



Inspection Report

Property Address:



Access Home Inspection Services Inc. Lic # 332363

Jamie Keith C.E.T. Lic # 332426
14512-21 Street
Edmonton, Ab, T5Y 1T8
780 868 3152



Table of Contents

[Cover Page.....1](#)

[Table of Contents.....2](#)

[Intro Page3](#)

[1 Roofing.....4](#)

[2 Exterior.....7](#)

[3 Garage.....13](#)

[4 Interiors14](#)

[5 Structural Components21](#)

[6 Plumbing System23](#)

[7 Electrical System26](#)

[8 Heating / Central Air Conditioning.....30](#)

[9 Insulation and Ventilation32](#)

[10 Built-In Kitchen Appliances33](#)

[General Summary.....34](#)

Date: 14/12/2011	Time: 01:00 PM	Report ID: 1214102
Property:	Customer:	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance:

Customer

Type of building:

Single Family (1 story)

Approximate age of building:

30 years old

Temperature:

0 (C)

Weather:

Windy

Ground/Soil surface condition:

Frozen

Rain in last 3 days:

No

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roof Covering:

3-Tab Asphalt

Viewed roof covering from:

Ground

Ladder

Walked roof

Chimney (exterior):

Metal Flue Pipe

		IN	NI	NP	RR
1.0	ROOF COVERINGS	X			
1.1	FLASHINGS	X			
1.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	X			
1.3	ROOF DRAINAGE SYSTEMS	X			

IN NI NP RR

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Comments:

1.0 The Roof shingles is nearing the end of its life cycle and is deteriorated at the "entire roof". Roof covering will need replacing before 5 years. A qualified person should repair or replace as needed.

Patched area on right side of house on the lower roof, appears to have been a chimney removed and repaired (patch on siding, roof and tar on upper roof)

Several spots of tar indicating some patching



1.0 Picture 1



1.0 Picture 2



1.0 Picture 3

1.1 Quite a bit of roofing tar around flashing, shows some ongoing maintenance on roof, perhaps also leaks, No evidence of leaks inside the attic.



1.1 Picture 1

1.3 (1) Rear downspout is re directed from draining underground and just dumps water on the drive way. This could be a slip and fall hazard in the winter time.



1.3 Picture 1

(2) Gutters are dirty and require cleaning. this is a maintenance issue. Also several nail pops.



1.3 Picture 2



1.3 Picture 3

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.

2. Exterior

The home 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 home 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 home 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, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style:

Lap

Siding Material:

Metal

Exterior Entry Doors:

Wood

Sliding glass door

Appurtenance:

Steps

Porch

Driveway:

Concrete

IN NI NP RR

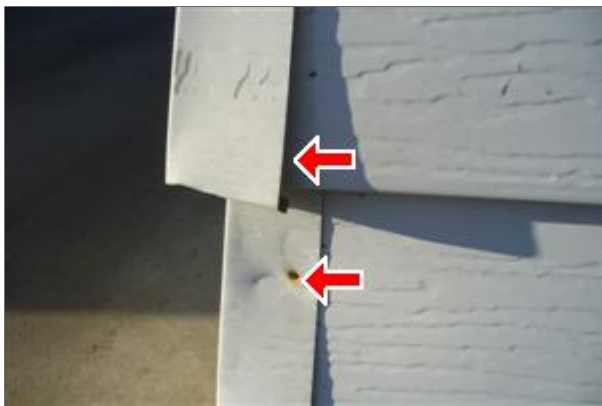
2.0	WALL CLADDING FLASHING AND TRIM			X
2.1	DOORS (Exterior)			X
2.2	WINDOWS			X
2.3	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS			X
2.4	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)			X
2.5	EAVES, SOFFITS AND FASCIAS			X

IN NI NP RR

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Comments:

2.0 (1) The Aluminum siding at the left corner and left corner (facing rear) damaged. missing or loose. Deterioration can eventually occur if not corrected. A qualified person should repair or replace as needed.



2.0 Picture 1



2.0 Picture 2

(2) A section of siding has been patched on the right side of the house. Perhaps was a chimney at one time.



2.0 Picture 3

(3) Caulk around the power entry on the right side of the house.



