

Building Inspection Report

123 Client Address, Calgary, AB



Inspection Date:
Date

Prepared For:
Client

Prepared By:
AccuHome Inspections Inc.

Tel: 403-313-9506

Fax: 403-313-9507

Email: accuhome@shaw.ca
www.accuhomeinspections.com

Report Number:
12090408

Inspector:
Dan Merrell

Table Of Contents

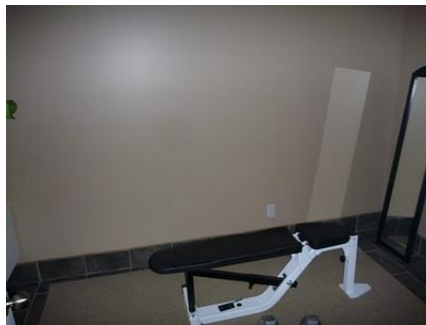
REPORT OVERVIEW	3
THERMAL IMAGING	6
STRUCTURE	7
ROOFING	9
EXTERIOR	13
ELECTRICAL	15
HEATING	18
INSULATION / VENTILATION	23
PLUMBING	30
INTERIOR	34
APPLIANCES	36
IMPORTANT REMINDERS	37
MAINTENANCE ADVICE	39

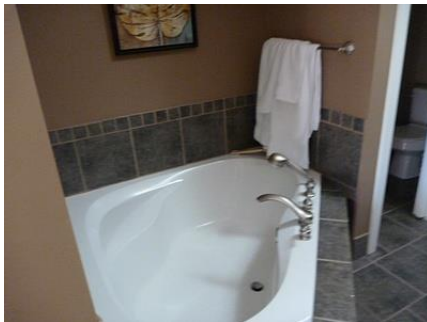
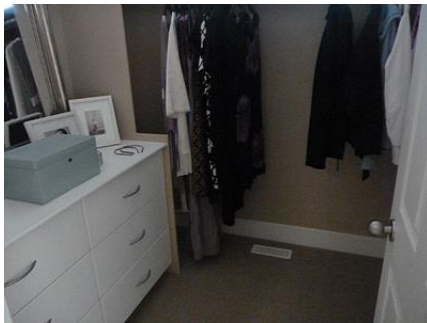
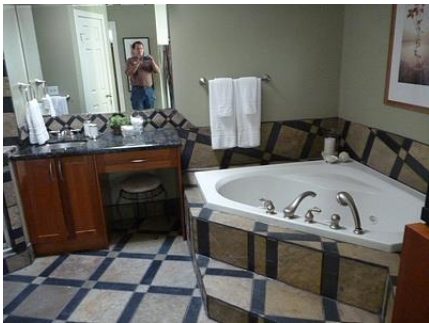
Report Overview

THE HOUSE IN PERSPECTIVE

A home inspector is not an expert but a generalist. Your home inspector inspected the home and reported the home's condition at the time of the inspection. This is the main responsibility of the home inspector. A home inspection does not include predications of future events. Future events such as roof leaks, water intrusions, plumbing drips and heating failure are not within the scope of a home inspection and are not the responsibility of the inspector. A proper home inspection does not include appraisals, exact quotes for repairs, or pointing out noncompliance with building code requirements. A home inspection is **not** a code inspection, which verifies local building code compliance. A home inspector will not pass or fail a house.

House at a glance:





CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Major Concern: *a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.*

Safety Issue: *denotes a condition that is unsafe and in need of prompt attention.*

Repair: *denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.*

Improve: *denotes improvements which are recommended but not required.*

Monitor: *denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.*

Please note that those observations listed under “Discretionary Improvements” are not essential repairs, but represent logical long term improvements.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the NACHI® Standards of Practice are inspected, except as may be noted in the “Limitations of Inspection” sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Thermal Imaging

DESCRIPTION

Thermal imaging is a technology that allows the AccuHome Inspector to show you things about your home that no one can show you using other inspection methods. Thermal imaging produces images of invisible heat energy emitted from objects and allows us to measure it. Thermal imaging helps to diagnose problems and can, but not always, identify and document: Electrical problems before they cause a fire, missing, damaged, and/or wet insulation, heat/cold loss in walls, ceilings, floors, windows and doors, water and moisture intrusion that could lead to mold, roof leaks, energy loss and efficiency, dangerous flue leaks, damaged and/or malfunctioning radiant heating systems, unknown plumbing leaks, overheated equipment. These color images are then included in the inspection report providing supporting documentation to the report. A picture is worth a thousand words.

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Poured Concrete
Floor Structure:	•Wood Joist •Concrete
Wall Structure:	•Wood Frame
Roof Structure:	•Roof Joists

STRUCTURE OBSERVATIONS

Positive Attributes

The construction of the home is average quality. The visible joist spans appear to be within typical construction practices. The inspection did not discover evidence of substantial structural movement.

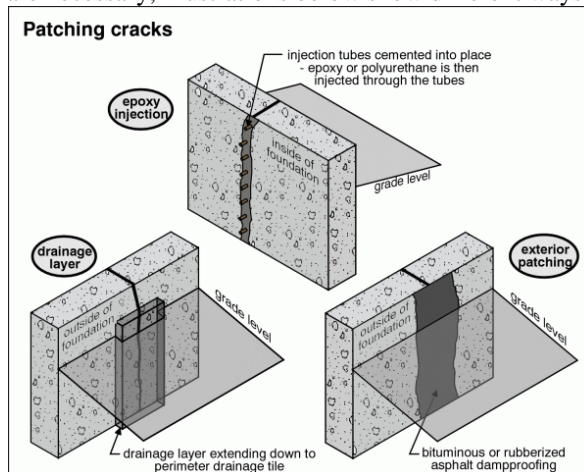
General Comments

No major defects were observed in the accessible structural components of the house.

RECOMMENDATIONS / OBSERVATIONS

Foundation

- **Monitor:** Typical foundation cracks were noted on the exterior. They appear to be stable. However, at this time it cannot be determined if future movement or leakage will occur. Recommend monitoring all cracks and repair if necessary. Please refer to the lot grading and surface water control comments in the exterior section of the report for related information. If repairs are necessary, illustrations below show different ways cracks can be sealed.



Examples of locations to monitor:



LIMITATIONS OF STRUCTURE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Roofing

DESCRIPTION OF ROOFING

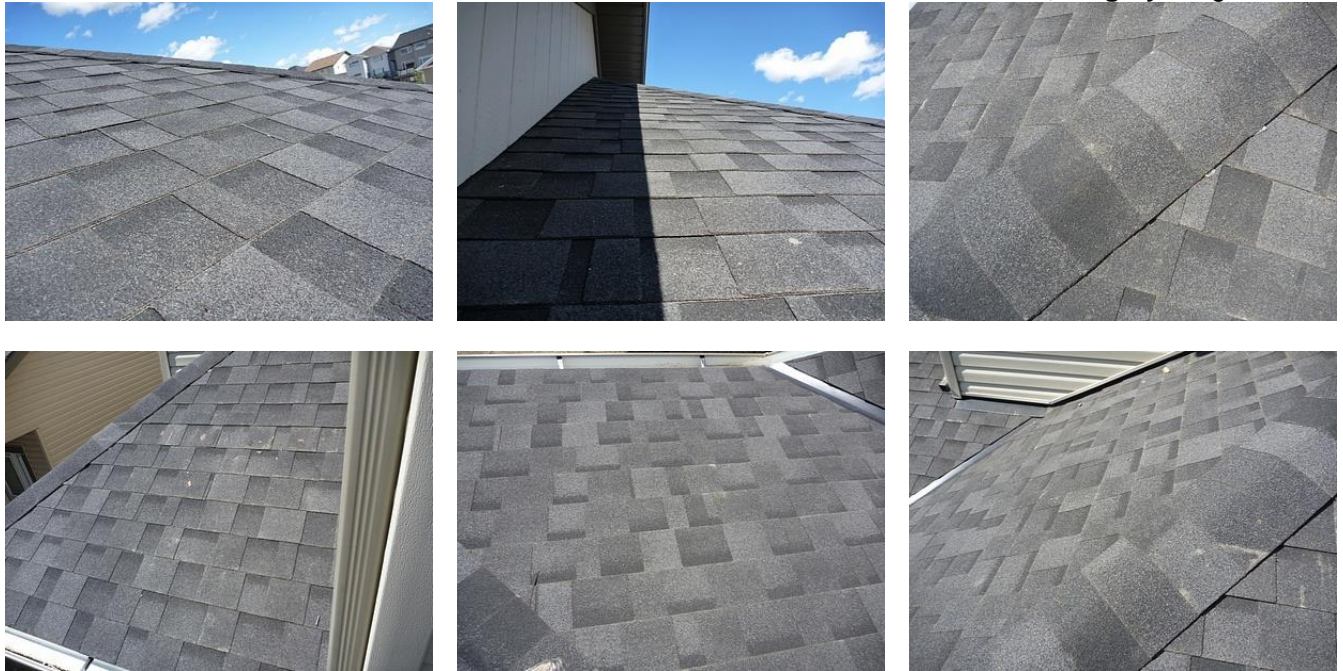
Roof Covering:	•Asphalt Shingle
Roof Flashings:	•Metal
Roof Drainage System:	•Aluminum
Method of Inspection:	•Walked on roof

