



Home Inspection Report

Prepared for: John

124 Sample
Edmonton, AB T5X4P1



Inspected by:
John Rennie
JBR Inspections LTD

JBR Inspections LTD

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John
124 Sample



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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

- | | | |
|----|---------------|--|
| A | Acceptable | Functional with no obvious signs of defect. |
| D | Defective | Item needs immediate repair or replacement. It is unable to perform its intended function. |
| M | Marginal | Item is not fully functional and requires repair or servicing. |
| NI | Not Inspected | Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection. |
| NP | Not Present | Item not present or not found. |

General Information

Property Information

Property Address: 124 Sample
City: Edmonton Province AB Postal Code T5X4P1

Client Information

Client Name: John
Client Address: 165 Dunluce
City: State: Zip:
Phone: 7802211179 Email: John@brinspection.com

Inspection Company

Inspector Name John Rennie
Company Name JBR Inspections LTD
Address: 165 Dunluce Rd.
City: Edmonton, Province AB Postal Code T5X4P1
Phone: 7802211179
Email: John@brinspections.com Web: www.jbrinspections.com

Conditions

Estimated Age: 29 years built in 1996 Entrance Faces: North
Inspection Date: 2025-07-14
Start Time: 10:00 AM End Time: 12:00 PM
Temperature: 20
Weather: Sunny Soil Conditions: Damp
Building Type: 2 Story, Townhouse Garage: Attached



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Roof

Roof

I. The inspector shall inspect from ground level or eaves:

- A. the roof covering;
- B. the gutters;
- C. the downspouts;
- D. the vents, flashings, skylights, chimney and other roof penetrations; and
- E. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector is not required to:

- A. walk on any pitched roof surface.
- B. predict the service life expectancy.
- C. inspect underground downspout diverter drainage pipes.
- D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
- E. move insulation.
- F. inspect antennae, lightning arresters, de-icing equipment, or similar attachments.
- G. walk on any roof areas that appear, in the opinion of the inspector, to be unsafe.
- H. walk on any roof areas if it might, in the opinion of the inspector, cause damage.
- I. perform a water test.
- J. warrant or certify the roof.
- K. confirm proper fastening.

A D M NINP

Main Roof Surface

1. Method of Inspection: Drone



2. Material: Asphalt shingle - The roof is the architectural style shingles. This style of shingle has a total life expectancy of 25+ years. , No Damage due to wind or hail was noted during the inspection



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Roof (Continued)

- 3. Approximate Age 7 years Based on Condo board member.
- 4. Flashing: Aluminum
- 5. Valleys: Asphalt shingle
- 6. Roof Penetrations Attic Vents, Flue, Plumbing Stack, Goose Neck
- 7. Flue on Top of the Roof Metal
- 8. Eaves Troughs Aluminum
- 9. Downspouts Above ground



Exterior

Exterior

I. The inspector shall inspect:

- A. the siding, flashing and trim;
- B. all exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias;
- C. and report as in need of repair any spacings between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than 4 inches in diameter;
- D. a representative number of windows;
- E. the vegetation, surface drainage, and retaining walls when these are likely to adversely affect the structure;
- F. and describe the exterior wall covering.

II. The inspector is not required to:

- A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
- B. inspect items, including window and door flashings, which are not visible or readily accessible from the ground.
- C. inspect geological, geotechnical, hydrological and/ or soil conditions.
- D. inspect recreational facilities or playground equipment.
- E. inspect seawalls, break-walls and docks.
- F. inspect erosion control and earth stabilization measures.
- G. inspect for safety-type glass.
- H. inspect underground utilities.
- I. inspect underground items.
- J. inspect wells or springs.
- K. inspect solar, wind, or geothermal systems.
- L. inspect swimming pools or spas.
- M. inspect septic systems or cesspools.
- N. inspect sprinkler systems.
- O. inspect drain fields or drywells.



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Exterior (Continued)

- P. determine the integrity of the thermal window seals or damaged glass.
- Q. inspect any damaged glass.