2.0 Picture 4

(4) Front dryer vent is not attached to the wall, attach and caulk. This can be done by a qualified person.



2.0 Picture 5

(5) Patch on siding at back of house.



2.0 Picture 6

(6) Siding is missing along back of the house where a deck has been removed. I recommend that a qualified person fix this.



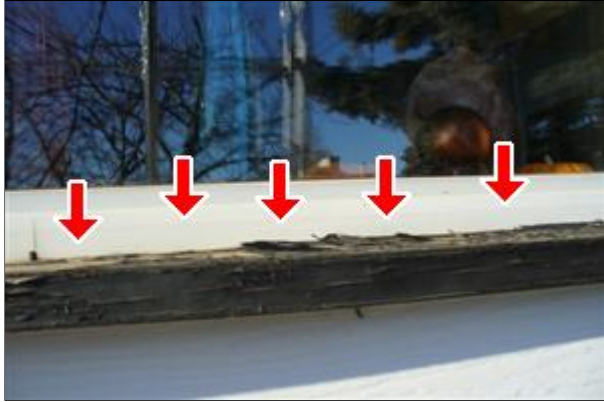
2.0 Picture 7



2.0 Picture 8

2.1 The screen door at the side entry door weathered and needs prep and paint (exterior) has a damaged handle. This is a maintenance issue and is for your information. A qualified person should repair or replace as needed.

2.2 (1) The wood trim is peeling paint at most windows. Further deterioration may occur if not repaired. I recommend a qualified contractor inspect and repair as needed.



2.2 Picture 1



2.2 Picture 2



2.2 Picture 3

(2) Broken basement window at the front right corner of the house. this needs to be replaced. A qualified person should do this.



2.2 Picture 4

2.3 (1) The guard rail at steps on porch at the front of home are spaced to far apart for safety. Spacing more than 4 inches apart could allow an adult, child or pet to fall through. The maximum space between pickets should be four inches.



2.3 Picture 1

(2) Missing hand rail on back steps at the sliding door. Also steps are too steep. I recommend that a qualified contractor replace back steps.



2.3 Picture 2

2.4 (1) Many large trees on the property

(2) Grade to the right of the front door needs to be improved so that water is directed away from the foundation.



2.4 Picture 1

(3) Driveway has several large cracks by the house.



2.4 Picture 2



2.4 Picture 3

2.5 Some nail pops along eaves troughs.

The exterior 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. 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.

3. Garage

Styles & Materials

Garage Door Type:

One automatic

Garage Door Material:

Wood

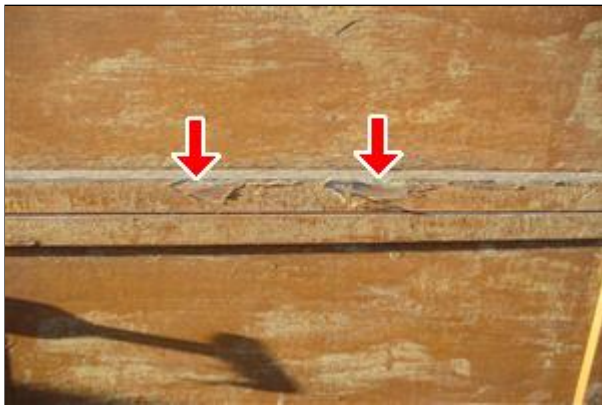
		IN	NI	NP	RR
3.0	GARAGE CEILINGS	X			
3.1	GARAGE WALLS (INCLUDING FIREWALL SEPARATION)	X			
3.2	GARAGE FLOOR	X			
3.3	GARAGE DOOR (S)				X
3.4	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)	X			

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Comments:

3.3 (1) The garage door at the garage is weathered. This is a maintenance issue and is for your information. A qualified person should repair or replace as needed.



3.3 Picture 1



3.3 Picture 2

(2) Space above garage man door.



