

INSPECTION REPORT



For the Property at:
SOMEWHERE
CALGARY, AB

Prepared for: A Happy Client
Inspection Date: Monday, March 8, 2010
Prepared by: Tom Connell



Whole House Inspections Inc.
14908 Deerfield Drive SE
Calgary, AB T2J 5N6
403-668-6886
403-398-0537
www.wholehouseinspections.ca
tom@wholehouseinspections.ca

Our Business is "Your Peace of Mind"



March

Dear Clients,

RE: Report No. 1004, v.2
Somewhere.
Calgary, AB
T2J XXX

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Tom Connell
on behalf of
Whole House Inspections Inc.

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SUMMARY

XXXXXXXXXXXX

Report No. 1004, v.2

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

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

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](#)

Exterior

WALLS \ Wood siding

Condition: [Rot or insect damage](#)

Boards are too close to grade level on both sides toward the rear of the house.

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

Location: Various Exterior Wall

Task: Improve

Time: Less than 1 year

Electrical

SERVICE BOX, GROUNDING AND PANEL \ System grounding

Condition: [No jumper for meters and valves](#)

Implication(s): Electric shock

Task: Repair

Time: Immediate

DISTRIBUTION SYSTEM \ Wiring - installation

Condition: [Too close to duct, pipe, vent or chimney](#)

Implication(s): Electric shock | Fire hazard

Location: Basement Furnace Room

Task: Correct

Time: Immediate

Plumbing

WATER HEATER \ Temperature/pressure relief valve

Condition: [Discharge tube missing](#)

Implication(s): Scalding

Task: Replace

Time: Immediate

SUMMARY

XXXXXXXXXXXXX

Report No. 1004, v.2

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

FIXTURES AND FAUCETS \ Shower stall

Condition: Moisture indicated in corners of shower enclosure

Implication(s): Water damage to structure and finishes below, mold.

Location: Second Floor Ensuite Bathroom

Task: Further evaluation

Time: Immediate

Interior

GARAGE \ Vehicle door operators

Condition: Inoperative

Does not auto reverse with 2x4 under the door.

Implication(s): System inoperative

Location: Vehicle door in garage

Task: Repair

Time: Immediate

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](#)

- SUMMARY
 - ROOFING**
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- REFERENCE

Description

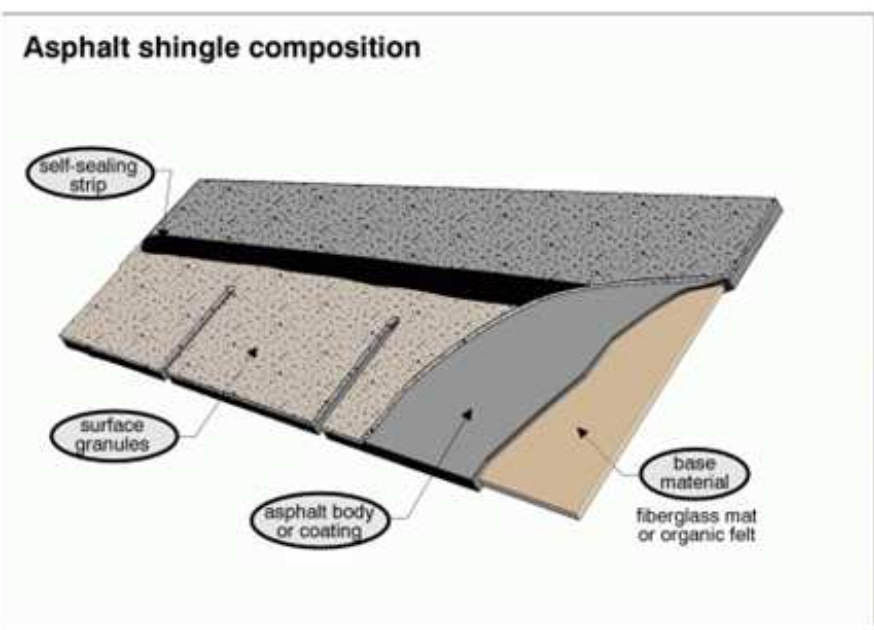
Sloped roofing material: [Asphalt shingles](#)
Probability of leakage: Low

