



All Build Home Inspections

Property Inspection Report

54 Main Street , Cochrane, AB, T4A 1G3

Inspection prepared for: Test Inspection

Real Estate Agent: Brodie Cullen -

Date of Inspection: 6/4/2025 Time: 9:00am

Age of Home: 16 Size: 1700

Weather: sunny

Order ID: 3162

Inspector: Brodie Cullen

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www.Allbuildhomeinspections.ca



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Report Summary

Lots and Grounds		
Page 6 Item: 4	Deck	4.1. Deck guardrail assemblies were loose and should be repaired by a qualified contractor.
Heating System		
Page 21 Item: 9	Humidifier	9.1. Heavy calcium buildup observed on filter. These filters should be changed every six months for proper operation. This filter needs to be changed or could lead to unwanted backups.
Bathroom		
Page 28 Item: 9	Mirrors	9.1. The mirror is chipped. The sharp edges could be potential laceration hazard to anyone who touches it. Recommended replacing the mirror.
Page 29 Item: 14	Tub / Surround	14.1. IMPROVE: Suggest all tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. All missing/damaged grouting should be replaced. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the interior walls and surrounding sub-flooring. This damage is not always visible or accessible to the inspector at the time of inspection.
Page 30 Item: 15	Shower / Surround	15.1. NOTED: A leak was noted where shower surrounds meets the wall. This requires further evaluation and repair (likely just new caulking) by a suitable professional.
Page 30 Item: 16	Exhaust Fan	16.1. The bath fan did not operate when tested. Recommend further review and evaluation by qualified HVAC tech.
Laundry Room/Area		
Page 36 Item: 6	Doors	6.1. Door was binding on the jamb and would not close. Requires trimming or adjustment. The Inspector recommends correction by a qualified contractor.

Introduction

Please READ!

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process. Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation, access and or personal possessions.

This report will focus on safety and function, not current code. Please refer to InterNACHI Standards of Practice for a complete understanding what is included in a Home Inspection

This report identifies specific non- code, non-cosmetic concerns that the inspector feels may need further investigation or repair. For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide. An Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling.

Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

An inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions. An inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a residential property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system, or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

Understanding the Report

USE OF PHOTOS AND VIDEO:

Your report includes many photographs which help to clarify where the inspector went, what was looked at, and the condition of a system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you see areas or items that you normally would not see. A pictured issue does not necessarily mean that the issue was limited to that area only, but may be a representation of a condition that is in multiple places. Not all areas of deficiencies or conditions will be supported with photos. To view videos in the report the PDF needs to be downloaded and viewed with a full PDF reader such as Adobe.

SCOPE OF THE INSPECTION: The home inspection is conducting following the InterNACHI Standards of Practice which define the scope of the home inspection and what is required to be inspected. All items in the standards are inspected but may be reported in a section of the report under a different heading. It is recommended that you read the following link to fully understand the scope of the home inspection.

[InterNACHI Standards of Practice Link](#)

TEXT COLOR SIGNIFICANCE:

BLACK text indicates general information and descriptions of the systems and components installed at the property.

BLUE text indicates observations and information regarding the condition of the systems and components of the home. These include: comments of deficiencies which are less significant but should be addressed, comments which further expand on a significant deficiency, and comments of recommendation, routine maintenance, tips, and other relevant resource information. Limitations that may have restricted the inspection associated with an area will be listed here.

RED text indicates comments of significantly deficient components and/or conditions which need attention, repair, or replacement. These comments are also duplicated in the Report Summary page(s).

GREEN text provides a link to additional information regarding a variety of different subjects important to your home and will also provide additional understanding of topics discussed in the report.

Text with **YELLOW** highlights allows you to place your cursor over the word for definitions or additional information regarding the term in the report.

COMMENT HEADINGS DEFINED:

"SAFETY CONCERN": A condition, system or component that is considered harmful or dangerous due its presence or absence. These items may have complied with standards at the time of construction, but do not comply with the most currently accepted safety standards.

"MAINTENANCE": Denotes recommendations for the proper operation and routine maintenance of the home.

"IMPROVE": Denotes improvements which are recommended but not required. These may be items identified to be upgraded to meet modern construction and/or safety standards.

"FYI": For Your Information: Denotes additional general information and/or explanation of conditions, safety information, cosmetic issues, and useful tips or suggestions for home ownership.

"LOCATION:" All reported locations are areas where the issue is mainly present but not limited to that area. All necessary corrections should be made where the condition exists.

For the purpose of this report, all directional references to the house will be made in the orientation as if one is facing the front of the house.

Lots and Grounds

Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. More damage has probably resulted from moisture and expansive soils than from most natural disasters.

Also, there should be gutters and downspouts with splash blocks that discharge away from the building. We have discovered evidence of moisture intrusion inside structures when it was raining that would not have been apparent otherwise. In addition, we recommend that downspouts do not terminate over paved areas such as walks or driveways, as they can contribute to icy slip and fall hazards in winter.

Vegetation too close to the home can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the home.