ROOFING OBSERVATIONS

Condition: The primary function of the roof system is to protect against and manage the weather elements, thereby protecting the interior and structural components of the building. Because of the important functions this system provides, its condition should be assessed regularly and maintenance provided where/as necessary. Failure to provide consistent professional style maintenance will reduce the life expectancy and may cause the roof to leak prematurely. The component of roofs that is most vulnerable to early deterioration is the area around the flashings (chimneys, plumbing stacks, the intersection of two or more roof slopes and skylights.) It is not uncommon for these areas to develop a leak well before the rest of the roof material has aged significantly. Also, because these areas are frequently made of metal they can be more susceptible than the rest of the roof coverings to damage from wind and temperature differences resulting in expansion and contraction. So while the flashing may have appeared fine on the day of the inspection and the roof may be relatively young in age, the flashings should be monitored on a regular basis (at least semi-annually) to detect any changes in condition that may indicate that repair is necessary. Leaks left unattended can cause serious damage to other systems and components of the home.

Photos of roof:

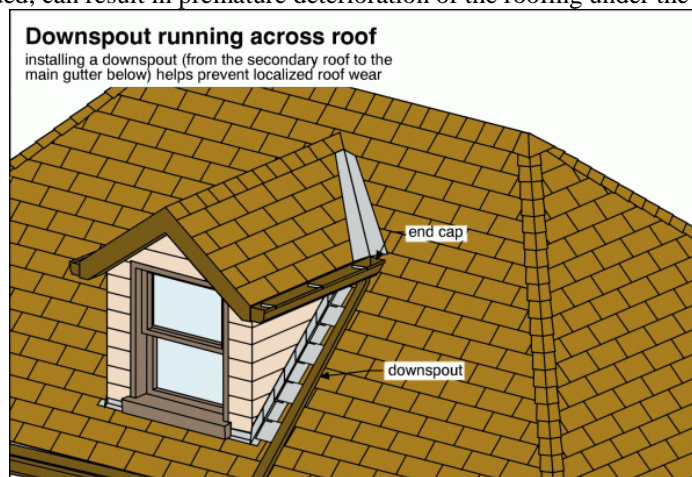




RECOMMENDATIONS / OBSERVATIONS

Gutters & Downspouts

- **Repair:** Downspout(s) that discharge onto the roof should be extended to discharge directly into the gutters below. This condition, if left unattended, can result in premature deterioration of the roofing under the end of the downspout.



Examples of locations that need to be repaired:



Sloped Roofing

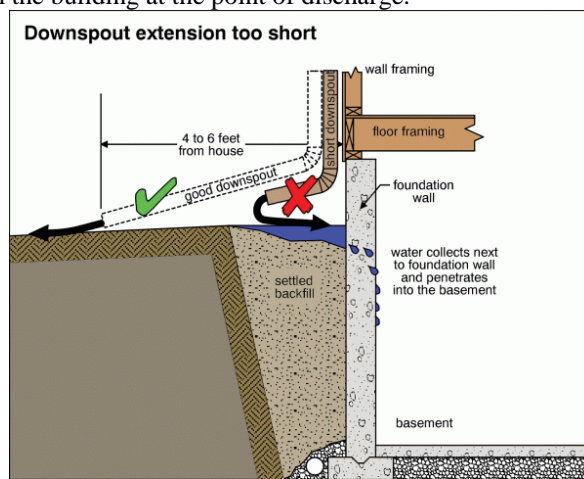
- **Repair:** Minor repairs to the roofing are needed.



Above garage entrance

Gutters & Downspouts

- **Repair:** The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.



Examples of locations that need to be repaired:



LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build-up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Vinyl
Eaves, Soffits, And Fascia:	•Aluminum
Entry Walkways:	•Concrete

EXTERIOR OBSERVATIONS

Lot grading comments

It is recommended that the slope of the lot be inspected after a rain storm. Water should not pond against the foundation. The landscaping should be at least 6 inches below the top of the foundation and 6" below the bottom of the windows and slope away from the house at a rate of 1" per foot.

RECOMMENDATIONS / OBSERVATIONS

Garage

- **Repair:** The door between the garage and the interior of the house should be equipped with an auto-closer device to close and latch the door to prevent automobile fumes from entering the house.



Exterior Walls

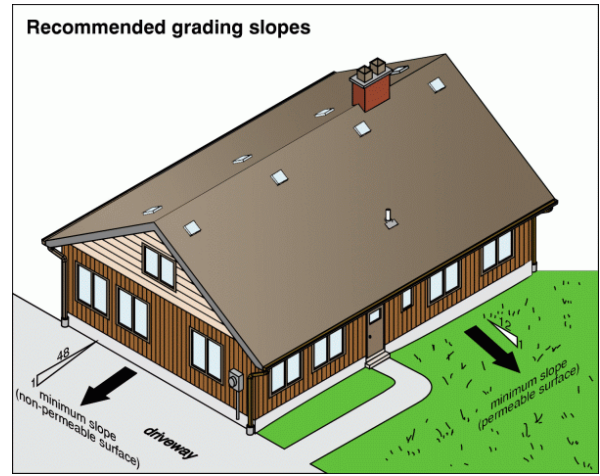
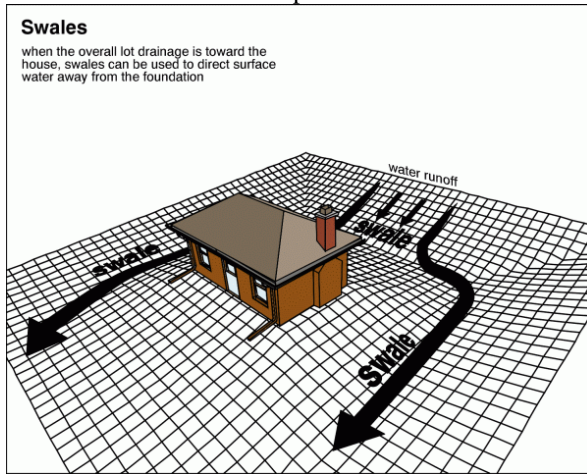
- **Improve:** There are places around vent pipes where the trim is loose and should be properly secured and sealed.

The following are examples:



Lot Drainage

- Repair:** The grading should be monitored during a heavy rain storm. If water ponds against the foundation, the grading should be improved to promote the flow of storm water away from the house. This can often be accomplished by the addition or removal of top soil. The grading should start about 6" below the bottom of the siding and slope away from the house at a rate of one inch per foot.



Examples:



LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Electrical

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 100 Amp
Service Drop:	•Underground
Service Grounding:	•Copper
Distribution Wiring:	•Copper
Switches & Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•Bathroom(s)
Smoke Detectors:	•Present

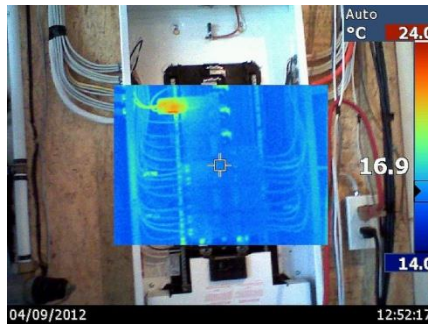
ELECTRICAL OBSERVATIONS

NOTE: Smoke detectors that were checked at the time of this inspection may not work at the time of possession. It is **HIGHLY** recommended that all smoke detectors be checked at the time of possession. At the end of the report is a link to information reference the proper usage and installation and locations of smoke detectors and carbon monoxide detectors.

