



## AmeriSpec Home Inspections

Lethbridge/Medicine Hat

Ph#: (403) 381 8636 and 403 527 8600

Doc #:                      Sample Inspection                      Inspector:                      Ryan Leavitt

Date:

Dwelling Address:

Client Name:

Client's Agent:

Real Estate Company:

# Home Inspection Report



AmeriSpec Home Inspection Service

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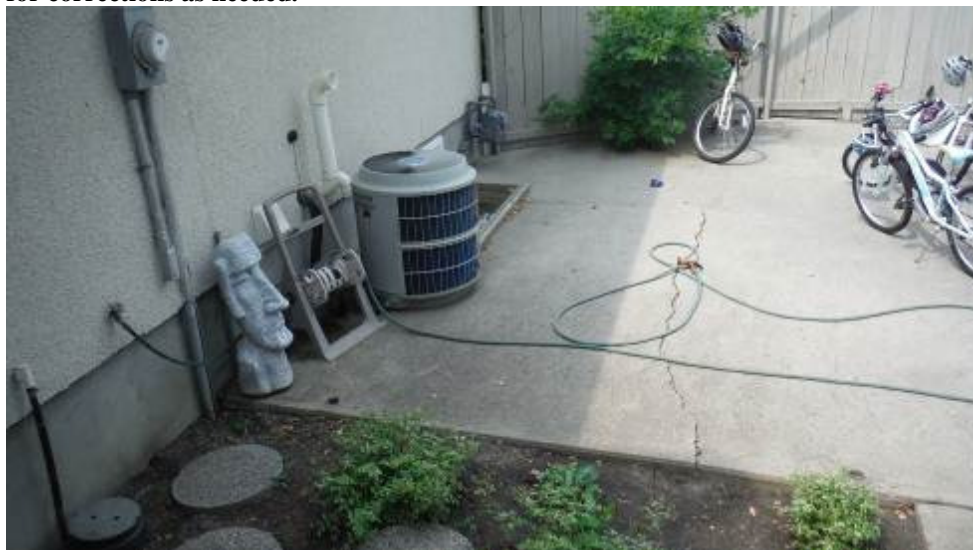
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## GENERAL CONDITIONS

1001.	Inspector	Serviceable. Inspected by Ryan Leavitt. Certified Master Inspector; Alberta License #332748
1002.	In Attendance	Serviceable. Home was Occupied.  Buyers were present for the inspection.
1003.	Levels	Serviceable. 1 story structure.
1004.	Estimated Age	Serviceable. This structure was built in approximately 1974.
1005.	Type of Home	Serviceable. The home is a single family home.
1007.	Weather + Temp	Serviceable. The weather conditions were clear at the time of the inspection.  Approximate temperatures at the time of inspection: Inside: 25 degrees Celsius. Outside: 30 degrees Celsius.
1008.	Start Time	Serviceable. 2:00 PM.

**2014 AmeriSpec Home Inspection****Exterior**

Step #	Component	Comment
1101.	Driveway	Serviceable. Concrete.
1102.	Walkways	<b>Pitched Toward Structure. Rear concrete patio is pitched towards the structure. This may result in basement/crawlspace seepage. Suggest review by qualified contractor for corrections as needed.</b>



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1103. Exterior Wall Cladding

Serviceable. Siding is 100% complete and in good repair.



1104. Trim

Serviceable. Trim on this home is covered with aluminum.

1105a. Window &amp; Frames

Serviceable. The windows glazing types observed were Double 1/4" space. The window frames were constructed of Wood.

1105b. Window Frame Condition

Serviceable.

1106. Exterior Door(s)

Serviceable. Metal.

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1107. Gutters / Downspouts Serviceable. Aluminum. Suggest ensuring extensions to gutter system are properly extended away from foundation during raining periods.
1108. Fences / Gates Serviceable.
1109. Electrical Missing GFCI's observed at exterior. Ground Fault Circuit Interrupters (GFCI) may not have been required when the home was built. Suggest client consider upgrading all exterior plugs to proper GFCI outlets for safety. Upgrades should be performed by a licensed electrician.

Outlet at the rear deck is loose and missing weather proof cover.



