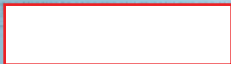




YOUR INSPECTION REPORT

The best home inspection experience available.

PREPARED BY:



FOR THE PROPERTY AT:

Downtown
Calgary, AB

PREPARED FOR:

F5 L5

INSPECTION DATE:

Saturday, June 21, 2014

LT Home Inspections Ltd.



403-988-3120

www.lhomeinspections.ca
lhomeinspections@hotmail.com

February 8, 2015

Dear F5 L5,

RE: Report No. 1008, v.0
Downtown
Calgary, AB

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,


on behalf of
LT Home Inspections Ltd.

LT Home Inspections Ltd.

403-988-3120
www.lthomeinspections.ca
lthomeinspections@hotmail.com

SUMMARY

Downtown, Calgary, AB June 21, 2014

Report No. 1008, v.0

www.lhomeinspections.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

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

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Roofing

SLOPED ROOFING \ Asphalt shingles

Condition: • [Cracked](#)

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

Location: Front

Task: Monitor

Time: Ongoing

Condition: • [Missing, loose or torn](#)

a section of roof cover torn by tree branches, cutting back the tree branches to avoid further damages.

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

Location: Left Side

Task: Correct

Time: Less than 1 year

Exterior

ROOF DRAINAGE \ Gutters

Condition: • [Loose or damaged](#)

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

Location: Left Side

Task: Repair or replace

Time: Less than 1 year

ROOF DRAINAGE \ Downspouts

Condition: • [Leak](#)

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

Location: Right Side

Task: Repair or replace

Time: Less than 1 year

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Columns

Condition: • [Wood/soil contact](#)

Implication(s): Weakened structure | Chance of movement | Rot | Insect damage

Location: Rear

Task: Improve

Time: Less than 2 years

GARAGE \ Man-door into garage

Condition: • self-closer mechanism damaged, causing door not self-closing

SUMMARY

Downtown, Calgary, AB June 21, 2014

Report No. 1008, v.0

www.lhomeinspections.ca

SUMMARY

ROOFING

EXTERIOR

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INTERIOR

Location: Garage

Task: Repair or replace

Time: Immediate

Structure

FOUNDATIONS \ Foundation

Condition: • [Large trees close to building](#)

Implication(s): Weakened structure | Chance of structural movement

Location: Front Exterior

Task: Monitor

Time: Ongoing

Electrical

DISTRIBUTION SYSTEM \ Lights

Condition: • ceiling light mounted too low, obstructing traffic may causing safety concerns

Location: First Floor Hall

Task: correcting

Time: immediate

Heating

GAS FURNACE \ Humidifier

Condition: • in-operative; duct disconnected.

Location: Basement

Task: Provide

Time: Less than 1 year

Plumbing

WATER HEATER \ Life expectancy

Condition: • [Near end of life expectancy](#)

Implication(s): No hot water

Location: basement

Task: Replace

Time: Less than 5 years

SUMMARY

Downtown, Calgary, AB June 21, 2014

Report No. 1008, v.0

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SUMMARY

ROOFING

EXTERIOR

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PLUMBING

INTERIOR

Interior

WINDOWS \ Means of egress/escape

Condition: • Burglar Bars not operable without tools.

Location: Basement

Task: Repair or replace

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](#)

Description

Sloped roofing material: • [Asphalt shingles](#)

Probability of leakage: • Low

Limitations

Inspection performed:

- By walking on roof for inspecting garage roof
- With binoculars
- From roof edge

Recommendations

SLOPED ROOFING \ Asphalt shingles

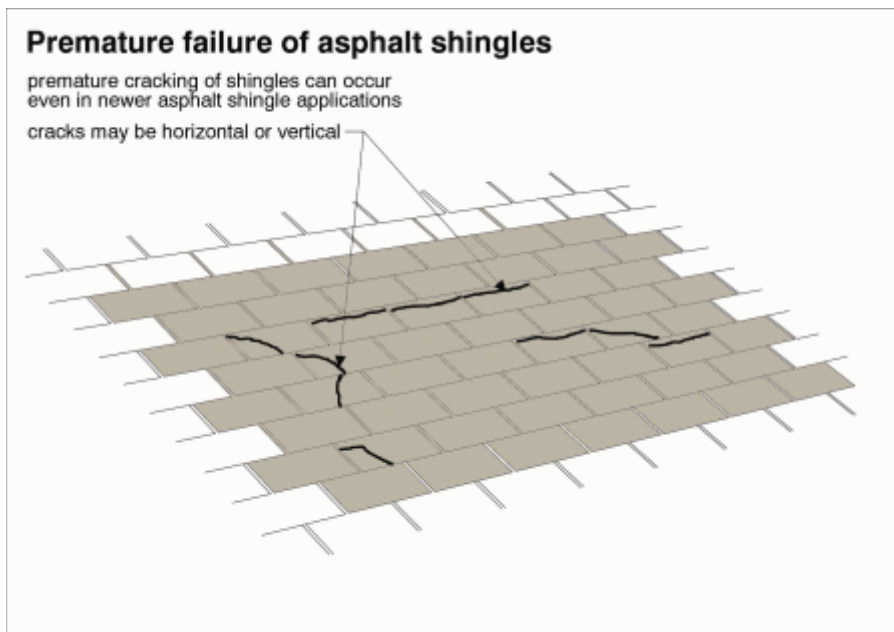
1. Condition: • [Cracked](#)