Positive Attributes

The size of the electrical service appears to be sufficient for typical single family needs. Generally speaking, the visible portions of the electrical system appear to be in good order. Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home. All visible wiring within the home is copper. This is a good quality electrical conductor.

A thermal and visual inspection of the electrical panel found it to be in good order. The temperatures do not appear to be out of the normal operating temperatures.



RECOMMENDATIONS / OBSERVATIONS

Main Panel

- **Safety Concern:** An opening in the panel next to the main breaker should be sealed to prevent possible electrocution.



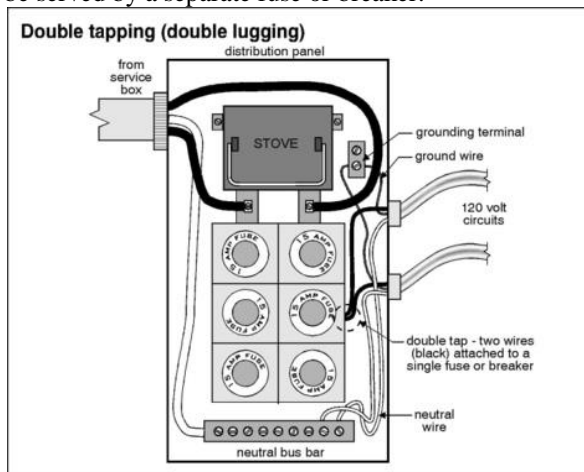
Electrical Panel

- **Monitor:** A screw is missing on the electrical panel. Replacing the screw is recommended.

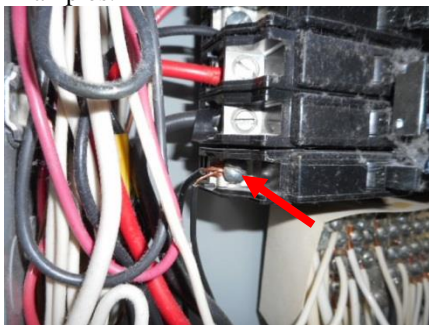


Main Panel

- **Repair:** Circuits within the main distribution panel that are doubled up (referred to as “double taps”) should be separated. Each circuit should be served by a separate fuse or breaker.



Examples:



LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Heating

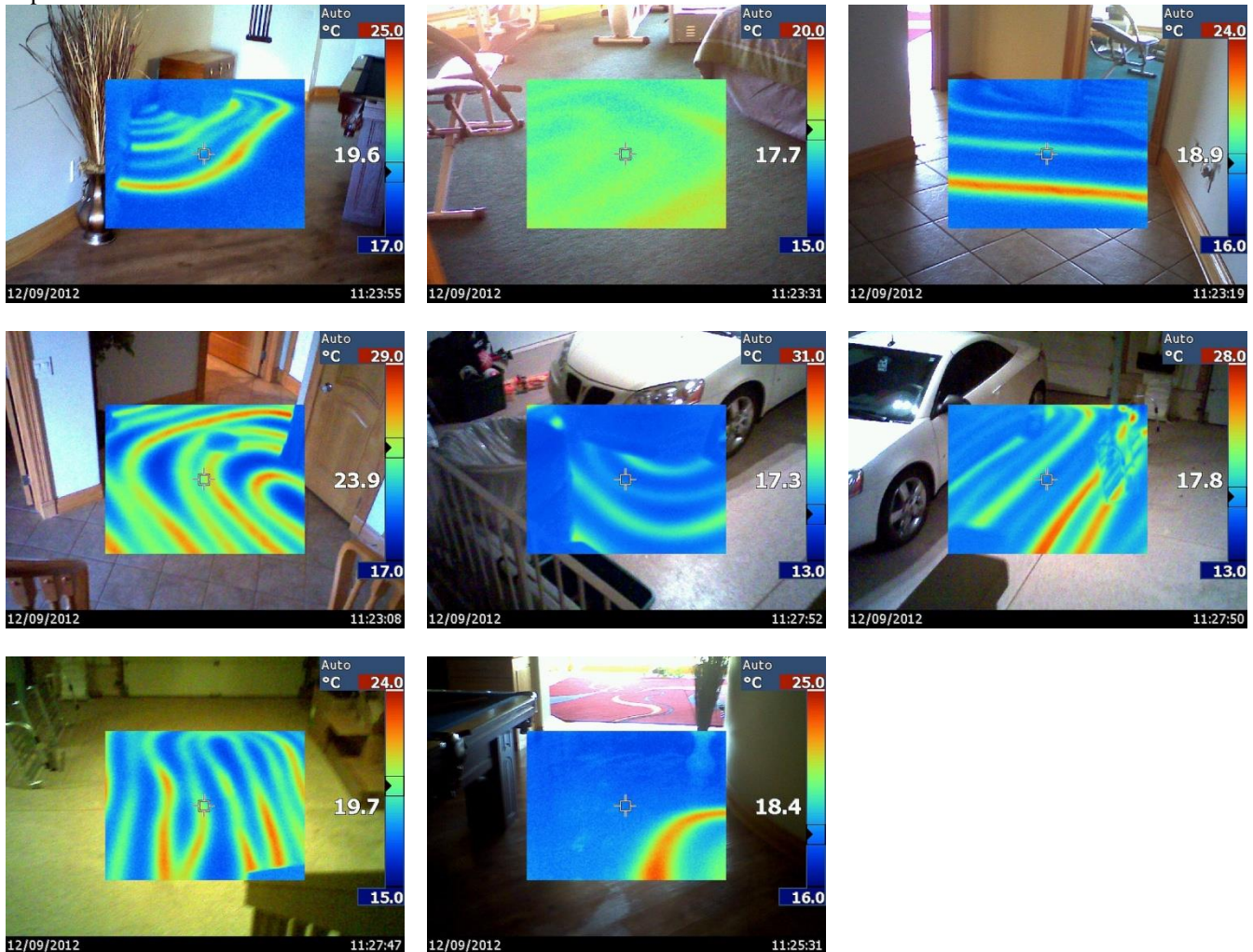
DESCRIPTION OF HEATING

- | | |
|-----------------------------------|-------------------------------|
| Energy Source: | •Gas |
| Heating System Type: | •Forced Air Furnace •In-Floor |
| Heat Distribution Methods: | •Ductwork •Radiant piping |
| Other Components: | •Humidifier |