3.3 Picture 3

4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:

Drywall
Suspended ceiling panels

Wall Material:

Drywall

Floor Covering(s):

Carpet
Hardwood T&G
Laminated T&G
Ceramic tile

Interior Doors:

Wood

Window Types:

vinyl
double pane

Cabinetry:

Wood

Countertop:

Laminate

		IN	NI	NP	RR
4.0	CEILINGS	X			
4.1	WALLS				X
4.2	FLOORS				X
4.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS				X
4.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS				X
4.5	DOORS (REPRESENTATIVE NUMBER)	X			
4.6	WINDOWS (REPRESENTATIVE NUMBER)				X

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Comments:

4.0 (1) Missing several ceiling tiles in the basement.



4.0 Picture 1

(2) Damage behind exhaust fan in the kitchen.



4.0 Picture 2

(3) Several spots in the main living area where it appears that a closet? and wall have been removed. Recommend a qualified contractor to address.



4.0 Picture 3



4.0 Picture 4

4.1 (1) Several unfinished walls in the basement. Lots of storage throughout the house.



4.1 Picture 1



4.1 Picture 2



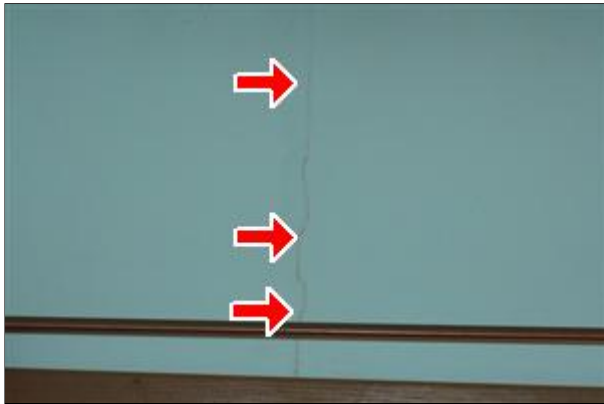
4.1 Picture 3

(2) Trim in living room is coming loose from the wall, Also the trim around the pocket doors to the back sliding door is missing.

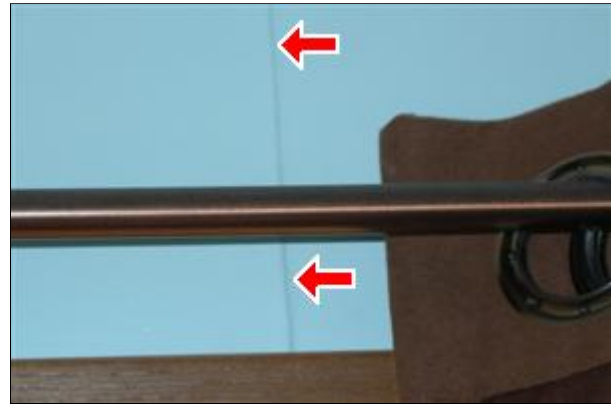


4.1 Picture 4

(3) 2 cracks in the wall above the window in the master bedroom. These are minor and require patching. A qualified person can correct this.

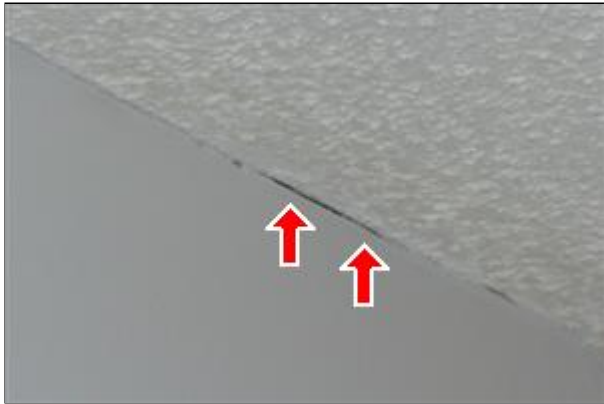


4.1 Picture 5



4.1 Picture 6

(4) Some spaces at the top of the wall at the 2nd bedroom.



4.1 Picture 7



4.1 Picture 8

(5) damage in the pantry lower wall by the stove



4.1 Picture 9

4.2 (1) Carpet in the basement bedroom is damaged (unraveling) also loose edges in several places in the basement. Several stains in carpet in the basement also.



