BOCC HOME INSPECTION

Inspection Report

Joe Smith

Property Address:
123 Smith Ave NW
Calgary Alberta BBB 123

218 Cedarbrook Bay SW

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Date: 01/01/2015	**Time:** 03:00 PM	**Report ID:** Sample Report12345
Property: 123 Smith Ave NW Calgary Alberta BBB 123	**Customer:** Joe Smith	**Real Estate Professional:**

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance:	**Type of building:**	**Approximate age of building:**
Customer and their agent	Bi-Level	Approx 33 Years
Temperature:	**Weather:**	**Ground/Soil surface condition:**
-1 (C)	Cloudy, Snow	Damp
Rain in last 3 days:	**Radon Test:**	**Water Test:**
Yes	No	No

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of' leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors. **We do not give an estimation of life span.**

CONDOMINUMS: The roof is the responsibility of the Condominium Owners Association and is subject to the Association By-Laws, rules and assessments. We recommend obtaining and reviewing the By-Laws, financial statements, the most recent reserve study and minutes of the meetings of the Association, prior to close.

		IN	NI	NP	RR
1.0	Roof Coverings	•			
1.1	Flashings	•			
1.2	Skylights			•	
1.3	Chimneys	•			
1.4	Roof Penetrations	•			
1.5	Roof Drainage Systems	•			•

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Styles & Materials

Roof Covering:
Asphalt/Fiberglass

Viewed roof covering from:
Ground
Binoculars

Sky Light(s):
None

Chimney (exterior):
Metal Flue Pipe

Roof Structure:
2 X 4 Rafters

Comments:

1.0 ROOF COVERINGS

Roof was limited to a visual inspection with the use of binoculars and from the second floor windows.

1.0 Item 1(Picture) South facing side of roof

1.1 ROOF FLASHINGS

Flashing is fitted correctly and in serviceable condition where visible.

1.3 CHIMNEY

Limited review. Our chimney review is limited to visible accessible components only. If further review is desired, we suggest a W.E.T.T. inspection by a qualified professional prior to closing.

1.5 (1) **ROOF DRAINAGE SYSTEMS**

On the front of the house the downspout should be extended so that it either drains into the lower section of gutters or run it down the side of the house with an extension on the bottom, to ensure storm run off drains 6 to 8 feet away from the foundation.

1.5 Item 1(Picture) Downspout extension

(2) **ROOF DRAINAGE SYSTEMS**

The end cap is missing on gutter at the garage, I recommend replacing the end cap so that storm run off goes down the downspout and not down the side of the garage.

1.5 Item 2(Picture) Missing end cap

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. **We do not give an estimation of life span.**

2. Attic

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics; the operation of any readily accessible thermostatic control and the operation of any readily accessible attic ventilation fan. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances. Entering attics that are insulated can be dangerous. Attics with insulation cannot be safely inspected due to limited visibility of the framing members, upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the hatch area only. Inspectors will not crawl/walk the attic area when they believe it is a danger to them or that they might damage the attic insulation or cause damage. Comments made on the attic are reflected on recent weather conditions, during long periods of dry spells leak are not visible, so are excluded from the responsibility of the home inspection. We can only comment on the conditions at the time of the home inspection.

		IN	NI	NP	RR
2.0	Attic	•			
2.1	Vapor Barrier	•			
2.2	Roof Structure	•			
2.3	Insulation	•			
2.4	Ventilation	•			
2.5	Ventilation Fans and Thermostatic Controls in Attic	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace **IN NI NP RR**

Styles & Materials

Attic Insulation:
Blown
Cellulose

Ventilation:
Soffit Vents

Method Used to Observe

Attic:
From Attic hatch

Attic Info:
Attic Hatch
No Storage

Comments:

2.0 ATTIC

The attic space was visually inspected with use of flashlight and thermal scanner, it all appeared dry on the day of inspection.

Maintenance Tips:

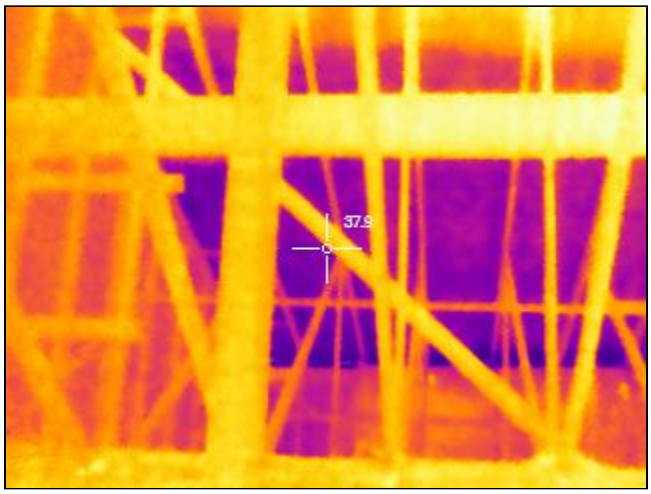
1. Recommend installation of fresh weather stripping annually at attic hatch to reduce build up of warm moist air.

2. Attic should be reviewed at least twice per year to ensure ventilation openings are clear and to ensure development of mold is kept in check. While there may be very little or no evidence of mold build-up in the attic at time of inspection, it can reproduce and spread rapidly should conditions allow it to. Mold can be potentially hazardous and will spread when moisture enters the attic cavity and is not vented to the exterior. Any area of suspected mold should be reviewed by a qualified contractor for analysis and removal.

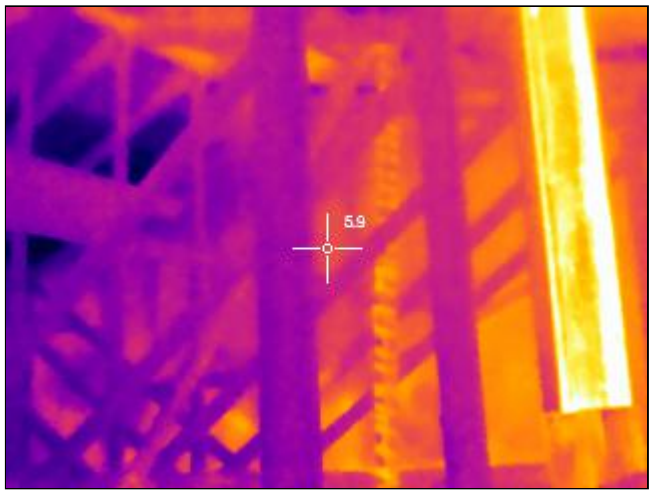
3. Recommend monitoring performance of roof through regular attic review - water intrusion can occur at any time after the inspection, future performance unknown. It is common to see staining around attic hatch entrance and the hatch itself. This happens when heat escapes into attic hatch in winter, hot air hits the cold air and it turns to condensation. This can be helped by replacing weatherstripping. Sometimes the sheathing can also be affected and in extreme cases mold can start to form.

2.0 Item 1(Picture) Attic

2.0 Item 2(Picture) Attic



2.0 Item 3(Picture) Attic



2.0 Item 4(Picture) Attic

2.4 ATTIC VENTILATION

For Education Purposes:

Proper ventilation in your attic or roof space is critical to the performance of your roofing material. Life cycle, cost of roofing material, house structure, home system venting, attic condensation, ice dams, ceiling leaks, R value of insulation, energy costs, health of occupants, and so much more can be affected.

The attic structure, insulation and ventilation was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Only visible areas can be inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

		IN	NI	NP	RR
3.0	Wall Cladding Flashing and Trim	•			
3.1	Doors (Exterior)	•			
3.2	Windows/Frame	•			
3.3	Gutters	•			
3.4	Lot Grading and Drainage	•			
3.5	Eaves, Soffits and Fascias	•			
3.6	Driveway	•			
3.7	Walkway	•			
3.8	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•			
3.9	Fence	•			
3.10	Exterior Faucets	•			
3.11	Retaining Wall(s)	•			
3.12	Exterior Electrical	•			
3.13	Vegetation	•			

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Styles & Materials

Siding Style:
Cement stucco

Siding Material:
Cement-Fiber

Exterior Entry Doors:
Steel

Appurtenance:
Porch
Sidewalk

Driveway:
Gravel
Street Parking

Comments:

3.0 WALL CLADDING FLASHING AND TRIM

Higher levels of wall clad around the home are only visually inspected from the ground level.

3.1 DOORS (EXTERIOR)

I recommend routinely checking on the drain at the back door to ensure it stays free and clear of dirt and debris, if clogged it could potentially cause a leak into the basement of the house.

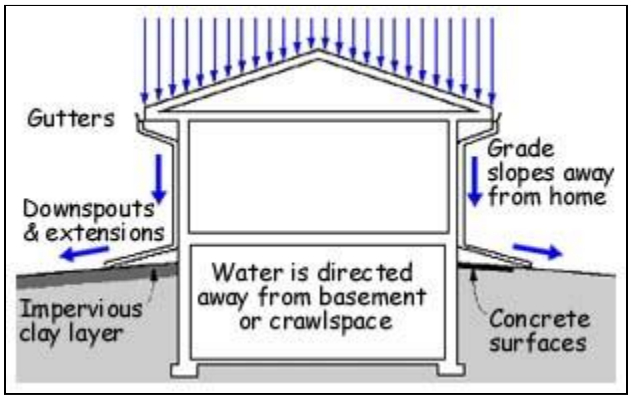
3.1 Item 1(Picture) Drain at back door

3.3 GUTTERS

Correct drainage around the structure is very important to protect the home. Negligence of correct drainage may result in future moisture issues into the home. Comments made on current drainage are from observable conditions at the time of the inspection only.

Maintenance Tip:

1. Suggest gutters be cleaned out as a part of a normal maintenance routine to ensure proper drainage.
2. Recommend sealing seams at gutters where required to prevent leaking and aiding correct water flow and drainage.
3. Keep extension pipes down during wet periods, leaving extension pipes up will result in water ponding at foundation wall, possible causing seepage.



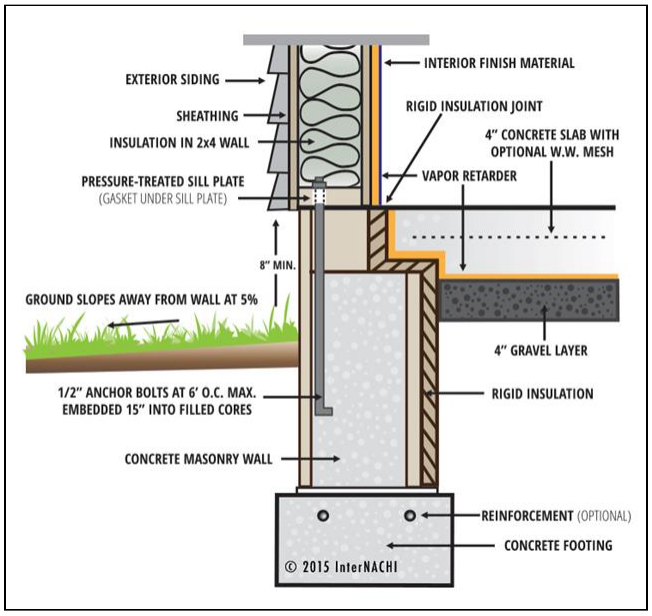
3.3 Item 1(Picture) Proper Drainage

3.4 GRADING

While performance of lot drainage and water handling systems may appear serviceable at the time of inspection, the inspector cannot accurately predict the performance as conditions constantly change. Furthermore, items such as leakage in downspout/gutter systems are very difficult to detect during dry weather. Inspection of foundation performance and water handling systems is limited to visible conditions and evidence of past problems only. Buyer is advised to ask of disclosure information about drainage failure in the past.

Maintenance Tip:

Periodically review grading to ensure proper drainage as landscaping changes over time. For correct drainage around the home all sides would slope away from the home, this assists in preventing water from sitting at the foundation wall.



3.4 Item 1(Picture) Slope Diagram

3.9 FENCE

Maintenance Tip:

Re-sealing external wood will prolong its life span.

3.10 EXTERIOR FAUCETS

Maintenance Tip: Winterizing

During the months of Oct/Nov we strongly suggest you winterize all external faucets, to prevent freezing.

Step 1: Locate all outside faucets. There is normally a separate shutoff valve inside for each outside faucet.

Step 2: Locate Inside Shutoff Valves- Locate shutoff valves inside for each outside faucet. Inside valves have similar handles but may be painted different colors. Inside valves will also have a small cap used for draining excess water from the pipe to the outside faucet.

Step 3: Turn Off Water- Turn off water at inside valves by turning handle clockwise. Next, open outside water faucets. Drain excess water inside by opening drain cap with pliers, holding pail underneath to catch water. When water stops draining, close drain cap and snug slightly (Do Not Over-tighten!) with pliers. Close outside water faucets.

3.12 EXTERIOR ELECTRICAL

GFCI in place and operational. (For more information on GFCIs see Electrical Components section below)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Garage

		IN	NI	NP	RR
4.0	Garage Roof	•			•
4.1	Garage Ceilings	•			
4.2	Garage Walls (including Firewall Separation)	•			
4.3	Garage Floor	•			
4.4	Garage Door (s)	•			
4.6	Garage Door Operators (Report whether or not doors will reverse when met with resistance)	•			•

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Styles & Materials

Garage Door Type:
One automatic

Garage Door Material:
Light inserts

Comments:

4.0 GARAGE ROOF

The roof top patio on the garage holds water, to prolong the life of the dura deck system I recommend buying a squeegee and regularly pushing the water off.

4.0 Item 1(Picture) Garage roof patio

4.1 GARAGE CEILINGS

Dry at time of the inspection, in good shape and condition.

4.3 GARAGE FLOOR

Common cracks noted - all concrete floor slabs experience some degree of cracking due to shrinkage in the drying process.

4.6 GARGARE DOOR OPERATORS

The photo eye laser reverse function worked properly at the time of the inspection, however the resistance reverse function did not. Recommend adjusting the sensitivity so that the door reverses with very little resistance, this is help to prevent form potential damage to the garage door as well potential injury.

4.6 Item 1(Picture) Garage door motor

5. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

		IN	NI	NP	RR
5.0	Ceilings	•			
5.1	Walls	•			
5.2	Floors	•			
5.3	Steps, Stairways, Balconies and Railings	•			
5.4	Doors	•			
5.5	Windows	•			

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IN	NI	NP	RR

Styles & Materials

Ceiling Materials:
Gypsum Board
Plaster

Wall Material:
Gypsum Board

Floor Covering(s):
Carpet
Hardwood T&G
Linoleum
Tile

Interior Doors:
Hollow core

Window Types:
Casement
Sliders

Floor Structure:
Wood Joists

Cabinetry:
Wood

Countertop:
Laminate
Granite

Comments:

5.0 CEILINGS
All ceilings were in good condition and dry at time of inspection. (Cosmetic issues are not part of the inspection.)

5.1 WALLS
All walls were in good condition and dry at the time of inspection. (Cosmetic issues are not part of the inspection.)

5.4 DOORS
Doors were all tested and worked as required.

5.5 WINDOWS
All windows in the home were tested and in good working order during the inspection.

Maintenance Tip:
In the colder season frost and build up can occur along windows from poor air flow, it is helpful to open up curtains and blinds often to allow proper air flow to minimize frost build up.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Kitchen Appliances and Components

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable. **Buyer is advised that no warranty is offered on any appliance, they are subject to failure at any time.**

		IN	NI	NP	RR
6.0	Counters and Cabinets	•			
6.1	Plumbing	•			
6.2	Dishwasher	•			
6.3	Ranges/Ovens/Cooktops	•			
6.4	Range Hood (s)	•			
6.5	Trash Compactor			•	
6.6	Garburator			•	
6.7	Microwave	•			
6.8	Refrigerator	•			
6.9	Operation of GFCI (Ground Fault Circuit Interrupters)			•	•

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Styles & Materials

Cabinetry:
Wood

Countertop:
Tile

Floor Covering(s):
Laminated T&G

Dishwasher Brand:
MAYTAG

Exhaust/Range hood:
RE-CIRCULATE
LG

Disposer Brand:
NONE

Range/Oven:
WHIRLPOOL

Built in Microwave:
LG

Trash Compactors:
NONE

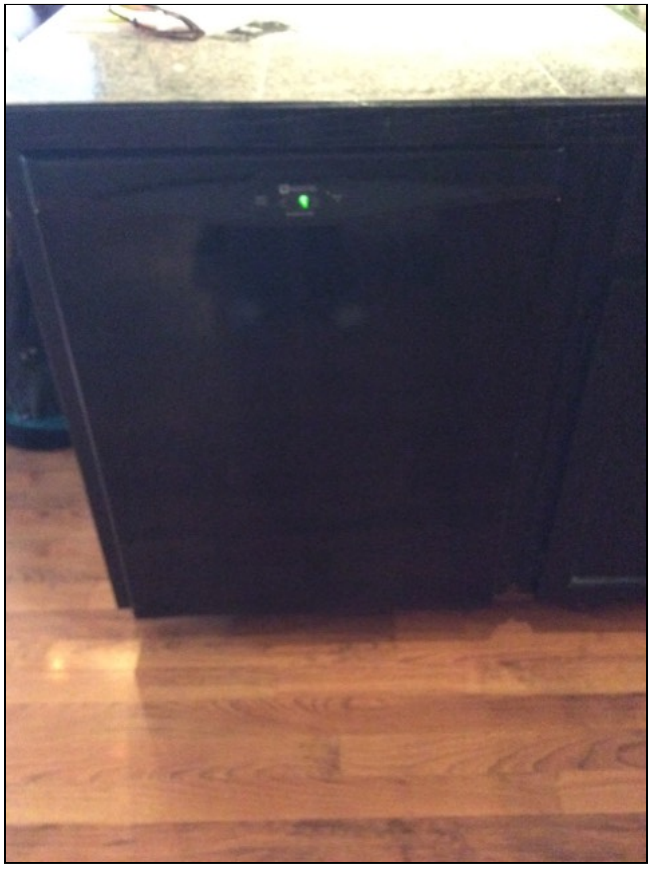
Comments:

6.0 COUNTERS AND CABINETS (KITCHEN)

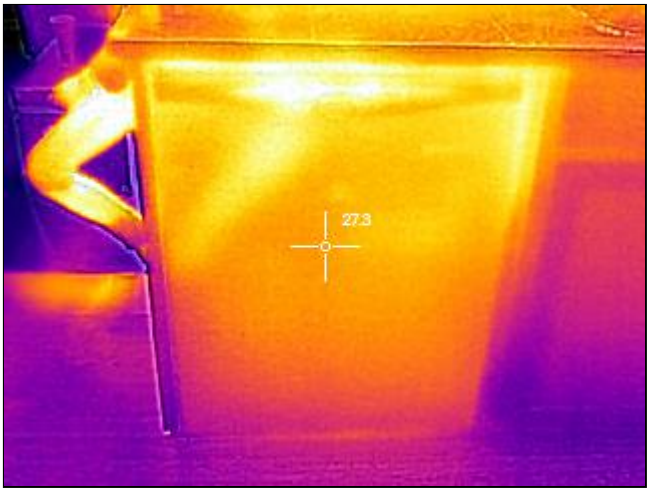
Cabinets and countertops were secure, all doors and drawers tested for damage or problems.

6.2 DISHWASHER

Dishwasher was tested by running on a regular cycle, it was working well on the day of the inspection, no leaks.



6.2 Item 1(Picture) Dishwasher



6.2 Item 2(Picture) Dishwasher

6.3 RANGES/OVENS/COOKTOPS

The electrical stove/range elements were tested at the time of inspection and appeared to function properly. The electric oven elements were tested at the time of inspection and appeared to function properly.

6.3 Item 1(Picture) Stove/cooktop

6.4 RANGE HOOD

Maintenance Tip:

Recommend cleaning filter regularly.

6.4 Item 1(Picture) Range hood

6.7 MICROWAVE

Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection.

6.7 Item 1(Picture) Microwave

6.8 REFRIGERATOR

Our inspection of this item is purely to see if the internal walls are cold. Please note we do not use any special equipment to test these items. Also we DO NOT test water hook ups, water dispensers or icemakers connected to the refrigerators.

6.8 Item 1(Picture) Refrigerator

6.9 GFCI

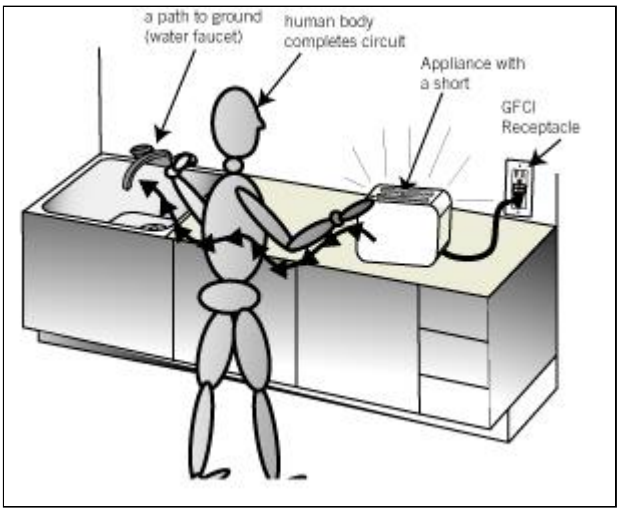
GFCI need to be put in place near water sources, these are tested using an outlet and GFCI tester.

For Education Purposes:

A ground-fault circuit interrupter (GFCI) can help prevent electrocution. If a person's body starts to receive a shock, the GFCI senses this and cuts off the power before he/she can get injured.

GFCIs are generally installed where electrical circuits within appliances may accidentally come into contact with water. They are most often found in kitchens, baths, laundry rooms, outside or in the garage. We may suggest GFCI upgrades in areas, these upgrades are suggestions only and in some cases not possible due to the age of the home/panel. For more detail review of electrical issues, we suggest an electrician to review, if required.

6.9 Item 1(Picture) No GFCI



6.9 Item 2(Picture) Kitchen GFCI Diagram

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Basement

Inspection of the basement/crawlspace is limited to a visual review of conditions at time of inspection only. Inspections may be limited due to storage of personal property. Weather conditions, storage of personal property, changing foundation, wall conditions, wall finishes, etc. all contribute to inconclusive predictions of foundation performance. While there may not be visible evidence of water intrusion at time of inspection, the inspector CANNOT warranty this or any basement against water entry. Please note it is not the inspectors responsibility to confirm/check for permits for renovation/changes in the home. The presence of mold in concealed areas of the home does NOT fall within the scope of Home Inspection as it is not visibly accessible. If buyer has concerns about mold due to allergies, or suspects the presence of mold, he/she is advised to consult with a qualified mold inspector or contractor to agree to carry out a more invasive investigation. Air quality testing is a great option to further investigate for mold in concealed areas.

		IN	NI	NP	RR
7.0	Foundation	•			
7.1	Walls	•			
7.2	Floors	•			
7.3	Ceiling	•			
7.4	Windows	•			
7.5	Columns or Piers	•			
7.6	Vapor Barrier	•			
7.7	Insulation	•			
7.8	Joists and Beams Condition	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Styles & Materials

Foundation:
Poured concrete

Method used to observe

Crawlspace:
No crawlspace

Floor Structure:
Wood joists

Columns or Piers:
Supporting walls

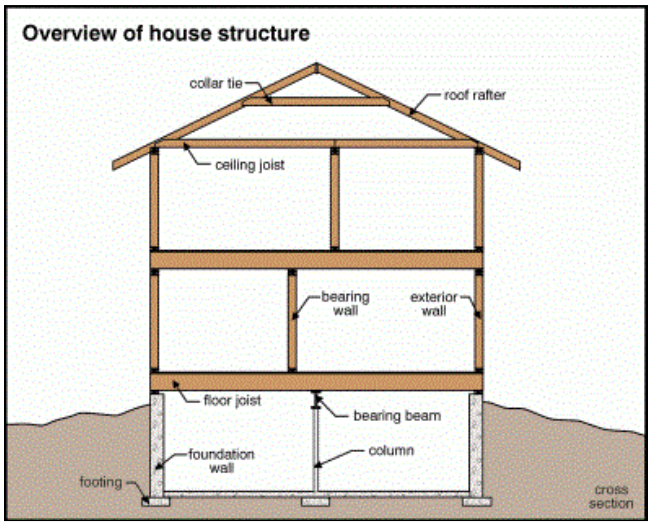
Insulation:
Unknown

Floor Covering(s):
Laminated T&G
Linoleum

Comments:

7.0 FOUNDATION

The basement area was dry on day of the inspection. Future conditions cannot be determined as these are changeable with the weather conditions. Recommend obtaining information from seller on any past water/moisture penetration. The buyer is advised to refer to the Disclosure Statement regarding any past water intrusion.



7.0 Item 1(Picture) Structural Overview

7.1 WALLS

All accessible walls were in good condition and dry at the time of the inspection. (Cosmetic issues are not part of the inspection.)

7.3 CEILINGS

All ceilings were in good condition and dry at time of inspection. (Cosmetic issues are not part of the inspection.)

7.5 COLUMNS or PIERS

Never remove support posts without seeking advice from structural engineer.

7.8 JOISTS AND BEAMS

For Educational Purposes:

Floor joists are an important part of the supportive structure of a floor. They hold up the weight of a building, absorb impacts on the floor, and create structural support so that the floor will be stable secure. Suggest consulting professional prior to modification.

The basement, crawlspace or foundation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

		IN	NI	NP	RR
8.0	Plumbing Drain, Waste and Vent Systems	•			
8.1	Plumbing Water Supply, Distribution System and Fixtures	•			
8.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•			
8.3	Main Water Shut-off	•			
8.4	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	•			
8.5	Main Gas Shut-off	•			
8.6	Hot Water Tank	•			•
8.7	Sump Pump			•	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Styles & Materials

Water Source:
Public

Water Filters:
(We do not inspect filtration systems)

Plumbing Water Supply (into home):
Copper

Plumbing Water Distribution (inside home):
Copper

Washer Drain Size:
2" Diameter

Plumbing Waste:
PVC

Water Heater Power Source:
Gas (quick recovery)

Water Heater Capacity:
40 Gallon (1-2 people)

Manufacturer:
JOHN WOOD

Water Heater Location:
Basement
Utility Room

Comments:

8.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Waste lines were in serviceable condition when inspected. No leaks observed at the time of the inspection.

8.1 PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

Visible supply lines appeared in good condition and no leaks were found.

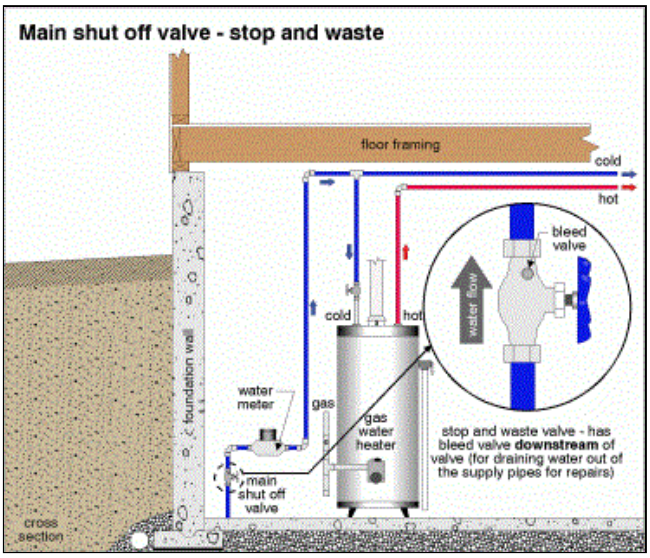
8.3 MAIN WATER SHUT OFF

The main water shut off is marked with a tag and is located in the basement where the utilities are. No leaks at the time of inspection, ongoing monitoring of all plumbing is suggested.

Maintenance Tip:

Since main shut off valves are operated infrequently, it is not unusual for them to become inoperable over time. They often leak or break when operated after a period of inactivity. We suggest caution when operating shutoffs that have not been turned for a long period of time. All shutoff valves and angle stops should be turned regularly to ensure free movement in case of emergency.

8.3 Item 1(Picture) Main water shut off

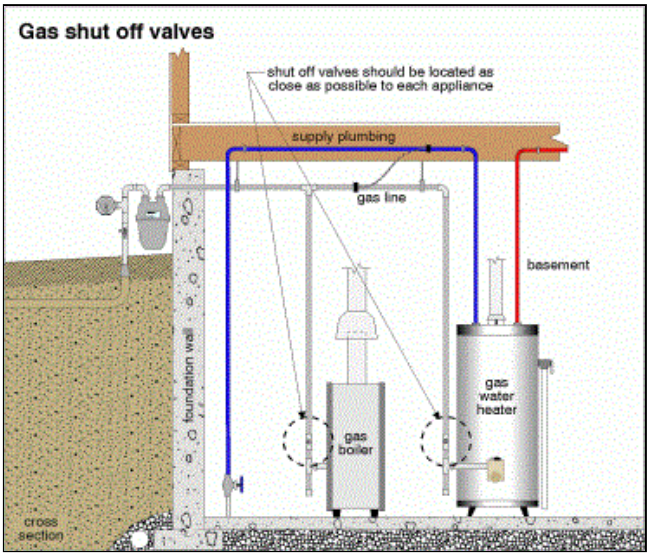


8.3 Item 2(Picture) Main Water Shut Off Valve Diagram

8.5 MAIN GAS SHUT OFF

The main gas shut off is located beside the gas meter on the side of the house.

8.5 Item 1(Picture) Main gas shut off



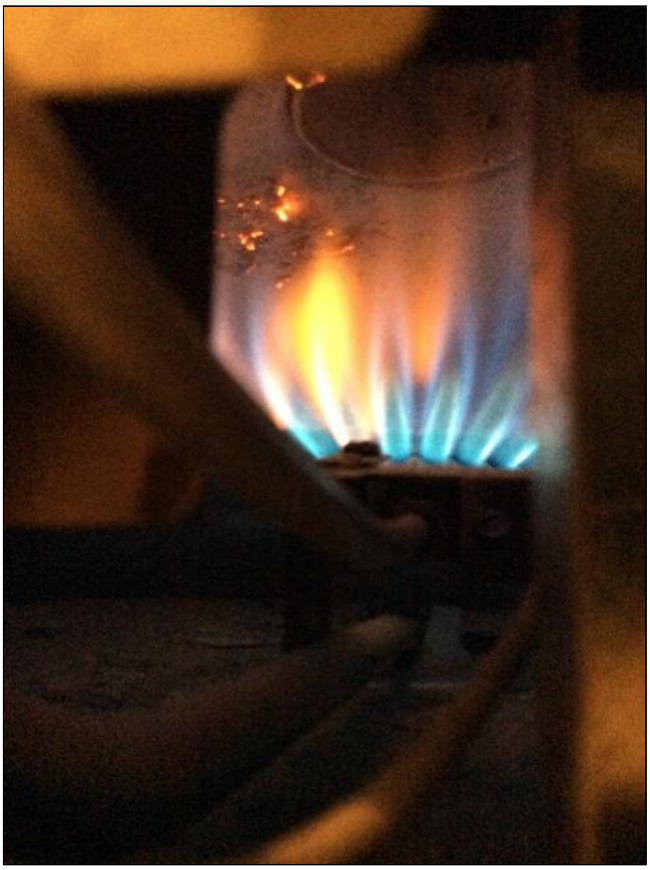
8.5 Item 2(Picture) Gas Shut Off Valve Diagram

8.6 (1) **HOT WATER TANK**

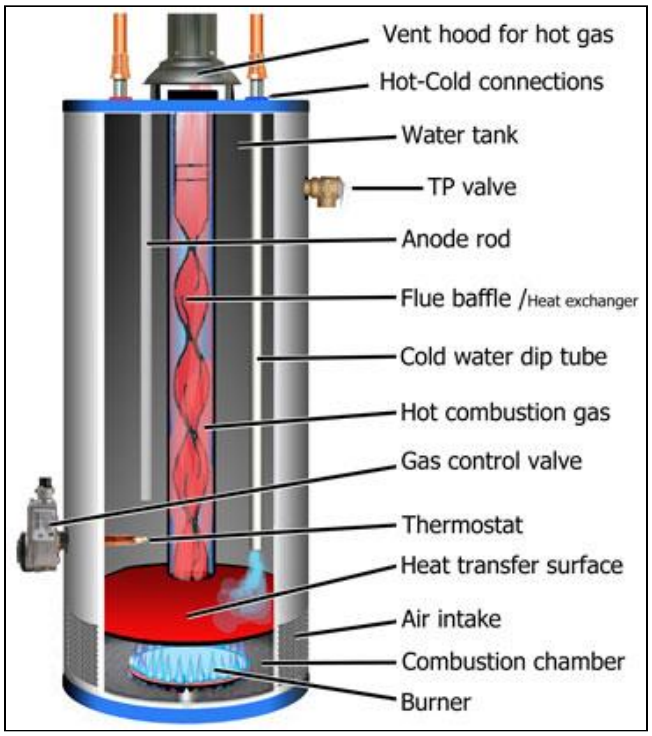
Hot water tank was serviceable at time of inspection. No warranties can be offered on this or any other appliance. Average life expectancy is about 10-12 years, though it can fail at anytime.

Warning: Children should be kept away from water heater as the high pressure release valve, if disturbed, can cause scalding.

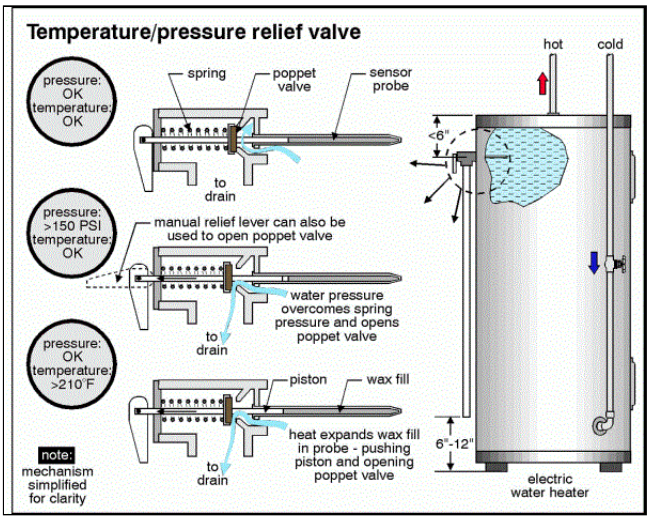
8.6 Item 1(Picture) Hot water tank



8.6 Item 2(Picture) Hot water tank



8.6 Item 3(Picture) Water Heater Diagram



8.6 Item 4(Picture) Pressure Release Valve

(2) **HOT WATER TANK**

There was a small leak from one of the main water lines entering the hot water tank, I recommend that a journman plumber further evaluate the leak and fix as necessary.

8.6 Item 5(Picture) Water line leaking

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Bathroom and Components

The home inspector shall observe function of bathroom components, along with a thermal scan for hidden leaks. The inspector cannot be held responsible for future leaks. The home inspection in non-invasive. Moisture cannot be detected behind tiles and other surfaces in wet areas.

		IN	NI	NP	RR
9.0	Walls and Ceiling	•			
9.1	Floors	•			
9.2	Counters and Cabinets	•			
9.3	Doors	•			
9.4	Windows	•			
9.5	Plumbing Drain, Waste and Vent Systems	•			
9.6	Plumbing Water Supply and Distribution Systems and Fixtures	•			•
9.7	Outlets Switches and Fixtures	•			
9.8	Exhaust fan	•			•
9.9	Bathtub/Shower(s)	•			
9.10	Toilet(s)	•			
9.11	Operation of GFCI (Ground Fault Circuit Interrupters)	•			•

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace **IN NI NP RR**

Styles & Materials

Exhaust Fans:
Fan only

Floor Covering(s):
Hardwood T&G
Tile

Cabinetry:
Wood

Countertop:
Laminate
Granite

Comments:

9.0 WALLS AND CEILING

All bathroom walls and ceiling were in good condition and dry at time of inspection, there was a moisture stain by the fan in the second main floor bathroom. This is mostly due to not running the fan long enough prior to showering/bathing, fans should be run for 20-30 mids after. (Cosmetic issues are not part of the inspection.)

9.0 Item 1(Picture) Moisture stain in second main floor bathroom

9.2 COUNTERS AND CABINETS (BATHROOMS)

Cabinets and countertops were secure, all doors and drawers tested for damage or problems.

9.3 DOORS

Doors were all tested and worked as required.

9.5 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Waste lines were in serviceable condition when inspected. No leaks observed at the time of the inspection.

9.6 PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

Visible supply lines appeared in good condition and no leaks were found, except for in the master en suite. The water supply fixture was leaking and should be replaced to ensure that no water damage occurs to the cabinetry.

9.6 Item 1(Picture) Master en suite sink

9.8 BATHROOM EXHAUST FANS

The master en suite bathroom exhaust fan was operating in a serviceable condition, however the other main floor bathroom fan was not. I recommend a contractor further evaluate to find the issue and fix as necessary. It is recommended that your fans are run 20-30 minutes after a bath or shower to help reduce extra humidity from bathrooms.

Maintenance Tip:

A good test that you can perform occasionally is to hold up one square of toilet paper to ensure your fan's suction can hold it. Should a fan not hold a piece of toilet paper it usually requires cleaning or to have the fan motor serviced/replaced.

9.8 Item 1(Picture) Second main floor bathroom fan

9.8 Item 2(Picture) Master en suite bathroom fan

9.9 BATHTUB/SHOWERS

The jetted tub worked properly at the time of the inspection. Non invasive inspection - The inspector cannot be responsible for issues behind tiled areas as these areas are hidden from view. Only an evasive inspection would determine this.

Maintenance Tip:

As and when required - Suggest all tile edges of the 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.

9.9 Item 1(Picture) Jetted tub

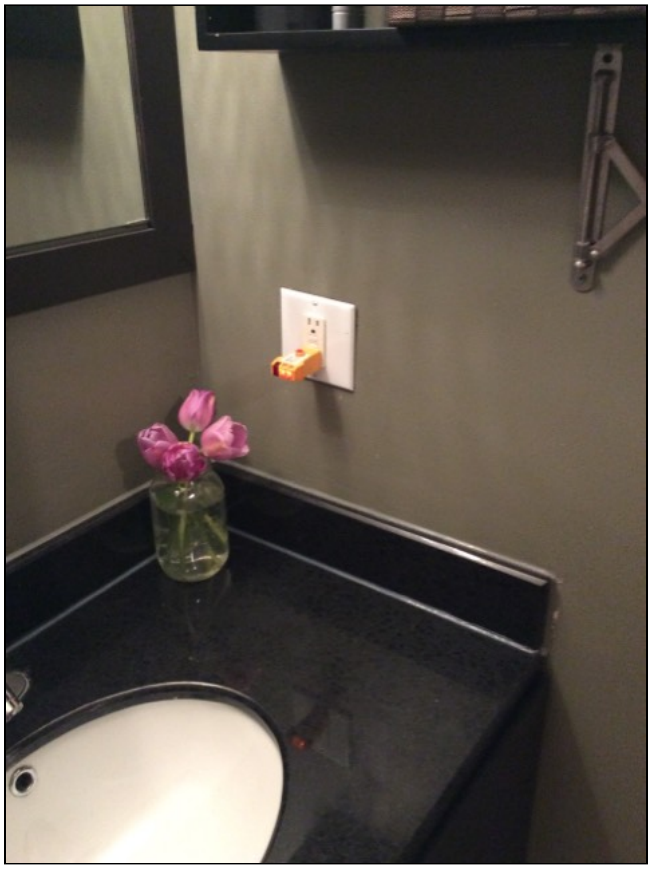
9.11 GFCI

GFCI in place near water sources, these are tested using an outlet and GFCI tester. Neither GFCI in both upper floor bathrooms were operational, I recommend that a journeyman electrician replace the GFCI's with new ones to ensure the safety of the owners.

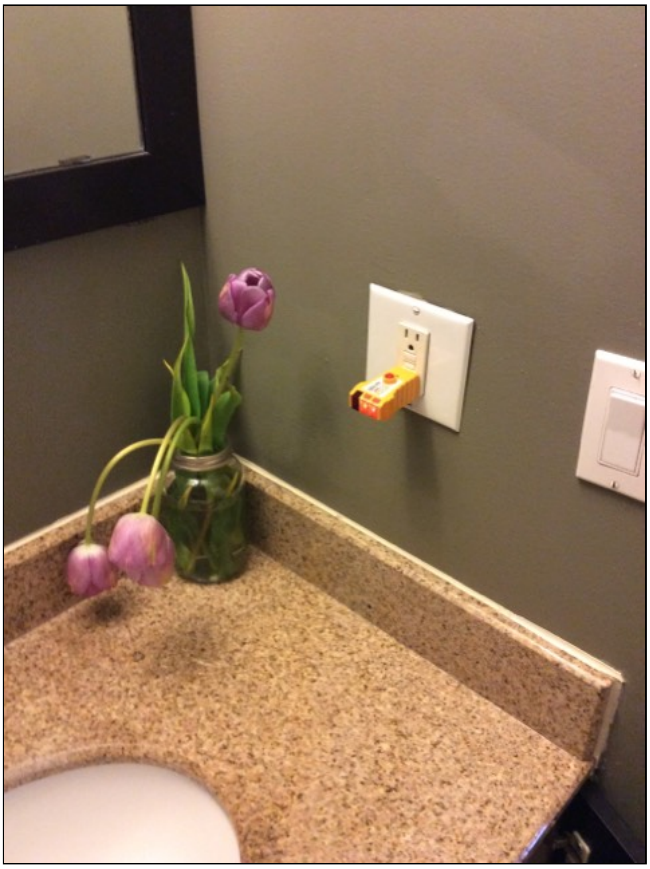
For Education Purposes:

A ground-fault circuit interrupter (GFCI) can help prevent electrocution. If a person's body starts to receive a shock, the GFCI senses this and cuts off the power before he/she can get injured.

GFCIs are generally installed where electrical circuits within appliances may accidentally come into contact with water. They are most often found in kitchens, baths, laundry rooms, outside or in the garage. We may suggest GFCI upgrades in areas, these upgrades are suggestions only and in some cases not possible due to the age of the home/panel. For more detail review of electrical issues, we suggest an electrician to review, if required.



9.11 Item 1(Picture) GFCI



9.11 Item 2(Picture) GFCI

10. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment. It is not the inspectors responsibility to confirm permits for the property.

		IN	NI	NP	RR
10.0	Service Entrance Conductors	•			
10.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•			
10.2	Main Line Service	•			
10.3	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•			
10.4	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	•			
10.5	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•			•
10.6	Operation of GFCI (Ground Fault Circuit Interrupters)	•			
10.7	Location of Main and Distribution Panels	•			
10.8	Smoke Detectors	•			
10.9	Carbon Monoxide Detectors	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace **IN NI NP RR**

Styles & Materials

Electrical Service

Conductors:
Below ground

Panel capacity:
125 AMP

Panel Type:
Circuit breakers

Electrical Panel

Manufacturer:
SYLVANIA

Branch wire 15 and 20

AMP:
Copper

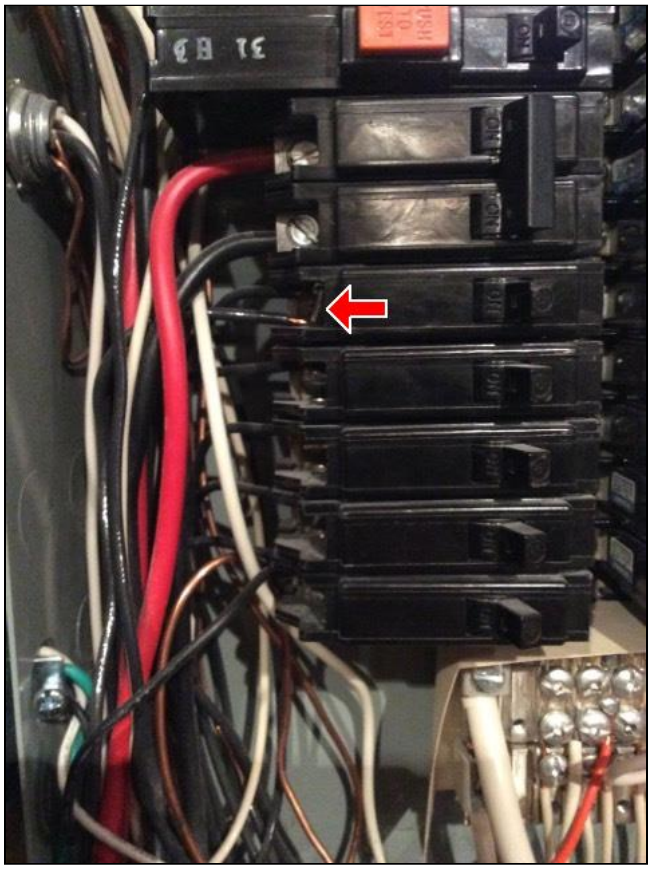
Comments:

10.2 MAIN LINE SERVICE

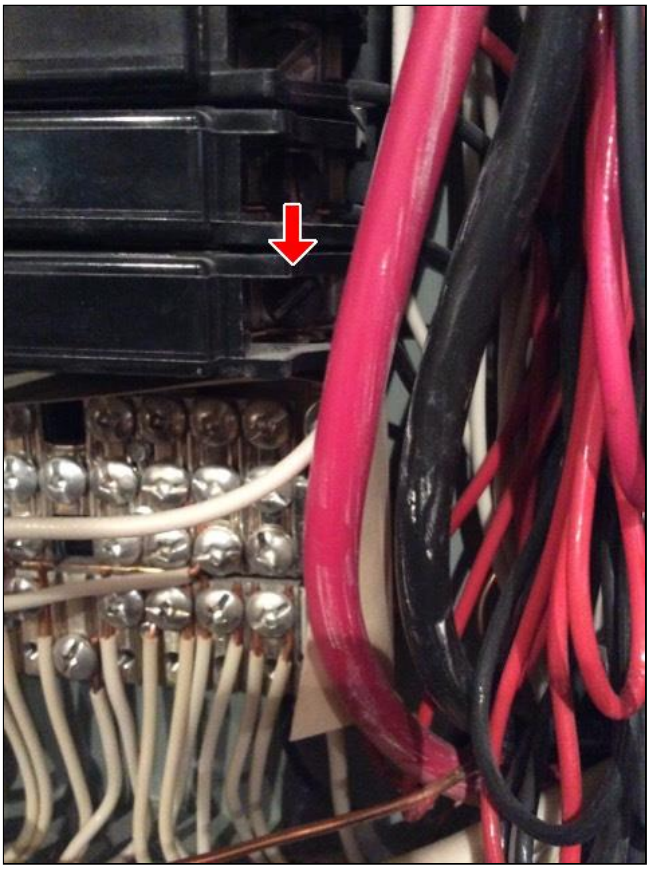
100 Amp service.

10.3 BRANCH CIRCIUT CONDUCTORS, OVERCURRENT DEVICES, COMPATABILITY OF THEIR AMPERAGE AND VOLTAGE

In the main distribution panel there was a "double tapped" breaker and another breaker in which the wire appeared to be really loose. I recommend that a journeyman electrician further investigate and fix as necessary to avoid potential hazards.



10.3 Item 1(Picture) Double tapped wire



10.3 Item 2(Picture) Loose wire

10.4 CONNECTED DEVICES and FIXTURES

All accessible receptacles and switches worked as required on the day of inspection. Some outlets were not accessible due to furniture or stored personal items.

10.5 POLARITY AND GROUNDING OF RECEPTACLES

The receptacle in the kitchen beside the sink shows "open neutral" this means that the neutral wire is either loose or not connected. I recommend that a journeyman electrician further address and fix as necessary.

10.5 Item 1(Picture) Open neutral plug in kitchen

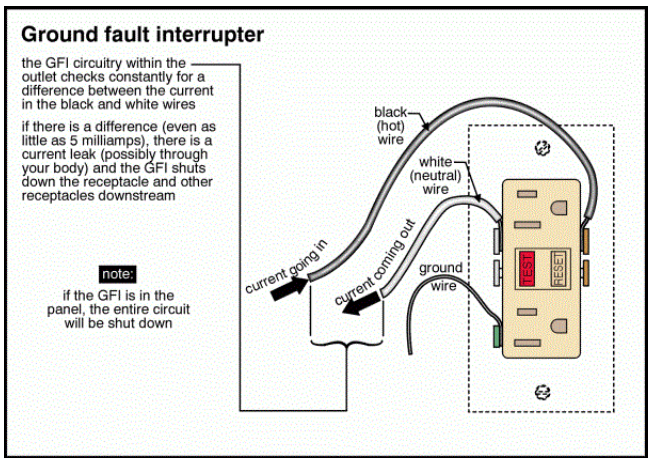
10.6 GFCI

GFCI in place near water sources, these are tested using an outlet and GFCI tester. No issues to report, other then the two bathroom GFCI's.

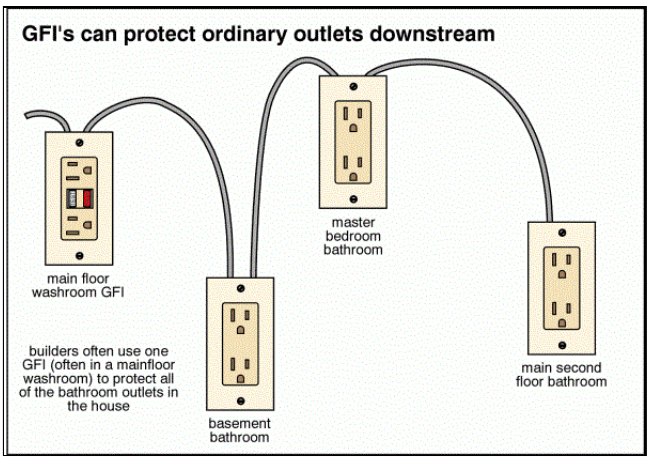
For Education Purposes:

A ground-fault circuit interrupter (GFCI) can help prevent electrocution. If a person's body starts to receive a shock, the GFCI senses this and cuts off the power before he/she can get injured.

GFCIs are generally installed where electrical circuits within appliances may accidentally come into contact with water. They are most often found in kitchens, baths, laundry rooms, outside or in the garage. We may suggest GFCI upgrades in areas, these upgrades are suggestions only and in some cases not possible due to the age of the home/panel. For more detail review of electrical issues, we suggest an electrician to review, if required.



10.6 Item 1(Picture) About GFCI

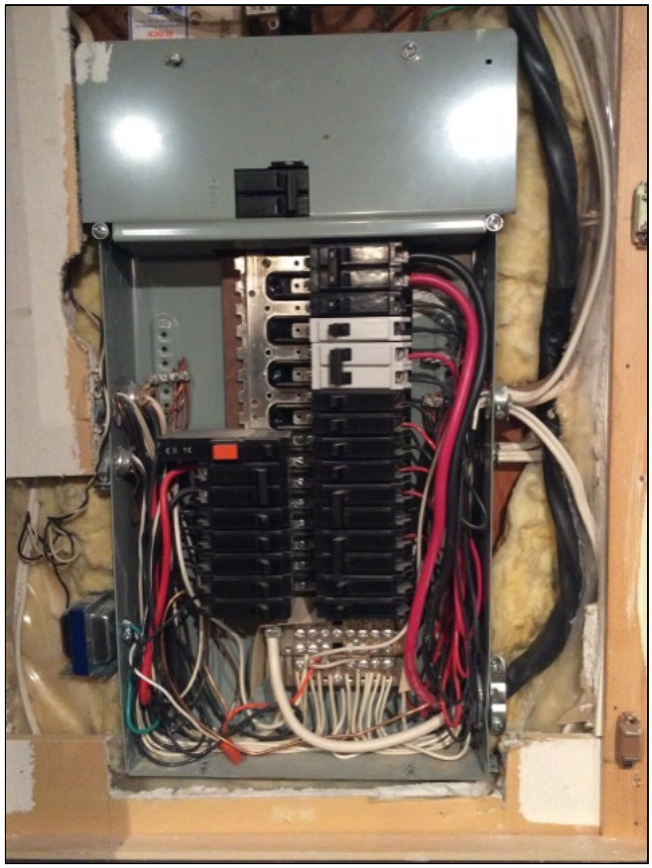


10.6 Item 2(Picture) GFCI Info

10.7 LOCATION OF MAIN DISTRIBUTION PANEL

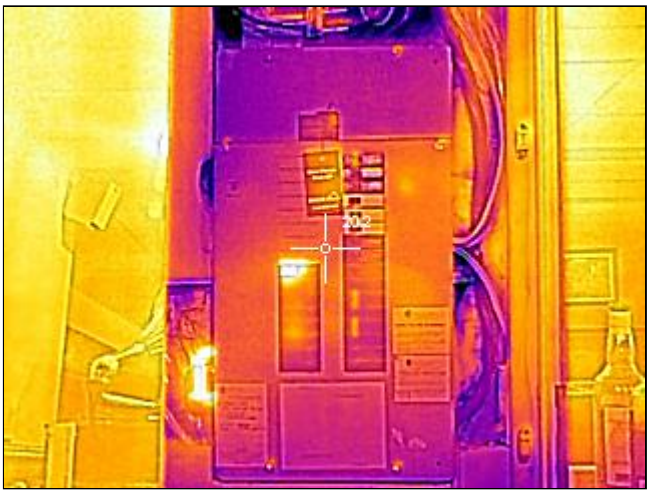
The main distribution panel is located in the basement rec room behind the bar.

10.7 Item 1(Picture) Garage panel



10.7 Item 2(Picture) Main distribution panel

10.7 Item 3(Picture) Main distribution panel



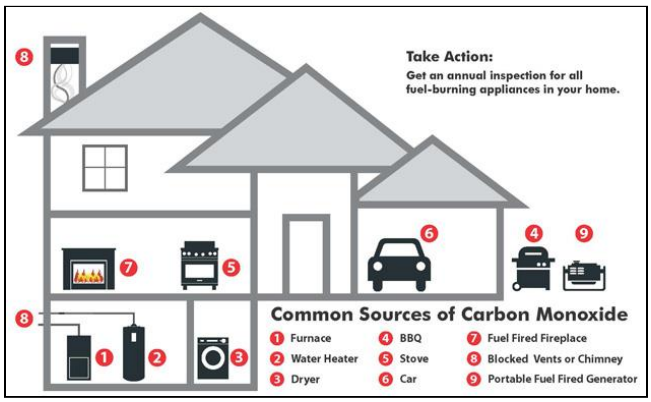
10.7 Item 4(Picture) Main distribution panel

10.8 SMOKE DETECTORS

Tested using the device test button. Alarm sounded as required. Periodic testing is suggested to ensure proper working order, these only have a life space of 10 years even if they sound on testing. Worked on day of inspection but can fail anytime.

10.9 CARBON MONOXIDE DETECTORS

CO Detectors have a 7 year life span, if age is unknown- recommend replacement.



10.9 Item 1(Picture) Common Sources of CO

The electrical system of the home was inspected and reported on with the above information. As a generalist,our electrical inspection are limited - if a more advanced inspection is required we recommend contacting a qualified electrician for full review. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

		IN	NI	NP	RR
11.0	Heating Equipment	•			
11.1	Furnace	•			
11.2	Humidifier		•		
11.3	Normal Operating Controls	•			
11.4	Automatic Safety Controls	•			
11.5	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			
11.6	Presence of Installed Heat Source in Each Room	•			
11.7	Flues and Vents (for fireplaces, gas water heaters or heat systems)	•			
11.8	Solid Fuel Heating Devices (Fireplaces, Woodstove)	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace **IN NI NP RR**

Styles & Materials

Heat Type:
Heat Pump Forced Air (also provides cool air)

Energy Source:
Natural gas

Heat System Brand:
LENNOX

Ductwork:
Insulated
and
Non-insulated

Filter Type:
Disposable

Filter Size:
Cut to fit

Types of Fireplaces:
Conventional

Comments:

11.1 FURNACE

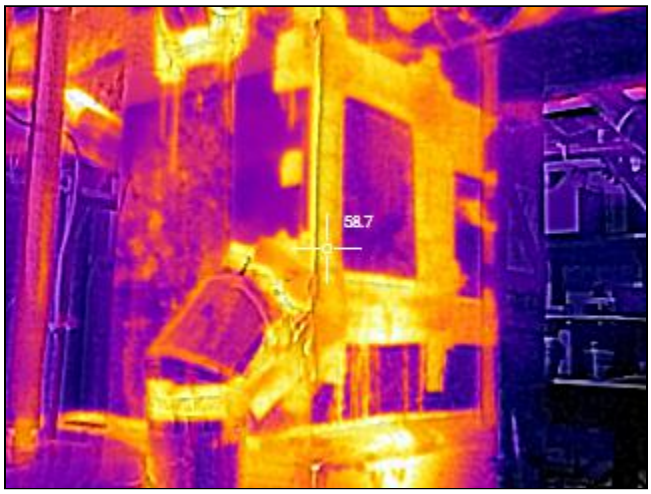
Maintenance Tip:

1. Recommend filters are changed every 2-3 months, unless otherwise stated by the filters manufacture. Replace filter upon possession of the home.

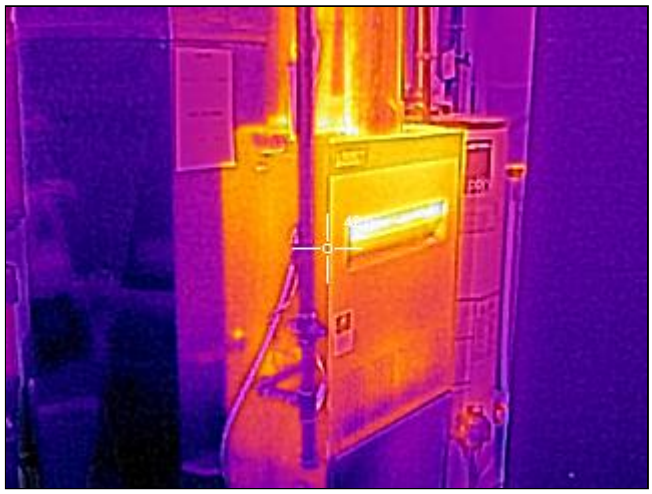
2. Recommend a full clean and service upon possession, then every one-two years by a qualified service professional. This will improve your air quality, reduce dust and extend the life of your furnace.

11.1 Item 1(Picture) Furnace

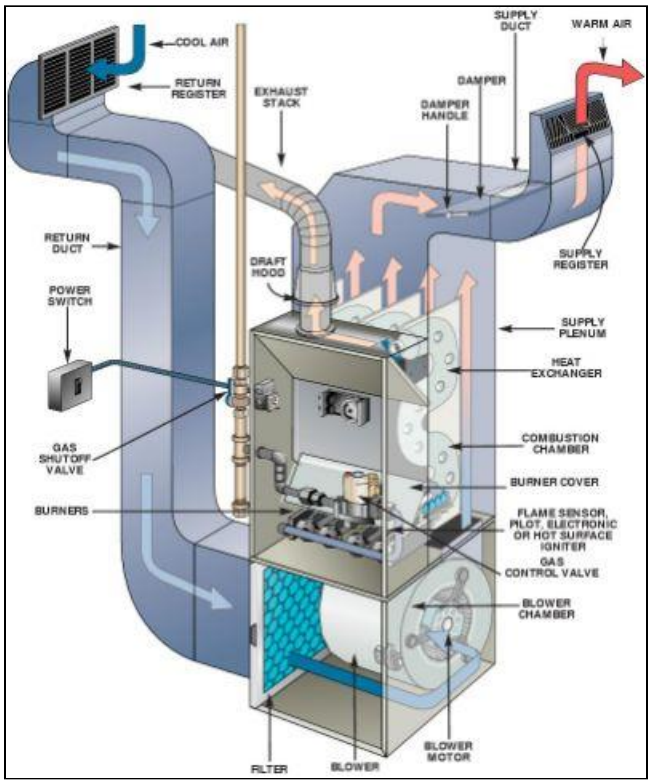
11.1 Item 2(Picture) Furnace



11.1 Item 3(Picture) Furnace



11.1 Item 4(Picture) Furnace



11.1 Item 5(Picture) Furnace Diagram

11.2 HUMIDIFIER

Humidifier are not part of the inspection.

Maintenance Tip:

Humidifiers require annual service for proper operation.

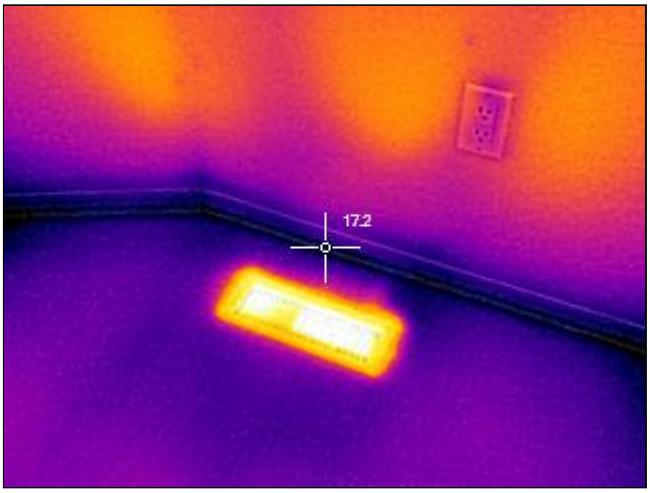
11.5 DISTRIBUTION SYSTEMS

Duct work is in place and correct where visible. All heat registers were tested using thermal imaging to ensure they are operating consistently as required.

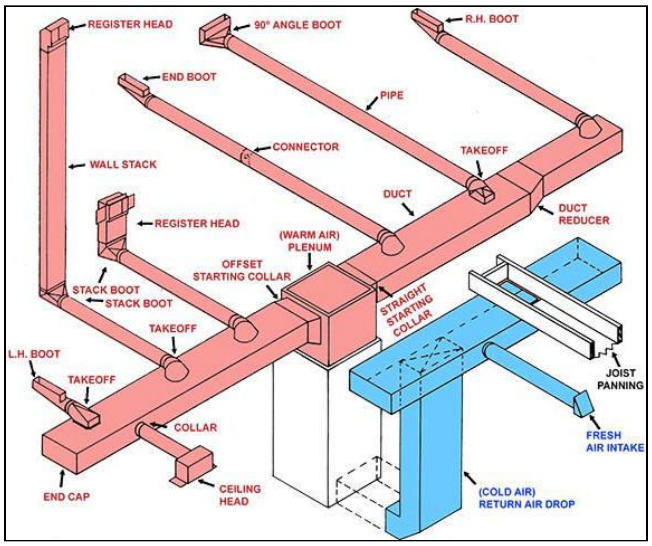
Maintenance Tip:

It is always a good idea to tape (aluminum tape) joints, gaps and holes will reduce heat loss in unwanted areas. It will also provide better air flow from the vents around the home.

11.5 Item 1(Picture)



11.5 Item 2(Picture) Heat vent



11.5 Item 3(Picture) Heating Distribution Diagram

11.6 HEAT SOURCES IN EACH ROOM

It is common for rooms further from the furnace to have a slightly lower heat distribution.

11.8 SOLID FUEL HEATING DEVICES (FIREPLACE, WOODSTOVE)

Our flue inspection is minimal of the visual component only, for full chimney review suggest W.E.T.T inspection prior to use.

11.8 Item 1(Picture) Fireplace

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

12. Laundry Area

Laundry machines are tested through running them though a washing/drying cycle, when hooked up. We do not disconnect the supply hoses to the washer, nor do we operate the valves. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. These can fail at anytime, no warranties or guarantees are given on any appliances in the home.

		IN	NI	NP	RR
12.0	Washing Machine	•			
12.1	Clothing Dryer	•			
12.3	Floors	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Styles & Materials

Dryer Power Source:
220 Electric

Dryer Vent:
Flexible Metal

Floor Covering(s):
Linoleum

Comments:

12.0 WASHING MACHINE

The washing machine was run on a short cycle to test its operation and inspect for leaks. It worked as required on the day of the inspection. This test does not assess it's performance or ability to wash clothes effectively.

Washer Hook Ups: Washer hook ups observed. We do not disconnect the supply hoses to the washer, nor do we operate the valves. These can leak at any time, the washing machine was run to test and worked as required, these can fail at anytime, no warranties or guarantees are given on any appliances in the home.

12.0 Item 1(Picture) Washing machine

12.1 CLOTHING DRYER

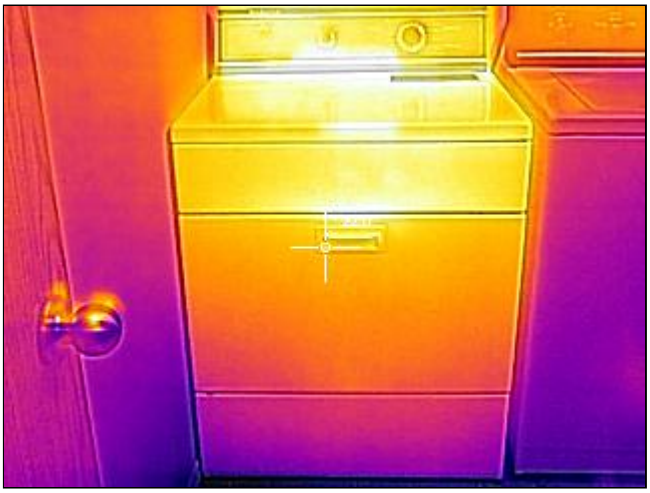
The dryer was tested on a short cycle and worked as required - Suggest dryer vents should be kept clean and clear. This short test does not assess the machine for it's performance. The dryer was run to test and worked as required, these can fail

at anytime, no warranties or guarantees are given on any appliances in the home.

Maintenance Tip:

Recommend having the dryer vent line cleaned out every one to two years.

12.1 Item 1(Picture) Clothing dryer



12.1 Item 2(Picture) Washing machine

The laundry room was inspected and report on. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Summary

Bocc Home Inspections Ltd.

1060 Windsong Dr SW
Airdrie, AB T4B 0P2
(403)585-6279
www.BoccInspections.com

Customer
Joe Smith

Address
123 Smith Ave NW
Calgary Alberta BBB 123

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling;** or **warrants further investigation by a specialist,** or **requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

1.5 Roof Drainage Systems

Inspected, Repair or Replace

(1) **ROOF DRAINAGE SYSTEMS**
On the front of the house the downspout should be extended so that it either drains into the lower section of gutters or run it down the side of the house with an extension on the bottom, to ensure storm run off drains 6 to 8 feet away from the foundation.

(2) **ROOF DRAINAGE SYSTEMS**
The end cap is missing on gutter at the garage, I recommend replacing the end cap so that storm run off goes down the downspout and not down the side of the garage.

4. Garage

4.0 Garage Roof

Inspected, Repair or Replace

GARAGE ROOF

The roof top patio on the garage holds water, to prolong the life of the dura deck system I recommend buying a squeegee and regularly pushing the water off.

4.6 Garage Door Operators (Report whether or not doors will reverse when met with resistance)

Inspected, Repair or Replace

GARGARE DOOR OPERATORS

The photo eye laser reverse function worked properly at the time of the inspection, however the resistance reverse function did not. Recommend adjusting the sensitivity so that the door reverses with very little resistance, this is help to prevent form potential damage to the garage door as well potential injury.

6. Kitchen Appliances and Components

6.9 Operation of GFCI (Ground Fault Circuit Interrupters)

Not Present, Repair or Replace

GFCI

GFCI need to be put in place near water sources, these are tested using an outlet and GFCI tester.

For Education Purposes:

A ground-fault circuit interrupter (GFCI) can help prevent electrocution. If a person's body starts to receive a shock, the GFCI senses this and cuts off the power before he/she can get injured.

GFCIs are generally installed where electrical circuits within appliances may accidentally come into contact with water. They are most often found in kitchens, baths, laundry rooms, outside or in the garage. We may suggest GFCI upgrades in areas, these upgrades are suggestions only and in some cases not possible due to the age of the home/panel. For more detail review of electrical issues, we suggest an electrician to review, if required.

8. Plumbing System

8.6 Hot Water Tank

Inspected, Repair or Replace

(1) **HOT WATER TANK**

Hot water tank was serviceable at time of inspection. No warranties can be offered on this or any other appliance. Average life expectancy is about 10-12 years, though it can fail at anytime.

Warning: Children should be kept away from water heater as the high pressure release valve, if disturbed, can cause scalding.

(2) **HOT WATER TANK**

There was a small leak from one of the main water lines entering the hot water tank, I recommend that a journman plumber further evaluate the leak and fix as necessary.

9. Bathroom and Components

9.6 Plumbing Water Supply and Distribution Systems and Fixtures

Inspected, Repair or Replace

PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

Visible supply lines appeared in good condition and no leaks were found, except for in the master en suite. The water supply fixture was leaking and should be replaced to ensure that no water damage occurs to the cabinetry.

9.8 Exhaust fan

Inspected, Repair or Replace

BATHROOM EXHAUST FANS

The master en suite bathroom exhaust fan was operating in a serviceable condition, however the other main floor bathroom fan was not. I recommend a contractor further evaluate to find the issue and fix as necessary. It is recommended that your fans are run 20-30 minutes after a bath or shower to help reduce extra humidity from bathrooms.

Maintenance Tip:

A good test that you can perform occasionally is to hold up one square of toilet paper to ensure your fan's suction can hold it. Should a fan not hold a piece of toilet paper it usually requires cleaning or to have the fan motor serviced/replaced.

9.11 Operation of GFCI (Ground Fault Circuit Interrupters)

Inspected, Repair or Replace

GFCI

GFCI in place near water sources, these are tested using an outlet and GFCI tester. Neither GFCI in both upper floor bathrooms were operational, I recommend that a journeyman electrician replace the GFCI's with new ones to ensure the safety of the owners.

For Education Purposes:

A ground-fault circuit interrupter (GFCI) can help prevent electrocution. If a person's body starts to receive a shock, the GFCI senses this and cuts off the power before he/she can get injured.
GFCIs are generally installed where electrical circuits within appliances may accidentally come into contact with water. They are most often found in kitchens, baths, laundry rooms, outside or in the garage. We may suggest GFCI upgrades in areas, these upgrades are suggestions only and in some cases not possible due to the age of the home/panel. For more detail review of electrical issues, we suggest an electrician to review, if required.

10. Electrical System

10.5 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure

Inspected, Repair or Replace

POLARITY AND GROUNDING OF RECEPTACLES

The receptacle in the kitchen beside the sink shows "open neutral" this means that the neutral wire is either loose or not connected. I recommend that a journeyman electrician further address and fix as necessary.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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(403)585-6279
www.BoccInspections.com
Inspected By: Adam Boccinfuso

Inspection Date: 01/01/2015
Report ID: Sample Report12345

Customer Info:	Inspection Property:
Joe Smith 123 Smith Street Calgary Alberta TTT 123 **Customer's Real Estate Professional:**	123 Smith Ave NW Calgary Alberta BBB 123

Inspection Fee:

Service	Price	Amount	Sub-Total

Tax $0.00
Total Price $0.00

Payment Method: Cash, cheque or e-transfer (Send to: adam@boccinspections.com - Please make password: Bocc)
Payment Status: Due at Time of Inspection
Note:

Bocc Home Inspections Ltd.

Adam Boccinfuso

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