Light fixture is missing. Suggest repairs by electrician.



1110. Electric Meter(s) Serviceable. Service lines are underground lateral cables.
1111. Gas Meter(s) Serviceable.
1112. Exterior Faucets Serviceable.



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1114.	Bell / Chime	Serviceable. The bell/chime(s) is located at the front.
1115.	Lot / Grade Drainage	Serviceable. Flat lot.
1119.	Deck	Serviceable. Wood.
1122.	Stairs / Steps	Serviceable.
1124.	Exposed Foundation	Serviceable.

### Roof

Step #	Component	Comment
1301.	Methods Used To Inspect	The roof was inspected from the roof. Partial roof replacement observed.



1302.	Material/Type	<p>Serviceable. The roof appears to be a newer roof installation on just the south side. We recommend the client contact the current home owners in order to verify age of the roof, contactor who replaced it and any warranty information associated.</p> <p>Roofing material has a life expectancy of approximately 25-30 years.</p> <p>Asphalt shingles installed. Asphalt shingles are the most common roofing material used at present. The shingle consists of asphalt impregnated felt paper, coated with an additional layer of asphalt and covered with granular material.</p>
1303.	Exposed Flashings	Serviceable. Metal; Rubber.
1304.	Skylights	Not Present.



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1305. Conditions

Hail damaged observed on the North side. Review and repair by roofing contractor is needed.



1306. Maintenance

Maintenance. Typical maintenance necessary on an annual or semi-annual basis. This generally consists of replacing loose or missing shingles and ridge caps as necessary.



**2014 AmeriSpec Home Inspection****Chimney**

Step #	Component	Comment
1401.	Chimney Type	Metal chimney.
1402.	Visible Condition	Rusting observed to the water heater chimney. Future upgrade will likely be needed.



Suggest sealing the storm collar to prevent water entry.



1403.	Chimney Flue	Serviceable. Metal. Chimney flue appears serviceable where visible.
1405.	Spark Arrestor / Rain Cap	Serviceable. Rain cap installed.

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1406. Saddle/Cricket

No saddle observed. This may not have been required when home was built. Chimneys 30" or wider should have a saddle installed to help shed water. Evidence of water staining observed around the fireplace chimney in the wood soffit near deck. Unable to verify the extent of the water intrusion. Suggest review by licensed contractor for further review and corrections as needed.



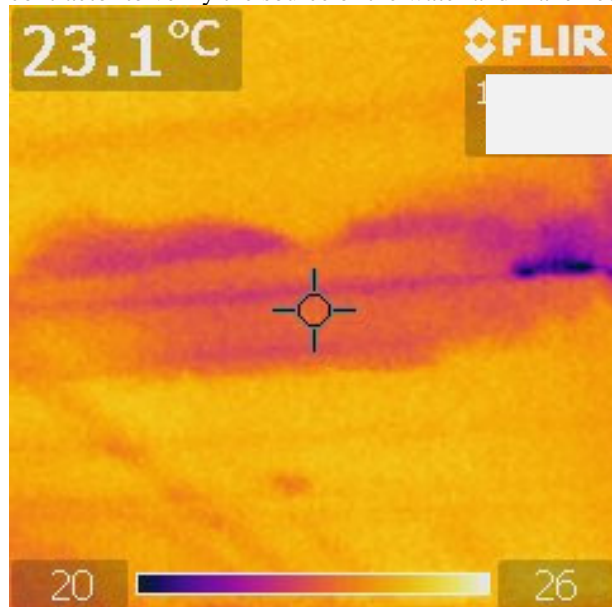
**2014 AmeriSpec Home Inspection****Garages / Carports**