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

Location: Front

Task: Monitor

Time: Ongoing



[Click on image to enlarge.](#)

ROOFING

Downtown, Calgary, AB June 21, 2014

Report No. 1008, v.0

www.lhomeinspections.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



1. Cracked

2. Condition: • [Missing, loose or torn](#)

a section of roof cover torn by tree branches, cutting back the tree branches to avoid further damages.

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

Location: Left Side

Task: Correct

Time: Less than 1 year



2. Missing, loose or torn

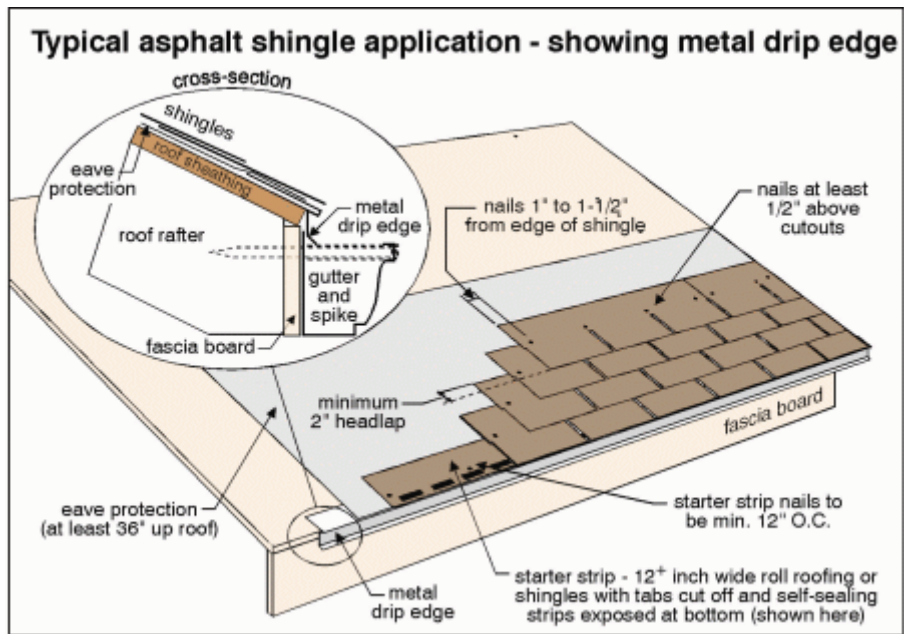
3. Condition: • [Exposed fasteners](#)

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

Location: Various

Task: Provide

Time: Less than 1 year



Click on image to enlarge.



3. Exposed fasteners

Description

Gutter & downspout material: • [Aluminum](#)

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

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

Downspout discharge: • [Above grade](#)

Lot slope:

• [Away from building](#)

in general

• [Flat](#)

localized in a two areas at backyard

Wall surfaces - wood: • [Boards](#)

Wall surfaces - masonry: • [Brick](#)

Wall surfaces: • wood boards

Soffit and fascia: • [Wood](#)

Retaining wall: • [Masonry](#)

Driveway: • Concrete

Walkway: • Concrete

Deck: • Raised • Wood

Porch: • Concrete

Exterior steps: • Concrete

Fence: • Wood

Limitations

Inspection limited/prevented by: • Car/storage in garage • Poor access under steps, deck, porch • Vines/shrubs/trees against wall

Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

Recommendations

ROOF DRAINAGE \ Gutters

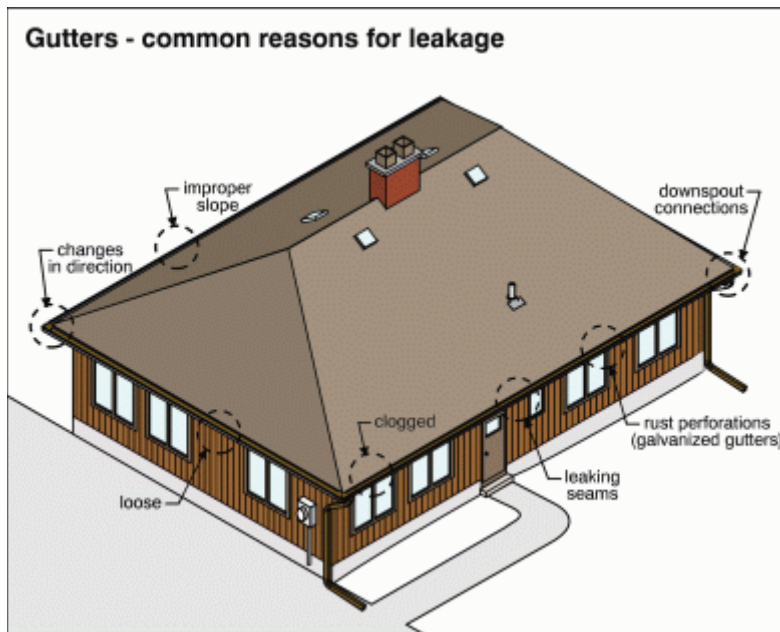
4. Condition: • [Loose or damaged](#)

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

Location: Left Side

Task: Repair or replace

Time: Less than 1 year



Click on image to enlarge.



4. Loose or damaged

ROOF DRAINAGE \ Downspouts

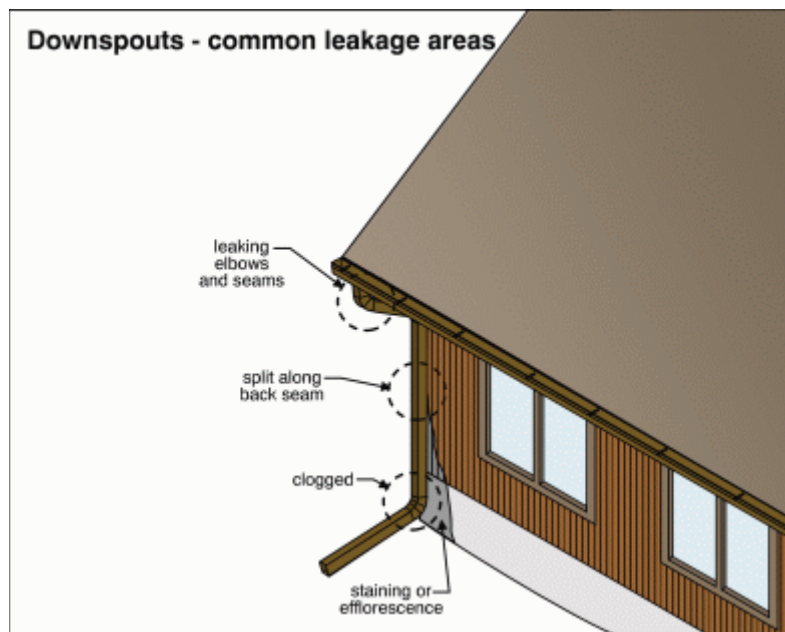
5. Condition: • [Leak](#)

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

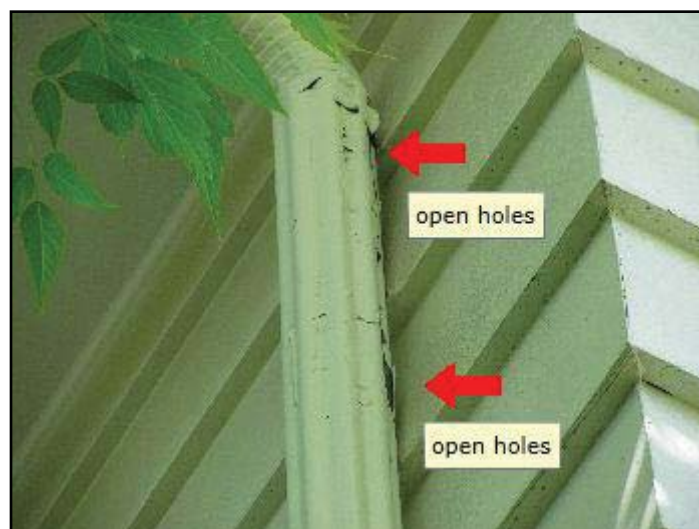
Location: Right Side

Task: Repair or replace

Time: Less than 1 year



Click on image to enlarge.