Limitations

Inspection performed: By walking on roof

Recommendations

SLOPED ROOFING \ Asphalt shingles
Condition: [Granule loss](#)
Granule loss and start of curling on south/west side of garage roof
Implication(s): Chance of water damage to contents, finishes and/or structure
Location: Southwest Exterior Garage
Task: Replace
Time: Less than 2 years



Click on image to enlarge.

| | | | | | | | | | |
|-----------|----------------|----------|-----------|------------|---------|---------|------------|----------|----------|
| SUMMARY | ROOFING | EXTERIOR | STRUCTURE | ELECTRICAL | HEATING | COOLING | INSULATION | PLUMBING | INTERIOR |
| REFERENCE | | | | | | | | | |



1.

SLOPED ROOF FLASHINGS \ Pipe/stack flashings

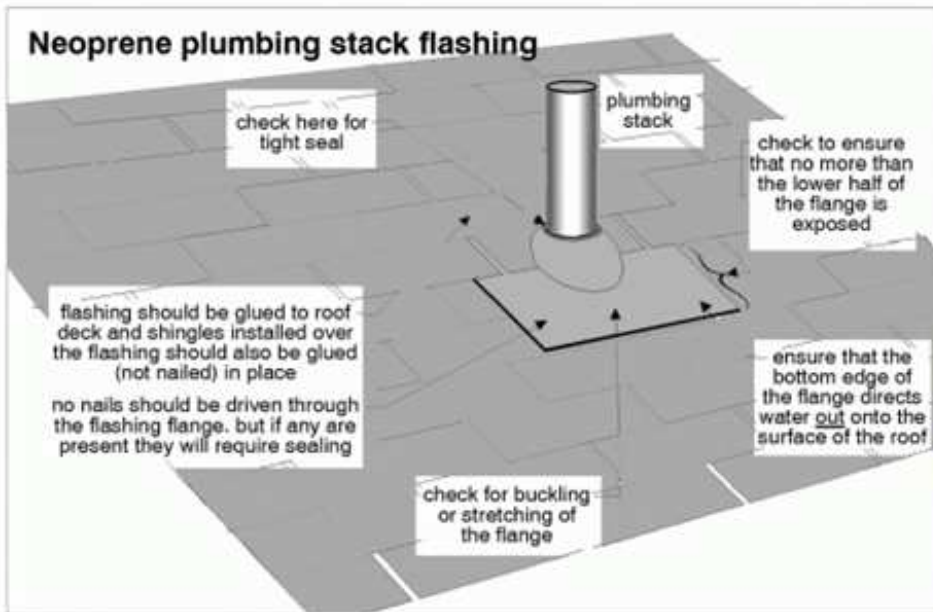
Condition: [Exposed, missing fasteners](#)

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

Location: Throughout

Task: Improve

Time: Immediate



Click on image to enlarge.

EXTERIOR

XXXXXXXXXX

Report No. 1004, v.2

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Gutter & downspout material: [Aluminum](#)

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

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

Downspout discharge: [Above grade](#)

Lot slope: [Flat](#)

Wall surfaces - wood: [Boards](#)

Driveway: [Concrete](#)

Walkway: [Pavers](#)

Deck: [Wood](#)

Exterior steps: [Concrete](#)

Patio: [Interlocking brick](#)

Limitations

No or limited access to: [Area below steps, deck, porches](#)

Upper floors inspected from: [Ground level](#)

Exterior inspected from: [Ground level](#)

Recommendations

WALLS \ Wood siding

Condition: [Rot or insect damage](#)

Boards are too close to grade level on both sides toward the rear of the house.

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

Location: [Various Exterior Wall](#)

Task: [Improve](#)

Time: [Less than 1 year](#)

EXTERIOR

XXXXXXXXXX

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



2.

Condition: [Paint or stain - needed](#)

Implication(s): Shortened life expectancy of material

Location: Throughout

Task: Correct

Time: Less than 1 year

LANDSCAPING \ Walk and driveway

Condition: [Cracked or damaged surfaces](#)

Driveway is badly deteriorated where downspout discharges onto it.