4.2 Picture 1



4.2 Picture 2

(2) Hardwood floor in kitchen shows damage from fridge? rolling around on floor. Note this shows up in reflected sunlight, not in pictures



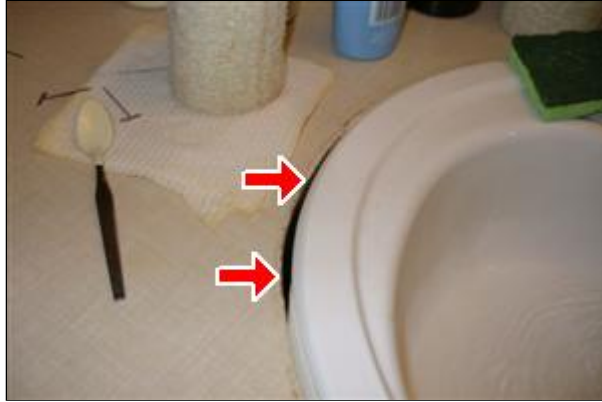
4.2 Picture 3

4.3 The hand/guard rail for the stairs to lower level is missing. A fall or injury could occur if not corrected. A handrail should be installed for safety.



4.3 Picture 1

4.4 (1) Countertop is loose, not fastened securely in the basement bathroom. This is a cosmetic issue for your information. Recommend repair or replace as necessary.



4.4 Picture 1

(2) Main counter top in kitchen is too short beside the stove (1 inch gap) I recommend that it be replaced.



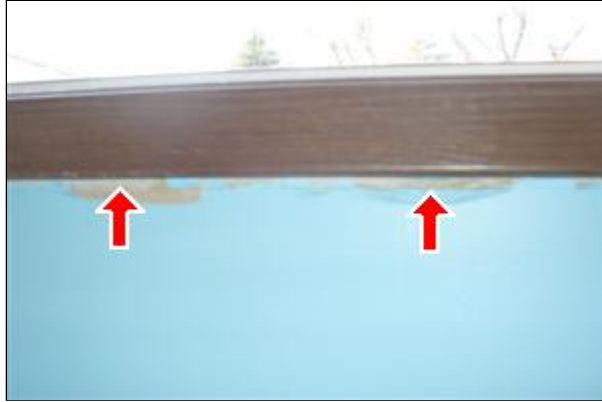
4.4 Picture 2

4.6 (1) Screen in master bedroom window is damaged. I recommend that it be repaired or replaced.



4.6 Picture 1

(2) Some condensation damage under the windows in the master bedroom. Currently less than 6% moisture.



4.6 Picture 2

The interior 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. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. 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.

5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home 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 home 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 home inspector or other persons.

Styles & Materials

Foundation:

Poured concrete

Floor Structure:

2 X 10

Wall Structure:

2 X 6 Wood

Columns or Piers:

Telepost

Ceiling Structure:

2X6

Roof Structure:

Stick-built

Roof-Type:

Gable

Method used to observe attic:

From entry

Attic info:

Attic access

IN NI NP RR

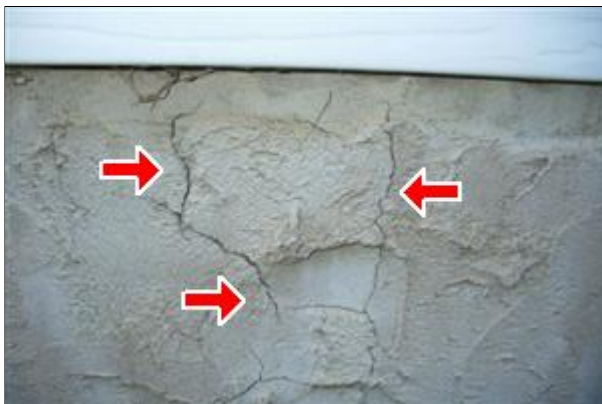
5.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)				X
5.1	WALLS (Structural)	X			
5.2	COLUMNS OR PIERS	X			
5.3	FLOORS (Structural)	X			
5.4	CEILINGS (structural)	X			
5.5	ROOF STRUCTURE AND ATTIC	X			

IN NI NP RR

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Comments:

5.0 (1) The main beam in the house has caused some cracking at both sides of the house in the middle. This is a water intrusion issue. Currently cracks do not extend below grade.