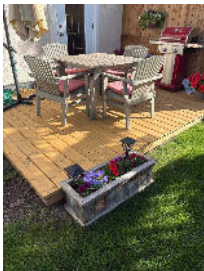
A D M N I N P

Whole Building Exterior Surface

- 1. Type Stucco
- 2. Exterior Foundation Wall Exterior foundation covered with parking
- 3. Soffits Aluminum
- 4. Fascia Aluminum
- 5. Entry Doors Frames The trim is maintenance free
- 6. Windows Frames The trim is maintenance free
- 7. Window wells



- 8. Garage Doors Automatic, Safety Controls
- 9. Deck Wood



- 10. Stairs Concrete
- 11. Grading
- 12. Vegetation
- 13. Patios and Walkways Concrete



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Exterior (Continued)

14. Driveway Concrete - The driveway has pulled away from the concrete pads slightly in the front of the house. There has been repairs made to minimize water, seeping into the space between the garage and the driveway concrete pads.



15. Garage Pad Concrete

Heating & Cooling System

Heating

I. The inspector shall inspect:

- A. the heating systems using normal operating controls, and describe the energy source and heating method;
- B. and report as in need of repair heating systems which do not operate;
- C. and report if the heating systems are deemed inaccessible.

II. The inspector is not required to:

- A. inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems or solar heating systems.
- B. inspect fuel tanks or underground or concealed fuel supply systems.
- C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
- D. light or ignite pilot flames.
- E. activate heating, heat pump systems or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment.
- F. override electronic thermostats.
- G. evaluate fuel quality.
- H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Cooling

I. The inspector shall inspect:

- A. the central cooling equipment using normal operating controls.

II. The inspector is not required to:

- A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.
- B. inspect window units, through-wall units, or electronic air filters.



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Heating & Cooling System (Continued)

- C. operate equipment or systems if exterior temperature is below 15 degrees Celsius, or when other circumstances are not conducive to safe operation, or may damage the equipment.
- D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks.
- E. examine electrical current, coolant fluids or gases, or coolant leakage.

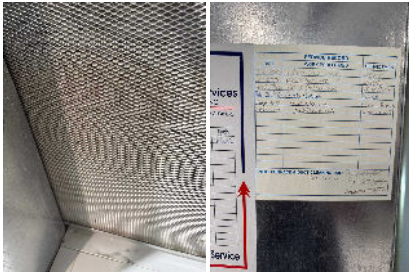
A D M NINP

Basement Heating System

1. Heating System Operation: Adequate - **The exhaust fan motor is noisy. I recommend servicing it.**



2. Manufacturer: Bryant
3. Type: Forced air Capacity: 45,900 BTU output
4. Efficiency Mid efficiency
5. Area Served: Whole building Approximate Age: 29 years
6. Probability of Failure Medium
7. Filters and Ducts Dirty Filter, Recommend Duct Cleaning - The furnace has a 1 inch filter, recommend changing is a minimum of 4 times per year. changing it monthly in the winter months will help improve furnace efficiency



8. Fuel Type: Natural gas
9. Exhaust Gas Metal Flue, Shared With Hot Water
10. Air Intake Fresh Air, Combustion Air



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Heating & Cooling System (Continued)

11. Automatic Safety Shut Off Switch Present, Ceiling



12. Heat source in every room Present

13. Cold Air Returns Main Floor

14. Humidifier: There is a humidifier, it has been disconnected. There is rust and corrosion.



15. Thermostats: Recommend Programmable



16. Manufacturer: Not applicable

17. Suspected Asbestos: No



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Plumbing

Plumbing

I. The inspector shall:

- A. inspect and determine if the water supply is public or private;
- B. verify the presence of and identify the location of the main water shut-off valve;
- C. inspect the water heating equipment, including venting, connections, energy source supply system, and seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/ or Watts 210 valves;
- D. flush toilets;
- E. water-test sinks, tubs and showers for functional drainage;
- F. inspect the interior water supply, including all fixtures and faucets;
- G. inspect the drain, waste and vent systems, including all fixtures;
- H. describe any visible fuel storage systems;
- I. inspect the drainage sump pumps and test pumps with accessible floats;
- J. inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves;
- K. inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
- L. inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets;
- M. inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs; and
- N. inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