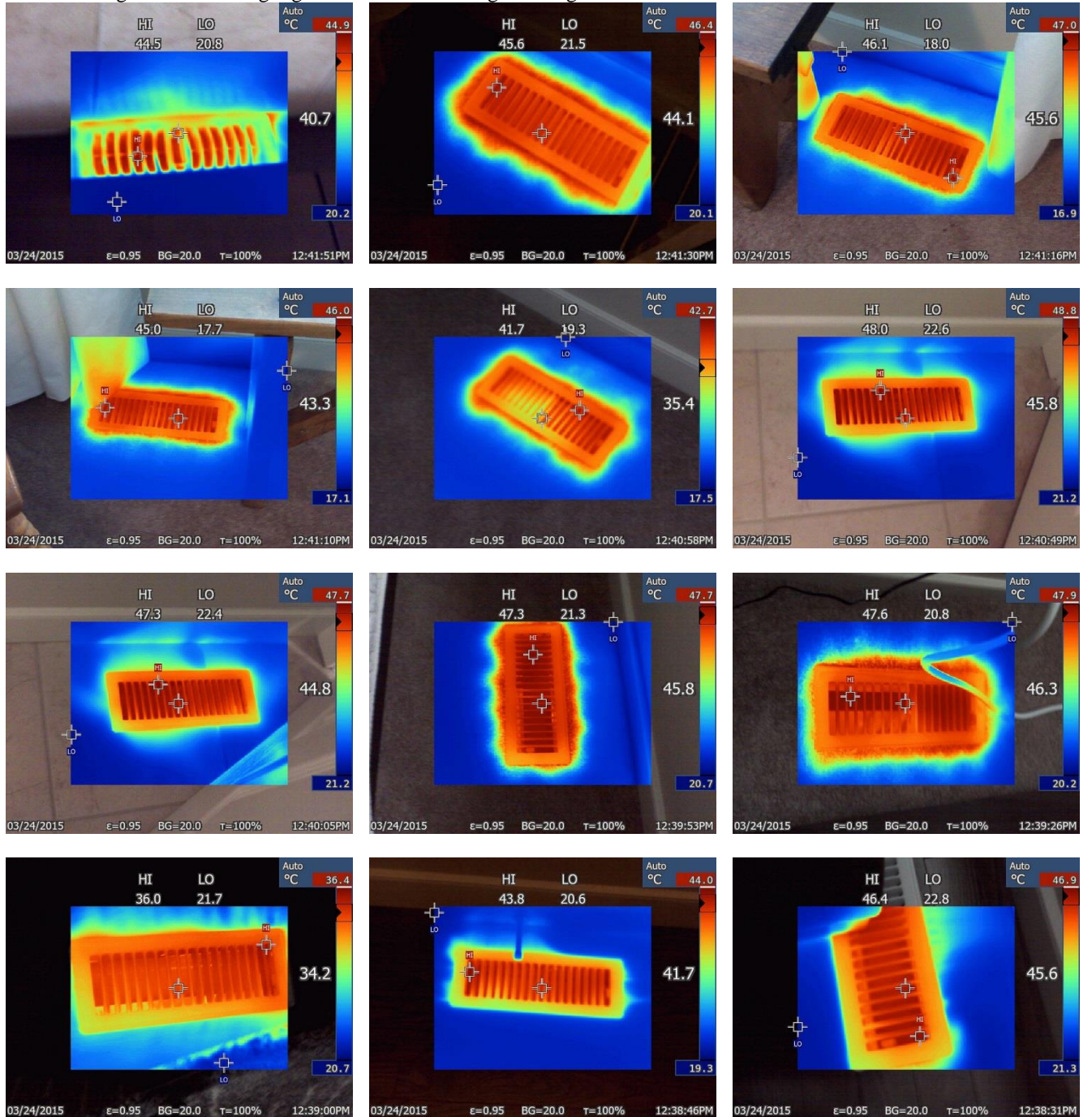
HEATING OBSERVATIONS

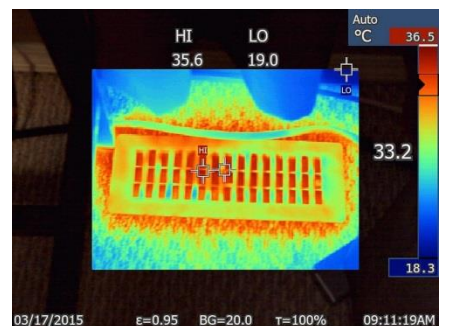
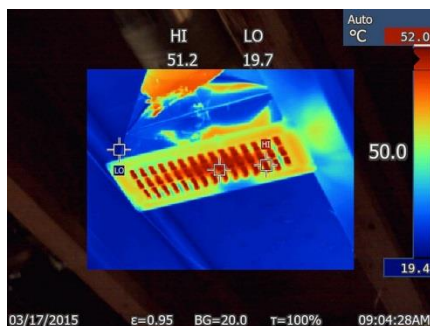
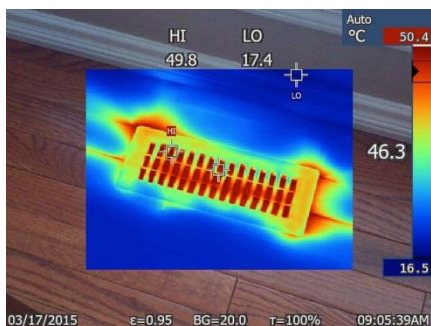
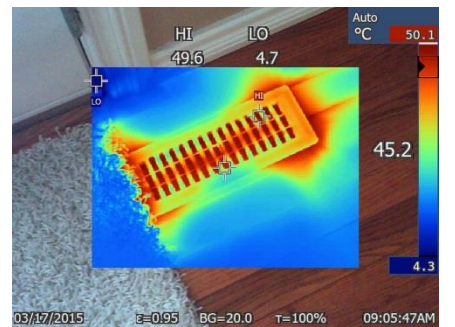
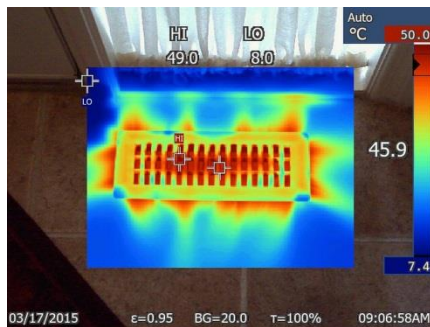
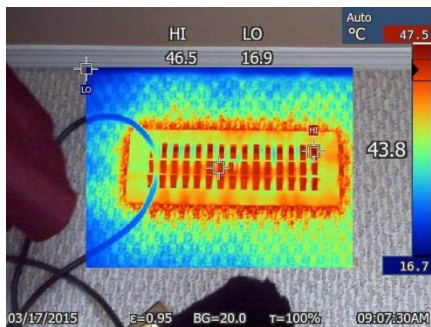
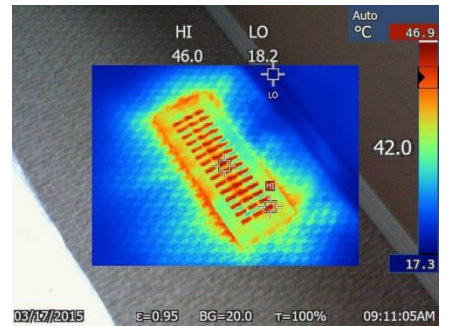
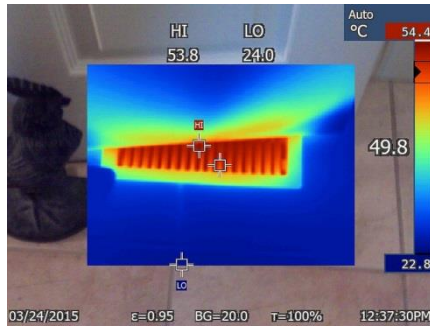
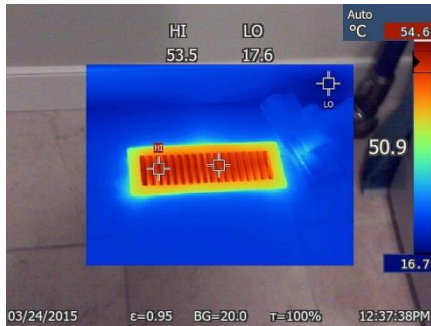
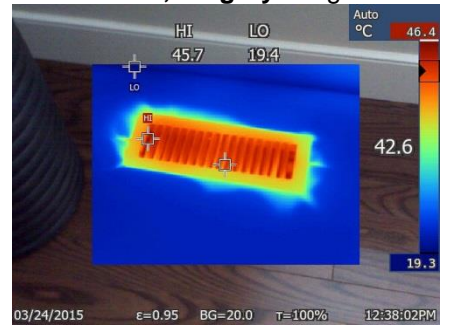
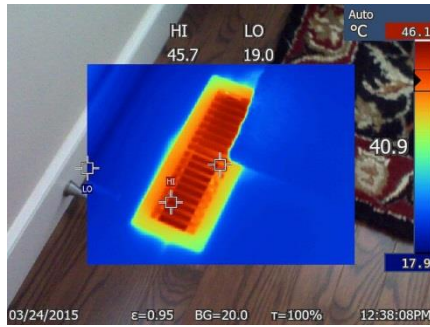
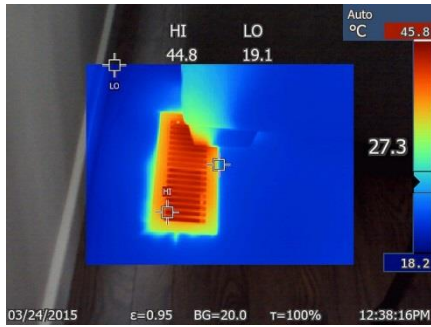
Positive Attributes

Thermal images of the in-floor heating system indicated that the system appeared to be in good order at the time of the inspection.