5.0 Picture 1



5.0 Picture 2

(2) Visible signs of water intrusion in the basement (along rear of home) at window are present from wall removed for?. Water intrusion can lead to more costly repairs and increase damage if not corrected.. I recommend further investigation or correction by a qualified licensed contractor or water infiltration specialist.



5.0 Picture 3

The structure 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. 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.

6. Plumbing System

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 home 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 home 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 home 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.

Styles & Materials

Water Source:

Public

Plumbing Water Supply (into home):

Copper

Plumbing Water Distribution (inside home):

Copper

Washer Drain Size:

2" Diameter

Plumbing Waste:

PVC

Water Heater Power Source:

Gas (quick recovery)

Water Heater Capacity:

30 Gallon (small)

Water Heater Location:

Basement

IN NI NP RR

		IN	NI	NP	RR
6.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS				X
6.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES				X
6.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS				X
6.3	MAIN WATER SHUT-OFF DEVICE (Describe location)	X			
6.4	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)	X			
6.5	MAIN FUEL SHUT OFF (Describe Location)	X			

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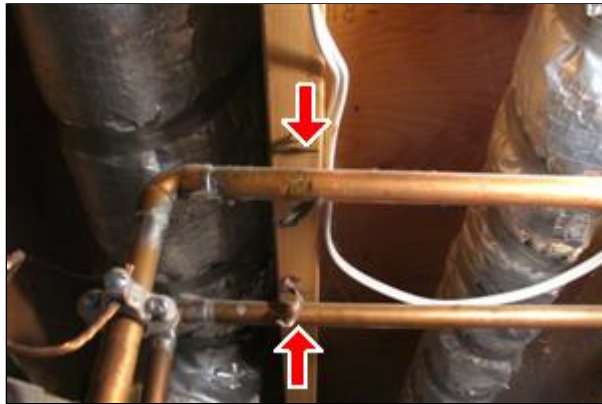
Comments:

6.0 (1) there is a vent pipe that is tied in low. This will eventually block and prevent gasses from escaping. A qualified plumber should correct.



6.0 Picture 1

(2) Pipes have been disconnected from the ceiling in the basement above the hot water heater. This is for information purposes only.



6.0 Picture 2

6.1 (1) Basement shower appears not to shut all the way off (drips) Also some wall damage to the side of the door.



6.1 Picture 1

(2) Upstairs shower shows a lot of grout deterioration. I recommend a contractor to remove and probably replace whole wall, due to water infiltration.



6.1 Picture 2

(3) Back outside tap is broken and will need to be replaced. I recommend that a qualified person do this.



6.1 Picture 3

6.2 The water heater is old, rusted and at the end of its life expectancy. No leaks at present. A replacement is needed. A qualified licensed plumber should repair or correct as needed.

6.3 Main water shut off in located in basement kitchen cabinet.



6.3 Picture 1



6.3 Picture 2

6.5 Outside at the gas meter. Back right of the house.

The plumbing in 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. 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 home 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.

7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors:

Below ground
220 volts

Panel capacity:

100 AMP

Panel Type:

Circuit breakers

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

IN NI NP RR

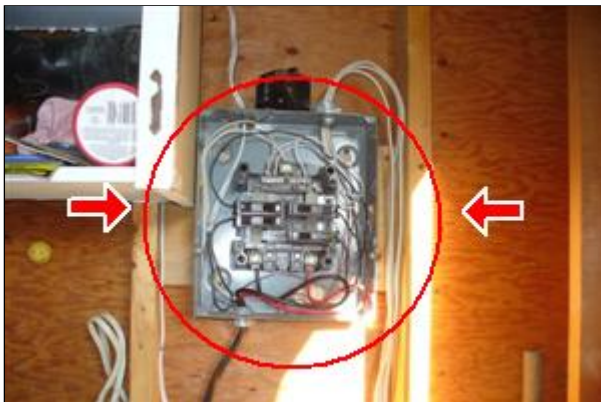
		IN	NI	NP	RR
7.0	SERVICE ENTRANCE CONDUCTORS	X			
7.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS				X
7.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X			
7.3	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	X			
7.4	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE				X
7.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)			X	
7.6	LOCATION OF MAIN AND DISTRIBUTION PANELS	X			
7.7	SMOKE DETECTORS				X
7.8	CARBON MONOXIDE DETECTORS				X

IN NI NP RR

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Comments:

7.1 (1) The main panel box is located at the garage. The panel is missing screws and is missing cover (DANGEROUS). This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should perform repairs that involve wiring.