5. leak

WALLS \ Wood siding

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

Implication(s): Shortened life expectancy of material

Location: Various sections of Exterior Wall

Task: repair

Time: regularly

EXTERIOR GLASS \ Window well drains

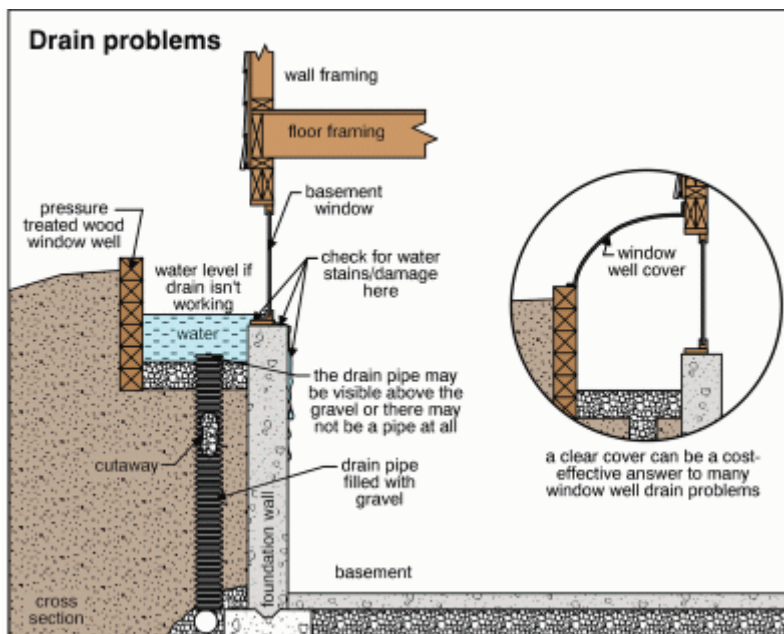
7. Condition: • [Missing](#)

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

Location: Rear Basement

Task: Improve

Time: Less than 3 years



Click on image to enlarge.

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Columns

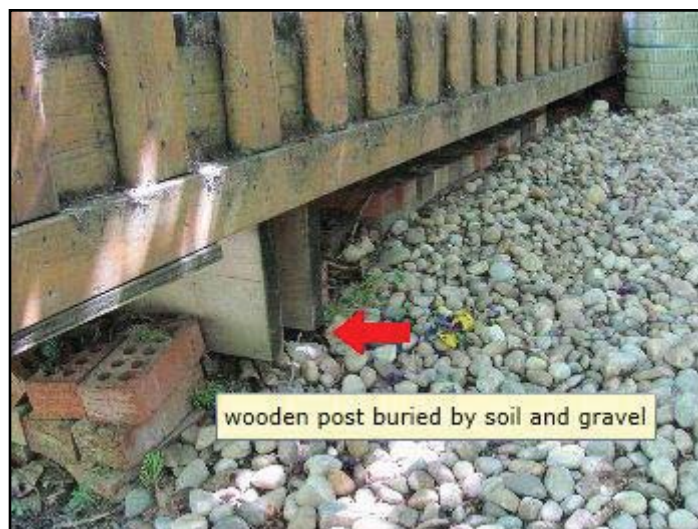
8. Condition: • [Wood/soil contact](#)

Implication(s): Weakened structure | Chance of movement | Rot | Insect damage

Location: Rear

Task: Improve

Time: Less than 2 years



6. Wood/soil contact

LANDSCAPING \ Walkway

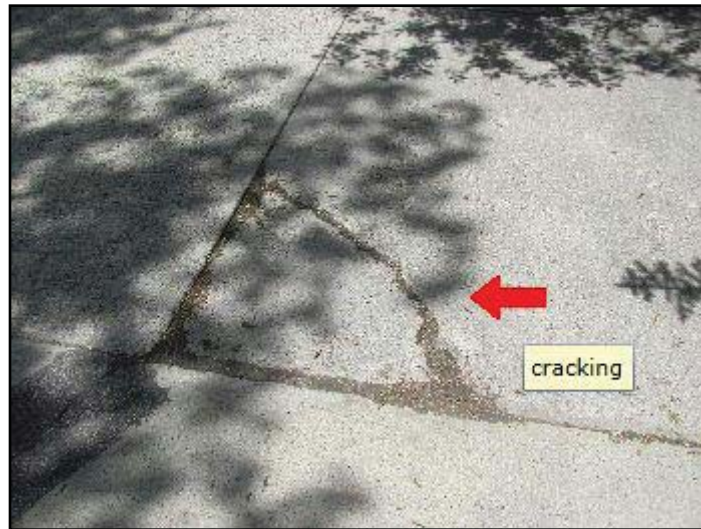
9. Condition: • [Cracked or damaged surfaces](#)

Implication(s): Trip or fall hazard

Location: Front Exterior

Task: Monitor

Time: Less than 3 years



7. Cracked or damaged surfaces

GARAGE \ Man-door into garage

10. Condition: • self-closer mechanism damaged, causing door not self-closing

Location: Garage

Task: Repair or replace

Time: Immediate



8. self-closer damaged

Description

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#) • Steel columns • Built-up wood beams • Subfloor - plank