Implication(s): Trip or fall hazard

Location: Throughout

Task: Repair or replace

Time: Less than 1 year

LANDSCAPING \ Fence

Condition: [Deteriorated](#)

Implication(s): Material deterioration

- SUMMARY
- ROOFING
- EXTERIOR
- STRUCTURE**
- ELECTRICAL
- HEATING
- COOLING
- INSULATION
- PLUMBING
- INTERIOR

REFERENCE

Description

Configuration: • [Basement](#)
Foundation material: • [Poured concrete](#)
Floor construction: • [Joists](#)
Exterior wall construction: • [Wood frame](#)
Roof and ceiling framing: • [Trusses](#)

Limitations

Inspection limited/prevented by: • Wall, floor and ceiling coverings
Attic/roof space: • Inspected from access hatch
Percent of foundation not visible: • 60 %

- SUMMARY
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL**
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- REFERENCE

Description

Service entrance cable and location: [Underground copper](#)

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

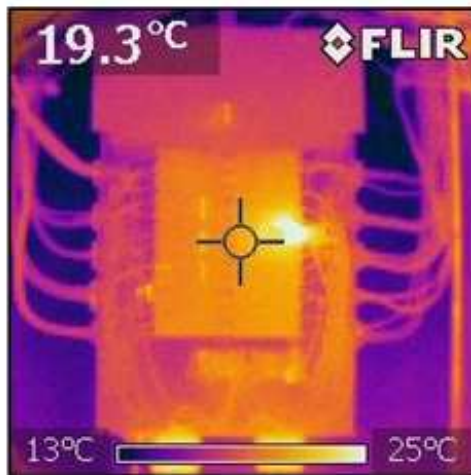
Main disconnect/service box rating: • [100 Amps](#)

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

System grounding material and type: [Copper - water pipe](#)

Distribution panel rating: [100 Amps](#)

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



3.

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

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

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

Smoke detectors: [Present](#)

Carbon monoxide (CO) detectors: Present

Limitations

System ground: Quality of ground not determined

Recommendations

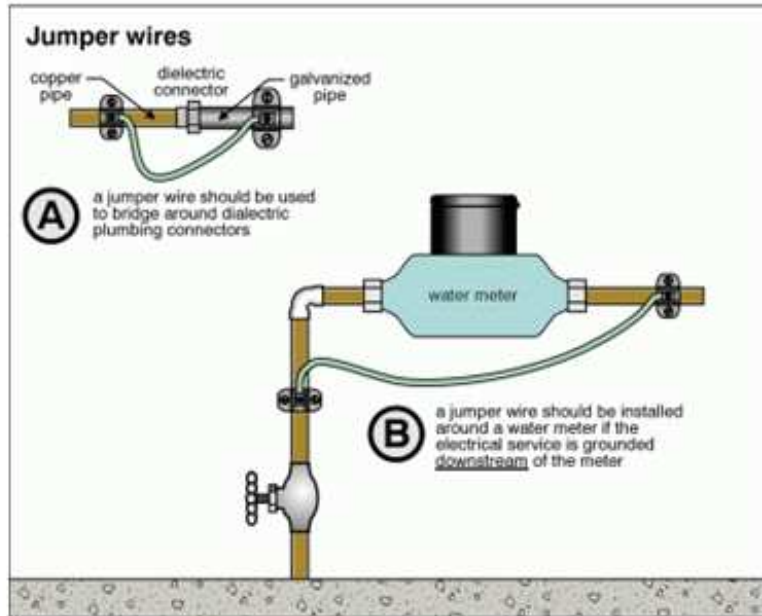
SERVICE BOX, GROUNDING AND PANEL \ System grounding

Condition: [No jumper for meters and valves](#)

Implication(s): Electric shock

Task: Repair

Time: Immediate



Click on image to enlarge.



4.

