

Begin Inspections, Ltd.

Your Property Inspection Report



131 Bridlewood cm sw, Calgary, Ab

Inspection prepared for: Jamie Pagcu
Real Estate Agent: Johnny Quach - Urban Realty

Date of Inspection: 1/23/2016 Time: 2pm
Age of Home: 1998
Weather: 8degrees
Two storey walkout developed basement 80% finished.
Facing North

Inspector: Dennis Begin
License #332781
Calgary, T2Z 1X4
Phone: 403 803 1596 Fax: 403 226 6359

Email: begininspections@telus.net
thecalgaryhomeinspection.com

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 and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; **this report will focus on safety and function, not current code.** 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.**

Summary of Items of Concern

On this page you will find, in **RED**, a brief summary of any **CRITICAL** concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. Be sure to read your entire report!

For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Inspection Report in its entirety.

Note: If there are no comments in **RED** below, there were no **CRITICAL** system or safety concerns with this property at the time of inspection.

Interior Features		
Page 19 Item: 1	Master Bath	<ul style="list-style-type: none"> • Tub water temperature was not warm compared to the bath sink. The tub adjustment setting is located behind the tap cover. Recommend a plumber to repair.
Page 20 Item: 2	Bath	<ul style="list-style-type: none"> • Sink overflow was tested and failed to drain effectively. Restriction noted and needs cleaning for safety and peace of mind if ever you were distracted.
Page 23 Item: 10	Doors	<ul style="list-style-type: none"> • Bifold door was damaged in the north bedroom.

Exterior Areas

As with **all** areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof (see www.gaf.com for roof info). Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We **certainly** recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house. Likewise, be advised that such cascading may cause personal injury or even death. If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

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.

Minor settlement or "hairline" cracks in drives, walks or even foundations are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary.

Note that any siding, but especially composition or hardboard siding must be closely monitored. A classic example is the older style Louisiana Pacific siding, where the failure and deterioration provided grounds for a class action lawsuit. 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.

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.

Although rails are not required around drop-offs less than 30", consider your own personal needs and those of your family and guests. By today's standards, spindles at decks and steps should be spaced no more than 4" apart for the safety of children.

Open window wells should have either grates or, preferably, a weatherproof shield installed over them. This will keep rain and snow from building up inside the well and possibly leaking into the home, as well as minimizing your liability from children and non-residents falling inside them. An egress ladder should also be installed within the well, especially at below-grade bedrooms.

1. Roof

Materials: Composite Interlocking shingles.

Observations:

- No major system safety or function concerns noted at time of inspection.



Snow cover not a full inspection



No major system safety or function concerns noted at time of inspection.



Interlocking shingles



Shingle repairs over the fireplace roof

2. Chimney

Observations:

- No major system safety or function concerns noted at time of inspection.



No major system safety or function concerns noted at time of inspection. Wood trim needs paint

3. Gutters & Grading

Information: Aluminum Gutters

Observations:

- Down spout connected to underground pipe. Recommend reconnecting a down spout during winter conditions. water freezes and can crawl up the down spout preventing any drainage and then fills the gutter and will eventually damage and loosen because of the weight of the water. Extend the downspout at least 4ft away from the foundation



Recommend discharging the water away from the home to avoid excessive discharge during heavy down pours in the summer conditions.

This is what I mean



Down spout connected to underground pipe. Recommend reconnecting a down spout during winter conditions. water freezes and can crawl up the down spout preventing any drainage and then fills the gutter and will eventually damage and loosen because of the weight of the water. Extend the downspout at least 4ft away from the foundation

Underground connection noted



Great job of deflecting rain and snow

4. Drives & Walks

Observations:

- Sidewalk blocks can have a tendency to lift during winter conditions and become a tripping hazard.

Some of these blocks need readjusting.



Sidewalk blocks can have a tendency to lift during winter conditions and become a tripping hazard. Some of these blocks need readjusting and some need replacing.



Sidewalk blocks can have a tendency to lift during winter conditions and become a tripping hazard. Some of these blocks need readjusting.

Trip hazard

5. Siding

Information: Vinyl siding wood constructed Cement foundation

Observations:

- Some areas (Smart Trim, man made wood finish around the window and door frame) need repainting usually every five years.
 - No major system safety or function concerns noted at time of inspection.
- All Siding that's damaged from hail is to be replaced from Insurance



Parging was missing on this wall. This parging finish is more cosmetic not a concern.



Main floor exhaust cover is damaged. Great for bird nesting



Vent repair



This crack is typical even at construction stages. This is located on the mechanical wall side. Monitor during spring for any possible water in the mechanical room.