II. The inspector is not required to:

- A. light or ignite pilot flames.
- B. determine the size, temperature, age, life expectancy or adequacy of the water heater.
- C. inspect interiors of flues or chimneys, combustion air systems, water softening or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems or fire sprinkler systems.
- D. determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply.
- E. determine the water quality or potability or the reliability of the water supply or source.
- F. open sealed plumbing access panels.
- G. inspect clothes washing machines or their connections.
- H. operate any main, branch or fixture valve.
- I. test shower pans, tub and shower surrounds or enclosures for leakage.
- J. evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping.
- K. determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
- L. determine whether there are sufficient clean-outs for effective cleaning of drains.
- M. evaluate gas, liquid propane or oil storage tanks.
- N. inspect any underground or concealed fuel supply systems.
- O. inspect any private sewage waste disposal system or component thereof.
- P. inspect water treatment systems or water filters.
- Q. inspect water storage tanks, pressure pumps or bladder tanks.
- R. evaluate wait-time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
- S. evaluate or determine the adequacy of combustion air.
- T. test, operate, open or close safety controls, manual stop valves and/ or temperature or pressure relief valves.
- U. examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.
- V. determine the existence or condition of polybutylene plumbing.



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Plumbing (Continued)

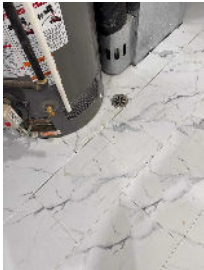
1. Service Line: Plastic, 3/4 Inch
2. Main Water Shutoff: Basement, By hot water heater - If the property is vacant for more than 3 days recommend shutting of the main water supply



3. Distribution Pipes Poly B - Poly B pipes are the first generation plastic pipes, and our deteriorating from the inside out. Average life expectancy of these pipes ranges from 25 to 40 years.



4. Waste Pipes Plastic
5. Water Flow/ Pressure Average
6. Floor Drain By furnace, Recommend flushing with water every 2-3 Months



Basement Water Heater

7. Water Heater Operation: Adequate





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Plumbing (Continued)

- 8. Manufacturer: Rheem
- 9. Type: Natural gas Capacity: 50 US Gal.
- 10. Approximate Age: 9 years Area Served: Whole building
- 11. Exhaust Gas Metal Flu, Shared with Furnace
- 12. TPRV and Drain Tube:
- 13. Laundry/ Utility Sink
- 14. Faucets
- 15. Exterior Hose Bib Frost Free - **The house in the front of the house is in the flower bed and is below the level of the dirt in the flower bed. Make sure the dirt is kept clear of the hose bib.**



- 16. Sinks
- 17. Bath Tub and Enclosure
- 18. Shower Stall
- 19. Toilet

Electrical

Electrical

I. The inspector shall inspect:

- A. the service drop/ lateral;
- B. the meter socket enclosures;
- C. the means for disconnecting the service main;
- D. and describe the service disconnect amperage rating, if labeled;
- E. panelboards and overcurrent devices (breakers and fuses);
- F. and report on any unused circuit breaker panel openings that are not filled;
- G. the service grounding and bonding;
- H. a representative number of switches, lighting fixtures, and receptacles, including receptacles observed and deemed to be AFCI-protected during the inspectio using an AFCI tester, where possible;
- I. and test all Ground Fault Circuit Interrupter (GFCI) receptacles and GFCI circuit breakers observed and deemed to be GFCIs during the inspection using a GFCI tester, where possible;
- J. and report the presence of solid conductor aluminum branch circuit wiring, if readily visible;
- K. and report on any tested receptacles in which power was not present, polarity is incorrect, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, evidence of arcing or excessive heat is present, or where the receptacle is not grounded or is not secured to the wall;
- L. the service entrance conductors and the condition of the conductor insulation;
- M. and report the absence of smoke detectors; and
- N. service entrance cables, and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at



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Electrical (Continued)

weatherheads and clearances from grade or rooftops.

II. The inspector is not required to:

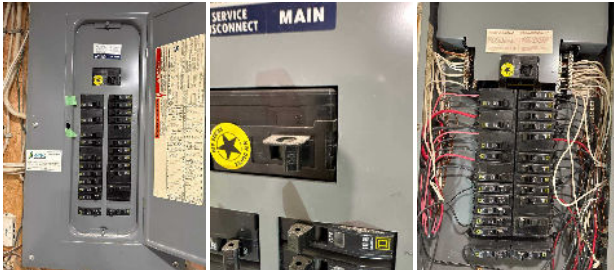
- A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures.
- B. operate electrical systems that are shut down.
- C. remove panelboard cabinet covers or dead front covers, if they are not readily accessible.
- D. operate or reset overcurrent protection devices or overload devices.
- E. operate non-accessible smoke detectors.
- F. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.
- G. inspect the fire or alarm system and components.
- H. inspect the ancillary wiring or remote control devices.
- I. activate any electrical systems or branch circuits which are not energized.
- J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices.
- K. verify the service ground.
- L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.
- M. inspect spark or lightning arrestors.
- N. inspect or test de-icing equipment.
- O. conduct voltage drop calculations.
- P. determine the accuracy of labeling.
- Q. inspect exterior accent lighting.

