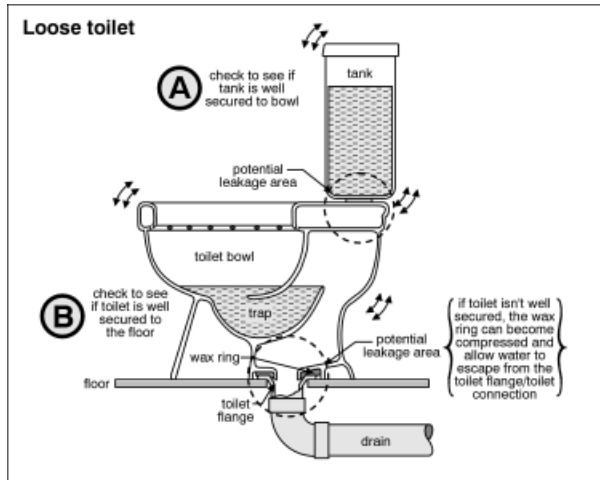


- **Repair:** The toilet is loose. The toilet should be removed and toilet seal replaced. Then the toilet fixed tightly back in place



- **Repair:** The faucet and spout in the tub shower enclosure should be sealed with silicone to prevent water from penetrating the wall and causing damage to the interior of the wall
- **Repair:** The faucet(s) in the kitchen are leaking.



LIMITATIONS OF PLUMBING INSPECTION

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

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.
- The main shut off valve was not operated during the course of the inspection as they can sometimes leak when operated.

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

Interior

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials:	•Drywall •Plaster •Tile •Suspended Tile
Floor Surfaces:	•Carpet •Tile
Window Type(s) & Glazing:	•Casement •Awning •Fixed Pane •Double Glazed •Single Pane
Doors:	•Wood-Hollow Core •Bifolds•Sliding Closet

INTERIOR OBSERVATIONS

On the whole, the interior finishes of the home are in average condition. Typical flaws were observed in some areas. The doors and windows are good quality.

RECOMMENDATIONS / OBSERVATIONS

- **Monitor:** No evidence of moisture penetration was visible in the basement at the time of the inspection. *It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future.* The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundations. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation, or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation, are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information.

In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced.

The following is some information about rainfall and homes in Alberta

- Annually the province receives about 355 millimeters of rain from May to October. On a typical 40 x 110 foot lot this will produce 144,800 liters of water.
- 6 millimeters of rain on the 40 x 110 foot lot will produce 2,596 liters of water.
- The 355 millimeters of rain on a roof of a 2000 square foot house would produce more than 167,200 liters of water, which must be directed away from the foundation of the home.
- The 6 millimeters of rain on the same roof would produce 1,200 liters of water that must be directed away from the foundation of the home.
- All this is in addition to snow melt and any lawn and garden watering

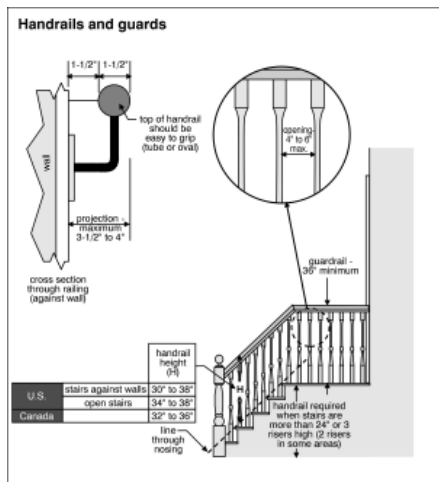
- **Monitor:** Typical drywall and painting flaws were observed.
- **Repair:** The tile floor is loose and/or missing.



- **Repair:** The door is damaged in the master bed room



- **Repair, Safety Issue:** For improved safety, it is recommended that a handrail be provided for the stairway.





Discretionary Improvements

Installing new exterior lock sets or rekeying the existing locks is recommended upon taking possession of the home.

Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. It would be wise to install carbon monoxide detectors within the home.

LIMITATIONS OF INTERIOR INSPECTION

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

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may cover defects.
- Floor Coverings, window treatments, recreational facilities, paint, wallpaper, and other finish treatments are not inspected. Any comments made of the condition of the interior finishes are a courtesy only and are not a complete examination of the whole house.
- Evaluation of the condition of sealed window units can be influenced by weather conditions, interior conditions, and the age of the seal failure. Failure of the sealed window units will not be identified unless there is visible evidence. Fogging or condensation inside the sealed units can disappear very quickly when temperatures changes or if the sun shines directly on the glass.

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

Appliances

DESCRIPTION OF APPLIANCES

Appliances Tested:

•Refrigerator •Kitchen Exhaust Hood •Dishwasher•Waste Disposer •Gas Range

Laundry Facility:

•240 Volt Circuit for Dryer •Dryer Vented to Building Exterior •120 Volt Circuit for Washer •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer

Other Components Tested:

•Door Bell

APPLIANCES OBSERVATIONS

All appliances that were tested responded satisfactorily.

RECOMMENDATIONS / OBSERVATIONS





LIMITATIONS OF APPLIANCES INSPECTION

As prescribed in the Inspection contract, this is a visual inspection only. Appliances are tested by turning them on for a short period of time. It is further recommended that appliances be tested during any scheduled pre-closing walk through. Like any mechanical device, appliances can malfunction at any time (including the day after taking possession of the house). The inspection of the appliances was limited by (but not restricted to) the following conditions:

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.
- The washer and dryer are not part of the inspection and were not tested.
- The appliances are not moved during the inspection, thereby preventing possible damage to the flooring materials.

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

Cooling / Heat Pumps

DESCRIPTION OF COOLING / HEAT PUMPS

Energy Source:	•240 Volt Power Supply
Central System Type:	•Air Cooled Central Air Conditioning

COOLING / HEAT PUMPS OBSERVATIONS

The capacity and configuration of the system should be sufficient for the home. This is a relatively new system that should have many years of useful life remaining. Regular maintenance will, of course, be necessary.

RECOMMENDATIONS / OBSERVATIONS

- The Air Conditioning system appears to be in good condition. No repairs or defects were observed at the time of inspection.
- **Improve:** It is recommended that the outdoor air conditioning unit have a cover installed during the winter months. This will help protect the units from dirt and water damage.



LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

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

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.

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

Fireplaces / Wood Stoves

DESCRIPTION OF FIREPLACES / WOOD STOVES

Fireplaces: •Zero Clearance •Gas Log lighter

Vents, Flues, Chimneys: •Metal Flue-Insulated Multi-Wall

FIREPLACES / WOOD STOVES OBSERVATIONS

On the whole, the fireplace and its components were found to be in average condition.

RECOMMENDATIONS / OBSERVATIONS

- **Repair:** The fireplace chimney should be inspected and cleaned prior to operation.

LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

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

- The interiors of flues or chimneys are not inspected.
- Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Fireplace inserts, stoves, or firebox contents are not moved.

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