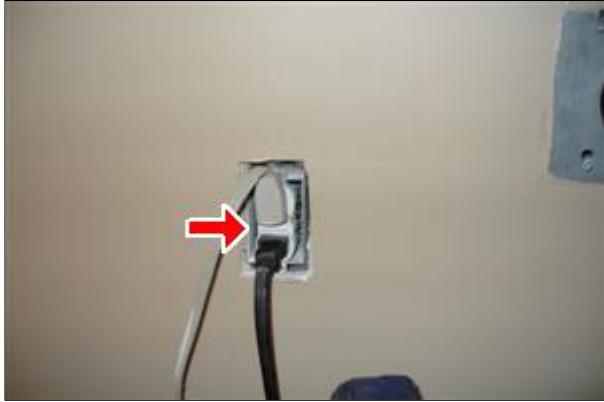
7.1 Picture 1

(2) Main Panel has a lot of junk around it.



7.1 Picture 2

7.3 (1) At least one is missing cover-plate in the utility room and in storage room (at lower level). Exposed wiring is considered unsafe until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.



7.3 Picture 1



7.3 Picture 2

(2) One splice needs placing inside a box with a cover-plate in the garage. A qualified licensed electrical contractor should perform repairs that involve wiring.



7.3 Picture 3

(3) Broken cover plate and missing bulb in garage, this is a safety hazard. I recommend that a qualified person correct this.



7.3 Picture 4

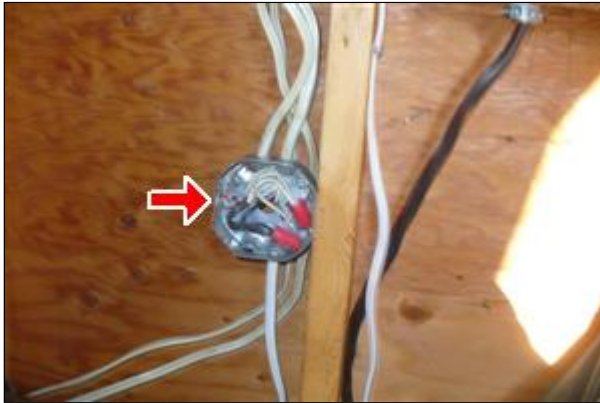
(4) abandoned wire beside electrical panel.



7.3 Picture 5

7.4 (1) The exterior outlet at the front of home wont "trip" when tested. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should perform repairs that involve wiring.

(2) there is a junction box in the garage that needs a cover.



7.4 Picture 1

(3) Basement bathroom does not have a GFCI. this is a safety issue.

7.6 Front right bedroom in the basement

7.7 Smoke detectors not tested. Recommend that you bring your own when you move in.

7.8 Carbon monoxide detectors not tested. Recommend that you bring your own when you move in.

The electrical system 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. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. 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.

8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type:	Energy Source:	Number of Heat Systems (excluding wood):
Forced Air	Natural gas	One
Ductwork:	Filter Type:	Filter Size:
Non-insulated	Disposable	16x25

		IN	NI	NP	RR
8.0	HEATING EQUIPMENT				X
8.1	NORMAL OPERATING CONTROLS	X			
8.2	AUTOMATIC SAFETY CONTROLS	X			
8.3	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)				X
8.4	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	X			
8.5	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)	X			

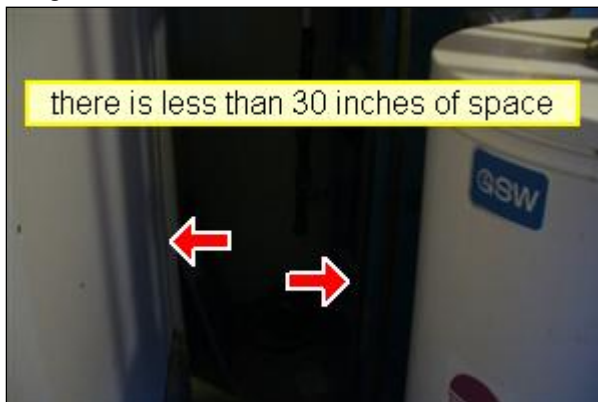
IN NI NP RR

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

8.0 (1) The furnace is very old but did work at time of inspection. I am unable to determine life remaining. Also the fan is making a lot of noise.