<b>Step #</b>	<b>Component</b>	<b>Comment</b>
1501.	Type	Attached garage.
1502.	Exterior	Serviceable. Garage is attached to house. See exterior conditions.
1503.	Methods Used To Inspect Roof	Garage/Carport is attached to house and was inspected the same as the house.
1504.	Roof Material/Type	Same as house roof material.
1505.	Roof Conditions	Serviceable. See roof conditions.
1506.	Gutters / Downspouts	Serviceable. See exterior comments.
1507.	Floor/Slab	Serviceable. Concrete.
1508.	Garage Doors	Serviceable. Garage doors are the heaviest moving part in a home, therefore extreme care must be taken to ensure safe and proper operation.
1509.	Garage Door Hardware	Serviceable.
1510.	Door Openers	Serviceable. This garage door opener is equipped with a safety reverse device, which operated when tested at the time of our inspection. We recommend these devices be checked monthly for proper operation and safety.
1511.	Fire Door	<b>Maintenance. Metal/Metal Clad. No self-closer observed. Suggest installing self-closer as a safety measure.</b>
1514.	Walls	Serviceable.
1515.	Fire Barrier	Serviceable.

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1516. Ceiling

Stains observed on ceiling. Moisture detected with an infrared camera. Suggest review by contractor to verify the source of the water and make necessary corrections.



1517. Electrical

**Maintenance. Damaged receptacle was observed. Recommend review for repair or replacement as necessary.**

**Attic**

**Step #**      **Component**  
1601.      Inspection method

**Comment**  
The attic access is located at hall.

1602      Framing

**Trusses. Wood truss construction noted.**  
**Cracking trusses observed. Recommend review by contractor for repair or replacement, as necessary.**




1603.      Sheathing

Serviceable. Solid wood plank.



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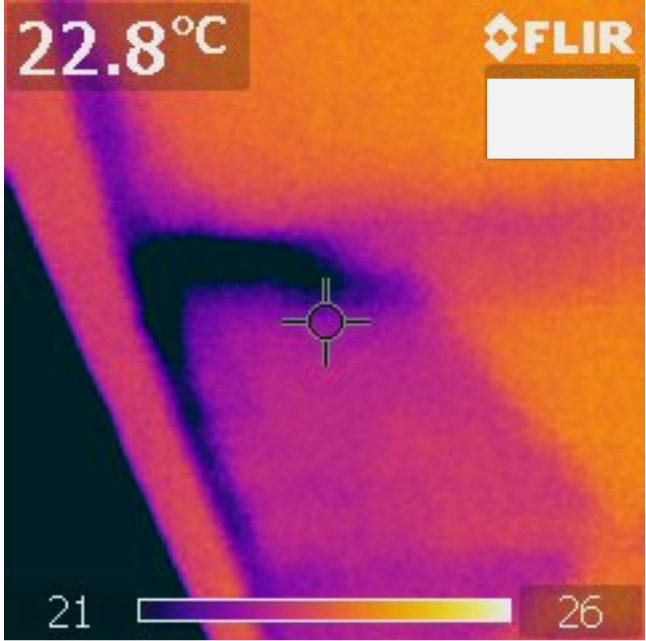
1604.	Evidence of Leaking	Serviceable. No Leaking*. At the time of the inspection there were no signs of leaking.
1605.	Insulation	<b>Maintenance. Fiberglas; Loose fill insulation. 10 inches of insulation present. Approximate R value: 30</b>
1606.	Ventilation	Hooded roof vents. Soffit vents are blocked with insulation. Recommend addition of soffit guards to soffit areas to ensure proper attic ventilation.
1608.	Electrical	<b>Maintenance. Open splice observed. This is a "Safety Concern". Whenever an electric wire is cut and reconnected, the "splice" should be encased in a covered "junction box" to prevent shocks and separation of the splice. Client is advised to consult with a licensed electrician for repairs/replacement as needed to ensure safety.</b>
		
1610.	Chimneys	Serviceable.

## Bedrooms

Step #	Component	Comment
1701.	Floors	Serviceable. Carpet.
1702.	Walls	Serviceable. Drywall; Paint.
1703.	Ceilings	Serviceable. Drywall; Paint.
1704.	Doors	Serviceable. Wood.
1705.	Closet / Wardrobe	Serviceable. Bi-fold; Wood.
1706.	Windows	Serviceable. Double glazed insulated.
1707.	Heat / Cooling Source	Serviceable. Central heating.
1708.	Electrical	Serviceable.

