

Inspection Report

New Home. New Adventures. New Memories.

FOR THE PROPERTY AT:

4048 Robson St., Calgary IN
55555

INSPECTION DATE:

Monday, September 30, 2023

PREPARED FOR:

Ragul Chari

PREPARED BY:

Jacques Laplante



Hive Home
Inspections

Hive Home Inspections
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Calgary, IN 55555
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September 30, 2023



Dear Ragul Chari,

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the [Standards of Practice](#) so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein.

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection.

The report itself is copyrighted and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Jacques Laplante

On behalf of

Hive Home Inspections

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Summary

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

Exterior

ROOF DRAINAGE\GUTTERS

[Missing](#)

Implications: Chance of water damage to contents, finishes and/or structure

Location: Roof edge

Task: Provide gutters and downspouts

Time: Immediate

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES\COLUMNS / POSTS

[Rot or insect damage](#)

Notes: Have certified contractor estimate replacement cost.

Implications: Weakened structure | Chance of movement

Location: Deck

Task: Replace

Time: As soon as possible

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES\HANDRAILS AND GUARDS

[Missing](#)

Implications: Fall hazard

Location: Back deck

Task: Provide

Time: Immediate

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES\HANDRAILS AND GUARDS[Spindles \(balusters\) missing](#)**Implications:** Fall hazard**Location:** Deck**Task:** Repair or replace**Time:** Immediate**LANDSCAPING\LOT GRADING**[Improper slope or drainage](#)**Notes:** Maintain positive slope away from the building to reduce chance of water ingress into the building.**Implications:** Chance of water damage to contents, finishes and/or structure**Location:** East side (Alley way)**Task:** Improve**Time:** As soon as possible

Structure

ROOF FRAMING\SHEATHING[Attic staining on roof sheathing discoloration](#)**Implications:** Health hazard**Location:** Attic**Task:** Further evaluation by certified contractor**Time:** As soon as possible

Heating

FURNACE\DUCTS, REGISTERS AND GRILLES

Possible asbestos-containing tape around heating ducts

Implications: Health hazard**Location:** Furnace Room

Task: Further testing to determine

Time: As soon as possible

Interior

WINDOWS\MEANS OF EGRESS/ESCAPE

[Too small](#)

Implications: Restricted emergency exits

Location: Basement bedroom

Task: Improve

Time: Immediate

Summary Conclusion

This concludes the Summary section. The remainder of the report describes each of the home's systems and details any improvement recommendations. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

Site Info

Description

GENERAL

[Homes built prior to 1990 may contain asbestos materials that are now considered hazardous. To familiarize yourself with safe practices for handling asbestos.](#)

WEATHER

Light rain

APPROXIMATE TEMPERATURE

56°

ATTENDEES

Owner

ATTENDEES

Buyer

ACCESS TO HOME PROVIDED BY

Seller

OCCUPANCY

The home was occupied at the time of the inspection.

APPROXIMATE INSPECTION START TIME

The inspection started at 9:00 a.m.

APPROXIMATE INSPECTION END TIME

The inspection ended at 12:00 noon

APPROXIMATE DATE OF CONSTRUCTION

1962

Roofing

Description

SLOPED ROOFING MATERIAL

[Metal](#)

Limitations/Disclaimers

ROOF INSPECTION LIMITED/PREVENTED BY

Lack of access (too slippery/fragile)

INSPECTION PERFORMED

With binoculars from the ground

Recommendations

RECOMMENDATIONS\OVERVIEW

Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize the life of roofs.



1. Roofs may leak at any time. Leaks often...

Exterior

Description

GUTTER & DOWNSPOUT MATERIAL

No gutters or downspouts

SOFFIT (UNDERSIDE OF EAVES) AND FASCIA (FRONT EDGE OF EAVES)

[Aluminum](#)

WALL SURFACES AND TRIM

[Vinyl siding](#)

DRIVEWAY

Gravel

Limitations/Disclaimers

INSPECTION LIMITED/PREVENTED BY

- Storage in outbuildings
- New finishes/paint/trim
- Vines/shrubs/trees against wall

NO OR LIMITED ACCESS TO

Area below steps, deck, porches

EXTERIOR INSPECTED FROM

Walked the perimeter of the house

NOT INCLUDED AS PART OF A BUILDING INSPECTION

- Underground components (e.g., oil tanks, septic fields, underground drainage systems)
- Screens, shutters, awnings, and similar seasonal accessories
- Fences and boundary walls
- Outbuildings other than garages and carports

Recommendations

GENERAL

Seal all penetrations on exterior walls

Implications: Chance of water damage to surfaces and structure below

Location: Various

Task: Provide

Time: As soon as possible



2. Seal all penetrations on exterior walls

ROOF DRAINAGE\GUTTERS

Missing

Implications: Chance of water damage to contents, finishes and/or structure

Location: Roof edge

Task: Provide gutters and downspouts

Time: Immediate



3. Missing

EXTERIOR GLASS/WINDOWS\EXTERIOR TRIM**Damage**

Implications: Chance of water damage to contents, finishes and/or structure

Location: Various basement windows

Task: Replace

Time: Less than 1 year



4. Damage

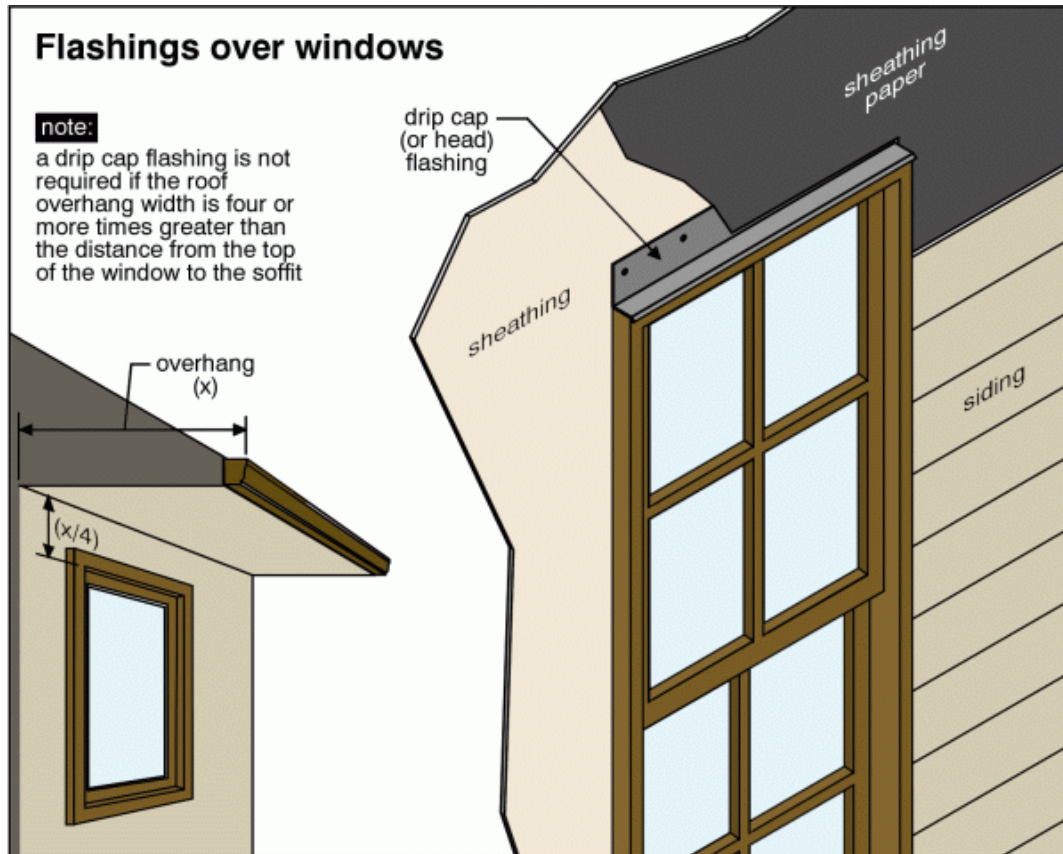
EXTERIOR GLASS/WINDOWS\EXTERIOR DRIP CAPS/DRIP CAP FLASHING/HEAD FLASHING**Ineffective**

Implications: Chance of water damage to contents, finishes and/or structure

Location: Basement North

Task: Replace

Time: As soon as possible



5. Ineffective

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES\COLUMNS / POSTS**Rot or insect damage**

Notes: Have certified contractor estimate replacement cost.

Implications: Weakened structure | Chance of movement

Location: Deck

Task: Replace

Time: As soon as possible



6. Rot or insect damage

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES\COLUMNS / POSTS**Leaning**

Implications: Weakened structure | Chance of movement

Location: Deck

Task: Further evaluation and repair

Time: As soon as possible



7. Leaning

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES\JOISTS

Improper and missing fasteners on joist hangers

Location: Balcony

Task: Replace and provide

Time: As soon as possible



8. Improper fasteners on hangers

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES\FLOORS**Damage**

Implications: Weakened structure | Chance of movement

Location: Deck

Task: Replace/repair

Time: As soon as possible



9. Damage

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES\STAIRS AND LANDINGS

Trip hazard

Location: Walkout basement

Task: Improve

Time: As soon as possible



10. Trip hazard

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES\HANDRAILS AND GUARDS

[Missing](#)

Implications: Fall hazard

Location: Walkout basement stairs

Task: Provide

Time: Immediate



11. Missing

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES\HANDRAILS AND GUARDS[Openings between spindles \(balusters\) too large](#)

Implications: Fall hazard

Location: front balcony

Task: Repair or replace

Time: As soon as possible



12. Openings between spindles (balusters) too...

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES\HANDRAILS AND GUARDS[Spindles \(balusters\) missing](#)

Implications: Fall hazard

Location: Deck

Task: Repair or replace

Time: Immediate



13. Spindles (balusters) missing

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES\HANDRAILS AND GUARDS**Spindles (balusters) too far apart****Implications:** Fall hazard**Location:** Deck**Task:** Repair or replace**Time:** As soon as possible

14. Spindles (balusters) too far apart

LANDSCAPING\LOT GRADING**Improper slope or drainage****Notes:** Maintain positive slope away from the building to reduce chance of water ingress into the building.**Implications:** Chance of water damage to contents, finishes and/or structure**Location:** East side (alley way)**Task:** Improve**Time:** As soon as possible

15. Improper slope or drainage

Structure

Description

CONFIGURATION

Walkout basement

FOUNDATION MATERIAL

[Poured concrete](#)

FLOOR CONSTRUCTION

[Joists](#)

EXTERIOR WALL CONSTRUCTION

[Wood frame](#)

ROOF AND CEILING FRAMING

Rafters/ceiling joists

Limitations/Disclaimers

INSPECTION LIMITED/PREVENTED BY

-Ceiling, wall and floor coverings

-Carpet/furnishings

-New finishes/paint

-Insulation

ATTIC/ROOF SPACE

Entered but access was limited

Recommendations

RECOMMENDATIONS\OVERVIEW

Wood shed is in need of repair. The main beam is weak. Posts are too close to grade.

Implication: Rot

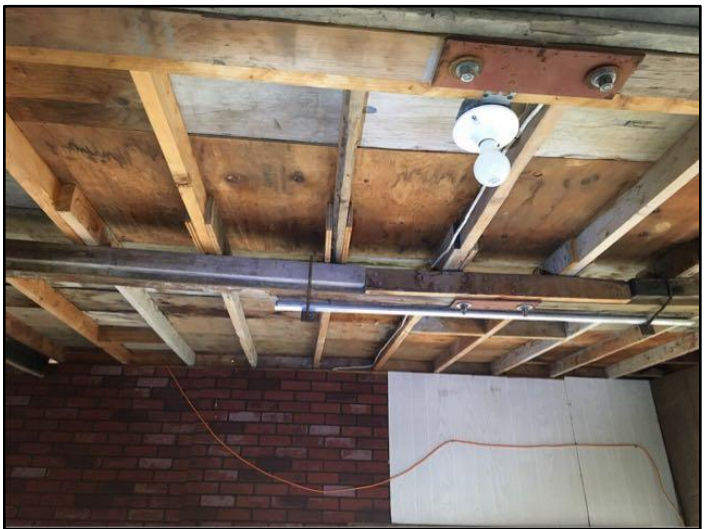
Location: Garage

Task: Further evaluation by qualified contractor

Time: As soon as possible



16. Wood shed structure is in need of repair,...



17. Wood shed structure is in need of repair,...



18. Wood shed structure is in need of repair,...

FOUNDATIONS\GENERAL

Typical minor cracks

Implications: Chance of water entering building

Location: Various

Task: Repair and monitor

Time: As soon as practical



19. Typical minor cracks

FOUNDATIONS\GENERALParging damaged or missing

Implications: Chance of damage to structure | Shortened life expectancy of material

Location: Various exterior wall

Task: Repair

Time: As soon as possible



20. Parging damaged or missing

ROOF FRAMING\SHEATHING**[Attic staining on roof sheathing discoloration](#)****Implications:** Health hazard**Location:** Attic**Task:** Further evaluation by certified contractor**Time:** As soon as possible

21. Attic staining on roof sheathing...

Electrical

Description

SERVICE ENTRANCE CABLE AND LOCATION

[Overhead - cable type not determined](#)

SERVICE SIZE

[100 Amps \(240 Volts\)](#)

MAIN DISCONNECT/SERVICE BOX RATING

[100 Amps](#)

MAIN DISCONNECT/SERVICE BOX TYPE AND LOCATION

[Breakers - basement](#)

SYSTEM GROUNDING MATERIAL AND TYPE

[Not visible](#)

DISTRIBUTION PANEL RATING

[200 Amps](#)

ELECTRICAL PANEL MANUFACTURER

Square D

AUXILIARY PANEL (SUBPANEL) TYPE AND LOCATION

[Breakers - basement](#)

Notes: 70 amp disconnect

DISTRIBUTION WIRE MATERIAL AND TYPE

[Copper - non-metallic sheathed](#)

TYPE AND NUMBER OF OUTLETS (RECEPTACLES)

[Grounded - typical](#)

CIRCUIT INTERRUPTERS: GROUND FAULT (GFCI) & ARC FAULT (AFCI)[GFCI - exterior](#)**SMOKE ALARMS (DETECTORS)**[Present](#)**CARBON MONOXIDE (CO) ALARMS (DETECTORS)**

Present

Limitations/Disclaimers

INSPECTION LIMITED/PREVENTED BY

Insulation

PANEL COVERS

Disconnect covers are not removed by the building inspector.

SYSTEM GROUND

-Continuity not verified

-Quality of ground not determined

CIRCUIT LABELS

The accuracy of the circuit index (labels) was not verified.

NOT INCLUDED AS PART OF A BUILDING INSPECTION

-Concealed electrical components are not part of a home inspection.

-Low voltage wiring systems and components

-Testing of smoke and/or carbon monoxide alarms

-Amperage, voltage, and impedance measurements

-Determination of the age of smoke and/or carbon monoxide alarms

Recommendations

ELECTRICAL

Any electrical recommendations should be considered high priority items since all electrical issues are safety concerns.

RECOMMENDATIONS\OVERVIEW

Smoke and Carbon Monoxide (CO) detectors should be provided at every floor level of every home. Smoke detectors should be close to sleeping areas (one in each bedroom if people sleep with the door closed), and Carbon Monoxide detectors should be in any room with a wood- burning stove or fireplace. These devices are not tested as part of a home inspection. Once you take possession of the home, detectors should be tested regularly, and replaced every 10 years. If unsure of the age of a smoke detector (for example, when you buy a home), it should be replaced. Smoke detector batteries should be replaced annually.

DISTRIBUTION SYSTEM\WIRING - INSTALLATION

[Open splices](#)

Implications: Electric shock | Fire hazard

Location: Attic

Task: Provide junction box

Time: Immediate



22. Open splices

DISTRIBUTION SYSTEM\OUTLETS (RECEPTACLES)[Ungrounded](#)

Implications: Electric shock

Location: Shed and basement bedroom

Task: Correct

Time: As soon as possible



23. Ungrounded



24. Ungrounded

DISTRIBUTION SYSTEM\OUTLETS (RECEPTACLES)[GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

Implications: Electric shock

Location: Bathroom

Task: Replace with GFCI receptacle

Time: As soon as possible



25. GFCI/GFI needed (Ground Fault Circuit...

Heating

Description

SYSTEM TYPE

[Furnace](#)

FUEL/ENERGY SOURCE

Propane

FURNACE MANUFACTURER

American Standard

HEAT DISTRIBUTION

[Ducts and registers](#)

APPROXIMATE CAPACITY

[90,000 BTU/hr](#)

EFFICIENCY

[High-efficiency](#)

EXHAUST VENTING METHOD

[Direct vent - sealed combustion](#)

COMBUSTION AIR SOURCE

Outside - sealed combustion

APPROXIMATE AGE

[6 years](#)

MAIN FUEL SHUT OFF AT

Exterior wall

EXHAUST PIPE (VENT CONNECTOR)

S636 PVC

MECHANICAL VENTILATION SYSTEM FOR HOME

Bathroom exhaust fan

LOCATION OF THE THERMOSTAT FOR THE HEATING SYSTEM

Hallway

Limitations/Disclaimers

GENERAL

[Considering the age of this home, there is a possibility of a buried oil tank. Ask the owner.](#)

INSPECTION PREVENTED/LIMITED BY

- Chimney interiors and flues are not inspected
- Vent connectors, chimney interiors and flues are not inspected

SAFETY DEVICES

Not tested as part of a building inspection

HEAT LOSS CALCULATIONS

Not done as part of a building inspection

Recommendations

FURNACE\DUCTS, REGISTERS AND GRILLES

Possible asbestos-containing tape around heating ducts

Implications: Health hazard

Location: Furnace Room

Task: Further testing

Time: As soon as possible



26.

GAS FURNACE\DUCTS, REGISTERS AND GRILLES

Have ducts cleaned by professional before moving in.

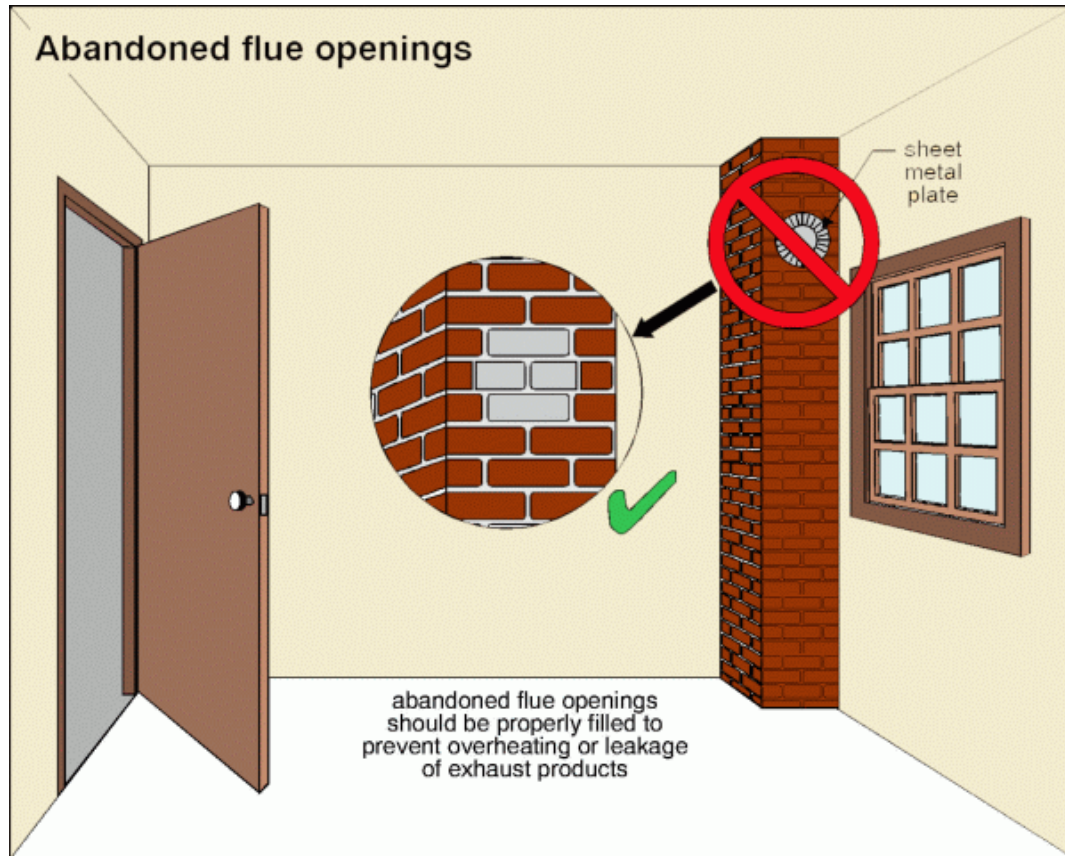
CHIMNEY AND VENT\MASONRY CHIMNEY VENT CONNECTOR

[Abandoned openings for flue connections](#)

Implications: Hazardous combustion products entering home

Location: Utility Room in Basement

Task: Correct



27. Abandoned openings for flue connections



28. Abandoned openings for flue connections

CHIMNEY AND VENT\MASONRY CHIMNEY CAP**Cracked**

Implications: Chance of water damage to contents, finishes and/or structure | Shortened life expectancy of material

Task: Repair

Time: As soon as possible



29. Cracked

CHIMNEY AND VENT\MASONRY CHIMNEY CAP**Rain cap missing or damaged**

Implications: Chance of water entering building | Chance of pests entering building

Task: Provide

Time: As soon as possible

Cooling & Heat Pump

Limitations/Disclaimers

GENERAL

No cooling or heat pump system was observed.

Insulation and Ventilation

Description

ATTIC/ROOF INSULATION MATERIAL

[Glass fiber](#)

ATTIC/ROOF INSULATION AMOUNT/VALUE

[R-28](#)

ATTIC/ROOF AIR/VAPOR BARRIER

[Kraft paper](#)

ATTIC/ROOF VENTILATION

[Soffit vent](#)

ATTIC/ROOF VENTILATION

Turbine vent

Limitations/Disclaimers

ROOF SPACE INSPECTION PERFORMED

By entering space, but access was limited

ROOF VENTILATION SYSTEM PERFORMANCE

Not evaluated

AIR/VAPOR BARRIER SYSTEM

Continuity not verified

MECHANICAL VENTILATION EFFECTIVENESS

Not verified

Recommendations

ATTIC/ROOF\INSULATION

[Amount less than current standards](#)

Implications: Increased heating and cooling costs

Location: Attic

Task: Improve

Time: At your discretion



30. Amount less than current standards

ATTIC/ROOF\DUCT

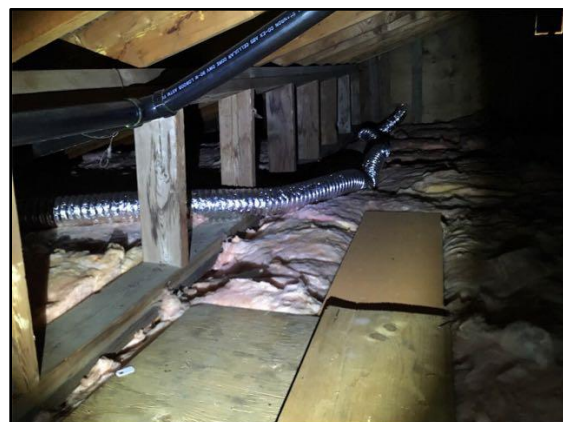
[Not insulated in unconditioned space](#)

Implications: Chance of condensation damage to finishes and/or structure

Location: Attic

Task: Provide insulation

Time: As soon as possible



31. Not insulated in unconditioned space

Plumbing

Description

WATER SUPPLY SOURCE

Private

SERVICE PIPING INTO BUILDING

[Plastic](#)

SUPPLY PIPING IN BUILDING

[Copper](#)

SUPPLY PIPING IN BUILDING

PEX (cross-linked Polyethylene)

MAIN WATER SHUT OFF VALVE AT THE

Front of the basement



32. Front of the basement

WATER HEATER FUEL/ENERGY SOURCE

[Electric](#)

WATER HEATER MANUFACTURER

John Wood

WATER HEATER TANK CAPACITY

40 gallons

WATER HEATER APPROXIMATE AGE

2 years

WATER HEATER TYPICAL LIFE EXPECTANCY

8 to 12 years

WASTE DISPOSAL SYSTEM

[Septic system](#)

WASTE AND VENT PIPING IN BUILDING

[ABS plastic](#)

[PVC plastic](#)

PUMPS

[Solid waste pump \(ejector pump\)](#)

GAS PIPING

-Steel

-Copper

-CSST (Corrugated Stainless Steel Tubing)

MAIN FUEL SHUT OFF VALVE AT THE

North

Limitations/Disclaimers

INSPECTION LIMITED/PREVENTED BY

-Insulation

1. Water quality
 2. Isolating/relief valves & main shut-off valve
 3. Concealed plumbing
 4. Tub/sink overflows
 5. Water heater relief valves are not tested
 6. The performance of floor drains or clothes washing machine drains
 7. Washing machine connections
 8. Septic systems
- Components not evaluated or tested.

Recommendations

RECOMMENDATIONS\OVERVIEW

Have septic system inspected by certified contractor.

Implications: System failure

Location: Backyard

Task: Service

Time: Before taking possession

WASTE PLUMBING\DRAIN PIPING - INSTALLATION

No trap primer

Implications: Sewer gas entering the home

Location: Basement

Task: Add water to prime trap

Time: Regular maintenance



33. No primer

WASTE PLUMBING\VENTING SYSTEM[Vent termination problems](#)

Implications: Reduced operability | Sewer gases entering the building

Location: Attic

Task: Correct

Time: As soon as possible



34. Vent termination problems

Interior

Description

MAJOR FLOOR FINISHES

[Laminate](#)

MAJOR WALL AND CEILING FINISHES

Ceiling tiles

[Plaster/drywall](#)

WINDOWS

[Fixed](#)

[Sliders](#)

EXTERIOR DOORS - TYPE/MATERIAL

Hinged

[Sliding glass](#)

[Wood](#)

[Metal](#)

KITCHEN VENTILATION

Termination point not found

BATHROOM VENTILATION

Exhaust fan

LAUNDRY ROOM VENTILATION

-No exhaust fan in laundry room

-Clothes dryer vented to exterior

Limitations/Disclaimers

INSPECTION LIMITED/PREVENTED BY

- Storage/furnishings
- New finishes/paint
- Storage in closets and cabinets / cupboards

RESTRICTED ACCESS TO

Closets and cabinets / cupboards

NOT TESTED/NOT IN SERVICE

Carbon Monoxide and smoke alarms are not tested

NOT INCLUDED AS PART OF A BUILDING INSPECTION

- Cosmetic issues
- Appliances
- Vermin, including wood destroying organisms
- Underground components (e.g., oil tanks, septic fields, underground drainage systems)
- Paint, wallpaper and other finishes
- Floor coverings
- Window treatments
- Window coatings and seals between panes of glass

COSMETICS

No comment offered on cosmetic finishes

APPLIANCES

- Appliances are not inspected as part of a building inspection
- Appliances are not moved during an inspection

BASEMENT LEAKAGE

- Cannot predict how often or how badly a basement will leak
- Storage in basement limited inspection

Recommendations

WINDOWS\MEANS OF EGRESS/ESCAPE

[Too small](#)

Implications: Restricted emergency exits

Location: Basement bedroom

Task: Improve

Time: Immediate



35. Too small



36. Too small

DOORS\GENERAL

Sliding door

Notes: Difficult to operate

Implications: Nuisance

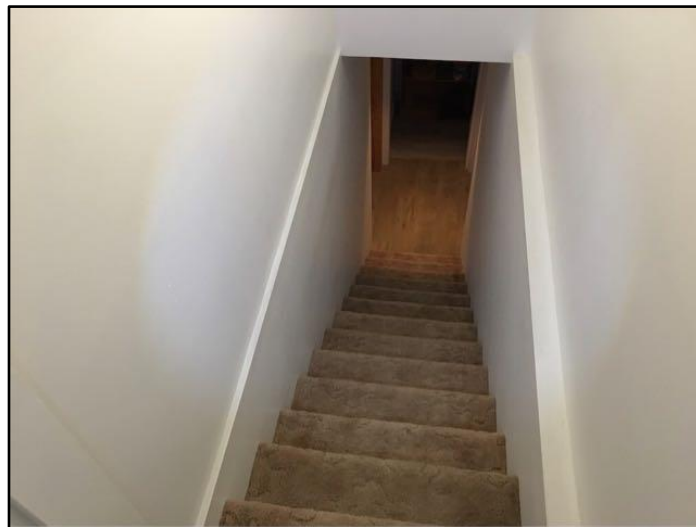
Location: Dining Room

Task: Service

Time: As soon as possible



37. Sliding door

STAIRS\HANDRAILS AND GUARDSMissing**Implications:** Fall hazard**Location:** Staircase**Task:** Provide**Time:** As soon as possible

38. Missing

EXHAUST FANS\GENERAL**Inadequate air movement**

Implications: Chance of condensation damage to finishes and/or structure

Location: First floor hallway bathroom

Task: Repair or replace

Time: As soon as possible



39. Inadequate air movement

BASEMENT\WET BASEMENT - EVIDENCE**Efflorescence**

Implications: Chance of water damage to contents, finishes and/or structure

Location: Throughout Basement

Task: Further evaluation

Time: As soon as possible



40. Efflorescence

Reference Library

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report. Click on any link to read about that system:

[ROOFING, FLASHINGS AND CHIMNEYS](#)[PLUMBING](#)[EXTERIOR](#)[INTERIOR](#)[STRUCTURE](#)[APPLIANCES](#)[ELECTRICAL](#)[LIFE CYCLES AND COSTS](#)[HEATING](#)[SUPPLEMENTARY](#)[COOLING/HEAT PUMPS](#)[HOME SET-UP AND MAINTENANCE](#)[INSULATION](#)[MORE ABOUT HOME INSPECTIONS](#)

KNOW YOUR HOME.