A D M N I N P

- 1. Service Entrance Below Ground
- 2. Service Meter Box 200 Amp

Basement Electric Panel

- 3. Main Breaker Size: 100 Amps



- 4. Service Panel Breakers
- 5. Dedicated Circuits Furnace, Stove, Dryer
- 6. Wires
- 7. Grounding Not Visible
- 8. Branch Circuit Wiring Copper
- 9. Receptacles Grounded
- 10. GFCI Exterior, Bathroom - The Jacuzzi tub in the main floor bathroom is not GFCI protected. Recommend consulting an electrician to GFCI protect the tub.



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Electrical (Continued)

- 11. Switches
- 12. Lights
- 13. Cover plates

Structure

Basement, Foundation & CrawlSpace

I. The inspector shall inspect:

- A. the basement;
- B. the foundation;
- C. the crawlspace;
- D. the visible structural components;
- E. and report on the location of under-floor access openings;
- F. and report any present conditions or clear indications of active water penetration observed by the inspector;
- G. for wood in contact or near soil;
- H. and report any general indications of foundation movement that are observed by the inspector, such as, but not limited to: sheetrock cracks, brick cracks, out-of-square door frames, or floor slopes;
- I. and report on any cutting, notching and boring of framing members which may present a structural or safety concern.

II. The inspector is not required to:

- A. enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector.
- B. move stored items or debris.
- C. operate sump pumps with inaccessible floats.
- D. identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems.
- E. provide any engineering or architectural service.
- F. report on the adequacy of any structural system or component.

A D M N I N P

- 1. Foundation: Concrete - **Not Visible due to finished basement**
- 2. Floors
- 3. Beams: Not visible due to finished basement
- 4. Columns Not visible due to finished basement
- 5. Joists Not visible due to finished basement
- 6. Walls and Stress Cracks None Found Today
- 7. Wood Frame Not Visible
- 8. Arched/ Lintels/ Headers Not Visible
- 9. Attic



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Structure (Continued)

10. Attic Structure Trusses



11. Sheathing OSB

12. Evidence of deterioration None found today

13. Lowest Level Basement

14. Evidence of Condensation None

15. Evidence of Prior Seepage None

16. Anticipated Moisture Seepage Typical

17. Structure General Comments Most homes are fully finished minimizing the ability to fully inspect structure. Structure is assessed by looking for clues that a home is shifting. Those clues include stress cracks the drywall, shifting floors, moisture stains in the basement and excessive insects. These are indicates of structure concerns., None of these conditions were found today.

Insulation and Ventilation

Attic, Ventilation & Insulation

I. The inspector shall inspect:

- A. the insulation in unfinished spaces;
- B. the ventilation of attic spaces;
- C. mechanical ventilation systems;
- D. and report on the general absence or lack of insulation in unfinished spaces.

II. The inspector is not required to:

- A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or pose a safety hazard to the inspector, in his or her opinion.
- B. to move, touch, or disturb insulation.
- C. to move, touch or disturb vapor retarders.
- D. break or otherwise damage the surface finish or weather seal on or around access panels and covers.
- E. identify the composition or exact R-value of insulation material.
- F. activate thermostatically operated fans.
- G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers and wiring.
- H. determine the adequacy of ventilation.

