink faucet in the upstairs bathroom have a slow drain and potential blockage. It is possible they are connected on the same wall and apart of the same line. Recommended to have the lines snaked. Photos attached for reference.

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

Inspecting a bathtub

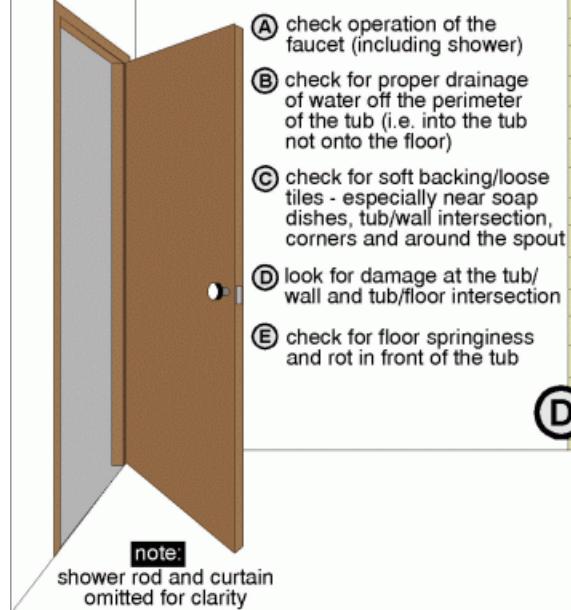
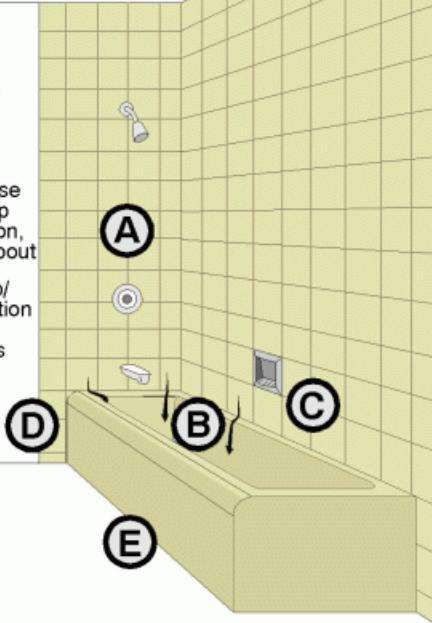


Diagram illustrating inspection points for a bathtub and shower stall:

- Ⓐ check operation of the faucet (including shower)
- Ⓑ check for proper drainage of water off the perimeter of the tub (i.e. into the tub not onto the floor)
- Ⓒ check for soft backing/loose tiles - especially near soap dishes, tub/wall intersection, corners and around the spout
- Ⓓ look for damage at the tub/wall and tub/floor intersection
- Ⓔ check for floor springiness and rot in front of the tub

note:
shower rod and curtain omitted for clarity



Slow drain



Slow drain

FIXTURES AND FAUCETS \ Shower stall

Condition: • [Caulking loose, missing or deteriorated](#)

It was observed in the master bedroom shower that just outside the caulking has worn away and the flooring has been peeling away. It is recommended to fix sooner than later as those conditions and location allow for mold come about to thrive and propagate. Also, is a photo of the drain in the bathroom that needs to be caulked. Photo attached for reference.

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



Caulking loose, missing or deteriorated



Caulking loose, missing or deteriorated

Condition: • Again in the master bedroom the shower head sputters out water. While functional it is advise for cleaning of calcification or perhaps replacement of shower head.



FIXTURES AND FAUCETS \ Toilet

Condition: • It was observed that there is no caulking around any of the toilet bases in the home. Recommend caulking around the toilet base, leaving an open space at the back. This will help with sanitation by not allowing fluids to seep under toilet, keep any unpleasant odors at bay and offer additional stability.

COMMENTS \ Additional

Condition: • The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The building inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The building inspector shall operate all plumbing fixtures, including their faucets and all

exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The building inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or observe the system for proper sizing, design, or use of proper materials.

The plumbing in the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant building waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Description

Major floor finishes:

- [Carpet](#)

The seller has mentioned that the upstairs was just recently replaced. It appears in very good to new condition.