- SUMMARY
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL**
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- REFERENCE

DISTRIBUTION SYSTEM \ Wiring - installation

Condition: [Abandoned wire](#)

Implication(s): Electric shock

Task: Correct

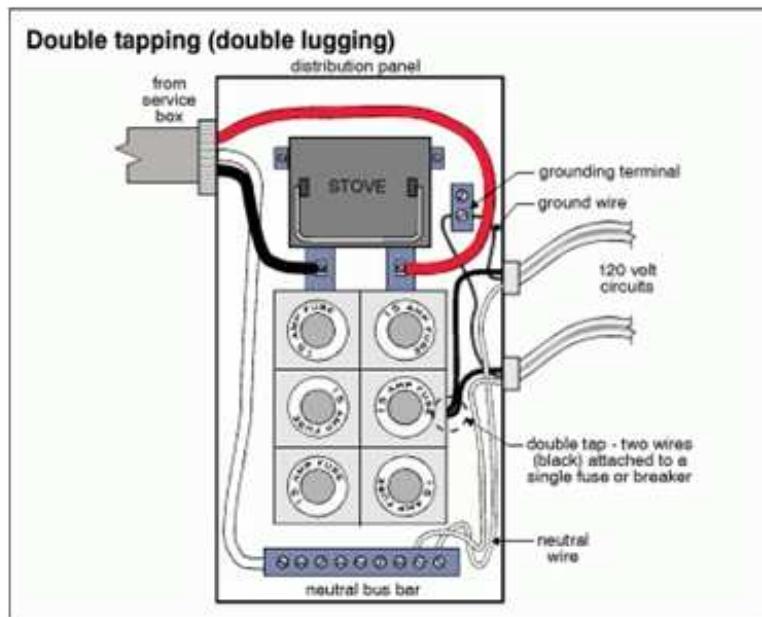
Time: Immediate

Condition: [Double taps](#)

Implication(s): Fire hazard

Task: Correct

Time: Immediate



Click on image to enlarge

Condition: [Too close to duct, pipe, vent or chimney](#)

Implication(s): Electric shock | Fire hazard

Location: Basement Furnace Room

Task: Correct

Time: Immediate

- SUMMARY
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL**
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- REFERENCE



5.

- SUMMARY
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING**
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- REFERENCE

Description

Fuel/energy source: • [Gas](#)

System type: • [Furnace](#)

Heat distribution: • [Ducts and registers](#)

Approximate capacity: 150,000 BTU/hr

Efficiency: • [Conventional](#)

Approximate age: • [31 years](#)

Typical life expectancy: • Furnace (conventional or mid-efficiency) 18 to 25 years

Failure probability: • [Medium](#)

Main fuel shut off at: • Meter

Temperature difference: 100°

Fireplace: • [Wood-burning fireplace](#) • [Zero clearance](#) • [Factory-built](#)

Chimney/vent: • [Metal](#)

Chimney liner: • [Metal](#)

Carbon monoxide test: • 0 parts per million - approximate

Combustion air source: • Interior of home • Outside

Limitations

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

Heat loss calculations: • Not done as part of a home inspection

Heat exchanger: • Only a small portion visible

COOLING & HEAT PUMP

XXXXXXXXXX

Report No. 1004, v.2

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- SUMMARY
- ROOFING
- EXTERIOR
- STRUCTURE
- ELECTRICAL
- HEATING
- COOLING**
- INSULATION
- PLUMBING
- INTERIOR

REFERENCE

Description

Air conditioning type: None present

INSULATION AND VENTILATION

XXXXXXXXXX

Report No. 1004, v.2

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Attic/roof insulation material: [Cellulose](#)

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

Attic/roof ventilation: [Roof vent](#) [Soffit vent](#)

Wall insulation material: [Glass fiber](#)

Wall insulation amount/value: [R-12](#)

Foundation wall insulation material: [Glass fiber](#)

Air/vapor barrier: [Plastic](#)

Limitations

Attic inspection performed: From access hatch

Air/vapor barrier system: Continuity not verified

Mechanical ventilation effectiveness: Not verified

Recommendations

FOUNDATION \ Interior insulation

Condition: [Too little](#)

Most of the foundation walls have no insulation or vapor barrier

Implication(s): Increased heating costs

Location: Throughout Basement

Task: Upgrade

Time: Less than 1 year

| | | | | | | | | | |
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| REFERENCE | | | | | | | | | |

Description

Water supply source: •Public

Service piping into house: •[Copper](#)

Supply piping in house:

- [Copper](#)
- Polybutylene

Polybutylene was used for a water treatment system that has been removed. Suggest removal of the polybutylene pipe that was left behind.