(2) only 23" of space will make replacing furnace difficult.



8.0 Picture 1

8.3 (1) The humidifier is old and appears to have been discontinued or no longer is used.

(2) Basement bedroom has a disconnected heat run, originally terminated at the floor board, now thru a removed ceiling tile.



8.3 Picture 1

8.5 Some calcification around the chimney in the basement.



8.5 Picture 1

The heating and cooling system of this 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. 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.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:

Fiberglass
6"

Ventilation:

Mushroom Vents
Soffit Vents

Exhaust Fans:

Main bathroom fan
basement bathroom fan

Dryer Power Source:

220 Electric

Dryer Vent:

Flexible Vinyl
Flexible Metal

		IN	NI	NP	RR
9.0	INSULATION IN ATTIC	X			
9.1	VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)			X	
9.2	VENTILATION OF ATTIC AND FOUNDATION AREAS	X			
9.3	VENTING SYSTEMS (Kitchens, baths and laundry)				X

IN NI NP RR

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

9.3 The dryer vent piping is damaged. Some professionals consider plastic dryer vents as generally unsafe and recommend rigid or metal flexible pipe. I recommend repair as needed.



9.3 Picture 1

The insulation and ventilation 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. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. 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.

10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

		IN	NI	NP	RR
10.0	DISHWASHER	X			
10.1	RANGES/OVENS/COOKTOPS	X	X		
10.2	RANGE HOOD	X			

IN NI NP RR

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

10.1 Basement stove not tested



10.1 Picture 1

The built-in appliances of the home were 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. 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.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Access Home Inspection Services Inc. Lic # 332363

General Summary



Access Home Inspection Services Inc. Lic # 332363

14512-21 Street
Edmonton, Ab, T5Y 1T8
780 868 3152

Customer

Address

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

2. Exterior

2.0 WALL CLADDING FLASHING AND TRIM

Repair or Replace

- (1) The Aluminum siding at the left corner and left corner (facing rear) damaged. missing or loose. Deterioration can eventually occur if not corrected. A qualified person should repair or replace as needed.
- (3) Caulk around the power entry on the right side of the house.
- (4) Front dryer vent is not attached to the wall, attach and caulk. This can be done by a qualified person.
- (5) Patch on siding at back of house.
- (6) Siding is missing along back of the house where a deck has been removed. I recommend that a qualified person fix this.

2.1 DOORS (Exterior)

Repair or Replace

The screen door at the side entry door weathered and needs prep and paint (exterior) has a damaged handle. This is a maintenance issue and is for your information. A qualified person should repair or replace as needed.

2.2 WINDOWS

Repair or Replace

- (1) The wood trim is peeling paint at most windows. Further deterioration may occur if not repaired. I recommend a qualified contractor inspect and repair as needed.
- (2) Broken basement window at the front right corner of the house. this needs to be replaced. A qualified person should do this.

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Repair or Replace

2. Exterior

(1) The guard rail at steps on porch at the front of home are spaced to far apart for safety. Spacing more than 4 inches apart could allow an adult, child or pet to fall through. The maximum space between pickets should be four inches.

(2) Missing hand rail on back steps at the sliding door. Also steps are too steep. I recommend that a qualified contractor replace back steps.

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Repair or Replace

(2) Grade to the right of the front door needs to be improved so that water is directed away from the foundation.

2.5 EAVES, SOFFITS AND FASCIAS

Repair or Replace

Some nail pops along eaves troughs.

3. Garage

3.3 GARAGE DOOR (S)

Repair or Replace

(1) The garage door at the garage is weathered. This is a maintenance issue and is for your information. A qualified person should repair or replace as needed.

(2) Space above garage man door.