A D M N I N P

1. Attic



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Insulation and Ventilation (Continued)

- 2. Upper Venting Mushroom
- 3. Lower Venting Soffit, Baffles
- 4. Vapor Barrier Not Visible
- 5. Insulation Blown in Fiberglass



- 6. Approximate Thickness of Insulation 10-12 inches
- 7. Party Wall Not visible from the attic hatch
- 8. Lowest Level Basement
- 9. Basement Insulation Not Visible due to finished basement, Exterior walls scanned with thermal camera, The Thermal Camera did not Detect any Issues
- 10. Wall Insulation Upper Levels Exterior Walls Scanned With Thermal Image Camera, No Issues Detected With the Thermal Camera
- 11. Kitchen Exhaust Fan Exhausting
- 12. Bathroom Exhaust Operational
- 13. Dryer Vent Metal

Interior

Doors, Windows & Interior

I. The inspector shall:

- A. open and close a representative number of doors and windows;
- B. inspect the walls, ceilings, steps, stairways and railings;
- C. and report as in need of repair any spacing between intermediate balusters, spindles or rails for steps, stairways and railings that permit the passage of an object greater than 4 inches in diameter;
- D. inspect garage doors and garage door openers by operating first by remote (if available), and then by the installed automatic door control;
- E. and report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door;
- F. and report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use;
- G. and report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

II. The inspector is not required to:

- A. inspect paint, wallpaper, window treatments or finish treatments.
- B. inspect central vacuum systems.
- C. inspect safety glazing.
- D. inspect security systems or components.
- E. evaluate the fastening of countertops, cabinets, sink tops or fixtures.
- F. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.
- G. move drop-ceiling tiles.



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Interior (Continued)

- H. inspect or move any household appliances.
 - I. inspect or operate equipment housed in the garage, except as otherwise noted.
 - J. verify or certify safe operation of any auto-reverse or related safety function of a garage door.
 - K. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards.
 - L. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices.
 - M. operate or evaluate self-cleaning oven cycles, tilt guards/ latches or signal lights.
 - N. inspect microwave ovens or test leakage from microwave ovens.
 - O. operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices.
 - P. inspect elevators.
 - Q. inspect remote controls.
 - R. inspect appliances.
 - S. inspect items not permanently installed.
 - T. discover firewall compromises.
 - U. examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/ spa, recreational equipment or self-contained equipment.
 - V. come into contact with any pool or spa water in order to determine the system structure or components.
 - W. determine the adequacy of spa jet water force or bubble effect.
 - X. determine the structural integrity or leakage of a pool or spa.
- Fireplace
- I. The inspector shall inspect:
 - A. the fireplace, and open and close the damper door, if readily accessible and operable;
 - B. hearth extensions and other permanently installed components;
 - C. and report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including fireplace opening clearance from visible combustible materials.
 - II. The inspector is not required to:
 - A. inspect the flue or vent system.
 - B. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.
 - C. determine the need for a chimney sweep.
 - D. operate gas fireplace inserts.
 - E. light pilot flames.
 - F. determine the appropriateness of any installation.
 - G. inspect automatic fuel-feed devices.
 - H. inspect combustion and/ or make-up air devices.
 - I. inspect heat distribution assists, whether gravity controlled or fan-assisted.
 - J. ignite or extinguish fires.
 - K. determine adequacy of draft or draft characteristics.
 - L. move fireplace inserts, stoves, or firebox contents.
 - M. perform a smoke test.
 - N. dismantle or remove any component.
 - O. perform a National Fire Prevention Association (NFPA)-style inspection.
 - P. perform a Phase I fireplace and chimney inspection.

A D M NINP



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Interior (Continued)

- 1. Floors Wood, Carpet, Tile
- 2. Walls Drywall
- 3. Ceilings Drywall
- 4. Trim
- 5. Stairways
- 6. Guards and Railings
- 7. Doors The main floor bedroom door is rubbing the frame. The exterior back door rubs the frame.
The main floor bathroom door rubs the frame.
- 8. Windows
- 9. Counters
- 10. Cabinets
- 11. Separation Door Between Garage & Dwelling No Door Closer
- 12. Smoke Detectors Present, Recommend Replace With New, Recommend Carbon Monoxide Detectors - The smoke detectors are more than 10 years old. They appear original to the property. The fire department recommends new smoke detectors every 10 years.



- 13. Fireplace Electric. The fireplace in the upstairs bedroom is not functioning. There is a remote. Likely dead batteries.



- 14. Evidence of Water Penetration None found today
- 15. Evidence of Abnormal Condensation None found today
- 16. Restricted Access due to Storage/ Furnishings Yes No
- 17. Lack of Historical Clues due to new Finishesand/ or Recent Construction Yes No



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Appliances

Appliances are not considered a part of a home inspection and we are not appliance experts. As a courtesy during the inspection the appliances are briefly run to verify basic operation. We do not determine the age of the appliance or estimate the probably of failure.