Recommend maintain landscaping, Vegetation (Flowers, Grass, Shrubs) around the home can be helpful in absorbing some moisture at foundation, Gravel, stone, and decorative wood chip, generally does not allow water to shed from grade, moisture filters through hence use of washed rock in window wells, though it can not be regarded as incorrect, it is important to monitor changes in grading

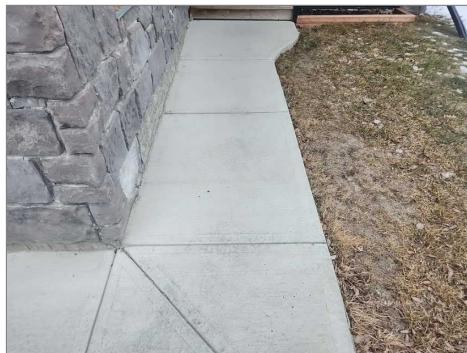
1. Driveway

Materials: Concrete



2. Walkway

Materials: Concrete



3. Steps

Steps Materials: Treated wood

Railing Materials: Wood railing



4. Deck

Deck Materials: Treated wood

Railing Materials: Wood railing

Observations:

4.1. Deck guardrail assemblies were loose and should be repaired by a qualified contractor.



5. Grading / Drainage

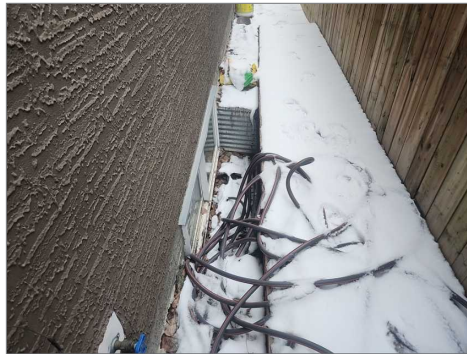
Grading Conditions: Minor slope

6. Vegetation

Vegetation: Lawn. Trees

7. Window Wells

Materials / Info: Galvanized steel



8. Grounds Electrical

Electrical Type: 120 VAC/240 VAC

9. Main Gas Valve

Location: Exterior of structure

Observations:

9.1. Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected.



West

10. Exterior Gas Services Lines

Material: Black Steel

11. Fence

Materials: Treated Wood

Exterior

Note that any siding, especially composition or hardboard siding must be closely monitored. Even modern composition siding and especially trim, is particularly vulnerable to moisture damage. All seams must remain sealed and paint must be applied periodically (especially the lower courses at ground level). It is imperative that continued moisture be kept from it, especially from sprinklers, rain splash back or wet grass. Swelling and deterioration may otherwise result.

1. Exterior Walls/Siding

Location: Parging

Materials: Stucco



South



East



North



West

2. Trim

Materials: Aluminum

3. Soffit/Facia

Materials: Aluminum

4. Intake / Exhaust Vents

Materials: Metal



West

5. Doorbell**Type:** Hard Wired**6. Entry Doors****Materials / Type:** Metal Entrance Door**7. Windows****Materials / Type:** Slider**8. Exterior Lighting****Type:** Pot Light**9. Exterior Electric Outlet****Electrical Type:** 120 VAC **GFCI****10. Hose Bib****Type:** Rotary**Location:** West side of house.

East



West

Roof

1. Method of Inspection

Ladder at the Eaves

2. Roofing Material

Materials: The roof was covered with 3-tab composition asphalt shingles. Composition shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules.



3. Flashing

Materials: Aluminum

4. Roof Vent

Type / Materials: Metal

5. Exhaust Vent

Type / Materials: Metal

6. Gutters

Materials: Aluminum

7. Downspout

Materials: Aluminum

8. Leader / Extension

Materials: Aluminum

Attached Garage

This inspection does not include testing for radon, mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

Within this area the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen.

Doors, windows, and automatic safety features on overhead doors will also be investigated for damage and normal operation.

Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc.

Personal items in the structure may prevent the inspector from viewing all areas on the garage/carport. All exposed walls, ceilings and floors will be inspected and be commented on accordingly

1. Room View - General Comments

Observations: Some areas unable to inspect due to personal belongings.