4. Interiors

4.1 WALLS

Repair or Replace

(1) Several unfinished walls in the basement. Lots of storage throughout the house.

(2) Trim in living room is coming loose from the wall, Also the trim around the pocket doors to the back sliding door is missing.

(3) 2 cracks in the wall above the window in the master bedroom. These are minor and require patching. A qualified person can correct this.

(4) Some spaces at the top of the wall at the 2nd bedroom.

(5) damage in the pantry lower wall by the stove

4.2 FLOORS

Repair or Replace

(1) Carpet in the basement bedroom is damaged (unraveling) also loose edges in several places in the basement. Several stains in carpet in the basement also.

(2) Hardwood floor in kitchen shows damage from fridge? rolling around on floor. Note this shows up in reflected sunlight, not in pictures

4.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Repair or Replace

The hand/guard rail for the stairs to lower level is missing. A fall or injury could occur if not corrected. A handrail should be installed for safety.

4.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Repair or Replace

(1) Countertop is loose, not fastened securely in the basement bathroom. This is a cosmetic issue for your information. Recommend repair or replace as necessary.

(2) Main counter top in kitchen is too short beside the stove (1 inch gap) I recommend that it be replaced.

4.6 WINDOWS (REPRESENTATIVE NUMBER)

4. Interiors

Repair or Replace

- (1) Screen in master bedroom window is damaged. I recommend that it be repaired or replaced.
- (2) Some condensation damage under the windows in the master bedroom. Currently less than 6% moisture.

5. Structural Components

5.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Repair or Replace

- (1) The main beam in the house has caused some cracking at both sides of the house in the middle. This is a water intrusion issue. Currently cracks do not extend below grade.
- (2) Visible signs of water intrusion in the basement (along rear of home) at window are present from wall removed for?. Water intrusion can lead to more costly repairs and increase damage if not corrected.. I recommend further investigation or correction by a qualified licensed contractor or water infiltration specialist.

6. Plumbing System

6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Repair or Replace

- (1) there is a vent pipe that is tied in low. This will eventually block and prevent gasses from escaping. A qualified plumber should correct.
- (2) Pipes have been disconnected from the ceiling in the basement above the hot water heater. This is for information purposes only.

6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Repair or Replace

- (1) Basement shower appears not to shut all the way off (drips) Also some wall damage to the side of the door.
- (2) Upstairs shower shows a lot of grout deterioration. I recommend a contractor to remove and probably replace whole wall, due to water infiltration.
- (3) Back outside tap is broken and will need to be replaced. I recommend that a qualified person do this.

6.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Repair or Replace

The water heater is old, rusted and at the end of its life expectancy. No leaks at present. A replacement is needed. A qualified licensed plumber should repair or correct as needed.

7. Electrical System

7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Repair or Replace

- (1) The main panel box is located at the garage. The panel is missing screws and is missing cover (DANGEROUS). This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should perform repairs that involve wiring.
- (2) Main Panel has a lot of junk around it.

7.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Repair or Replace

- (1) The exterior outlet at the front of home wont "trip" when tested. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should perform repairs that involve wiring.
- (2) there is a junction box in the garage that needs a cover.

7. Electrical System

(3) Basement bathroom does not have a GFCI. this is a safety issue.

7.7 SMOKE DETECTORS

Repair or Replace

Smoke detectors not tested. Recommend that you bring your own when you move in.

7.8 CARBON MONOXIDE DETECTORS

Repair or Replace

Carbon monoxide detectors not tested. Recommend that you bring your own when you move in.

8. Heating / Central Air Conditioning

8.0 HEATING EQUIPMENT

Repair or Replace

(1) The furnace is very old but did work at time of inspection. I am unable to determine life remaining. Also the fan is making a lot of noise.

(2) only 23" of space will make replacing furnace difficult.

8.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Repair or Replace

(2) Basement bedroom has a disconnected heat run, originally terminated at the floor board, now thru a removed ceiling tile.

9. Insulation and Ventilation

9.3 VENTING SYSTEMS (Kitchens, baths and laundry)

Repair or Replace

The dryer vent piping is damaged. Some professionals consider plastic dryer vents as generally unsafe and recommend rigid or metal flexible pipe. I recommend repair as needed.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.