A D M N I N P

1. Stove Operational Today
2. Fridge Currently in use or running
3. Dryer
4. Washer Operational Today, Basic Cycle Only - The washing machine has a mouldy odour to it.
Recommend doing a tub sanitation before use.
5. Recall Submitted Stove, Fridge, The client can add additional appliances or electronics to RecallChek for free when they sign into their own RecallChek account provided by JBR Inspections

Final Comments

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Not Applicable Summary

Roof

1. Main Roof Surface Unable to Inspect:
2. Flat Roof
3. Skylights:
4. Roof General Comments

Exterior

5. Trim
6. Carports
7. Porch
8. Balcony
9. Guards and Railings
10. Retaining Walls
11. Exterior General Comments

Heating & Cooling System

12. Basement Heating System Fuel Storage
13. Heat/ Energy Recovery Ventilator Washable filters require cleaning every 3 months or quarterly, The core requires cleaning annually
14. Cooling
15. Area Served:
16. Approx Age:
17. Probability of Failure
18. HVAC General Comments

Plumbing

19. Pump/ Pressure Tank
20. Private (septic)
21. Sump Pit/ Pump
22. Gas Service Lines:
23. Valves
24. Bidet
25. Plumbing General Comments

Electrical

26. Arc Fault Receptacles
27. Junction Boxes



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Not Applicable Summary (Continued)

28. Electrical General Comments

Structure

29. Bearing Walls:

30. Concrete

31. Brick

32. Garage Attic

33. Garage Attic Structure

34. Garage Sheathing

35. Garage Evidence of deterioration

Insulation and Ventilation

36. Garage Attic

37. Garage Upper Venting

38. Garage Lower Venting

39. Garage Vapor Barrier

40. Garage Insulation

41. Approximate Thickness of Insulation Garage

42. Basement Vapor Barrier

43. Basement Ventilation

44. Ducts and Pipes in Unheated Areas

45. Whole House Ventilation

46. Other

47. Insulation General Comments

Interior

48. Interior General Comments

Appliances

49. Cook Top

50. Wall Oven

51. Dishwasher

52. Basement Stove

53. Basement Fridge

54. Basement Dishwasher

55. Basement Dryer

56. Basement Washer



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Defective Summary

Heating & Cooling System

1. Basement Heating System Humidifier: There is a humidifier, it has been disconnected. There is rust and corrosion.



Plumbing

2. Distribution Pipes Poly B - Poly B pipes are the first generation plastic pipes, and our deteriorating from the inside out. Average life expectancy of these pipes ranges from 25 to 40 years.



Electrical

3. GFCI Exterior, Bathroom - The Jacuzzi tub in the main floor bathroom is not GFCI protected. Recommend consulting an electrician to GFCI protect the tub.

Interior

4. Doors The main floor bedroom door is rubbing the frame. The exterior back door rubs the frame. The main floor bathroom door rubs the frame.
5. Separation Door Between Garage & Dwelling No Door Closer
6. Smoke Detectors Present, Recommend Replace With New, Recommend Carbon Monoxide Detectors - The smoke detectors are more than 10 years old. They appear original to the property. The fire department recommends new smoke detectors every 10 years.

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Interior (Continued)





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Marginal Summary

Exterior

1. Driveway Concrete - The driveway has pulled away from the concrete pads slightly in the front of the house. There has been repairs made to minimize water, seeping into the space between the garage and the driveway concrete pads.

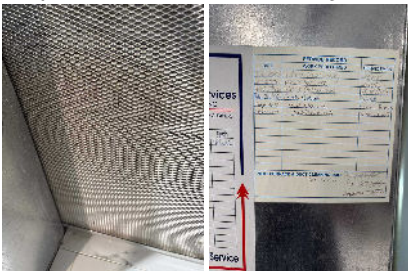


Heating & Cooling System

2. Basement Heating System Heating System Operation: Adequate - The exhaust fan motor is noisy. I recommend servicing it.



3. Basement Heating System Filters and Ducts Dirty Filter, Recommend Duct Cleaning - The furnace has a 1 inch filter, recommend changing is a minimum of 4 times per year. changing it monthly in the winter months will help improve furnace efficiency



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Marginal Summary (Continued)

Appliances

4. Washer Operational Today, Basic Cycle Only - The washing machine has a mouldy odour to it. Recommend doing a tub sanitation before use.