Main water shut off valve at the: •Basement

Water flow (pressure): •[Typical for neighborhood](#)

Water heater fuel/energy source: •[Gas](#)

Water heater type: •[Conventional](#)

Tank capacity: •[33.3 gallons](#)

Water heater approximate age: •13 years

Typical life expectancy: •8 to 12 years

Water heater failure probability: •[Medium](#)

Waste disposal system: •[Public](#)

Waste piping in house: •[ABS plastic](#)

Floor drain location: •Near water heater

Limitations

Items excluded from a home inspection: •Concealed plumbing

Recommendations

WATER HEATER \ Temperature/pressure relief valve

Condition: •[Discharge tube missing](#)

Implication(s): Scalding

Task: Replace

Time: Immediate

FIXTURES AND FAUCETS \ Shower stall

Condition: •Moisture indicated in corners of shower enclosure

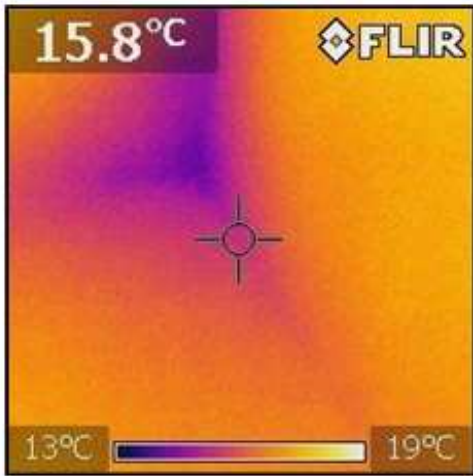
Implication(s): Water damage to structure and finishes below, mold.

Location: Second Floor Ensuite Bathroom

Task: Further evaluation

Time: Immediate

- SUMMARY
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING**
 - INTERIOR
- REFERENCE



6.



7.

Condition: [Entrance problems](#)

Latch on shower door broken

Implication(s): Difficult access

Task: Repair

Time: Discretionary

- SUMMARY
- ROOFING
- EXTERIOR
- STRUCTURE
- ELECTRICAL
- HEATING
- COOLING
- INSULATION
- PLUMBING
- INTERIOR**

REFERENCE

Description

Major floor finishes: • [Hardwood](#) • [Ceramic](#)

Major wall finishes: • [Plaster/drywall](#)

Major ceiling finishes: • [Stucco/texture/stipple](#)

Windows: • [Sliders](#) • [Casement](#) • Vinyl

Glazing: • [Double](#) • [Triple](#)

Exterior doors - type/material: • Metal-clad

Evidence of basement leakage: • Stains • Rust

Oven type: • Conventional

Oven fuel: • Electricity

Range fuel: • Electricity

Appliances: • Refrigerator • Range hood • Dishwasher • Central vacuum

Laundry facilities: • Washer • Dryer • Vented to outside • 240-Volt outlet • Waste standpipe

Stairs and railings: • Inspected

Limitations

Not included as part of a home inspection: • Carbon monoxide detectors, security systems, central vacuum • Security systems and intercoms • Central vacuum systems • Cosmetic issues • Perimeter drainage tile around foundation, if any

Recommendations

WALLS \ Plaster or drywall

Condition: • [Water damage](#)

Implication(s): Cosmetic defects

Location: North First Floor Kitchen

Task: Correct

Time: Discretionary

| | | | | | | | | | |
|-----------|---------|----------|-----------|------------|---------|---------|------------|----------|----------|
| SUMMARY | ROOFING | EXTERIOR | STRUCTURE | ELECTRICAL | HEATING | COOLING | INSULATION | PLUMBING | INTERIOR |
| REFERENCE | | | | | | | | | |



8.