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

Roof and ceiling framing: • [Rafters/roof joists](#) • [Plank sheathing](#)

Limitations

Inspection limited/prevented by: • Wall, floor and ceiling coverings • Storage • Insulation

Attic/roof space: • Entered but access was limited

Percent of foundation not visible: • 90 %

Not included as part of a building inspection: • visible asbestos evaluation

Not included as part of a building inspection: • Visible mold evaluation is not included in the building inspection report

Recommendations

FOUNDATIONS \ Foundation

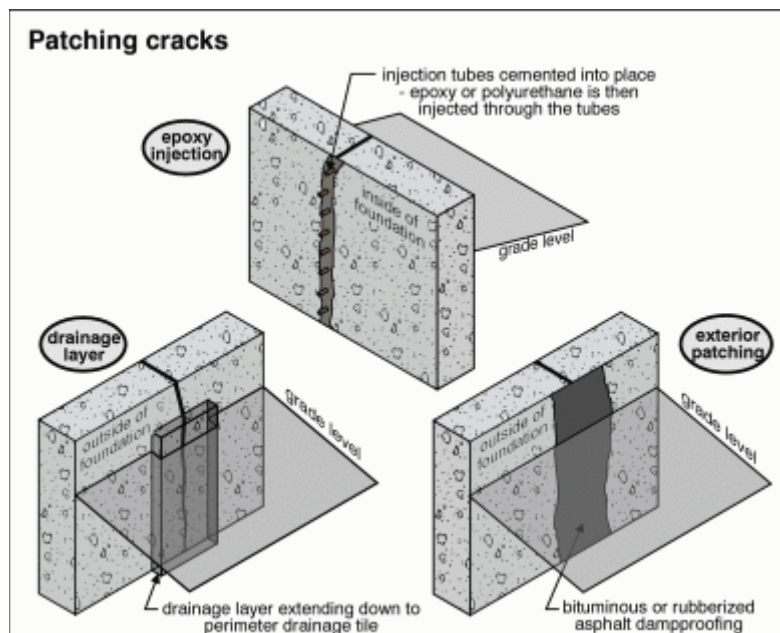
11. Condition: • Typical minor cracks

Implication(s): Chance of water entering building

Location: Front Left Side

Task: Monitor; Patching as needed.

Time: Ongoing



Click on image to enlarge.

Crack repair - epoxy and polyurethane injection

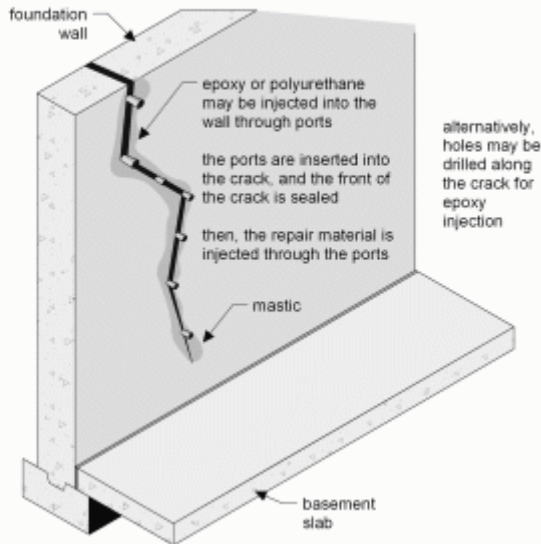
polyurethane is flexible and is not a structural repair, however, it can prevent leakage

it starts out with low viscosity, then expands within the crack

do-it-yourself crack repair kits usually feature polyurethane foam

epoxy is as strong as concrete and forms a structural seal

however, it hardens slowly, and if there is space at the back of the crack, it may leak out



[Click on image to enlarge.](#)

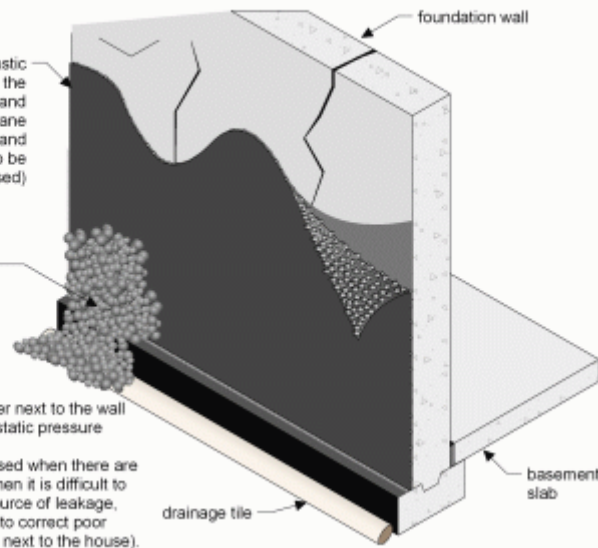
Crack repair - drainage layer

dimpled plastic membrane protects the wall from moisture and provides drainage plane (other membranes and methods may also be used)