Thermal images of the heating registers found heat being discharged at these locations:





RECOMMENDATIONS / OBSERVATIONS

Supply Air Ductwork

- **Repair:** Missing registers should be replaced. Registers help disperse the air in the room.



Next to garage man door

Furnace

- **Repair:** A loose relay inside the furnace should be properly secured.



- **Repair:** The furnace cabinet and front panel is damaged in several locations. Although this does not affect the functionality of the furnace, the damage is noticeable.



- **Monitor:** Rust and corrosion was noted in the furnace. This situation should be checked by a heating specialist and repairs made as necessary.



Furnace

- **Repair:** The humidifier has lacked maintenance. Cleaning and repairs should be undertaken. Watch out for humidifier leaks into the furnace where costly (and hidden) damage can occur.



LIMITATIONS OF HEATING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:

- Blown-in Insulation in Main Attic

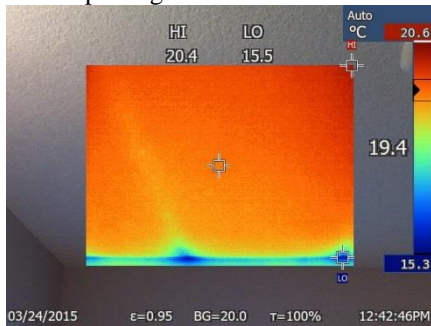
Exterior Wall Insulation:

- Thermal Images did not reveal any missing insulation in the exterior walls

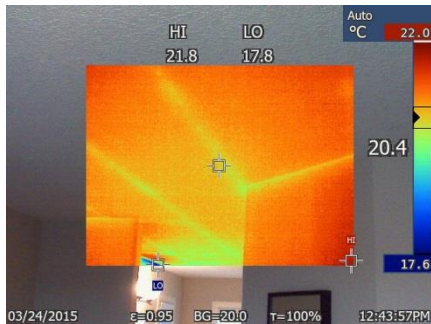
INSULATION / VENTILATION OBSERVATIONS

Positive Attributes

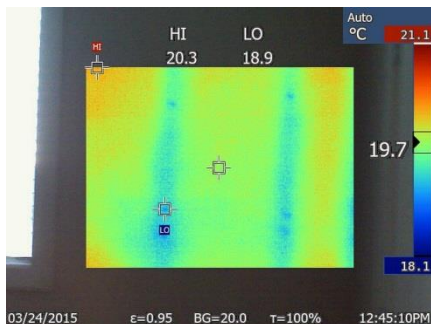
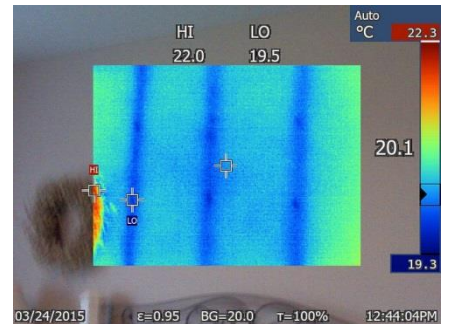
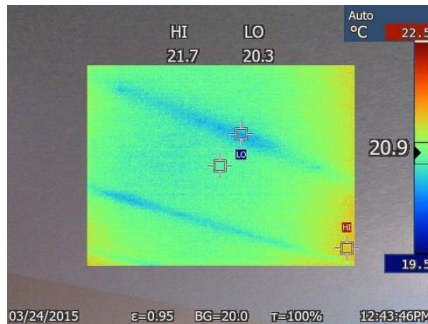
The following are random thermal images of some of the walls and ceilings. These images were captured while the inspector was inspecting the house with the thermal imaging camera.



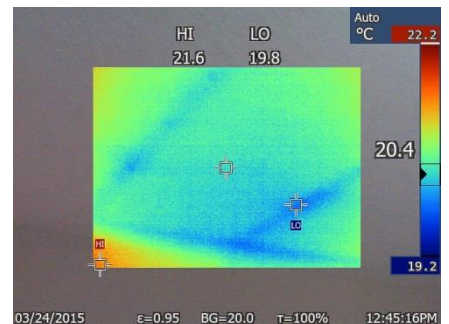
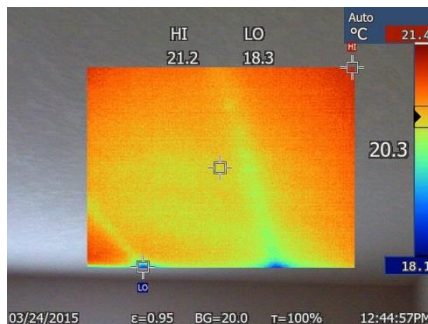
Master bathroom

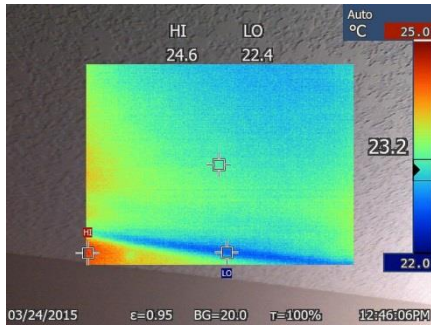


Master bedroom

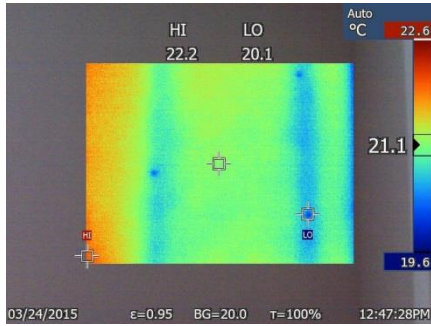
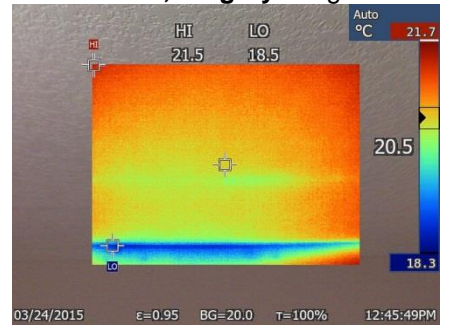
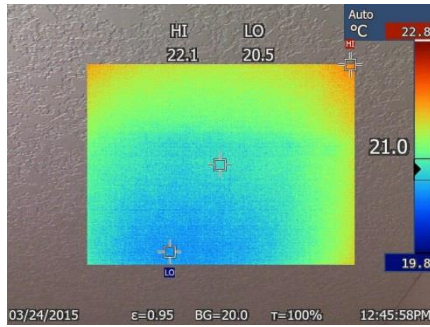