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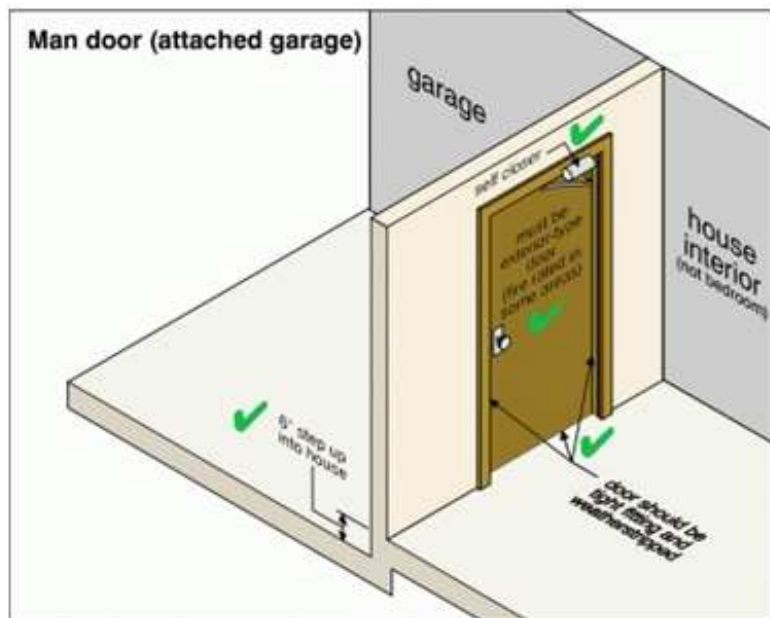
GARAGE \ Man-door into garage

Condition: [No self closer](#)

Implication(s): Hazardous combustion products entering home

Task: Replace

Time: Immediate



Click on image to enlarge

| | | | | | | | | | |
|-----------|---------|----------|-----------|------------|---------|---------|------------|----------|----------|
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| REFERENCE | | | | | | | | | |

GARAGE \ Vehicle door operators

Condition: [Inoperative](#)

Does not auto reverse with 2x4 under the door.

Implication(s): System inoperative

Location: Vehicle door in garage

Task: Repair

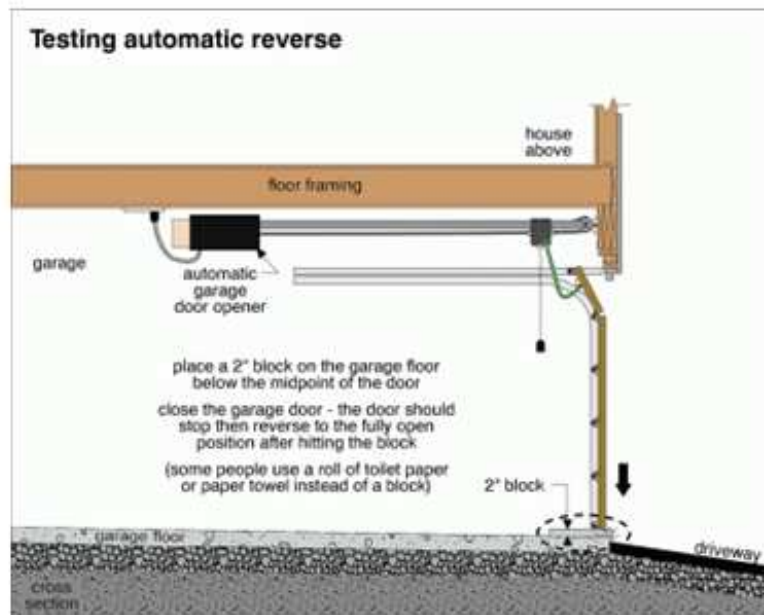
Time: Immediate

Condition: [Fails to auto reverse](#)

Implication(s): Physical injury

Task: Repair

Time: Immediate



END OF REPORT

REFERENCE LIBRARY

XXXXXXXXXX

Report No. 1004, v.2

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

The links below connect you to a series of documents that will help you understand your home and how it works. The body of the report contains specific information about your home. Many report items have related links that provide you more information about that particular component or issue.

This Library is a broad reference tool. For example, if you want to know the difference between asphalt shingles and wood shingles, you can look in here. If you have a conventional furnace and are trying to decide whether to upgrade to a mid-efficiency or high-efficiency furnace, this information may be helpful. If your home does not have air conditioning, but you are thinking about adding it, there is helpful information for you in here.

The Library is broken into nine house systems: Roofing, Exterior, Structure, Electrical, Heating, Cooling, Insulation, Plumbing and Interior. Click on any link to read about that system.

- [1. Roofing and Chimney](#)
- [2. Exterior](#)
- [3. Structure](#)
- [4. Electrical](#)
- [5. Heating](#)
- [6. Cooling](#)
- [7. Insulation](#)
- [8. Plumbing](#)
- [9. Interior](#)