2. Service Doors

Type / Materials: Metal Entrance Door

3. Ceiling

Materials: Drywall. Exposed framing

4. Walls

Materials: Drywall. Exposed framing

5. Garage slab

Materials: Concrete

6. Electrical

Electrical Type: 120 VAC outlets and lighting circuits

7. Heating

HVAC Source: None

8. Garage Door

Material / Type: Insulated Aluminum

9. Garage Door Opener

Brand: Chamberlain

10. Pest Penetration

Location: N/A

Structure/Building Type

1. Structure/Building Type

Materials: 2x4 Wood Frame

2. Foundation

Materials: Concrete

3. Beams

Materials: Engineered Wood Beams

4. Bearing Walls

Materials: Concrete

5. Joists / Trusses

Materials: Engineered I-Joist

6. Piers / Posts

Materials: Steel Posts

7. Floor / Slab

Materials: Poured Concrete

8. Subfloor

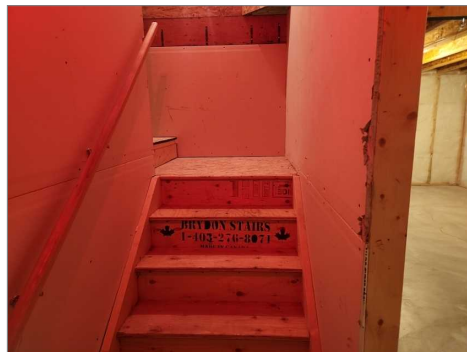
Materials: Strand Board



9. Stairs / Railings

Stairs Materials: Wood stairs

Railing Materials: Wood handrailing



10. Wall Insulation

Materials: Fiberglass batt

11. Moisture Penetration

Location: Visible areas of the basement were dry at the time of inspection

12. Animal/Pest Penetration

Location: N/A

Electrical

Due to limitations of time and scope, branch circuit load analysis and breaker-outlet tracing is not part of a home inspection. Recommend testing smoke and/or carbon monoxide detectors on a monthly basis to ensure operation of units. Important to replace smoke detectors by the expiry dates (average smoke detector life span is about 10yrs). Smoke and/or Carbon monoxide Detectors linked to security systems will not be tested to avoid triggering accidental alarms.

Only actual GFCI outlets are tested and tripped. Some bathrooms may have what appear to be non-GFCI outlets but are actually protected by a GFCI outlet in a remote area (garage, another bath, etc.). Confirm with owner that apparent non-GFCI outlets within 5' of wet areas are thus protected.

If your home does not have a carbon monoxide detector, we recommend making that investment. (new homes are required by code to have them tied into the homes electrical system)

Any home that has a Bulldog Pushmatic, Zinsco, Sylvania Zinsco or Federal Pacific Electric panel should have it evaluated by a licensed electrician, as these older types of panels and breakers have been known to overheat, breakers not trip when overloaded, and in some cases have caused house fires.

1. Electrical Service

Type / Location: Underground utilities.

2. Service Voltage

120 - 240 VAC

3. 120/240 VAC Branch Circuits

Materials: Copper

4. Conductor Type

Conductor Type: The visible branch circuit wiring was modern vinyl-insulated copper wire.

5. Aluminum Wiring

Aluminum Status / Location: Not present

6. Grounding/Bonding

Is The Panel Bonded: Rod / Plate in ground. Not Visible

7. Smoke/C02 Detector

Type / Location: Hard Wired



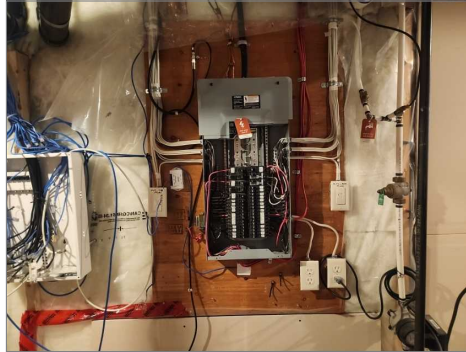
Electrical Panel

1. Panel Location

Basement

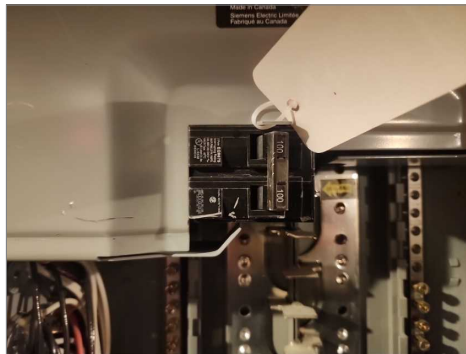
2. Electrical Panel

Manufacturer: Seimens



3. Main Breaker

Main Breaker Size: 100 Amps



4. Breaker/Neutral Bus bar

Breaker Rating: Copper

5. AFCI

AFCI Info: 120 VAC - Bedroom/Living Space Coverage

6. GFCI

GFCI Info: 120 VAC - Outside Outlets

7. Fuse

Type: N/A

Plumbing

This inspection does not analyze water quality or quantity. If this is a concern the client should seek a qualified well testing company and/or consult with their realtor. Due to the unpredictable nature of plumbing leaks, it is important to stress that unforeseen leaks can occur at any time, especially if the home is vacant for a period of time, and no warranty can be provided that leaks will not develop after inspection.

Because of minerals and other contaminants found in the water, the replacement of the sacrificial anode every 3-5 years to help maintain and possibly extend design life of hot water tank.

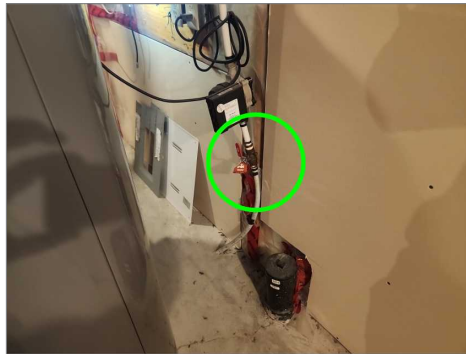
Note that if in a rural location, sewer service and/or water service might be provided by private waste disposal system and/or well. Inspection, testing, analysis, or opinion of condition and function of private waste disposal systems and wells is not within the scope of a home inspection. Recommend consulting with seller concerning private systems and inspection, if present, by appropriate licensed professional familiar with such private systems. If a Septic System is on the property, pumping is generally recommended prior to purchase, and then every three years.

1. Service Line

Material: PEX plastic pipe

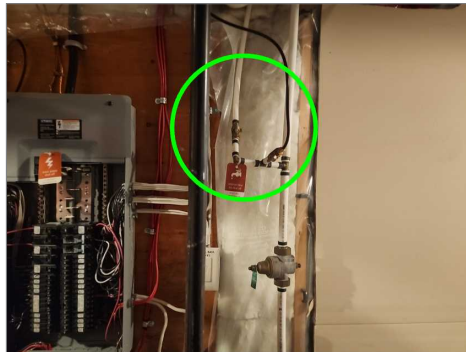
2. Main Water Shutoff

Location: Basement



3. Outside Hose Bib Shutoff

Location: Basement



4. Water Lines

Material: PEX

5. Drain Pipe

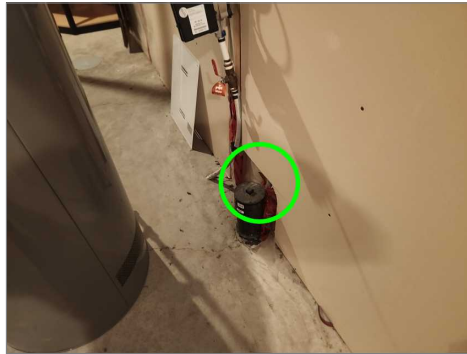
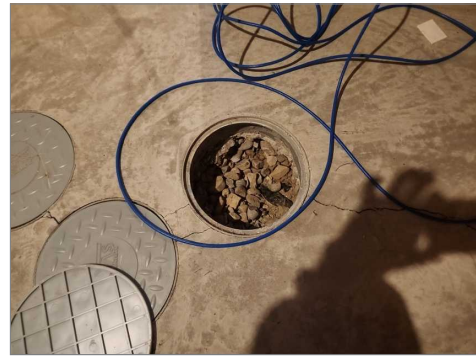
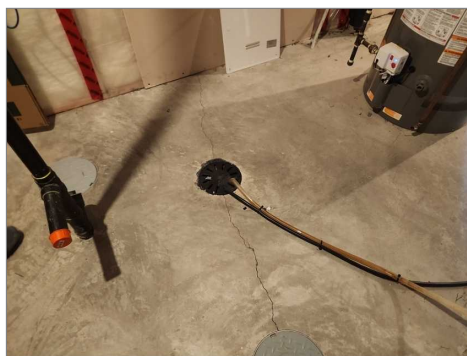
Material: ABS

6. Vent Pipe

Material: ABS

7. Gas Services Lines

Material: Black Steel

8. Service Cap**Accessibility:** Service cap is accessible**9. Backwater Valve****Location:** Present. Basement**10. Sump/Lift Pump****Type:** Not present**11. Floor Drain****Type:** Surface drain**12. Septic System****Materials:** Not Located**13. Well / Cistern System****Materials:** Not Located

Water Heater

1. Water Heater Location

Basement

2. Water Heater

Operation: Functional at time of inspection



3. Manufacturer

Rheem

4. Area Served

Whole building

5. Type

Natural Gas

6. Capacity

50 US Gal

7. Approximate Age

16 years

8. Gas Services Lines

Material: Black Steel

9. Flue Pipe

Materials: PVC gas vent

10. TPRV

Materials: Copper

Observations:

10.1. A Temperature Pressure Relief Valve (**TPR Valve**) present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular PVC). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.



Heating System

1. Location

Basement

2. Area Served

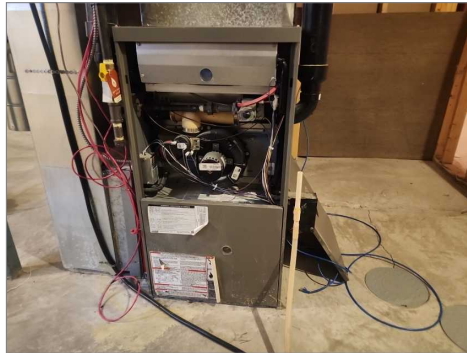
Entire Structure

3. Manufacturer

Lennox

4. Heating System Operation

Operation: Functional at time of inspection



5. Approximate Age

16 years

6. Heating System Type

Heating Type: Forced air

Fuel Type: Natural Gas

7. Heat Exchanger

Heat Exchanger Number / Type: 5 Burner



8. Blower Fan / Filter

Blower Fan / Filter Type: Direct Drive/Disposable Filter



9. Humidifier

Type: Flow Through

Observations:

9.1. Heavy calcium buildup observed on filter. These filters should be changed every six months for proper operation. This filter needs to be changed or could lead to unwanted backups.