- [Hardwood](#)

As per conversation with the seller the floors will be refinished on the main floor.

- [Vinyl](#)

Major wall and ceiling finishes:

- [Plaster/drywall](#)

The interior walls were visually examined from floor level and apart from some normal wear and tear, no other significant deficiencies were noted.

Windows:

- [Sliders](#)



Sliders

- [Casement](#)

All windows were visually examined and a representative number were functioned.



Casement

Glazing: • Double

Exterior doors - type/material: • Metal-clad • Garage door - metal

Doors: • Inspected

Range fuel: • Electricity

Appliances:

- Refrigerator

Ice and water tested and working.



Refrigerator / Basement

- Waste disposal



Refrigerator



Waste disposal

- Microwave oven

No leaks were noted by the microwave leak detector when the unit was running



Microwave oven / Basement



Microwave oven

- Central vacuum

There is electrical and pipe provision for the installation of a central vacuum unit in the garage. The pipe is located to the left the entry way door.



Central vacuum

- Door bell
- Wall Oven (or Oven)

All features functioned at time of inspection.



Wall Oven (or Oven)



Wall Oven (or Oven)

Laundry facilities: • Washer • Dryer

Kitchen ventilation: • Range hood - recirculating type

Bathroom ventilation:

- Exhaust fan

Bathroom exhaust fans should be turned-on while showering, and be left on for at least 3 times longer than your shower to ensure that the humidity is removed, and help prevent condensation staining on walls and ceilings. Example: Five minute shower, fan should stay on for 15 minutes afterwards. Switches for bathroom exhaust fans can be upgraded to a timer switch, which can allow you to select a pre-determined amount of time before the fan automatically shuts-off.

Laundry room ventilation: • Clothes dryer vented to exterior

Counters and cabinets: • Inspected

Recommendations

DOORS \ Interior trim

Condition: • Poorly fit

The interior doors were visually examined and functioned and apart from some normal wear and tear no significant deficiencies were noted. Privacy locks where fitted were functional.

There are several doors that require a bit adjusting as they do not fully close. The latch does not set and close. The doors noted are : basement utility door, basement bathroom, second bedroom up stairs, and finally the garage door leading into the house requires a bit of pushing in and adjustment in order to lock the deadbolt. It is advised to engage a contractor to assess and fix.

Implication(s): Material deterioration

Task: Repair

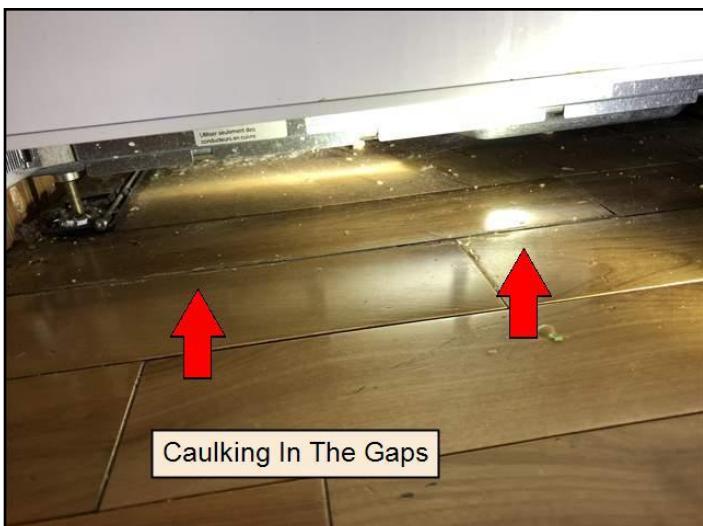
Time: As soon as practical

APPLIANCES \ Dishwasher

Condition: • Loose

When tested the dishwasher ran without issues. However, it was observed that the dishwasher is not mounted to the top of the counter top from underneath in order to secure. It appears that there was a leak from the previous dishwasher which has caused some of the hardwood flooring boards to warp and bend. It is recommended to secure the dishwasher and look at available options to repair flooring. Photos attached for reference.

Implication(s): Reduced operability



Loose



Loose



Loose

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