Parging is patchy



New code recommends a drip cap above the wood trim finish



All wood trim needs painting to seal and avoid wood rot

6. Vegetation

Observations:

- No major system safety or function concerns noted at time of inspection.
- Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.
- Maintenance Tip: When landscaping keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways to wood destroying insects and abrade and damage siding, screens and roofs.



Exterior water shut offs. In the off position.

7. Decks & Steps

Observations:

- No major system safety or function concerns noted at time of inspection.
- To protect your deck from snow load damage or collapse, we recommend that the the snow be continually cleared. Note that the snow load and snow load capacity of a deck is beyond the scope of a home inspection.



Interesting water drainage system off the deck



Non vented soffit. With the water management system from the deck above this also avoids water from enjoying this area during rainy conditions



To protect your deck from snow load damage or collapse, we recommend that the the snow be continually cleared. Note that the snow load and snow load capacity of a deck is beyond the scope of a home inspection.

8. Electrical, Exterior

Observations:

- GFCI reset button located at the back plug
- No major system safety or function concerns noted at time of inspection.

9. Doors

Observations:

- Front door rubs. Minor adjusting



Front door rubs. Minor adjusting

10. Window Condition

Observations:

- No major system safety or function concerns noted at time of inspection.

Garage, Basement & Attic

Note that minor settlement or "hairline" cracks in garage or basement slabs are not noted in an inspection, as they are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary. Residential inspections only include garages and carports that are physically attached to the house. They are not considered habitable, and conditions are reported accordingly.

Inspectors are not required to enter any crawlspace areas that are not readily accessible, less than 36" clearance, wet (electrical shock hazard), or where entry could cause damage or pose a hazard to the inspector.

We recommend that all attic hatches have a batt of fiberglass insulation installed over them, and that the hatch be sealed shut with latex caulk. 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 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. If the hatch is sealed shut when we go to inspect the attic, it can only be unsealed by the owner or their representative, as our insurance prohibits us from performing any destructive testing or entry. In accordance with industry and insurance standards, we will not attempt to enter an attic that has no permanently installed steps or pull-down stairs; less than thirty-six inches of headroom; does not have a standard floor designed for normal walking; walking, in the inspector's opinion, 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, with no comments or evaluations of areas not readily viewed from the hatch area.

1. Garage

2. Basement / Crawlspace

Observations:

- No major system safety or function concerns noted at time of inspection.
- Insulation not visible, finished basement.

3. Attic

Observations:

- Cellulose Insulation
- Insulation averages about 10-12 inches in depth in the studio
- No insulation over attic hatch; recommend installation, then apply a weather stripping to minimize heat loss.



No insulation over attic hatch; recommend installation, then apply a weather stripping to minimize heat loss.



Air leak and no insulation is damaging the wood



Batt Insulation is noted in the Master vaulted area



No insulation over attic hatch; recommend installation, then apply a weather stripping to minimize heat loss.



Vaulted area



Good air flow



Insulation averages about 10-12 inches in depth in the studio

Electric, Heat, Water Heater

Electric: Note that only actual GFCI outlets are tested and tripped. Some baths may have non-GFCI outlets which are protected by a GFCI outlet in a remote area (garage, another bath, etc.). Confirm with owner that apparent non-GFCI outlets within 6' of wet areas are thus protected. Also, note that most electricians agree that smoke detectors are good for about 5 years, and the breakers in your panel box have an expected life of about 20 years. Therefore, if this home was built before 1990, consider having the panel box and breakers evaluated by a licensed electrician, as an overheated breaker can result in a structural fire. If your home does not have a carbon monoxide detector (few do!), we recommend making that investment. 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 and cause house fires.

Heat: The heating, ventilation, air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood. The inspector will test the heating and air conditioner using the thermostat or other controls. A more thorough investigation of the system, including the heat ("firebox") exchanger, should be conducted by a licensed HVAC service person every year. Failure to do so may result in carbon monoxide escaping through cracks in a heat exchanger or flue pipe, resulting in death.

1. Electrical Panel

Materials: 200 Amp 240 volt Service, 100 Amp Service

Observations:

- No major system safety or function concerns noted at time of inspection at main panel box.



No major system safety or function concerns noted at time of inspection at main panel box.

2. HVAC Unit

Information: Carrier, Mid efficient gas furnace

Observations:

- Recommend installation of carbon monoxide alarm in mechanical room and near bedrooms, and monthly testing of smoke alarms to ensure proper operation.

- Low and Mid to High efficient furnaces can fail at any time. For peace of mind. I recommend your gas supplier

inspect your furnace for possible Carbon monoxide and proper function. This is a free service and they are not their to sell you anything. They are their to test and educate you .