10. Outside Combustion Air

Materials: ABS Pipe

11. Flue Pipe

Materials: ABS

12. Distribution

Materials: Metal duct

13. Device-HRV

Devices: House ventilation fan

14. Condensate Removal

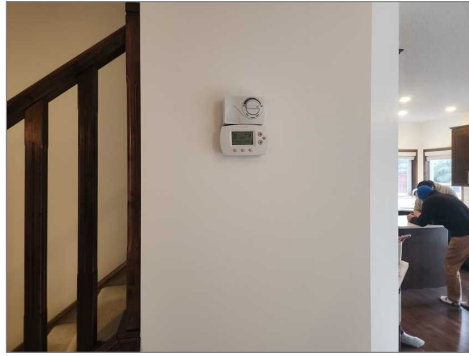
Materials: Plastic tubing

15. Gas Services Lines

Material: Black Steel

16. Thermostat

Type: Programmable



17. Suspected HVAC Asbestos

Suspected Asbestos: N/A

Basement leakage is often caused by conditions on the exterior of the home. Basements are not built like boats, and if water is allowed to collect outside of foundation walls, it will leak through into the basement. It is important that lot grading around the house slope down away from the building so that surface water from rain and melting snow is directed away from the building, rather than toward the foundation. It is important that gutters and downspouts collect roof water and carry it away from the house. Maintain proper drainage by ensuring downspouts discharge water well away from the foundation wall. This note is included as a general maintenance reminder to check and correct (if required) the grading on an annual basis.

Basement/Storage Room

1. Room View

Observations: Some areas unable to inspect due to personal belongings.



2. Ceilings

Materials: Exposed framing

3. Walls

Materials: Exposed framing

4. Floor

Materials: Concrete

Observations:

4.1. Common cracks (¼-inch or less) were visible in the driveway at the time of the inspection. Cracks exceeding ¼ inch should be filled with an appropriate sealant to avoid continued damage to the driveway surface from freezing moisture.



5. HVAC

HVAC Source: None

6. Electrical

Electrical Type: 120 VAC outlets and lighting circuits

7. Doors

Materials: Wood

8. Windows

Materials / Type: Slider

Living Space

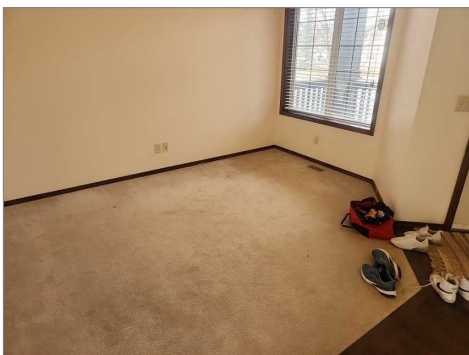
This inspection does not include testing for radon, mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

The interiors section covers areas of the house that are not considered part of the bathrooms, bedrooms, kitchens. Interior areas consist of hallways, foyers, and other open and common areas.

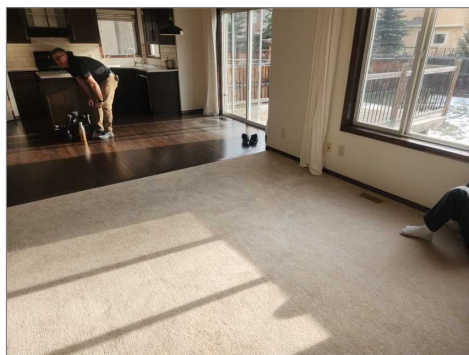
Within this area the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc.

Personal items in the structure may prevent the inspector from viewing all areas on the garage/carport. All exposed walls, ceilings and floors will be inspected and be commented on accordingly

1. Room View - General Comments



Main floor south



Main Floor North



Top Floor

2. Ceilings

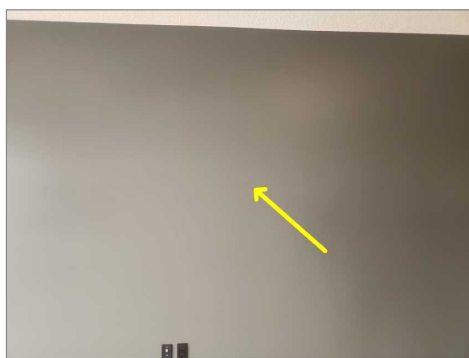
Materials: Drywall

3. Walls

Materials: Drywall

Observations:

3.1. The walls showed signs of regular wear throughout. Minor scratches, dents, dings and imperfections are expected in a home that has been lived in. The inspector did not document ever sign of wear but reported on the general condition of the walls.



Top Floor SW Wall

4. Floor

Materials: Carpet

5. Windows

Materials / Type: Fixed. Slider

6. Electrical

Electrical Type: 120 VAC outlets and lighting circuits

7. HVAC

HVAC Source: Forced Air

Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers, to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring. Due to the unpredictable nature of plumbing leaks, it is important to stress that unforeseen leaks can occur at ANY time (especially if the home is vacant for a period of time). No warranty can be provided that leaks will not develop after the inspection. Replace worn caulking to help prevent moisture penetration and/or damage. Typical wear & tear such as nicks, scratches, touch ups, etc are considered normal and may or may not be indicated in this report. The inspection does not cover damage/defects concealed by furniture, rugs, wall paneling, fixtures and/or stored items/clutter.

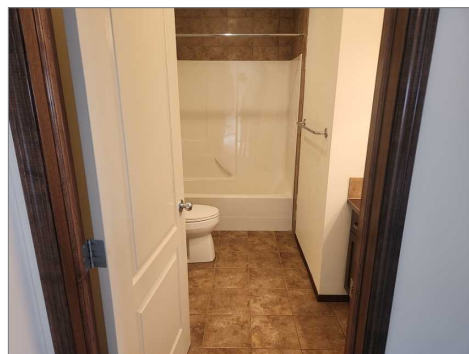
1. Room View - General Comments



Main Floor



Primary



Guest

2. Ceilings

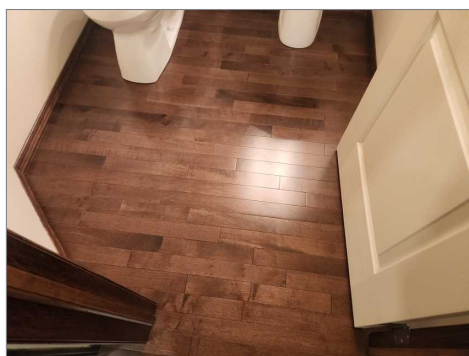
Materials: Drywall

3. Walls

Materials: Drywall

4. Floor

Materials: Tile. Engineered hardwood



Main floor

5. Doors

Materials: Wood

Observations:

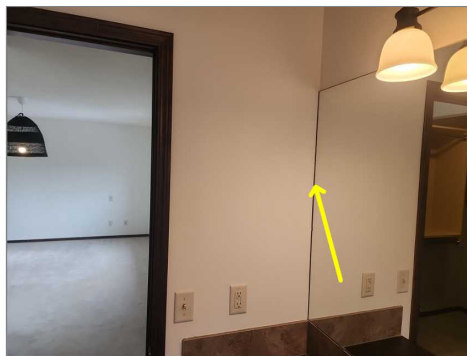
5.1. The door has some minor damage that has not affected the operation.



Primary

6. Windows**Materials / Type:** Fixed**7. Electrical****Electrical Type:** 120 VAC GFCI**8. HVAC****HVAC Source:** Forced Air**9. Mirrors****Type:** Standard. Framed**Observations:**

9.1. The mirror is chipped. The sharp edges could be potential laceration hazard to anyone who touches it. Recommended replacing the mirror.



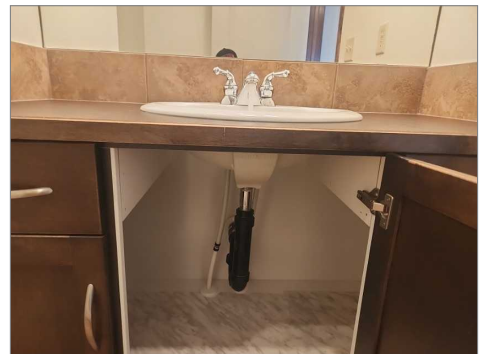
Primary

10. Counter Top/Cabinet**Materials:** Solid surface Counters / Wood Cabinets. Pedestal

Main floor



Primary



Guest

11. Sinks**Materials / Type:** Porcelain**12. Faucet/Trap/Water Supply****Materials:** ABS Trap. Metal trap**13. Toilet****Brand:** Kohler

Main floor



Primary



Primary



Guest

14. Tub / Surround**Materials / Type:** Fiberglass Tub/Surround**Observations:**

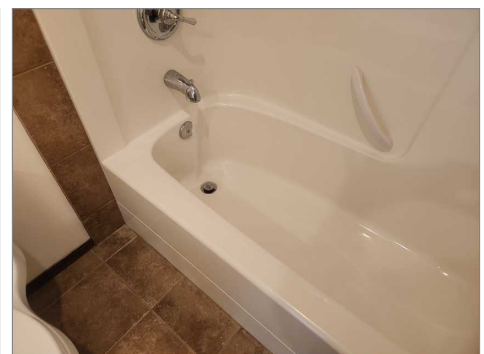
14.1. IMPROVE: Suggest all tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. All missing/damaged grouting should be replaced. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the interior walls and surrounding sub-flooring. This damage is not always visible or accessible to the inspector at the time of inspection.



Primary



Primary



Guest

15. Shower / Surround**Materials / Type:** Tile pan/surround**Observations:**

15.1. NOTED: A leak was noted where shower surrounds meets the wall. This requires further evaluation and repair (likely just new caulking) by a suitable professional.