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### Living Room

Step #	Component	Comment
2001.	Floors	Serviceable. Wood.
2002.	Walls	Serviceable. Drywall; Paint.
2003.	Ceilings	<b>Maintenance. Stains observed on ceiling above fireplace. Moisture detected with a infrared camera. Review by a licensed roofing contractor is needed to make repairs.</b>
		
2004.	Doors	Serviceable.
2006.	Windows	Serviceable. Double glazed insulated.
2007.	Heat / Cooling Source	Serviceable. Central heating.
2008.	Electrical	Serviceable.
2009.	Wet Bar	Not Present.
2010.	Fireplace	Fireplace tested operable. No safety concerns noted.

## Kitchen/Dining

Step #	Component	Comment
2201.	Floor	Serviceable. Wood.
2202.	Walls	Serviceable. Drywall; Paint.
2203.	Ceiling	Serviceable. Drywall; Paint.
2204.	Doors	Serviceable. Rear entry.
2206.	Windows	Serviceable. Double glazed insulated.
2207.	Heat / Cooling Source	Serviceable. Central heating.
2208.	Electrical	<b>Maintenance. Ground Fault Circuit Interrupters (GFCI) may not have been required when the home was built. Suggest client consider upgrading with GFCI's at all receptacles near sinks for safety.</b>
2209.	Cabinets	Serviceable.
2210.	Counter Tops	Serviceable. Laminated.
2211.	Sinks	Serviceable. Stainless steel.
2212.	Faucets	Faucet is leaking. Repair by plumber is needed.



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2213.	Traps / Drains / Supply	Serviceable. Shut off valves installed. Flow and drainage were serviceable at the time of inspection.
2214.	Disposals	Serviceable.
2215.	Dishwasher(s)	Serviceable. Dishwasher was operational at the time of inspection.
2216.	Trash Compactor	Not Present.
2217.	Stove / Cook Top	Serviceable. The electrical stove/range elements were tested at the time of inspection and appeared to function properly.
2218.	Ovens	Serviceable. The upper and lower electric oven elements were tested at the time of inspection and appeared to function properly.
2219.	Hood / Fan / Light	Serviceable. Recirculation.
2221.	Fridge	Serviceable. Fridge was tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection.

**Main Bathroom**

<b>Step #</b>	<b>Component</b>	<b>Comment</b>
2351.	Floor	Serviceable. Ceramic tile.
2352.	Walls	Serviceable. Drywall; Paint.
2353.	Ceiling	Serviceable. Drywall; Paint.
2354.	Doors	Serviceable. Wood.
2356.	Windows	<b>Maintenance.</b>
2357.	Heat / Cooling Source	<b>Maintenance. Central heating. Severely restricted air flow observed; which is an indication of a blocked/disconnected duct. Recommend review by qualified professional for repair or replacement as necessary.</b>
2358.	Electrical	Serviceable. Ground fault interrupter provided for safety.
2359.	Exhaust Fan	<b>Exhaust fan is not properly vented to the exterior. Suggest review by contractor for repair and to properly vent the bathroom moisture to the exterior.</b>
2360.	Tub/Whirlpool	Serviceable. Tub.
2361.	Tub Surround	Serviceable. Ceramic tile.
2363.	Tub Faucet	Serviceable.
2366.	Shower Enclosure	Serviceable. Shower Curtain.



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2367.	Shower Faucet	Serviceable.
2368.	Sinks	Serviceable. Porcelain.
2369.	Sink Faucets	Serviceable.
2370.	Traps / Drains / Supply	Serviceable. Shut offs observed. Flow and drainage were serviceable at the time of inspection.
2371.	Toilet	Serviceable.
2372.	Bidet	Not Present.
2373.	Counter / Cabinets	Serviceable.
2374.	Steamer	Not Present.

**Basement Bathroom**

<b>Step #</b>	<b>Component</b>	<b>Comment</b>
2401.	Floor	Serviceable. Ceramic tile.
2402.	Walls	Serviceable. Drywall; Paint.
2403.	Ceiling	Serviceable. Drywall; Paint.
2404.	Doors	Serviceable. Wood.
2406.	Windows	Not Present.
2407.	Heat / Cooling Source	<b>No heat source observed. Recommend consult sellers as to any adverse effects of no heat in this area. Additional heat source may need to be added.</b>
2408.	Electrical	Serviceable. Ground fault interrupter provided for safety.
2409.	Exhaust Fan	Fan cover is missing on the exterior. Suggest correction to prevent pest entry.
2413.	Shower Base	Serviceable. Ceramic tile.