SW bedroom

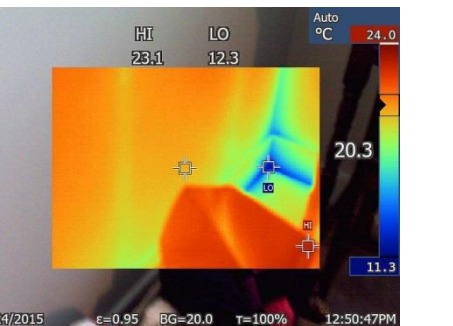
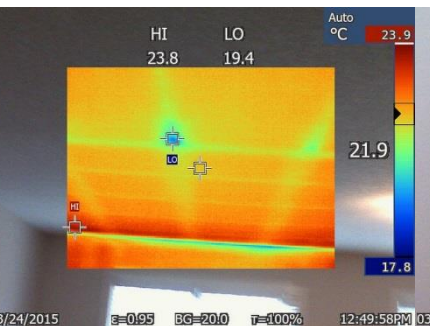
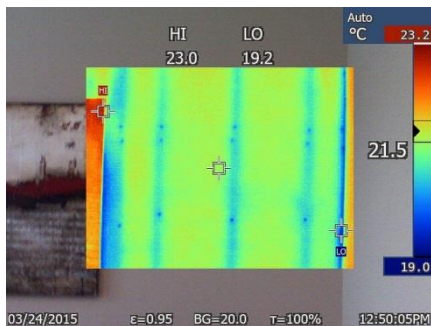
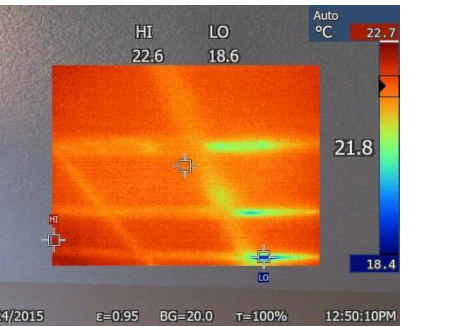
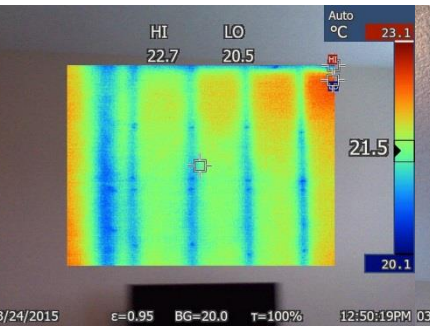
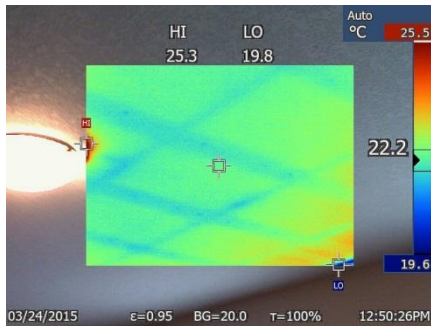
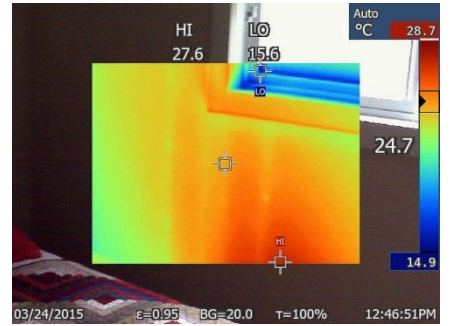
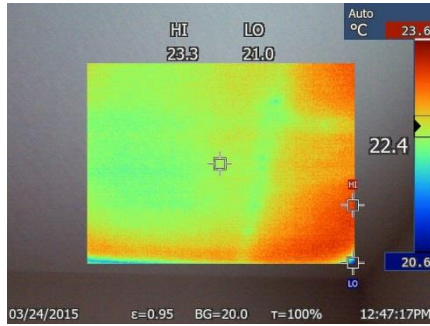




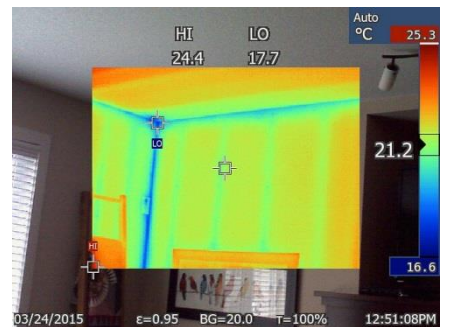
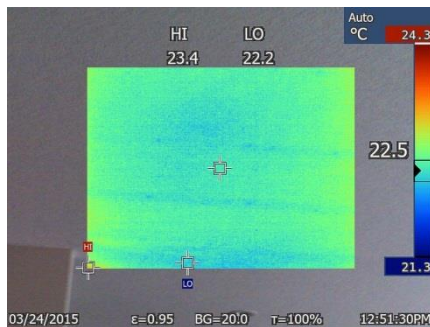
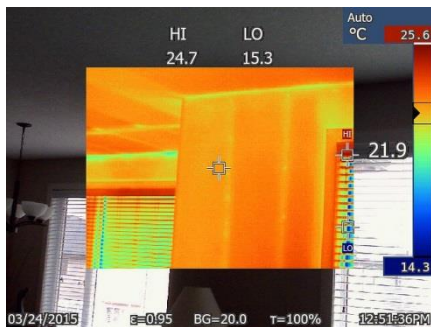
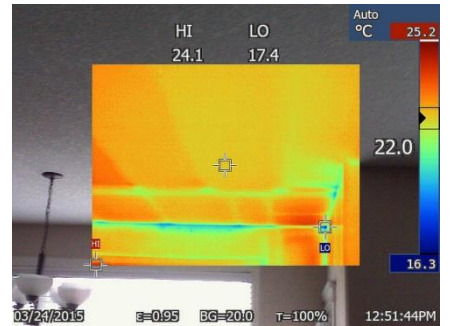
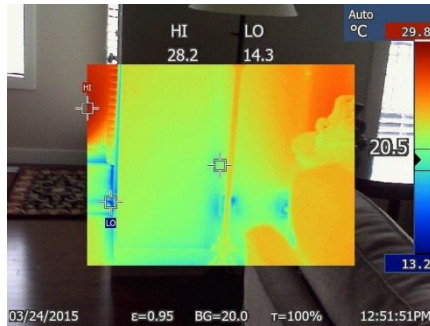
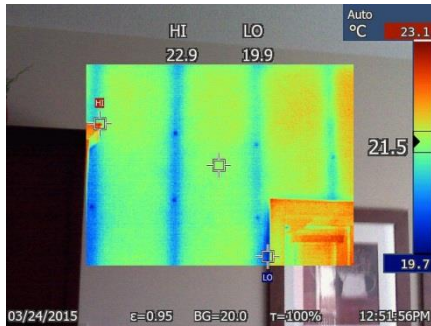
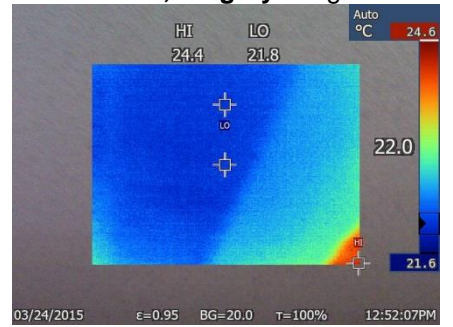
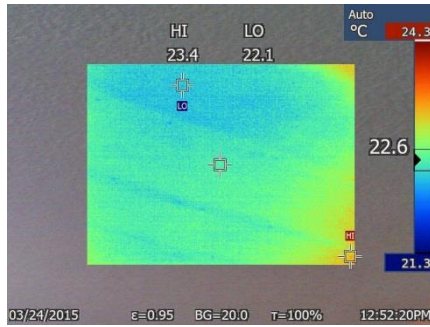
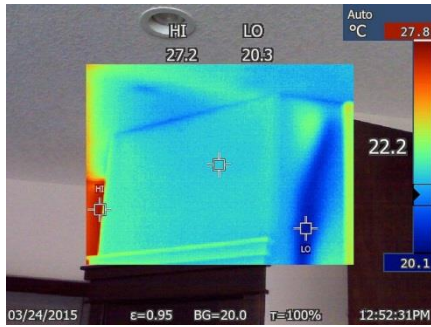
NE bedroom



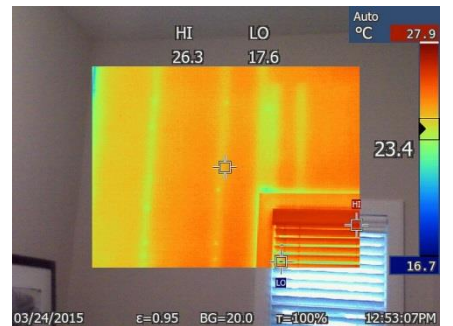
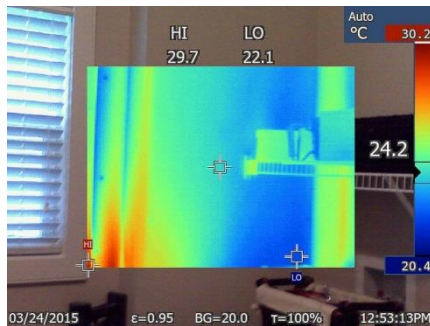
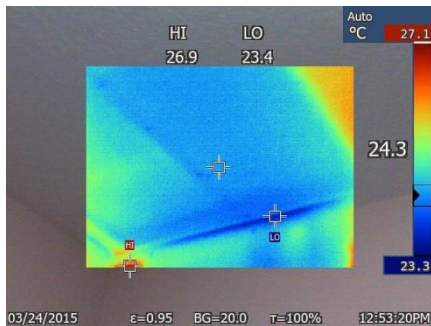
SE bedroom