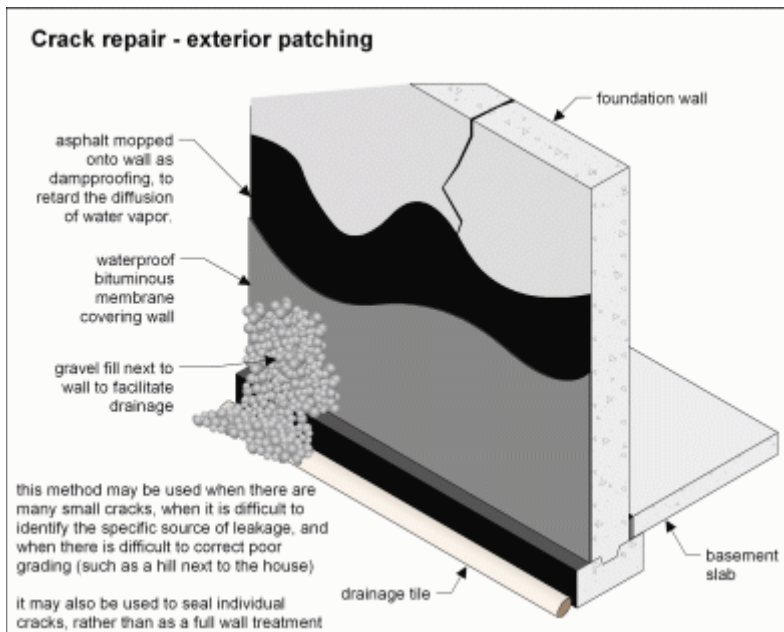
gravel fill next to wall to facilitate drainage

adding a drainage layer next to the wall helps to relieve hydrostatic pressure

this method may be used when there are many small cracks, when it is difficult to identify the specific source of leakage, and when it is difficult to correct poor grading (such as a hill next to the house).



[Click on image to enlarge.](#)



Click on image to enlarge.



9. Typical minor cracks

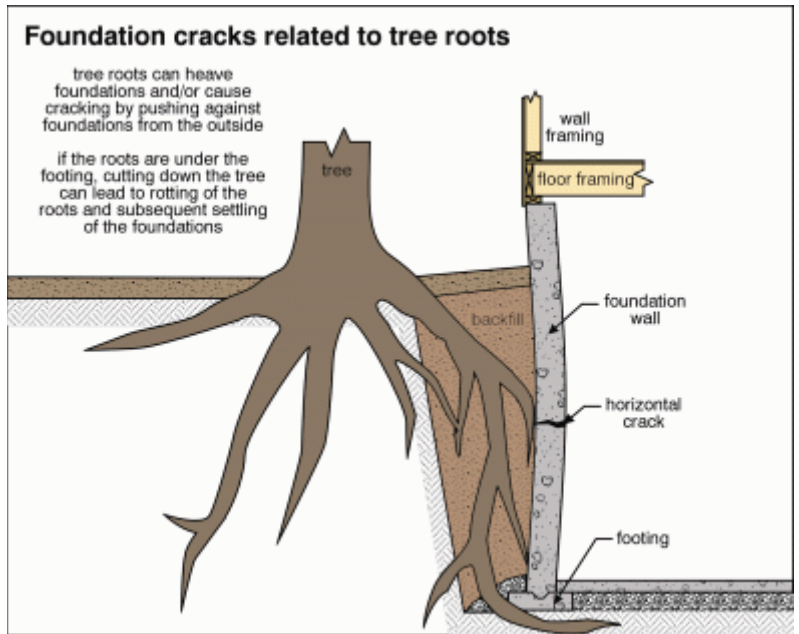
12. Condition: • [Large trees close to building](#)

Implication(s): Weakened structure | Chance of structural movement

Location: Front Exterior

Task: Monitor

Time: Ongoing



[Click on image to enlarge.](#)



10. trees close to building

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](#)

Number of circuits installed: • 30

System grounding material and type: • [Not visible](#)

Distribution panel rating: • [100 Amps](#)

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

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

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

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

Smoke detectors: • [Present](#)

Carbon monoxide (CO) detectors: • Present

Limitations

Inspection limited/prevented by: • Restricted access • Storage

System ground: • Not accessible • Continuity not verified • Quality of ground not determined

Circuit labels: • The accuracy of the circuit index (labels) was not verified.