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2414. Shower Surround

**Active water detected behind the tile surround with a moisture meter. Suggest review by contractor to repair the water damaged wall.**



2415. Shower Enclosure

Serviceable. Glass.

2416. Shower Faucet

Serviceable.

2417. Sinks

Serviceable. Porcelain.

2418. Sink Faucets

Serviceable.

2419. Traps / Drains / Supply

**Maintenance. The sink drains slowly. Recommend review by a qualified professional for cleaning as needed for functional drainage.**

2420. Toilet

Serviceable.

2421. Bidet

Not Present.

2422. Counter / Cabinets

Serviceable.

2423. Steamer

Not Present.

**2014 AmeriSpec Home Inspection****Half Bathroom**

<b>Step #</b>	<b>Component</b>	<b>Comment</b>
2501.	Floor	Serviceable.
2502.	Walls	Serviceable. Drywall; Paint.
2503.	Ceiling	Serviceable. Drywall; Paint.
2504.	Doors	Serviceable. Wood.
2507.	Heat / Cooling Source	Serviceable. Central heating.
2508.	Electrical	Serviceable. Ground fault interrupter provided for safety.
2509.	Exhaust Fan	Not Present.
2510.	Sinks	Serviceable. Porcelain.
2511.	Sink Faucets	Serviceable.
2512.	Traps / Drains / Supply	Serviceable. Shut off valves installed. Flow and drainage appeared to be serviceable at the time of inspection.
2513.	Toilet	Serviceable.
2514.	Bidet	Not Present.
2515.	Counter / Cabinets	Serviceable.

**Laundry Area**

<b>Step #</b>	<b>Component</b>	<b>Comment</b>
2612.	Washer Hook-ups	Serviceable. Washer was tested using normal operating controls and appeared to function properly at the time of inspection.
2613.	Dryer Hook-ups	Serviceable. Electric. Dryer was tested using normal operating controls and appeared to function properly at the time of inspection.

**2014 AmeriSpec Home Inspection****Plumbing**

<b>Step #</b>	<b>Component</b>	<b>Comment</b>
2801.	Shut off valve location	The main shutoff is located in the basement mechanical room.
2802.	Supply Lines	Serviceable.
2803.	Distribution Plumbing	Serviceable. Pex distribution. The house utilizes Pex plumbing material. Most buildings are now being constructed with PEX piping. Cross-linked polyethylene (PEX) is a high-temperature, flexible plastic polymer pipe. PEX pipe is approved for potable hot- and cold-water plumbing systems and hot-water hydraulic heating systems in all model plumbing and mechanical codes across the USA and Canada. PEX piping systems are durable, provide security of safe drinking water, and use reliable connection systems
2804.	Drain Lines and Vents	Serviceable. ABS.



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2806. Sump Pump(s)

Tested operable. Located at the basement.



Pump was activated at the time of inspection and found to be in good working condition. We suggest you verify proper operation on an annual basis. Failing pumps can cause basement seepage during heavy rains. A good commercial pump should have an average life expectancy from 7-10 yrs.

Approximately 7 inches of water was observed in the sump pit at the time of inspection.

Sump pump drains to the front exterior. Recommend the client ensure the discharge line extends a minimum of 6 feet from the home during raining periods. Sump discharge lines not extended sufficiently may cause basement seepage.