- Thermostat: Two settings Auto and On position. During colder conditions I recommend using the ON position, This will allow the furnace fan to run continually which will equalize the temperature on all levels. The only time it calls for heat would be if the setting you have it on needs more heat. Auto position reads the temperature of the room it is mounted to, not the upper or lower levels, which suffer when doors are closed or you have big windows etc.

Summer hot conditions I also recommend using the ON setting this will take the cool basement air to the upper

floors and again equalize the temperatures cooling the rooms



Low and Mid to High efficient furnaces can fail at any time. For peace of mind. I recommend your gas supplier inspect your furnace for possible Carbon monoxide and proper function. This is a free service and they are not their to sell you anything. They are their to test and educate you .



Humidstat maintain 35 to 40 % the ticking noise will tell you what the humidity is at

3. Water Heater

Information: 40 gallon natural gas water tank

Observations:

- No major system safety or function concerns noted at time of inspection.

- Recommend draining the hot water tanks at least once a year this will prolong the life of your tank. Normal life cycle of an average hot water tank is around 12 to 15 years.

- No smoke or carbon monoxide detector in area. Due to proximity of gas water heater and furnace in relationship to the master bedroom, recommend the installation of a smoke and carbon monoxide detector combination in the master bedroom.

- Humidifier : Drip style easy maintenance. Clean filter every 3 months. Clean filter with CLR. Removes calcium and mineral deposits.



Recommend draining the hot water tanks at least once a year this will prolong the life of your tank. Normal life cycle of an average hot water tank is around 12 to 15 years.



Humidifier : Drip style easy maintenance. Clean filter every 3 months. Clean filter with CLR. Removes calcium and mineral deposits.



Humidifier hut off



Interior Features

This inspection does not include testing for radon, mold or other hazardous materials unless specifically requested.

Plumbing is an important concern in any structure. 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.

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.

Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas.

All exposed walls, ceilings and floors will be inspected. 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. Your inspection will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas, as the inspector will not move personal items.

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>.

1. Master Bath

Observations:

- Exhaust fan cover and motor need a good clean.
- Maintenance Tip: Keep caulked areas maintained, including sink backsplash, shower surround, floor tub/shower junction and around windows in shower area. Also be sure to use exhaust fan when showering or bathing.
- Sink has no overflow drain; use with caution.
- **Tub water temperature was not warm compared to the bath sink. The tub adjustment setting is located behind the tap cover. Recommend a plumber to repair.**



Sink has no overflow drain; use with caution.



Tub water temperature was not warm compared to the bath sink. The tub adjustment setting is located behind the tap cover. Recommend a plumber to repair.

2. Bath

Observations:

- LOCATION: upper floor
- No major system safety or function concerns noted at time of inspection.
- Jetted tub was tested. Filled with water and ran the jets. Recommend running CLR through the pump to remove scum and floaties
- **Sink overflow was tested and failed to drain effectively. Restriction noted and needs cleaning for safety and peace of mind if ever you were distracted.**

3. Bath #2

Observations:

- LOCATION: Lower level just roughed in



LOCATION: Lower level just roughed in

4. Bath (Guest)

5. Bath (Half)

Observations:

- No major system safety or function concerns noted at time of inspection.

6. Plumbing & Laundry

Observations:

- Polybutylene with plastic fittings visible. These can be less dependable than other types of supply piping systems. Recommend reviewing the seller's property disclosure statement for comments on Polybutylene plumbing supply lines in this house.
- Always monitor the dryer vent on the exterior especially in the winter months. Lint build up may occur and cause the vent flaps to stay open which in turn will plug up the pipe and cause the dryer to over heat
- No washer or dryer noted.



Always monitor the dryer vent on the exterior especially in the winter months. Lint build up may occur and cause the vent flaps to stay open which in turn will plug up the pipe and cause the dryer to over heat



Polybutylene with plastic fittings visible. These can be less dependable than other types of supply piping systems. Recommend reviewing the seller's property disclosure statement for comments on Polybutylene plumbing supply lines in this house.



No washer or dryer noted.

7. Kitchen

Observations:

- No major system safety or function concerns noted at time of inspection.
- Kitchen Appliances: Always make a note of all appliances that are part of the sale even if it means documenting the make and model. Take a picture.
- Range hood exhausts outside.



Kitchen Appliances: Always make a note of all appliances that are part of the sale even if it means documenting the make and model. Take a picture.



Range hood exhausts outside.

8. Interior Electric

Observations:

- No major system safety or function concerns noted at time of inspection.

9. Floors, Ceilings & Walls

Observations:

- No major system safety or function concerns noted at time of inspection.
- Floor contact to exterior door openings and near dishwashers and sinks need caulking. Prevent moisture from entering below surfaces.
- Heated electric floor under the basement tiled floor. Tested and viewed with an Infrared camera.
- Hard wood floors require a minimum of 35% to 40% humidity in the home. Humidity is also important for our health. Viruses like dry environments.



No major system safety or function concerns noted at time of inspection.



Hard wood floors require a minimum of 35% to 40% humidity in the home. Humidity is also important for our health. Viruses like dry environments.

10. Doors

Observations:

- Maintenance Tip: Caulk recommended at door - floor junctions, where applicable, to prevent water that is carried in by foot traffic from entering under the flooring. Weather stripping needs a good seal to prevent air leaks and save on energy costs.
- **Bifold door was damaged in the north bedroom.**



Bifold door was damaged in the north bedroom.





Master closet door missing

11. Windows

Observations:

- No major system safety or function concerns noted at time of inspection.

12. Fireplaces & Stoves

Observations:

- No major system safety or function concerns noted at time of inspection.
- It is recommended that you use a fire place glass cleaner or Vinegar and water for cleaning your glass
- Gas Fire place: Tested for operation and function. Pilot light was on. No concerns



It is recommended that you use a fire place glass cleaner or Vinegar and water for cleaning your glass

13. Stairways

Observations:

- No major system safety or function concerns noted at time of inspection.



No major system safety or function concerns noted at time of inspection.

A Home 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.

A home 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.

A home 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 real property or any portion of it that would have a significant adverse impact on the value of the real 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.

General Notes

1. General Notes

Observations:

Fire extinguishers: In three minutes a fire can get out of control, from a kitchen grease fire to an unattended smoke to something that happened in your garage. Recommend attaching one in your kitchen pantry or under your sink. In your garage (a must have). In your mechanical room. Always check monthly they still have a full charge.

Pictures - Pictures are included to help you understand and see what I saw at the time of the inspection. They are intended to show an example or illustration of an area of concern but may not show every occurrence and may not accurately depict its severity. Also note that not all areas of concern will be pictured. Do not rely on pictures alone. Please read the complete inspection report before your inspection contingency period expires.

Fire and carbon monoxide protection – By today's standards: The installation of smoke alarm(s) designated for the purpose of sleeping, within the proximity of the doors to those rooms. Test all alarms and detectors weekly or monthly per manufacture instructions. The installation of carbon monoxide (CO) detector(s) is required in homes with fuel-fired appliances at every floor elevation and any areas where fuel-fired equipment is located. The installation of Type ABC fire extinguisher(s) at the kitchen, laundry, and garage, if applicable, is also advised. Test all of these devices monthly. Install new batteries yearly. Initiate and practice plans of escape and protection for all occupants in case any emergencies arise. Failure to repair defective or install absent alarms, detectors, and other safety equipment immediately can result in serious injury or death. For further information about fire safety and CO poisoning, consult your local fire department and your equipment manufacture(s), and read these links: www.cpsc.gov/CPSCPUB/PUBS/464.pdf, www.carbonmonoxidekills.com, www.nfpa.org/index.asp, and www.usfa.dhs.gov/downloads/pyfff/inhome.html.

Personal property - Certain appliances are considered personal property, even when conveying with real estate. Testing, inspection, analysis, or opinion of condition or function of personal property is not within the scope of a home inspection. Such personal property includes, but is not limited to, space heaters, window air conditioners, refrigerators, freezers, washers, dryers, washer/dryer combination units, televisions, stereo systems, and countertop microwave units.

Cost to repair - There are several places you can go to get approximate costs to repair something. A good online source is www.homeinspectorlocator.com/resources/costtorepair.htm. I recommend getting at least three quotes on work to be done. Good online sources for finding qualified professionals include Done Right! (www.doneright.com), Angie's List (www.angieslist.com), and the Better Business Bureau (www.bbb.org).

This report is not a guaranty or warranty. Anything can fail at any time. This inspection report is only reporting on the conditions as observed at the time of the inspection, and is not intended to be considered as a guaranty or warranty, expressed or implied, of the adequacy of, or performance of, systems or structures, or their component parts, or of their remaining life expectancy or usefulness. Systems, equipment and components can, and do, fail—randomly and without prior warning.

Your Home Inspection Report is not a code inspection, nor is the inspector licensed to perform any code inspections pertaining to this specific property. All code enforcement questions must be directed to the authority having jurisdiction. Contact the local building department for further details.

Once again, thank you for your business, and for your trust!. The best compliment you can make is a referral. Cheers