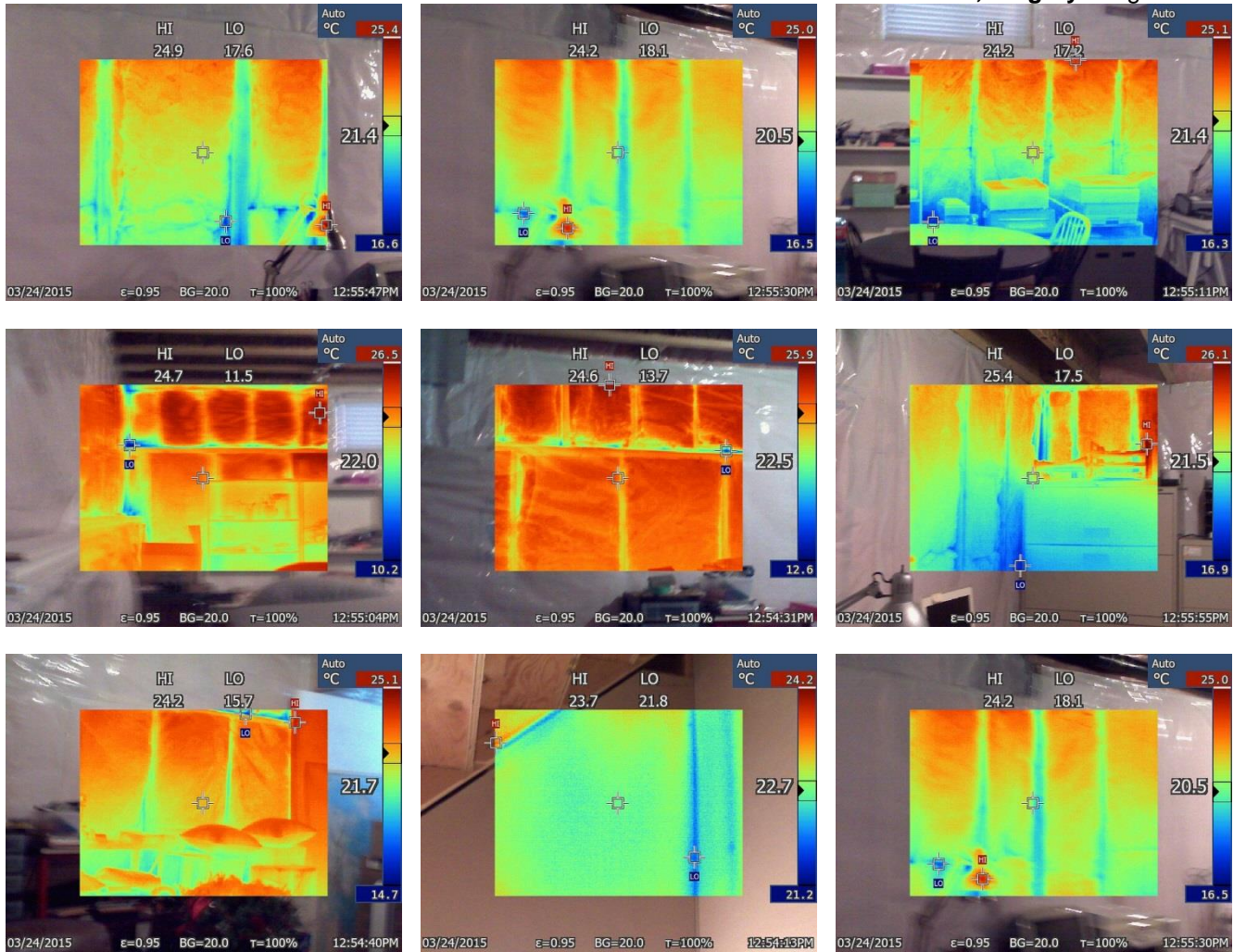
Bonus room



Kitchen and family room



Laundry room



Basement

A visual inspection of the attic found the attic to be typically insulated.

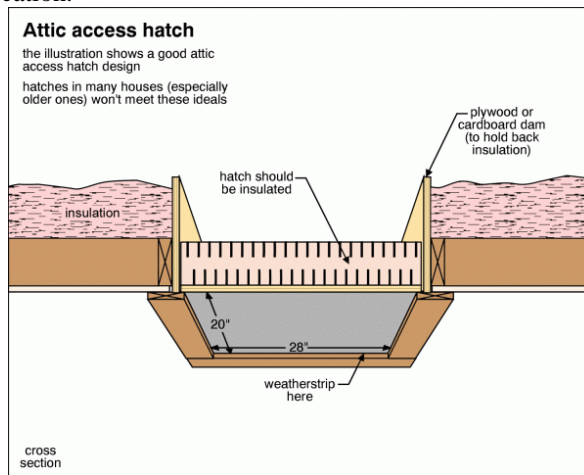




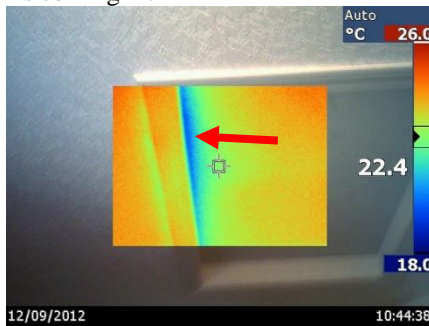
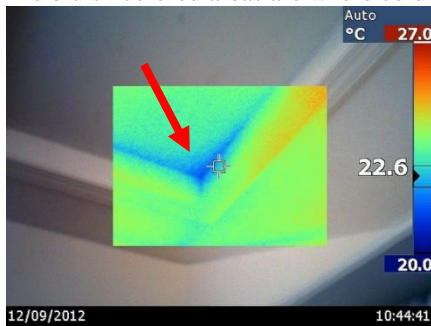
RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Attic / Roof

- **Improve:** The attic access hatch should be better insulated. Foam tape around the edges and insulation on top should reduce heat/cold loss at that location.



The bluish colored areas are where cold air is coming in:



LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Plastic
Main Water Valve Location:	•Furnace Room
Interior Supply Piping:	•Copper •Plastic
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•Plastic
Water Heater:	•Gas

PLUMBING OBSERVATIONS

NOTE: All walls around bathtubs and showers were checked using thermal imaging, moisture meter, and hand pressure against the walls. Readings on the moisture meter may be affected by moisture that may be left behind because the shower or tub was used earlier in the day prior to the inspections. There may be latent defects behind the walls that cannot be detected at the time of the inspection. The inspector took every effort to evaluate the condition of the walls in these areas.

The following photos are of moisture meter tests in these areas at the time of the inspection:

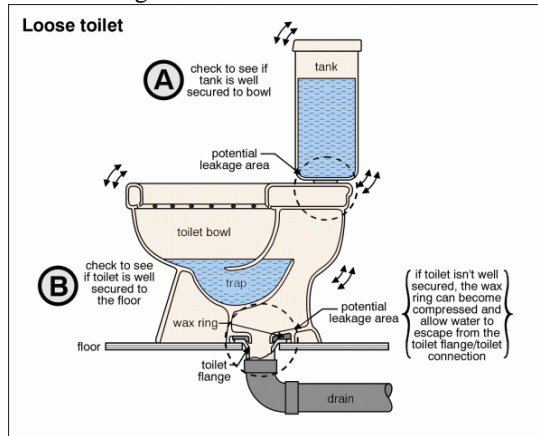




RECOMMENDATIONS / OBSERVATIONS

Fixtures

- **Repair:** Loose toilets should be re-set and tightened.



Example:



Main bathroom



Master bathroom

Fixtures

- **Monitor:** Moisture meter readings were high around the bench in the main bathroom shower stall. This may be due to the density of the material used for the base of the bench. There were no visible signs of excessive moisture or water damage at the time of the inspection. This should be monitored and repaired if necessary.



Fixtures

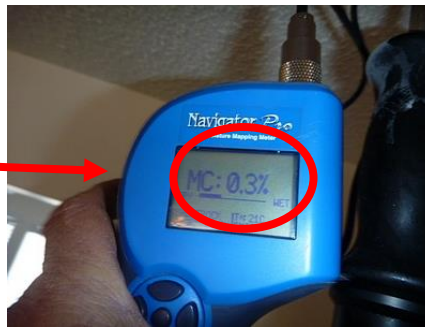
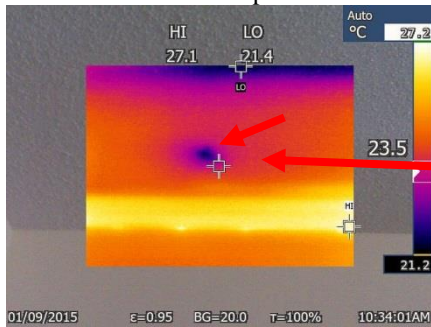
- **Major Concern:** Moisture meter test of the walls around the basement shower found excessive moisture on the back wall towards the front of the stall. The inspector also found that the wall was soft to the touch. Water stains on the back side of the drywall were also noted from the furnace room. There may be hidden damage behind the tiles. This condition should be examined further and repaired.



High moisture readings

Waste / Vent

- **Repair:** Thermal imaging found the results of a waste pipe leak under the main bathroom upstairs. A moisture meter test confirmed the presence of water.



Water Heater

- **Monitor:** A slight amount of rust was noted on the exterior of the holding tank of the hot water heater. The rust may be from condensation on the exterior of the tank. This should be monitored and repaired if necessary.



LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Interior

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials:	•Drywall
Window Type(s) & Glazing:	•Double Pane
Doors:	•Wood

INTERIOR OBSERVATIONS

Comments on Windows

Any cracks around the window frames should be sealed to prevent moisture and condensation from getting into the cracks and to reduce heat/cold loss. During extreme cold, condensation can occur on and around the windows causing cracks to enlarge and water damage to occur. Humidity in the house should be adjusted and monitored to prevent condensation on the windows. A link to CMHC's web site with information on how to control the humidity level is listed below.

RECOMMENDATIONS / OBSERVATIONS

Doors

- **Repair:** Adjustments to the strike plate will help the door close properly.



Rear man door in basement

Windows

- **Repair:** Caulking is needed around some of the windows to seal the cracks between the sill and trim and/or window frame to help prevent moisture from penetrating below the sill.

The following photos are examples:



LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Appliances

DESCRIPTION OF APPLIANCES

Appliances Tested:
Laundry Facility:

- Range •Dishwasher •Refrigerator •Clothes Washer •Clothes Dryer
- 240 Volt Circuit for Dryer •Dryer Vented to Building Exterior •120 Volt Circuit for Washer •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer

Other Components Tested:

- Cook top Exhaust Vent/Fan •Central Vacuum

APPLIANCES OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Cook top Exhaust Vent / Fan

- **Repair:** The cook top exhaust fan does not completely discharge to the building exterior. Air leakage was noted between the cabinet and the top of the microwave and exhaust fan unit. Sealing the duct work to the unit is recommended.



LIMITATIONS OF APPLIANCES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Important Reminders



IMPORTANT REMINDERS:

- Ensure all smoke/fire alarms are installed and are in working order (See Fire Prevention Canada for more information <http://www.fiprecan.ca/index.php?section=2&show=smokeAlarms>)
- What professionals should you call on when buying a house? (See CMHC for more information http://www.cmhc-schl.gc.ca/en/co/buho/hostst/hostst_005.cfm)
- Houses that were built in the 70's or earlier may have asbestos containing material. (See Health Canada for more information <http://www.hc-sc.gc.ca/hl-vs/iyh-vsv/environ/asbestos-amiante-eng.php>)
- Homeowners in rural areas must ensure that their well water is safe to drink, and that their well and septic systems are properly maintained (See CMHC for more information http://www.cmhc-schl.gc.ca/en/co/buho/buho_003.cfm)
- Structural problems: A "qualified" contractor or engineer may be considered (See InterNachi for more information <http://www.nachi.org/contractororengineer2008.htm>)
- Basement development including basement windows: (See City of Calgary, Development and Building Approvals for more information http://www.calgary.ca/docgallery/bu/dba/brochures/basement_development.pdf)
- Residential Permits including Renovations, Developments, Detached Garage, Shed, Decks, etc (See City of Calgary, Residential Permits for more information http://www.calgary.ca/portal/server.pt?space=Opener&control=OpenObject&cached=true&parentname=CommunityPage&parentid=2&in_hi_ClassID=512&in_hi_userid=2&in_hi_ObjectID=229&in_hi_OpenerMode=2&)
- Secondary Suites (For more information see http://www.calgary.ca/portal/server.pt/gateway/PTARGS_0_0_780_229_0_43/http%3B/content.calgary.ca/CCA/City+Business/Planning+and+Building/Permits/Building+Permits/I+Want+to+Build/Basement+Suite/Secondary+Suite.s.htm)
- Alberta ONE Call for line locations – Seller may have a copy you can review (See Alberta-1-Call for more information http://www.alberta1call.com/contact_us/)
- EcoENERGY Retrofit Homes (See Government of Canada <http://ecoaction.gc.ca/ecoenergy-ecoenergie/retrofithomes-renovationmaisons-eng.cfm>)
- Home Renovation Tax Credit (HRTC) Effective 2009 – 2010 [(\$10,000 - \$1000) x 15%]. (<http://www.cra-arc.gc.ca/tx/ndvdl/sgmnts/hmwnr/hrtc/menu-eng.html>)
- Alberta Government, Climate Change Central furnace rebate (For more information see http://www.climatechangecentral.com/my-rebates/furnace_boiler)
- Attached Garages, Alberta Building Code Requirements (For more information see [http://www.municipalaffairs.alberta.ca/documents/ss/QuickReferenceGuide-SingleFamilyDwellings\(Final\).pdf](http://www.municipalaffairs.alberta.ca/documents/ss/QuickReferenceGuide-SingleFamilyDwellings(Final).pdf))

CONTROLLING HUMIDITY IN YOUR HOME

The following brochures related to moisture in the home can be accessed at no charge from the CMHC's library website. It is recommended that this information be reviewed and followed where applicable: <https://www03.cmhc-schl.gc.ca/catalog/home.cfm?csid=1&lang=en&fr=1262992781836> (CMHC: Library of publications)

- 62037 [Importance of Bathroom and Kitchen Fans](#)
Choose the proper kitchen and bathroom fans to improve indoor air quality.
- 62027 [Measuring Humidity in Your Home](#)
Diagnosing and measuring humidity problems in your home.
- 66348 [About Your House: How to Get the Ventilation That You Need in Your House](#)
Advice for improving indoor ventilation in different types of houses, including older homes with no ducts or fans.
- 62045 [Choosing a Dehumidifier](#)
Choose the right dehumidifier to regulate the humidity in your home.

AccuHome Inspections

135 Riverbrook Way SE Calgary, Alberta T2C 3R4 Tel: 403-313-9506 Fax: 403-313-9507 Cell: 403-978-9506
accuhome@shaw.ca www.accuhome@shaw.ca

Maintenance Advice

UPON TAKING OWNERSHIP

After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

- Change the locks on all exterior entrances, for improved security.
- Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- Install rain caps and vermin screens on all chimney flues, as necessary.
- Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.

REGULAR MAINTENANCE

EVERY MONTH

- Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- Examine heating/cooling air filters and replace or clean as necessary.
- Inspect and clean humidifiers and electronic air cleaners.
- If the house has hot water heating, bleed radiator valves.
- Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- Repair or replace leaking faucets or shower heads.
- Secure loose toilets, or repair flush mechanisms that become troublesome.

SPRING AND FALL

- Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- Survey the basement and/or crawl space walls for evidence of moisture seepage.
- Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.

- Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair window sills and frames as necessary.
- Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- Replace or clean exhaust hood filters.
- Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

ANNUALLY

- Replace smoke detector batteries.
- Have the heating, cooling and water heater systems cleaned and serviced.
- Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.

PREVENTION IS THE BEST APPROACH

Although we've heard it many times, nothing could be truer than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home. Enjoy your home!