Recommendations

DISTRIBUTION SYSTEM \ Lights

13. Condition: • ceiling light mounted too low, obstructing traffic may causing safety concerns

Location: First Floor Hall

Task: correcting

Time: immediate



11. *too low*

Description

Fuel/energy source: • [Gas](#)

System type: • [Furnace](#) • [Fireplace](#)

Furnace manufacturer: • Lennox

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

Approximate capacity: • 120,000 BTU/hr

Efficiency: • [Mid-efficiency](#)

Exhaust venting method: • [Natural draft](#)

Approximate age: • [10 years](#)

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

Main fuel shut off at: • Basement

Failure probability: • [Low](#)

Supply temperature: • 130°

Return temperature: • 60°

Temperature difference: • 70°

Exhaust pipe (vent connector): • Galvanized steel

Fireplace: • [Gas fireplace](#)

Chimney/vent: • [Masonry](#)

Chimney liner: • [Not visible](#)

Combustion air source:

• Interior of building

for furnace

• Outside

for fireplace

Humidifiers: • [Trickle/cascade type](#)

Limitations

Inspection prevented/limited by: • Chimney interiors and flues are not inspected • Top of chimney too high to see well • Restricted access

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

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

Data plate on equipment:

• Not legible

for Fireplace

Heat exchanger: • Only a small portion visible

Recommendations

GAS FURNACE \ Life expectancy

14. Condition: • [Near end of life expectancy](#)

Implication(s): Equipment failure | No heat for building

GAS FURNACE \ Venting system

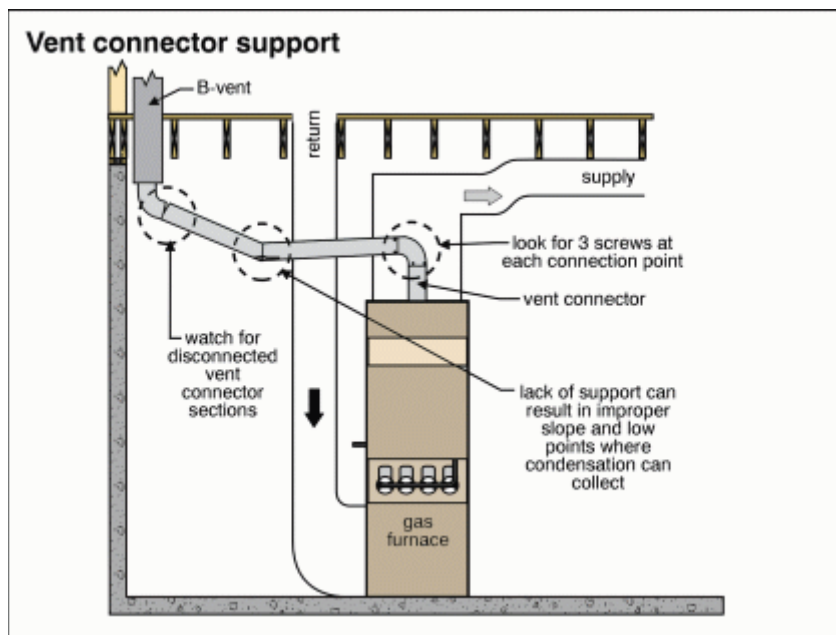
15. Condition: • [Poor support](#)

Implication(s): Equipment not operating properly | Hazardous combustion products entering home

Location: Basement

Task: Provide

Time: Less than 1 year



Click on image to enlarge.



12. Poor support

GAS FURNACE \ Mechanical air filter

16. Condition: • [Dirty](#)

Implication(s): Increased heating costs | Reduced comfort

Location: Basement

Task: Replace

Time: Immediate

GAS FURNACE \ Humidifier

17. Condition: • in-operative; duct disconnected.

Location: Basement

Task: Provide

Time: Less than 1 year



13.

COOLING & HEAT PUMP

Downtown, Calgary, AB June 21, 2014

Report No. 1008, v.0

www.lthomeinspections.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

Description

Air conditioning type: • None present

Description

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

Attic/roof insulation amount/value:

• [R-20](#)

on average

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

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

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

Wall insulation amount/value: • Not determined

Wall air/vapor barrier: • Plastic

Foundation wall insulation material: • Not determined

Foundation wall insulation amount/value: • Not determined

Foundation wall air/vapor barrier: • Plastic

Limitations

Inspection prevented by no access to: • majority of wall spaces • majority of floor spaces

Attic inspection performed: • By entering attic, but access was limited

Roof space inspection performed: • From access hatch

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

Mechanical ventilation effectiveness: • Not verified

Recommendations

ATTIC/ROOF \ Insulation

18. Condition: • [Gaps or voids](#)

Implication(s): Increased heating and cooling costs | Reduced comfort

Location: Various locations in Attic

Task: Provide Improve

Time: Less than 1 year

ATTIC/ROOF \ Hatch

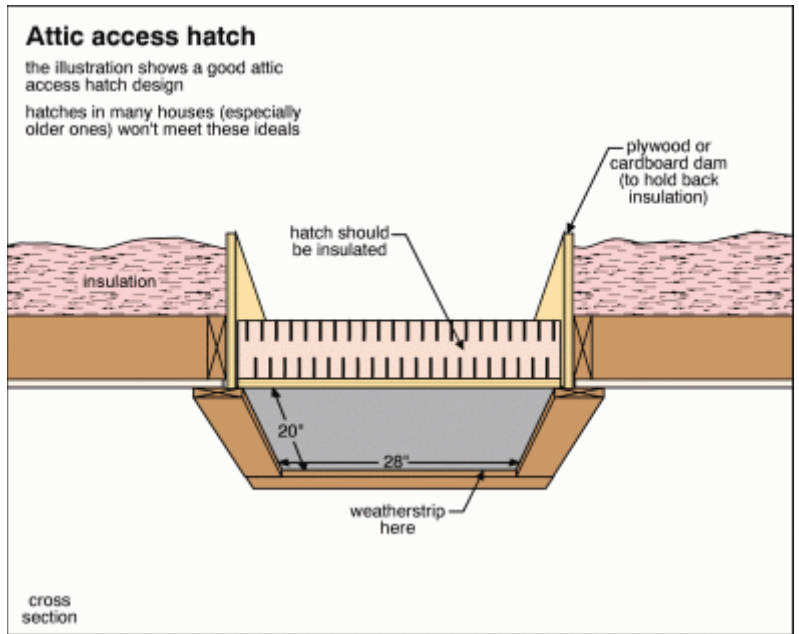
19. Condition: • [Not insulated](#)

Implication(s): Increased heating and cooling costs | Reduced comfort

Location: Attic

Task: Provide

Time: Less than 2 years



Click on image to enlarge.

Description

Water supply source: • Public

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

Supply piping in building: • PEX

Main water shut off valve at the: • Basement

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

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

Water heater type: • [Conventional](#)

Water heater exhaust venting method: • Natural draft

Water heater manufacturer: • Kenmore



14.

Tank capacity: • 50 gallons

Water heater approximate age: • 11 years

Typical life expectancy: • 8 to 12 years

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

Waste disposal system: • [Public](#)

Waste piping in building:

• [ABS plastic](#)

for waste, vents, and majority of drains.

• [Copper](#)

for a small section of drains.

Floor drain location: • Near water heater

Gas piping: • Steel

Main fuel shut off valve at the: • Exterior

Limitations

Fixtures not tested/not in service: • Whirlpool bath

Items excluded from a building inspection: • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • The performance of floor drains or clothes washing machine drains

Recommendations

WATER HEATER \ Life expectancy

20. Condition: • [Near end of life expectancy](#)

Implication(s): No hot water

Location: basement

Task: Replace

Time: Less than 5 years

GAS SUPPLY \ Gas piping

21. Condition: • [Rust](#)

minor

Implication(s): Fire or explosion

Location: Basement

Task: Monitor

Time: Ongoing

Description

Major floor finishes: • [Carpet](#) • [Hardwood](#) • Vinyl

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

Major ceiling finishes: • [Plaster/drywall](#) • [Suspended tile](#)

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

Windows: • [Fixed](#) • [Single/double hung](#) • [Sliders](#) • [Casement](#)

Glazing: • [Double](#)

Exterior doors - type/material: • [French](#) • Metal-clad • Garage door - metal

Oven type: • Conventional

Oven fuel: • Electricity

Range fuel: • Electricity

Appliances: • Refrigerator • Range hood • Dishwasher • Microwave oven • Central vacuum • Door bell

Laundry facilities: • Washer • Laundry tub • Dryer

Kitchen ventilation:

• Range hood



15. Range hood

Bathroom ventilation: • Exhaust fan

Laundry room ventilation: • Exhaust fan

Limitations

Restricted access to: • Furnace room • Cupboards and cabinets

Not tested/not in service: • Carbon Monoxide detectors not tested.

Not included as part of a building inspection: • Security systems and intercoms • Central vacuum systems • Cosmetic issues • Appliances • Perimeter drainage tile around foundation, if any

Cosmetics: • No comment offered on cosmetic finishes

Appliances: • Appliances are not inspected as part of a building inspection

Percent of foundation not visible: • 95 %

Recommendations

WINDOWS \ Means of egress/escape

22. Condition: • Burglar Bars not operable without tools.

Location: Basement

Task: Repair or replace

Time: Immediate



16. Burglar bars not operable without tools

END OF REPORT