2807. Waste Disposal System

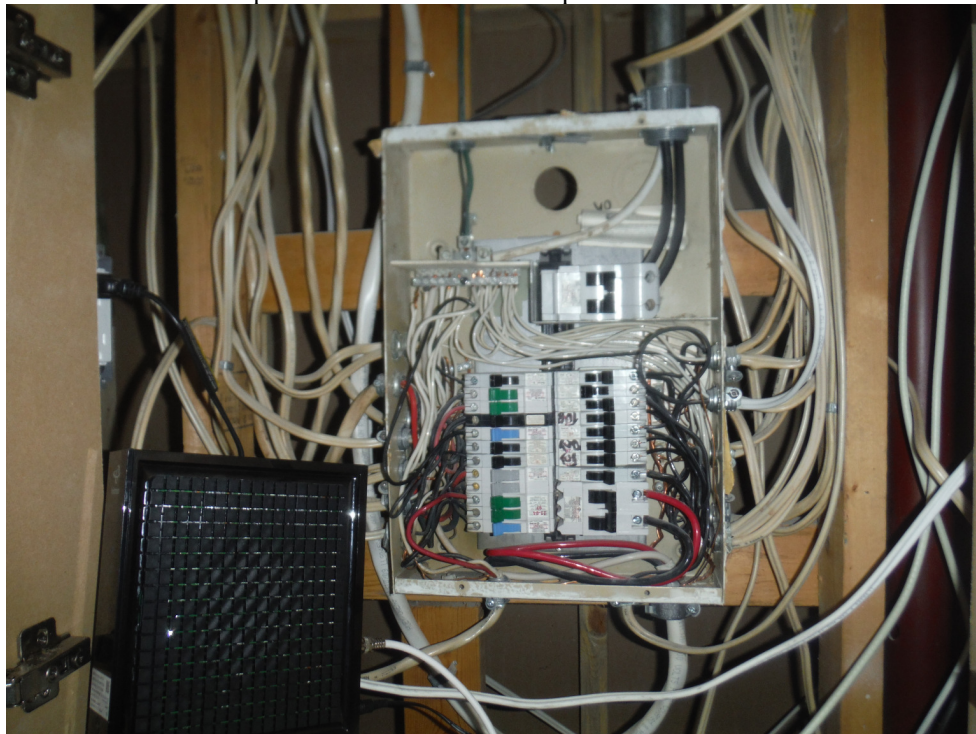
Serviceable. One-way valve added in the sump pump area.

2808. Water Supply System

Serviceable. Water supply system appears to be public.

**2014 AmeriSpec Home Inspection****Electrical**


Step #	Component	Comment
2901.	Service	Serviceable. Service entrance is underground.
2902.	Main Electrical Panel & Location	Serviceable. Service entrance cables are copper; Branch circuit wiring is copper; No futures available for expansion. The main electrical panel is located in/at the basement.



2903.	Wiring Method	Serviceable. Non Metallic cable.
2905.	Smoke Detectors	Serviceable. Tested OK. Periodic testing is suggested to ensure proper working order.
2906.	Service Amperage and Voltage	Serviceable. 100 amp service; 120 & 240 volts.

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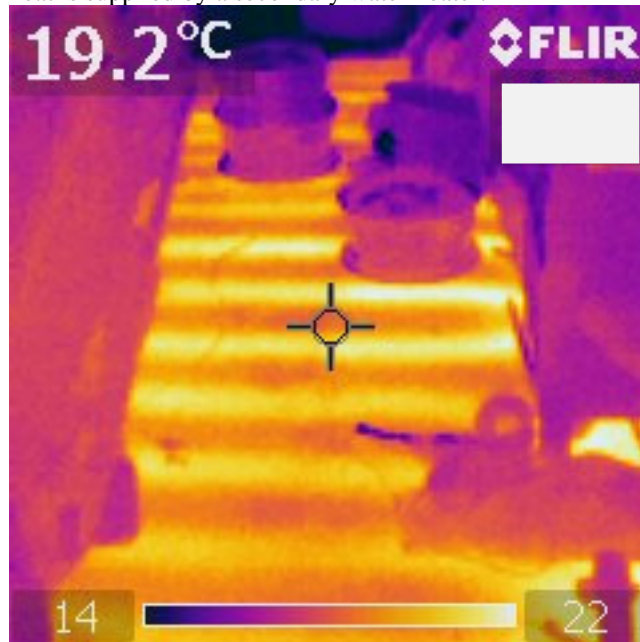
### Heating

Step #	Component	Comment
3001.	Location of unit	<p>The heating unit is located in the basement and services the entire home.</p> <p>The unit appears to be approximately 3 years old.</p>
3002.	Heating System Design Type/Brand	<p>Manufactured by Lennox.</p>  <p>Mid efficiency furnace.</p>
3003.	Energy Source	Serviceable. Electrical disconnect observed; Natural gas with shutoff valve provided.
3004.	Burner Chambers	<p>Serviceable. Draft test preformed. Test passed at the time of inspection.</p> <p>No CO detected at the time of inspection. A Monoxor II Carbon Monoxide monitor was used to determine if the gas heating appliances were contributing CO to the internal home environment at the time of inspection.</p>
3005.	Fan Motor	Serviceable. The furnace fan and motor appeared to be in good working condition.
3006.	General Conditions	Serviceable. The furnace was tested using normal operating controls and appeared to function properly at time of inspection.
3007.	Exhaust Venting	Serviceable. Metal.
3008.	Air Filters	Serviceable.



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3009. Distribution / Ducting In floor heating for the basement, tested operable with a thermal imaging camera. In floor heat is supplied by a secondary water heater.



3011. Thermostat Serviceable. The thermostat is located at/in the hallway.

## Water Heater

Step #	Component	Comment
3101.	Location of unit	The water heater is located in the basement.
3102.	Water Heater Design Type	Natural gas.
3103.	Brand / Capacity	40 gallon. Manufactured by Johnwood
3104.	Supply Lines	Serviceable. Copper.
3105.	Energy Source	Serviceable. Natural gas. Gas shut-off valve was observed near this appliance.
3106.	Temperature / Pressure Release Valve	Serviceable.
3107.	Combustion Chamber	<b>Rusting and leaking noted.</b>



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3108.      Water Heater Condition      Water heater is original to the home. Unit is 26 years old.    Rusting and minor leaking occurring.    Replacement of the water heater is needed to prevent water damage to the area.



3109.      Flue Venting      Serviceable. Metal.
3110.      Maintenance      Maintenance. As part of routine maintenance we suggest draining 1 bucket or a gallon of water out of the bottom of the tank annually, this will help prolong the life of the tank.
3111.      Water Heater Comments      Serviceable. The water temperature at time of inspection was 120 degrees, which is in the normal operating range of 120 to 130 degrees.


## Air Conditioning

Step #	Component	Comment
3201.	Location of unit	The Air conditioning compressor is located at the exterior rear, with the A-coil located at the furnace and services the entire home.
3202.	Air Conditioning Design Type/Brand	Split system.
3203.	General Conditions	Serviceable.

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3204.	Temperature Difference	<b>Temperature difference between return air and supply air was not within range. Further review by a licensed HVAC contractor is suggested for repairs/replacement as needed to ensure the proper operation of this unit.</b>
3205.	Energy Source	Serviceable.

## Basement

Step #	Component	Comment
3301.	Access	Finished areas in basement were observed.  It appears recent basement development or renovations have been made. No city inspection sticker present. Verification of proper permits is beyond the scope of this inspection. Suggest contacting the city for further information. Client may wish to also obtain a water disclosure from the sellers to verify any past water entry.
3302.	Stairs	<b>Maintenance. Wood. Handrail is missing. Corrections are needed to ensure safety.</b>
3303.	Floor	Concrete; Carpet. Dry water staining observed to the carpet tack strip. Suggest consulting with the current owners for information on any previous water entry to the basement.
3304.	Walls	<b>Evidence of past moisture entry observed in the basement. Water staining and swelling noted on the baseboards. No active water detected with a moisture meter and/or infrared camera. Suggest verification with the sellers as to the source of the water and any corrections they have made. Replacement of the water damaged walls is needed.</b> 
3305.	Ceiling	Serviceable. Drywall; Paint.

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3308.	Joists	Serviceable. Conventional 2 X 10 framing.
3309.	Sub Floor	Serviceable. Plywood.
3310.	Support Posts / Columns	Serviceable. Metal.
3311.	Beams	Serviceable. Wood.
3312.	Windows	Serviceable. Double glazed insulated.
3313.	Heat / Cooling Source	Serviceable. Central heating.
3314.	Electrical	Serviceable.
3315.	Ventilation	Serviceable. Windows.
3316.	Insulation	Serviceable. Fibreglass.
3317.	Distribution / Ducting	Serviceable.