Primary



Primary



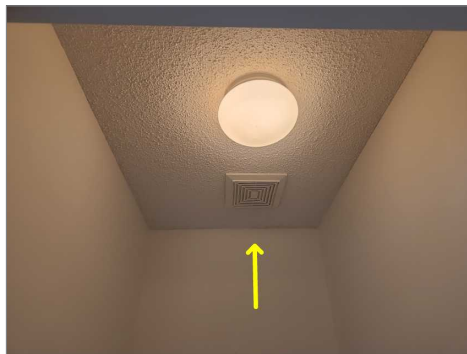
Guest

16. Exhaust Fan**Type:** Electric ventilation fan**Observations:**

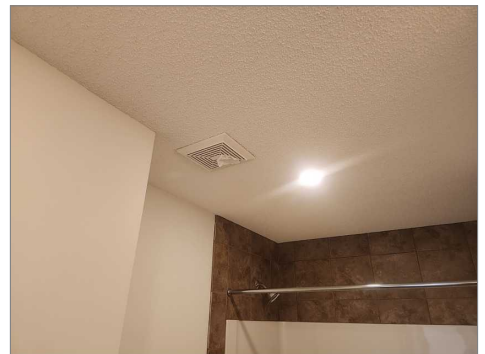
16.1. The bath fan did not operate when tested. Recommend further review and evaluation by qualified HVAC tech.



Main floor



Primary



Guest

Bedroom

Stored items and/or clutter can prevent a thorough inspection of some of the walls and closets. Typical wear & tear such as nicks, dents, scratches, touch-ups, etc. may not be indicated in this report. Inspection does not cover damage/deficiencies concealed by area rugs, furniture, fixtures, wall paneling, clutter/storage.

1. Room View - General Comments



West



Primary



East

2. Closet

Type: Double. Walk In

3. Ceilings

Materials: Drywall

Observations:

3.1. Settlement cracks noted in ceiling. These are typical and should be monitored for any change.



West



East



Primary

4. Walls

Materials: Drywall

5. Floor

Materials: Carpet

6. Doors

Materials: Wood

7. Windows

Materials / Type: Slider. Fixed

8. Electrical

Electrical Type: 120 VAC outlets and lighting circuits

9. HVAC

HVAC Source: Forced Air

Kitchen

Due to the unpredictable and latent nature of appliance problems, no warranty can be provided that appliances will not develop problems after the inspection. An inspection does not include the identification of, or research for, appliances and other items that may have been recalled or have had a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission. We recommend visiting the following Internet site if recalls are a concern to you: <http://www.cpsc.gov>

Due to the unpredictable nature of plumbing leaks, it is important to stress that unforeseen leaks can occur at any time, especially if the home is vacant for a period of time, and no warranty can be provided that leaks will not develop after the inspection. Replace worn caulking to help prevent moisture penetration/damage. Typical wear & tear such as nicks, scratches, touch ups, etc are considered normal and may or may not be indicated in this report. Inspection does not cover damage/defects concealed by furniture, rugs, wall paneling, fixtures and/or stored items/clutter.

1. Room View -General Comments



2. Ceilings

Materials: Drywall



Ceiling staining- No abnormalities detected

3. Walls

Materials: Drywall. Tile

4. Floor

Materials: Hardwood

5. Windows

Materials / Type: Fixed. Slider

6. Electrical

Electrical Type: 120 VAC GFCI

7. HVAC

HVAC Source: Forced Air

8. Sinks

Materials / Type: Stainless Steel



9. Faucet/Trap/Water Supply

Materials: ABS Trap



Evidence of past leakage, dry at time of inspection

10. Counter Top

Materials: Solid Surface Counters

11. Cabinets

Materials: Wood

12. Dishwasher

Brand: LG



13. Oven / Range

Brand: Frigidaire



14. Exhaust Hood / Ventilator

Type / Brand: Broan

Observations:

14.1. The Exhaust fan is reviewed for obvious defects only and may or may not be turned on to see basic operation. If they are operated, it's impossible to ensure all functions are indeed operational during a home inspection. If there is a question about the function it would be wise to have a small appliance repair contractor review all functions. This is beyond the scope of a home inspection as per the Section 2.1.IX of the InterNACHI SOP.

14.2. Light not working. Recommend changing bulb(s) and retesting.



15. Refrigerator

Brand: Samsung



16. Pantry

Location / Type: Corner Walk In



Laundry Room/Area

Due to the unpredictable and latent nature of appliance problems, no warranty can be provided that appliances will not develop problems after the inspection.

Due to the unpredictable nature of plumbing leaks, it is important to stress that unforeseen leaks can occur at any time, especially if the home is vacant for a period of time, and no warranty can be provided that leaks will not develop after the inspection.

1. Room View - General Comments



2. Closet

Type: Open

3. Ceilings

Materials: Drywall

4. Walls

Materials: Drywall

5. Floor

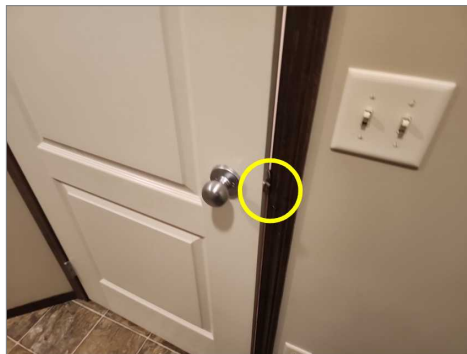
Materials: Tile

6. Doors

Materials: Wood

Observations:

6.1. Door was binding on the jamb and would not close. Requires trimming or adjustment. The Inspector recommends correction by a qualified contractor.



7. Electrical

Materials: 120 VAC/240 VAC

8. HVAC

HVAC Source: Forced Air

9. Washer/Dryer

Brand: Samsung



10. Washer Hose Bib

Type: Rotary



11. Washer Drain

Type: Wall mounted drain

12. Dryer Vent

Materials: Metal flex

13. Exhaust Fan / Ventilation

Type: Electric ventilation fan

Attic

Attic access is sometimes very limited due to hatches being located directly above shelves or other storage. If the hatch is sealed shut when we go to inspect the attic, it can only be unsealed with permission by the owner or their representative, as our insurance prohibits us from performing any destructive testing or entry.

If in the inspector's opinion, he/she may compromise the ceiling below, is restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we will inspect the attic as best we can from the access point. Only readily accessible / visible areas of attic structure, sheathing, insulation can be inspected & reported on.

We recommend that all attic hatches have sufficient insulation installed over them, and that the hatch be either sealed shut with latex caulking, or sealed with an appropriate weather stripping. This will keep warm moist air from entering the attic, which may cause condensation or even mold. Note that every attic has mold; mold is everywhere. Some attics can have some minor visible mold. This is often a result of the building process, when materials get wet during construction. If there is extensive mold, or mold that appears to have grown due to poor maintenance conditions, we will report it to you, the client.

1. Attic Views - Location

Observations:

1.1. 2nd Floor



2. Attic Hatch / Access

Type: Standard

3. Roof Framing

Materials: 2x4 Engineered wood roof truss framing



4. Sheathing

Materials: Strand Board

5. Ventilation

Type: Roof Vents

6. Insulation

Materials: Blown in fiberglass

Depth: Insulation averages about 4-6 inches in depth

7. Vapour Barrier

Materials: Unknown

8. Exhaust

Type: Bathroom. Dryer. Kitchen

Gas/Electric Fireplace

1. Location

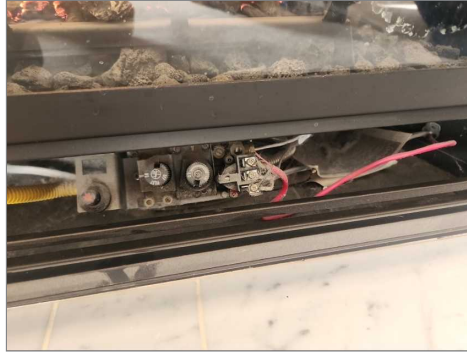
Main Floor Living Room

2. Gas Fireplace

Operation: Functional

Observations:

2.1. Suggest cleaning this area as a built-up of lint and debris can be a fire hazard.



Conclusion

REPORT CONCLUSION

I am proud of the service I provide, and trust that you will be happy with the quality of my report. I have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, I may not have tested every outlet, and opened every window and door, or identified every problem. Also, because my inspection is essentially visual, latent defects could exist. I cannot see behind walls. Therefore, you should not regard my inspection as a guarantee or warranty. It is simply a report on the general condition of a property at a given point in time. As a home/building owner, you should expect problems to occur. Roofs will leak, basements may have water problems, and systems may fail without warning. I cannot predict future events. For these reasons, you should keep a comprehensive insurance policy current. This report was written exclusively for my client. It is not transferable to other people. The report is only supplemental to a seller's disclosure. Thank you for taking the time to read this report and call me if you have any questions. I am always attempting to improve the quality of my service and my report.

PRE-CLOSING WALK THROUGH:

The walk-through prior to closing is the time for Client to inspect the property. Conditions may change between the time of a home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk-through. Defects or problems that were not found during the home inspection may be discovered during the walk-through. Client should be thorough during the walk-through. Any defect or problem discovered during the walk-through should be negotiated with the owner/seller of the property prior to closing. Purchasing the property with a known defect or problem releases All Build Home Inspections of all responsibility. Client assumes responsibility for all known defects after settlement.

****APPLIANCES****

Appliances may have been operated only for a basic function only and as a courtesy and were in working condition at the time of the inspection (unless otherwise noted). It cannot be guaranteed that the appliances will be functional at the time of possession. It is recommended that the appliances be operated to ensure proper function prior to possession.

Sincerely,
Brodie Cullen
Owner/Certified professional Inspector
Alberta Inspector License Number: 358553
All Build Home Inspections- Calgary
Phone: 403-493-9648

Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves