

# INSPECTION REPORT



For the Property at:

**999 FOOT CREST SE**  
CALGARY, AB T3R 0A8

Prepared for: TOM JUSTIN

Inspection Date: Tuesday, June 25, 2019

Prepared by: John Olaifa Licence No 350205



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# SUMMARY

Report No. 1013

999 Foot Crest SE, Calgary, AB June 25, 2019

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

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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](#)

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](#)

# ROOFING

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## Description

**General:** • In accordance with inspection requirement, the roof material, drainage system, flashing and roof penetration were inspected. The roof penetrations were inspected from both the exterior and underside of the roof.

**The home is considered to face:** • South

### Sloped roofing material:

- Composition shingles

Roof Asphalt shingles, gone through wear and tear for it's age. Few granules were observed in the gutter. No physical damage was observed on the roof cover at the time of inspection.



Asphalt shingles



Asphalt shingles

**Sloped roof flashing material:** • Aluminum

### Flat roofing material:

- Vinyl

Rear deck covered with vinyl.

**Probability of leakage:** • Medium

### Approximate age:

- 11 years

Main house roof cover was estimated to be about 11 years old. The rear vinyl deck cover was assumed to be the same years as the main house.

### Typical life expectancy:

- 12-25 years

Please note that the risk of a roof cover leaking increases exponentially with the aging of the covering.

### Roof Shape:

- Multiple

Combination of gable and hip

## Limitations

**Roof inspection limited/prevented by:** • Lack of access (too high/steep)

**Inspection performed:**

- With binoculars from the ground
  - From roof edge
  - With a camera on pole
  - From master bed room
- From the master bed room over the garage roof.

**Age determined by:**

- Visual inspection from ground
- The age of the roof cover was an estimate and may not be accurate.
- Rear deck
- Visual inspection walking over the rear deck.

## Recommendations

**COMMENTS \ Additional**

**1. Condition:** • Monitor the ends of the rear vinyl deck where they are caulked to the vinyl siding for possible leakage behind the wall finishes. No seepage was observed at the time of inspection.

**Implication(s):** Leaks from the deck to the entrance of the walkout basement.

**Location:** North Exterior Deck

**2. Condition:** • Roof cover leaks increases exponentially with the age of the covering. Observation of granules in the gutter and mud is indicative of wear and tear of the roof covering for it's age.

**Implication(s):** Wet roof sheathing which may result to leak on the roof underside.

**Location:** Throughout

**Task:** Monitor

**3. Condition:** • The gutter in the front of the garage is recommended to be clean and cleared of debris for free run off to the downspouts.

**Implication(s):** Accumulation of dirty leading to restriction of water flow in the gutter.

**Location:** South Garage

**Task:** Clean

**Time:** Regular maintenance

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**General:** • Wall coverings, flashing and trims were inspected for damages and wrong fittings. Exterior doors were inspected and were in good condition at the time of the inspection. The front door was wood and the walkout basement door was combination of wood and glass.

The grading effectively allow for the flow of water away from the building. There was no retaining wall and there was no use for it in the lot.

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

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

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

**Downspout discharge:** • [Above grade](#)

**Lot slope:** • [Away from building](#)

**Soffit (underside of eaves) and fascia (front edge of eaves):** • [Aluminum](#)

**Wall surfaces and trim:**

• [Vinyl siding](#)

The wall surface and trims were vinyl.

• Cultured stone

**Driveway:** • Concrete • No performance issues were noted.

**Walkway:** • Concrete • No performance issues were noted.

**Deck:** • Raised • Pressure-treated wood • Railings • No performance issues were noted. • Waterproofing membrane

**Exterior steps:** • Concrete • No performance issues were noted.

**Garage:** • Attached

## Limitations

**General:** • The effectiveness of the exterior covers to prevent moisture intrusion cannot be confirmed on a visual inspections. Concealed issues are possible.

**Inspection limited/prevented by:** • Car in garage • Storage in garage

**Upper floors inspected from:** • Ground level

**Exterior inspected from:** • Ground level

## Recommendations

### RECOMMENDATIONS \ General

**4. Condition:** • The rear exterior wall should be monitor for the presence of moisture due to water from the top of the deck during winter or when there is rain.

**Location:** Rear Exterior Wall

**Task:** Monitor

**Time:** When necessary

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## ROOF DRAINAGE \ Gutters

### **5. Condition:** • Dirty/debris

Gutter should be cleared of dirty for free flow of water to the downspout on the garage roof for free flow of water in the gutter.

**Location:** Throughout

**Task:** Clean

**Time:** When necessary



*Dirty/debris*



*Dirty/debris*

## WALLS \ Masonry (brick, stone) and concrete

### **6. Condition:** • [Mortar deterioration](#)

Cultured stone is detached. This require repair to prevent water penetration.

**Location:** South Exterior Wall Garage

**Task:** Repair

**Time:** When necessary

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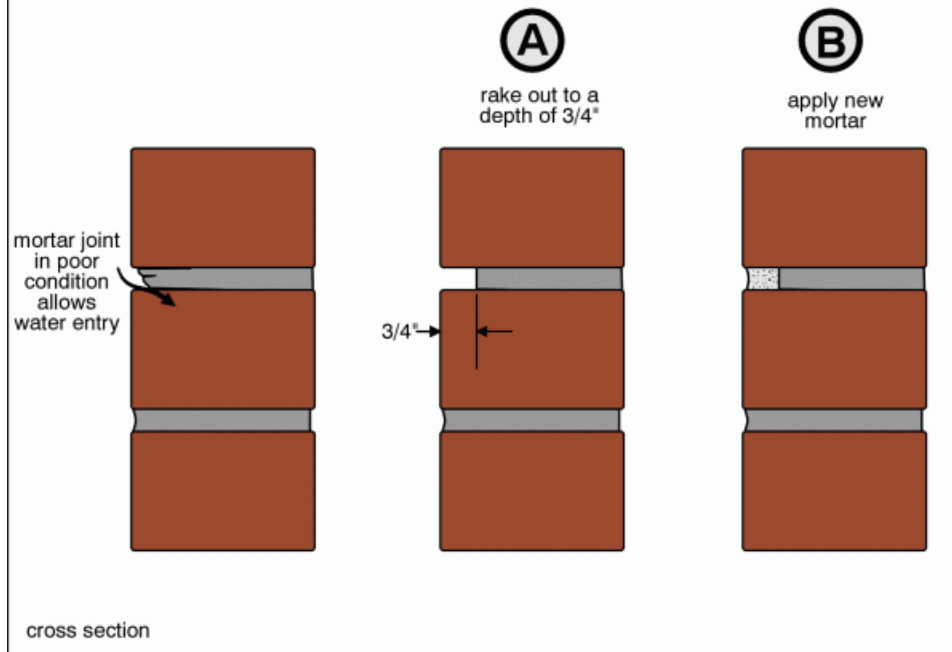
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## Repointing



Mortar deterioration

## Description

**Configuration:**

- [Basement](#)

Rear walkout, full basement.

**Foundation material:**

- [Poured concrete](#)

- Not visible

Not visible in the interior of the house.

**Floor construction:**

- [Wood I-joists](#)

- Wood columns

- Wood beams

- Subfloor - OSB (Oriented Strand Board)

- Second floor system

Second floor system is suspected to be constructed in a similar fashion to the main floor system but this could not be confirmed.

**Exterior wall construction:**

- [Wood frame](#)

- Not visible

- Exterior wall system

Suspect the exterior walls to be wood frame from the observations made, but this could not be verified on a visual inspection.

**Roof and ceiling framing:** • [Trusses](#) • [Oriented Strand Board \(OSB\) sheathing](#)

## Limitations

**General:** • Finishes, insulation, furnishings and storage conceal interior foundation walls, structural components, preventing/restricting inspection.

The exterior foundation walls were mostly concealed. There was approximately 10 percent exposed foundation.

**Inspection limited/prevented by:** • Ceiling, wall and floor coverings • Carpet/furnishings • Storage • Insulation

**Attic/roof space:**

- Inspected from access hatch

- Concealed issues

Note that there could be concealed issues in the areas of the attic that could not be observed from the hatch.

## Recommendations

### **RECOMMENDATIONS \ General**

**7. Condition:** • The basement is not a dug walkout basement. It was not be confirmed if the walkout area was frost protected. This area should be monitored for frost action.

**Location:** Basement

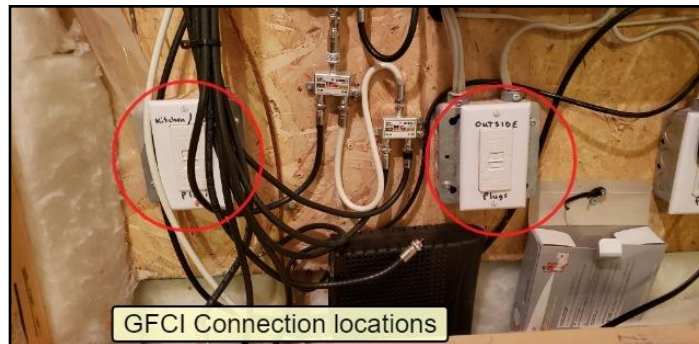
**Task:** Monitor

**Time:** Discretionary

## Description

**General:** • In accordance with the standard of practice, representative installed lighting fixtures, switches and receptacles were inspected for their performances. As at the time of inspection, none was found deficient in their performance.

**General:** • The GFCI connections were located below the distribution panel. These were tested at the time of inspection and were found to be functioning.



**Service entrance cable and location:** • [Underground - cable material not visible](#)

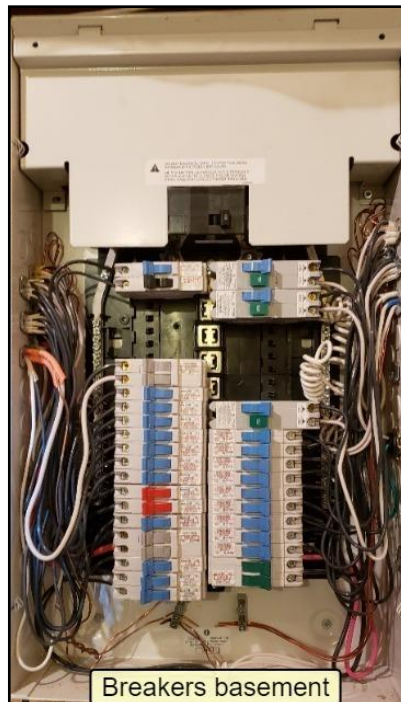
**Service size:** • [100 Amps \(240 Volts\)](#)

**Main disconnect/service box rating:** • [125 Amps](#)

**Main disconnect/service box type and location:**

• [Breakers - basement](#)

Located On the south east corner of the interior wall of the furnace room.



*Breakers - basement*

**System grounding material and type:** • [Not visible](#) • Copper at the panel.

**Distribution panel type and location:**

• [Breakers - basement](#)

On the south east corner of the interior wall of the furnace room.

**Distribution panel rating:** • [125 Amps](#)

**Electrical panel manufacturers:** • Federal Pioneer

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

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

**Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):** • [GFCI - bathroom](#) • [GFCI - exterior](#) • [GFCI - kitchen](#) • GFCI - panel • [AFCIs present](#)

**Smoke alarms (detectors):**

• [Present](#)

Smoke detectors on floors but not in bedrooms.

**Carbon monoxide (CO) alarms (detectors):** • Present • Combination smoke/CO alarm(s) noted

## Limitations

**General:** • Representative number of installed lighting fixtures, switches and receptacles were tested, this constitute a limitation because one of those that were not tested may be faulty.

**System ground:** • Continuity not verified • Quality of ground not determined • Cooper ground noted at the panel, with a plastic water main it is suspected that the main ground is an exterior concealed ground rod or ground plate. This cannot be confirmed on a visual inspection.

**Not included as part of a building inspection:**

• Testing of smoke and/or carbon monoxide alarms

These items were not tested as standard home inspection practice.

• Determination of the age of smoke and carbon monoxide alarms

There was no indication of when it was installed.

## Recommendations

### RECOMMENDATIONS \ General

**8. Condition:** • All electrical recommendations are safety issues. Treat them as high priority items, and consider the time frame as Immediate, unless otherwise noted.

### OPTIONAL \ Electrical

**9. Condition:** • Ground fault in modern building are required 5 feet from sink, outside the building and in all the bathrooms. Ground fault was located outside the building behind the kitchen.

**Implication(s):** Safety issues as a result of electrical shock.

**Location:** Throughout

### DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

**10. Condition:** • More than 10 years old

Since the house is older than 10 years, it was difficult to know how old the existing smoke detectors. It is recommended that all the smoke detectors be replaced.

**Implication(s):** Life safety hazard

**Location:** Basement First Floor Second Floor

**Task:** Replace

**Time:** As soon as possible

**11. Condition:** • Poor location

Smoke detector require to be 10 feet from every bedroom and on every floor and all the smoke detectors should be linked together. Recommend further evaluation if the connections done in the house.

**Implication(s):** Life safety hazard

**Location:** Basement Second Floor

**Task:** Improve

**Time:** As soon as possible

### **DISTRIBUTION SYSTEM \ Carbon monoxide (CO) alarms (detectors)**

**12. Condition:** • Poor location

Carbon monoxide detectors should be on every floor and linked together.

**Implication(s):** Health hazard | Life safety hazard

**Location:** First Floor

**Task:** Improve

**Time:** As soon as possible

## Description

### System type:

- [Furnace](#)

Gas fired forced air high efficiency furnace. BTU/hr 132,000

- [Fireplace](#)

### Fuel/energy source: • [Gas](#)

Furnace manufacturer: • Lennox

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

Approximate capacity: • 132,000 BTU/hr

Efficiency: • [High-efficiency](#)

Exhaust venting method: • [Forced draft](#) • PVC 636 system

### Combustion air source:

- Outside

Cold combustion air supply pipe to the mechanical room with an end damper.

Approximate age: • [12 years](#)

Typical life expectancy: • Furnace (high efficiency) 15 to 20 years

### Main fuel shut off at:

- Basement
- Furnace room

Located inside the furnace room on the south east corner of the interior wall.

Air filter: • Disposable • 20" x 25" • 1" thick

### Exhaust pipe (vent connector):

- Type B

System 636 gas vent type BH class 11A 65 degrees C.

Fireplace/stove: • [Gas fireplace](#)

### Chimney/vent:

- Sidewall venting

Inspected at the time of inspection and found clean.

Humidifiers: • [Drum type](#)

### Mechanical ventilation system for building:

- Heat recovery ventilator (HRV)

Inspected

- Kitchen exhaust fan

Inspected and operated.

- Bathroom exhaust fan

Inspected and operated.

- Laundry room exhaust fan

# HEATING

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Inspected.

- Clothes dryer exhaust system.

Exhaust outside the building.

**Location of the thermostat for the heating system:** • Hallway

**Condensate system:**

- Discharges into floor drain

In the furnace room near the furnace.

## Limitations

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

**Heat exchanger:** • Not visible

## Recommendations

### RECOMMENDATIONS \ Overview

**13. Condition:** • Annual maintenance

As part of the annual maintenance culture, water heater should be flushed annually to remove settled sediments at the base of the heater.

Service furnace annually for better efficiency.

**Location:** Throughout

**Time:** Regular maintenance

### FURNACE \ Air filter

**14. Condition:** • [Dirty](#)

Because of the thickness of the filter, recommend changing frequently maybe every three months.

**Implication(s):** Equipment ineffective | Increased heating costs | Reduced comfort | Increased maintenance costs

**Location:** Throughout

**Task:** Replace

**Time:** When necessary

### FURNACE \ General notes

**15. Condition:** • Service Furnace

Service annually.

**Location:** Various

**Time:** Regular maintenance

### FURNACE \ Humidifier

**16. Condition:** • [Inoperative motor or solenoid valve](#)

The faucet supplying water to the humidifier was turned off. It should be turned on in winter and ensure water is flowing to the humidifier.

**Implication(s):** Equipment inoperative

**Location:** Various Basement

**Task:** Service

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**Time:** As soon as possible

# COOLING & HEAT PUMP

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## Description

### Air conditioning type:

- Central

The air conditioning is electric powered, with normal volts of 208/230. Min. volts of 197 and max. of 253.

*Model number:* 13ACX-042-230-10 *Serial number:* 1909C06426

**Manufacturer:** • Lennox

**Cooling capacity:** • 42,000 BTU/hr • [3.5 Tons](#)

**Compressor type:** • Gas

**Compressor approximate age:** • 10 years

**Typical life expectancy:** • 12 to 15 years

**Failure probability:** • [Medium](#)

**Evaporative cooler damper location:** • [East](#)

**Refrigerant type:** • R-410A

**Location of the thermostat for the cooling system:** • Hallway

**Condensate system:** • Discharges into floor drain

## Limitations

**Inspection limited/prevented by:** • Cannot verify proper operation of air filter • Cannot verify effectiveness of air filter • Too cold to run

## Recommendations

### AIR CONDITIONING \ Life expectancy

**17. Condition:** • Aging

Perform regular maintenance for better performance and efficiency.

**Time:** Regular maintenance

## Description

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

**Attic/roof insulation amount/value:** • [R-32](#) • 13 inches

**Attic/roof air/vapor barrier:**

- [Plastic](#)

Spot checked only.

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

**Wall insulation material:**

- [Glass fiber](#)

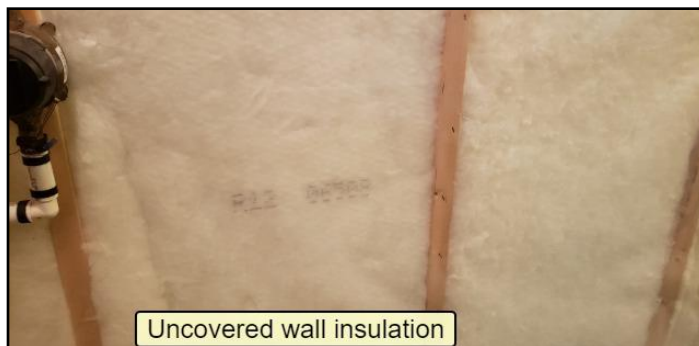
The insulation in the walls are presumably glass fiber, based on the glass fiber seen on the open walls in the power room in the basement.

- Not visible

**Wall insulation amount/value:**

- [R-12](#)

This was inferred by the R12 seen on the glass fiber in the uncovered walls in the basement.



Uncovered wall insulation

R-12

**Wall air/vapor barrier:**

- Plastic

This was commonly seen in the uncovered walls in the basement and some exposure in the base of the garage dry walls.

**Foundation wall insulation material:**

- [Glass fiber](#)

Basement is mostly developed with small areas visible for inspection in the furnace room, where it was exposed.

**Foundation wall insulation amount/value:** • Not visible

**Foundation wall air/vapor barrier:**

- Plastic

Visibly seen in the furnace room, where it was exposed.

**Floor above basement/crawlspace insulation material:** • [Glass fiber](#)

# INSULATION AND VENTILATION

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**Floor above basement/crawlspace insulation amount/value:** • [R-12](#) • Spot checked only

**Floor above basement/crawlspace air/vapor barrier:** • Plastic

**Floor above porch/garage insulation material:** • [Glass fiber](#)

**Floor above porch/garage insulation amount/value:** • [R-12](#) • Spot checked only

**Floor above porch/garage air/vapor barrier:** • Plastic

## **Mechanical ventilation system for building:**

- Heat recovery ventilator (HRV)

- Kitchen exhaust fan

Operated during inspection.

- Bathroom exhaust fan

Operated during inspection.

## Limitations

**General:** • No dedicated laundry exhaust system.

**Attic inspection performed:** • From access hatch

**Roof space inspection performed:** • From access hatch

**Roof ventilation system performance:** • Not evaluated

## **Air/vapor barrier system:**

- Continuity not verified

Not verified as part of a home inspection.

## **Mechanical ventilation effectiveness:**

- Not verified

Not verified as part of a home inspection.

## Description

**Water supply source (based on observed evidence):** • Public

**Service piping into building:** • Polybutylene

**Supply piping in building:**

- [Copper](#)
- PEX (cross-linked Polyethylene)
- 3/4" size

**Main water shut off valve at the:**

- Basement
- South east corner of the interior wall of the basement in the furnace room.

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

**Water heater type:** • [Conventional](#) • [Induced draft](#)

**Water heater location:** • Basement • Furnace room

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

**Water heater exhaust venting method:**

- Direct vent
- Vent system in and out of the building was inspected. Vented using vent pipe 636 gas vent type.

**Water heater manufacturer:** • State

**Water heater tank capacity:**

- 50 gallons
- US gallons

**Water heater approximate age:** • 11 years

**Water heater typical life expectancy:** • 8 to 12 years

**Water heater failure probability:**

- [High](#)
- The age of the heater is close to the high end range of the life expectancy of water heater.

**Waste and vent piping in building:** • [ABS plastic](#)

**Floor drain location:**

- Near heating system
- In the furnace room.

**Main fuel shut off valve at the:**

- Basement
- Located in the furnace room on the south east corner of the interior wall.
- Individual shut offs
- Individual gas shut offs at each appliance

**Exterior hose bibb (outdoor faucet):**

- Not present

Missing hose bibs on the outdoor faucets.



*Not present*

## Limitations

**General:** • Please note that concealed drain, waste and water lines cannot be inspected directly and there may be concealed defects.

**Items excluded from a building inspection:** • Well • Water quality • Septic system • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains • Pool • Spa • Water features • Landscape irrigation system

## Recommendations

### WATER HEATER \ Water heater

**18. Condition:** • Old

Water heater life expectancy varies between 8 and 12 years. This water heater is aged and close to the upper range of the life expectancy. Plan for a replace.

**Task:** Monitor

**Time:** When necessary

### WATER HEATER \ Life expectancy

**19. Condition:** • [High failure probability](#)

**Implication(s):** No hot water

**Location:** Furnace Room

**Task:** Monitor

**Time:** When necessary

### FIXTURES AND FAUCETS \ Hose bib or bibb (outdoor faucet)

**20. Condition:** • [Backflow prevention missing](#)

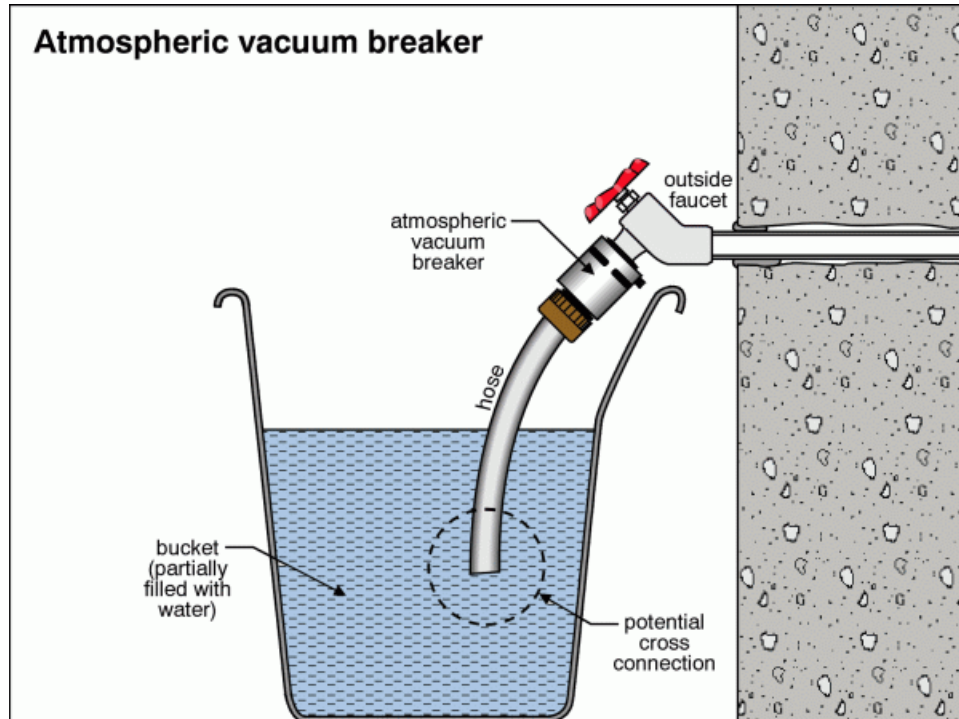
Missing bibs on the outdoor faucets can cause contamination of the drinking water. Fix bibs to prevent water contamination issues.

**Implication(s):** Contaminated drinking water

**Location:** East West Exterior

**Task:** Provide

**Time:** When necessary



## Description

**General:** • The installed appliances were tested using their normal control to activate the primary function. Garage vehicle doors and the door operators were inspected.

### Major floor finishes:

- [Carpet](#)
- [Hardwood](#)
- [Ceramic](#)

In the bathrooms and inside the house at garage man-door.

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

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

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

**Windows:** • [Fixed](#) • [Sliders](#)

**Glazing:** • [Double](#)

### Exterior doors - type/material:

- [Wood](#)
- Garage door - metal

Garage vehicle door and door operators were examined and tested. There was no performance issue at the time of inspection. Automatic reverse mechanism was effective.

### Doors:

- Inspected
- Representative numbers of doors were examined during the inspection. All were seen in good conditions.

### Oven type:

- Conventional
- Tested the normal operation and was working at the time of inspection.

### Oven fuel:

- Electricity
- Tested the normal operation and was functioning at the time of inspection.

**Appliances:** • Refrigerator • Dishwasher • Microwave oven • Door bell • Range

### Kitchen ventilation:

- Discharges to exterior
- Exhaust fan discharges to the exterior of the house. Tested and was functioning well at the time of inspection.

### Bathroom ventilation:

- Exhaust fan
- Tested, was found to suck in air through the vent at the time of inspection.

**Laundry room ventilation:** • Clothes dryer vented to exterior

### Counters and cabinets:

- Inspected

Examined and no damage observed during the inspection.

## Stairs and railings:

- Inspected

Examined without any flaws noticed at the time of inspection.

## Inventory Air Conditioner:

- Lennox

*Model number:* G43UF-60D-135-08 *Serial number:* 5907611198

## Inventory Carbon Monoxide Detector: • Kidde

## Inventory Dishwasher: • Whirlpool

## Inventory Dryer: • Samsung

## Inventory Fireplace: • Majestic fireplaces

## Inventory Furnace: • Lennox

## Inventory Garage Door Opener: • Chamberlain/LiftMaster

## Inventory Range: • KitchenAid

## Inventory Refrigerator: • KitchenAid

## Inventory Smoke Alarm: • Kidde

## Inventory Thermostat: • Honeywell

## Inventory Washing Machine: • Samsung

## Inventory Water Heater: • State

## Inventory Heat Recovery Ventilator (HRV):

- Tradewinds

Located between the furnace and the east wall.

## Limitations

**Inspection limited/prevented by:** • Carpet • Storage/furnishings • Storage in closets and cabinets / cupboards

**Not included as part of a building inspection:** • Carbon monoxide alarms (detectors), security systems, central vacuum • Carbon monoxide alarms (detectors) • Security systems and intercoms • Central vacuum systems • Cosmetic issues • Appliances • Perimeter drainage tile around foundation, if any • Decorative items • Aesthetics or quality of finishes • Vermin, including wood destroying organisms. • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Environmental issues including asbestos • Paint, wallpaper, and other finishes • Floor coverings • Window treatments • Window coatings and seals between panes of glass

**Percent of foundation not visible:** • 99 %

**Basement leakage:** • Cannot predict how often or how badly basement will leak • Storage in basement limited inspection • Fully completed basement.

## Recommendations

### RECOMMENDATIONS \ General

**21. Condition:** • Typical minor flaws were noted on floors and walls. These cosmetic issues reflect normal wear and tear.

**END OF REPORT**

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The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS