

# Village of Hussar

109 1<sup>st</sup> Avenue East, PO Box 100  
Hussar AB T0J 1S0  
www.villageofhussar.ca



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## 2024 PUBLIC MEETING

Date: Tuesday February 27, 2024 at 7:00 p.m.

Where: Council Chambers

\*Please sign in when you arrive\*

### Agenda

#### Public Discussion

- 2024 Budget
- Commercial Lot Re-Zoning and Subdivision
- Masonic Lodge Offer
- Centennial Committee
- 555-24 Animal Bylaw

If you have a question that we were not able to get to, or if you do not want to ask your question in public, please write your question on the sheet provided and hand it in to the CAO or drop it at the Village Office. We will respond to you directly regarding your question in the weeks following the meeting. Responses to some questions may be placed on the Village website or in upcoming newsletters.

**MuniSoft**

**2024 Interim Operating Budget**

**General**

Account #	Description	2022 Budget	2023 Budget	2024 Budget
1000011000	Municipal Property Taxes	( 189,814.22)	( 175,770.18)	( 181,419.00)
1000011200	Alberta School Foundation Taxes	( 40,415.59)	( 40,808.73)	( 40,808.00)
1000011300	Wheatland Lodge Taxes	( 1,396.00)	( 1,541.00)	( 2,446.00)
1000011400	DI Property Taxes	( 30.00)	( 30.81)	( 30.81)
1000051000	Property Tax Penalty	( 10,000.00)	( 10,000.00)	( 7,000.00)
1000054000	ATCO Gas Franchise Fee	( 20,000.00)	( 21,000.00)	( 20,500.00)
1000055000	Return on Investments	( 1,000.00)	( 1,000.00)	( 1,000.00)
2000076000	Alberta School Foundation Fund	40,415.59	40,808.73	40,808.00
2000076200	DI Property Tax Requisition	30.00	30.81	30.81
	Wheatland Lodge Taxes			-
2000076500	Wheatland Lodge Requisition	1,396.00	1,541.00	2,446.00
2000077000	Operating Contingency	-	-	-
		( 220,814.22)	( 207,770.18)	( 209,919.00)

**Council**

Account #	Description	2022 Budget	2023 Budget	
2110013000	Council CPP Deductions	950.00	950.00	900.00
2110014000	Council Training	1,800.00	1,300.00	1,300.00
2110015000	Council Honorarium/Per Diem	14,500.00	14,500.00	14,500.00
2110021000	Council Mileage & Expense	3,000.00	3,500.00	3,200.00
2110051500	Donations/Gifts	1,200.00	1,000.00	1,000.00
		21,450.00	21,250.00	20,900.00

**Elections and Census**

Account #	Description	2022 Budget	2023 Budget	
2121122000	Election & Census Advertising	-	-	1,300.00
2121151000	Election & Census Supplies	-	-	1,200.00
		-	-	2,500.00

**Administration**

Account #	Description	2022 Budget	2023 Budget	
1120041000	General Services And Supplies	( 500.00)	( 800.00)	( 800.00)
1120056000	Rentals/ Lease Revenue	( 3,200.00)	( 3,200.00)	( 3,750.00)
1120084000	Provincial Operating Grant	( 24,203.00)	( 48,406.00)	( 48,406.00)
1720081000	Grants from Others - Bursary SLGM	( 1,200.00)	-	
2120011000	Admin Salaries & Wages	48,200.00	43,500.00	46,000.00
2120011500	Contracted Casual Hours	3,100.00	4,800.00	4,000.00
2120012000	AMSC Benefits Employer Contribution	2,200.00	4,672.00	5,273.00
2120012500	LAPP Employer Contribution	4,075.00	750.00	3,900.00
2120013000	Admin CPP/EI Contributions	3,625.00	3,700.00	3,700.00
2120014000	Administration Training	3,000.00	2,500.00	2,000.00
2120021000	Admin Mileage & Expenses	2,300.00	2,500.00	2,100.00
2120021500	Postage/Courier/Freight	1,500.00	1,500.00	1,500.00
2120022000	Advertising	1,000.00	1,000.00	1,000.00
2120022500	Memberships	1,800.00	1,800.00	1,900.00

2120023000 Banking Charges & Audit expense	12,500.00	14,500.00	16,200.00
2120023500 Legal Fees	1,500.00	1,000.00	1,000.00
2120024000 Assessment Services	5,600.00	5,700.00	5,750.00
2120024500 IT Services/Website	5,890.00	5,000.00	7,600.00
2120027000 Insurance Premiums	6,725.00	7,732.00	7,831.00
2120051000 Office Supplies & Services	6,000.00	6,000.00	4,500.00
2120054000 Admin Utilities	4,250.00	3,750.00	4,000.00
2120080000 Admin - Amortization Expenses	560.00	560.00	560.00
	<b>84,722.00</b>	<b>58,558.00</b>	<b>65,858.00</b>

#### Fire

Account #	Description	2022 Budget	2023 Budget	
2230076000	Fire Association Requisition	8,073.00	8,150.00	8,250.00
2230076500	Fire Capital Contribution	1,000.00	1,000.00	1,000.00
		<b>9,073.00</b>	<b>9,150.00</b>	<b>9,250.00</b>

#### 2028 Centennial Event

Account #	Description	2022 Budget	2023 Budget	
3000036000	Village of Hussar Centennial Event Reserve	750.00	750.00	750.00

#### Emergency Management

Account #	Description	2022 Budget	2023 Budget	
2240051000	Emergency Supplies & Services	500.00	100.00	100.00

#### Ambulance/Emergency Services

Account #	Description	2022 Budget	2023 Budget	
2250076000	WADMSA Requisition	1,520.00	1,312.00	1,312.00
		<b>1,520.00</b>	<b>1,312.00</b>	<b>1,312.00</b>

#### RCMP & Bylaw Enforcement

Account #	Description	2022 Budget	2023 Budget	
1260051000	Animal Licenses	( 400.00)	( 600.00)	( 900.00)
1260051500	Provincial Fines Distribution	( 160.00)	( 160.00)	( 160.00)
2000076600	RCMP	6,760.00	6,410.00	9,615.00
2260035000	Protective Services	550.00	550.00	550.00
		<b>6,750.00</b>	<b>6,200.00</b>	<b>9,105.00</b>

#### Public Works

Account #	Description	2022 Budget	2023 Budget	
1310041000	PW Services/Supplies	( 2,000.00)	( 1,000.00)	( 500.00)
1720081000	Grants from Others - Summer Student)	( 6,800.00)	( 1,800.00)	( 2,250.00)
2310011000	Public Works Wages	37,625.00	40,000.00	39,000.00
2310012000	Public Works Benefits	5,070.00	5,088.00	5,265.00
2310013000	Public Works CPP/EI	3,550.00	3,725.00	3,900.00
2310014000	Public Works Training	-	500.00	500.00
2310025000	Equipment Maintenance	3,000.00	4,500.00	4,250.00
2310025500	Contracted Maintenance	1,500.00	1,500.00	2,000.00
2310025600	Building Maintenance	8,000.00	2,500.00	3,500.00
2310026000	Equipment Rentals	250.00	500.00	250.00

2310027000 Insurance Premiums	1,550.00	1,733.00	1,743.00
2310035000 Weed Inspector	360.00	250.00	300.00
2310051000 PW General Supplies	4,450.00	3,000.00	2,500.00
2310051500 Public Works Tools/Equipment	2,250.00	2,700.00	1,500.00
2310052500 Cardlock Fuel	4,000.00	4,500.00	4,200.00
2310054000 Public Works Utilities	5,600.00	5,750.00	5,750.00
2310077000 Transfer to Equipment Reserve	10,000.00	10,000.00	10,000.00
2310080000 Common - Amortization Expense	7,930.00	7,930.00	7,930.00
	<b>86,335.00</b>	<b>91,376.00</b>	<b>89,838.00</b>

#### Roads

Account #	Description	2022 Budget	2023 Budget	
1320054000	Fortis Franchise	( 27,252.00)	( 31,000.00)	( 32,000.00)
2320025000	Roads Contracted Maintenance	5,500.00	9,000.00	6,500.00
2320024000	Roads Maintenance	1,500.00	1,500.00	1,500.00
2320054000	Utilities - Street Lights	20,500.00	21,000.00	24,000.00
2320080000	Roads - Amortization Expense	70,130.00	70,130.00	70,130.00
		<b>70,378.00</b>	<b>70,630.00</b>	<b>70,130.00</b>

#### Water

Account #	Description	2022 Budget	2023 Budget	
1410040000	Water Billing	( 69,768.00)	( 79,516.00)	( 85,680.00)
1410041000	Water Services/Supplies	( 100.00)	( 100.00)	( 100.00)
1410041500	Bulk Water Sales	( 2,000.00)	-	-
1410051000	Water Penalty	( 1,000.00)	( 1,050.00)	( 1,400.00)
2410021500	Water Postage & Freight	500.00	500.00	550.00
2410023000	Water Operations Contract	27,600.00	27,600.00	29,500.00
2410023500	Water Testing	250.00	250.00	250.00
2410025000	Water Contracted Maintenance	20,000.00	24,000.00	20,000.00
2410026000	Lease Payments	3,075.00	3,166.00	3,250.00
2410027000	Insurance Premiums	1,580.00	1,699.00	1,784.00
2410051000	Water Services/Supplies	150.00	152.00	155.00
2410053000	Treatment Chemicals	4,800.00	4,800.00	4,800.00
2410054000	Water Utilities	13,500.00	17,000.00	17,000.00
2410077000	Transfer to Reserves	1,413.00	1,499.00	9,895.00
2410080000	Water - Amortization Expense	38,630.00	38,630.00	38,630.00
		<b>38,630.00</b>	<b>38,630.00</b>	<b>38,634.00</b>

#### Wastewater

Account #	Description	2022 Budget	2023 Budget	
1420040000	Sewer Billing	( 48,960.00)	( 29,664.00)	( 20,160.00)
1420051000	Sewer Penalty	( 1,000.00)	( 1,000.00)	( 800.00)
2420023000	Sewer Operations Contract	7,000.00	7,000.00	7,500.00
2420025000	Contracted Maintenance	3,500.00	3,675.00	3,700.00
2420027000	Insurance Premiums	930.00	1,001.00	1,051.00
2420051000	Sewer Services/Supplies	120.00	120.00	120.00
2420054000	Sewer Utilities	2,600.00	3,500.00	4,500.00
2420077000	Transfer to Reserves	34,845.00	14,872.00	4,040.00
2420080000	Sewer - Amortization Expense	22,338.00	22,338.00	22,338.00
2420083000	Debenture Interest	965.00	496.00	-
		<b>22,338.00</b>	<b>22,338.00</b>	<b>22,289.00</b>

**Solid Waste**

Account #	Description	2022 Budget	2023 Budget	
1430040000	Garbage Collection Billing	( 31,512.00)	( 31,512.00)	( 32,136.00)
1430051000	Garbage Collection Penalty	( 500.00)	( 500.00)	( 600.00)
2430011000	Garbage Collection Wages	3,510.00	3,600.00	3,600.00
2430025000	Transfer Site Maintenance	7,000.00	7,000.00	8,700.00
2430035000	Transfer Site Labour	7,500.00	7,875.00	7,900.00
2430054000	Transfer Site Utilities	500.00	525.00	550.00
2430076000	Drum Solid Waste Requisition	7,880.00	7,646.29	9,015.00
2430077000	Transfer to Reserves	4,873.00	4,611.96	2,212.00
2430078000	SAEWA Requisition	95.00	99.75	105.00
2430077000	Loan Interest	654.00	654.00	654.00
		-	-	-

**WFCSS**

Account #	Description	2022 Budget	2023 Budget	
2510076000	FCSS Requisition	1,320.00	1,500.00	1,550.00

**Cemetery**

Account #	Description	2022 Budget	2023 Budget	
1560041000	Cemetery Revenue	( 1,300.00)	( 2,000.00)	( 2,000.00)
1560055000	Cemetery Interest	( 5.00)	( 5.00)	( 5.00)
1560059000	Cemetery Donations	( 1,000.00)	( 1,000.00)	( 1,000.00)
1560077000	Transfer from Reserves/Perpetual Account	( 6,000.00)	( 6,000.00)	( 27,143.00)
2560011000	Cemetery Wages	218.34	225.00	300.00
2560021500	Cemetery Postage/Freight	-	-	-
2560025000	Cemetery Maintenance	686.66	687.00	687.00
2560051000	Cemetery Goods & Services	6,000.00	6,693.00	27,761.00
2560054000	Cemetery Utilities	1,200.00	1,200.00	1,200.00
2560080000	Cemetery Amortization Expense	200.00	200.00	200.00
		-	-	-

**Planning & Development**

Account #	Description	2022 Budget	2023 Budget	
1610041000	Development Permits	( 500.00)	( 650.00)	( 600.00)
1610084000	Provincial Grant	( 23,000.00)	-	-
2610022000	Planning & Development Advertising	1,000.00	1,000.00	1,000.00
2610023000	Planning & Development Consulting	23,000.00	-	500.00
2610076000	Palliser Requisition	2,050.00	3,000.00	4,000.00
		2,550.00	3,350.00	4,900.00

**Campground**

Account #	Description	2022 Budget	2023 Budget	2024 Budget
1720041000	Campground Revenue	( 12,000.00)	( 4,000.00)	( 4,700.00)
1720056500	Fish & Game Club Payments	( 500.00)	( 500.00)	( 500.00)
1720059000	Campground Donations		-	
1720081000	Grants from Others		-	
2720011000	Campground Wages	3,855.00	3,000.00	3,000.00
2720025000	Campground Maintenance	5,000.00	5,000.00	5,000.00

2720027000 Campground Insurance	245.00	364.00	381.00
2720051000 Campground Services & Supplies	1,200.00	1,000.00	1,000.00
2720054000 Campground Utilities	4,325.00	4,500.00	4,700.00
2720077000 Transfer to Campground Reserve	-	-	-
2720080000 Parks & Rec - Amortization Expense	43,768.00	43,768.00	43,768.00
	<u>45,893.00</u>	<u>53,132.00</u>	<u>52,649.00</u>

**School Grounds**

Account #	Description	2022 Budget	2023 Budget	
2730011000	School ground wages	700.00	1,000.00	500.00
2730025000	School ground maintenance	1,500.00	1,500.00	1,400.00
		<u>2,200.00</u>	<u>2,500.00</u>	<u>1,900.00</u>

**Library**

Account #	Description	2022 Budget	2023 Budget	
1740056500	Library Payments			
2740076000	Marigold Requisition	1,125.00	1,245.00	1,310.00
2740076500	Hussar Library Contribution	500.00	500.00	500.00
2740080000	Culture Amortization Expense	1,480.00	1,480.00	1,480.00
		<u>3,105.00</u>	<u>3,225.00</u>	<u>3,290.00</u>

**Operating Budget**

	<u>176,699.78</u>	<u>176,230.82</u>	<u>185,036.00</u>
Less: Amortization Expenses	( 185,036.00)	( 185,036.00)	( 185,036.00)
Add: Debenture Principal Payments	8,336.22	8,805.18	-
Add: Transfer to Capital Reserves			
<b>TOTAL OPERATING BUDGET</b>	<u>-</u>	<u>-</u>	<u>-</u>

Approved this \_\_\_ day of \_\_\_\_\_, 2024

Les Schultz, Mayor

Liz Santerre, CAO

## VILLAGE OF HUSSAR CAPITAL PLAN (2023 -2028)

PROJECT	2023	2024	2025	2026	2027	2028
Project 1 & 4 - 1st Avenue E from 2nd Street E to 1st Street E and Lane at 1st Street S of 1st Avenue						
	\$ -	\$ -	\$ -	\$ -	\$ 1,065,520.00	
Project 6 - 1st Avenue W from Centre Street to 1st St W						
	\$ 1,077,724.00	\$ -	\$ -	\$ -	\$ -	
<b>TOTAL</b>	<b>\$ 1,077,724.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,065,520.00</b>	<b>\$ -</b>
Taxation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CCBF	\$ 203,279.88	\$ 50,000.00	\$ 100,000.00	\$ 150,000.00	\$ 200,000.00	\$ 50,000.00
Reserves	\$ 446,230.44	\$ 49,558.99	\$ 69,558.99	\$ 89,558.99	\$ 109,558.99	\$ 129,558.99
MSI Capital	\$ 357,983.46	\$ 190,903.00	\$ 389,050.00	\$ 587,197.00	\$ 785,344.00	\$ 198,147.00
Wheatland Inf	\$ 116,711.77	\$ 57,770.00	\$ 115,540.00	\$ 173,310.00	\$ 231,080.00	\$ 208,674.00
Grants				\$ -	\$ -	
<b>Total</b>	<b>\$ 1,124,205.55</b>	<b>\$ 348,231.99</b>	<b>\$ 674,148.99</b>	<b>\$ 1,000,065.99</b>	<b>\$ 1,325,982.99</b>	<b>\$ 586,379.99</b>

Approved this 11th day of May, 2023

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Les Schultz, Mayor

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Liz Santerre, CAO

**VILLAGE OF HUSSAR  
CAPITAL PROJECT SUMMARY (2022-2034)**

#	STUDY REF.	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	TOTAL
		<b>Project 19 - 2nd Avenue E from 1st Street E to Centre Street</b>											
		completed in 2019&2020											
		<b>Intersection Paving - Centre Street and 2nd Avenue &amp; 3rd Avenue W and 1 Street W</b>											
		Completed in 2021											
		<b>Project 1 &amp; 4 - 1st Avenue E from 2nd Street E to 1st Street E &amp; Lane at 1st Street S of 1st Ave</b>											
					\$ 1,065,520								
		<b>Project 6 - 1st Avenue W from Centre Street to 1st Street W</b>											
		Completed in 2023											
		<b>Project 7 - 2nd Avenue W from 1st Street W to 2nd Street W</b>											
							\$ 756,003						
		<b>Project 9 - Centre Street from 1st Avenue to 2nd Avenue</b>											
								\$ -	\$ 409,579				
		<b>Lagoon Cleaning</b>											
									\$ 213,000			\$ -	
<b>TOTALS</b>		\$ -	\$ -	\$ -	\$ 1,065,520	\$ -	\$ 756,003	\$ -	\$ 622,579	\$ -	\$ -	\$ -	\$ 2,444,102
<b>REVENUE SOURCES</b>													
<b>TAXATION</b>													
<b>RESERVES</b>		\$ 49,559	\$ 69,559	\$ 89,559	\$ 109,559	\$ 140,000	\$ 160,000	\$ 176,294	\$ 196,294	\$ 205,549	\$ 225,549	\$ 245,549	
<b>MSI CAPITAL</b>		\$ 190,903	\$ 389,050	\$ 587,197	\$ 785,344	\$ 198,147	\$ 396,294	\$ 198,147	\$ 396,294	\$ 198,147	\$ 396,294	\$ 594,441	
<b>GRANTS</b>		\$ 57,770	\$ 115,540	\$ 173,310	\$ 231,080	\$ 198,233	\$ 256,003	\$ 57,770	\$ 115,540	\$ 57,770	\$ 115,540	\$ 173,310	
<b>CCBF</b>		\$ 50,000	\$ 100,000	\$ 150,000	\$ 200,000	\$ 50,000	\$ 100,000	\$ 50,000	\$ 100,000	\$ 50,000	\$ 100,000	\$ 150,000	
<b>TOTAL</b>		\$ 348,232	\$ 674,149	\$ 1,000,066	\$ 1,325,983	\$ 586,380	\$ 912,297	\$ 482,211	\$ 808,128	\$ 511,466	\$ 837,383	\$ 1,163,300	\$ 3,607,402

Rationale for changes to the 10 Year Capital Plan

- All years were revised to predict closer to actual cost estimates.
- 2019 -2023 where revised to include actual costs from the project
- 2020 we received funding for MSP and paved 2 intersections that were washed out due to high rain
- Project 6 will occur in 2023 instead of Projects 1 & 4 due to several water breaks
- Projects 1 & 4 moved up to 2027 due to increase in LGFF funding
- Projects 7 moved up to 2029
- Projects 9 and lagoon cleaning moved up to 2031



**INTERIM CAPITAL BUDGET 2024**

<b>3000032000</b>	<b>Village Reserves</b>	\$	29,558.99
	Wheatland County Infrastructure Grant	\$	57,770.29
	2023 Transfer from Operating	\$	20,982.96
		<b>\$</b>	<b>108,312.24</b>

<b>3000013700</b>	<b>CCBF (used to be FGTF Grant) Term Account</b>	\$	-
	CCBF 2024	\$	50,000.00
		<b>\$</b>	<b>50,000.00</b>

<b>3000032400</b>	<b>LGFF Capital Term Account</b>	\$	190,903.00
	Municipal Sustainability Initiative Funding 2023	\$	-
		<b>\$</b>	<b>190,903.00</b>

**\$ 349,215.24**

**Committed Costs**

Operating Reserves	\$	10,000.00
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Palliser Cohort Grant	\$	2,300.00
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**\$ 12,300.00**

**Capital Total**

**\$ 336,915.24**

Approved this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Les Schultz, Mayor

\_\_\_\_\_  
Liz Santerre, CAO

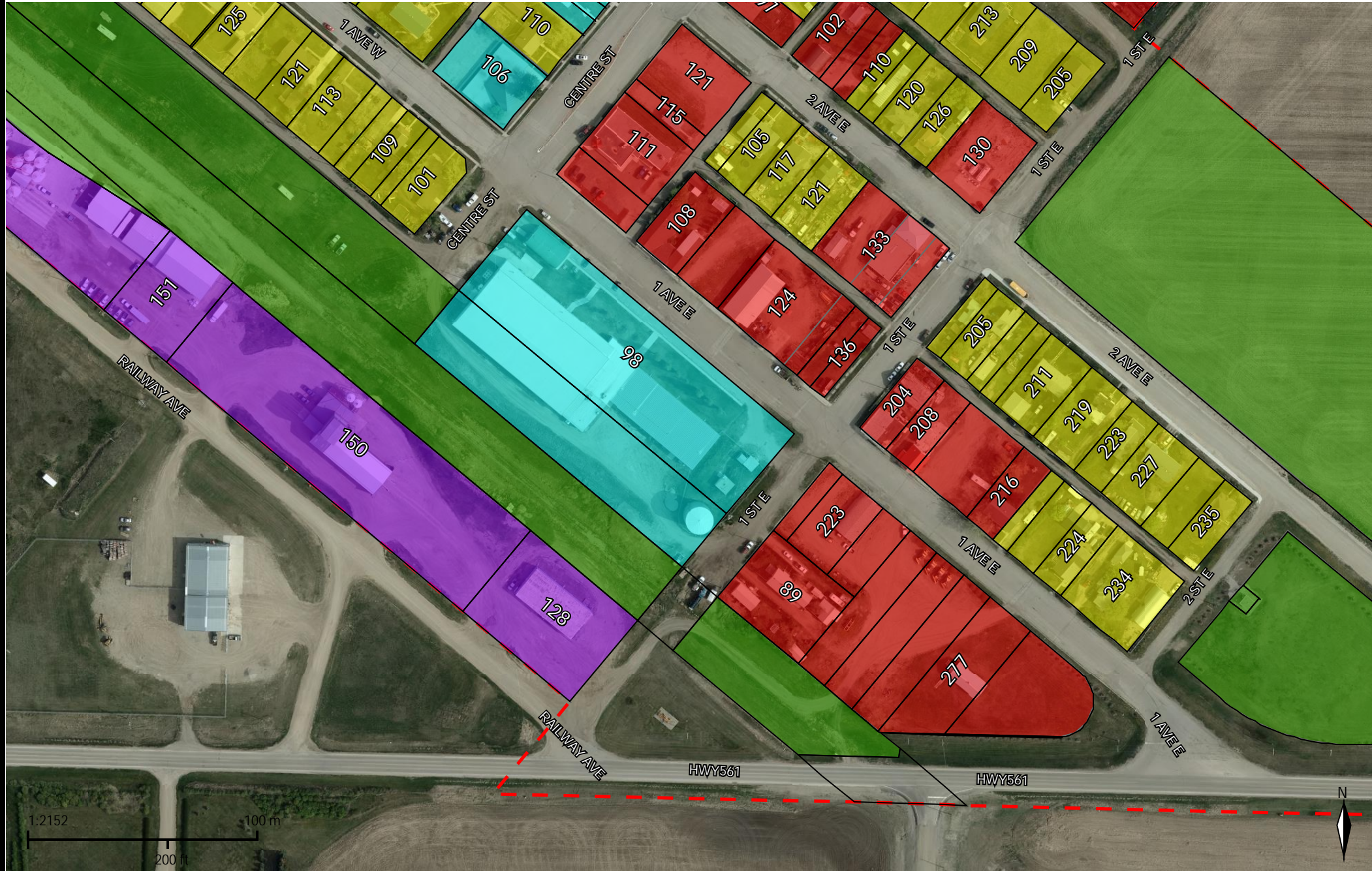


# Village of Hussar - Land Use

## Legend

Land Use (Hussar)

- C - Commercial Distr.
- CS - Community Serv.
- R - Residential Dis'
- UR - Urban Resident.
- I - General Industr.



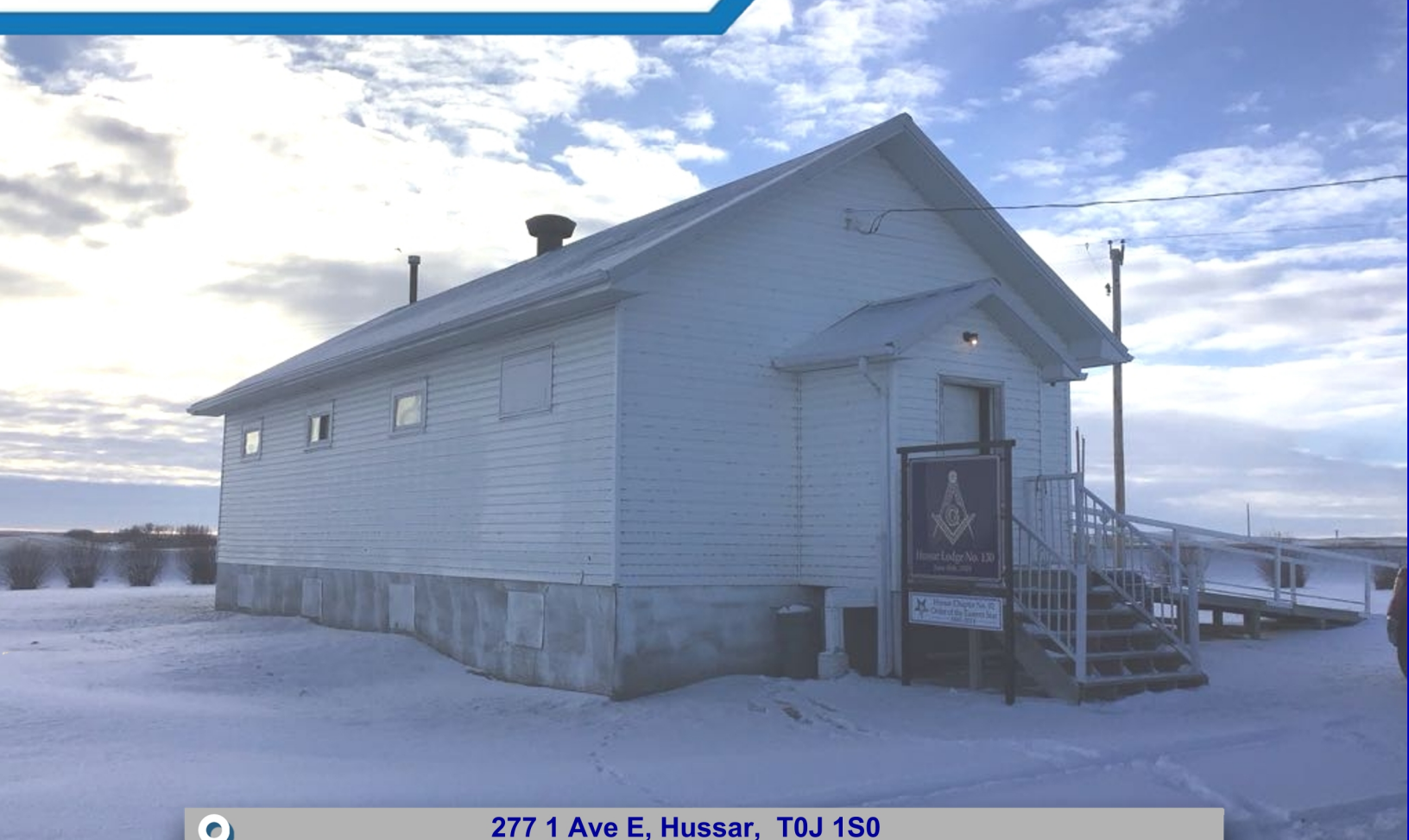


403-650-0782



HOME INSPECTION SERVICES

Service built on Integrity, Professionalism, and Honesty



277 1 Ave E, Hussar, T0J 1S0

# INSPECTION REPORT

Prepared for: Village of Hussar c/o Liz Santerre



Date of Inspection: 25/1/2024

Time of Inspection: 10 am

Weather: Cool / Clouds -4 degrees celsius

Inspector: Dan Brown

Email: dan@protechyyc.ca

Agent:



PROTechhomeinspections.ca

## Report Summary

The **Report Summary** below consists of observations that can range from safety hazards, deficiencies that can cause damage, issues that may require considerable expense, and concerns I would like to draw extra attention to for immediate repairs. This summary is not a detailed listing of every observation made in the report, and reflects importance based on the opinion of the inspector. Please review the entire report as this summary alone does not focus on each and every issue found during this inspection. Repairs not considered typical homeowner maintenance should be completed by a qualified contractor.

Exterior		
Page 15 Item: 10	<b>Foundation Conditions</b>	<ul style="list-style-type: none"> <li>• Several areas of cracking noted at foundation. Recommend review by a basement contractor for repair quotes.</li> </ul>
Kitchen/Dining Area		
Page 28 Item: 4	<b>Kitchen Electrical Condition</b>	<ul style="list-style-type: none"> <li>• Reverse polarity noted. When electrical deficiencies are noted in this report, a licensed electrician should be consulted for repairs/replacement as needed to ensure safety.</li> </ul>
Page 28 Item: 7	<b>Sink/Faucet Condition</b>	<ul style="list-style-type: none"> <li>• Faucet is leaking. Repair/replace as required. Water damage will occur to counter top if left leaking.</li> </ul>
Other Interior Areas		
Page 38 Item: 5	<b>Electrical Conditions</b>	<ul style="list-style-type: none"> <li>• Exposed electrical wiring observed in areas. This is a safety concern as it is subject to "Physical Damage". Exposed electrical wires should be encased in protective cable cover to ensure safety from mechanical damage. Client should consult with a licensed electrician prior to closing for repairs/replacement as needed to ensure safety.</li> </ul>
Furnace Room/Basement/Crawl Space		
Page 50 Item: 5	<b>Electrical Issues</b>	<ul style="list-style-type: none"> <li>• Electrical wiring has been poorly run in areas of the basement. Indications observed that electrical work may not have been a professionally installed. Recommend further review by a qualified electrician for permitting confirmation and any repairs required.</li> </ul>
Page 52 Item: 11	<b>Insulation Condition</b>	<ul style="list-style-type: none"> <li>• Exposed styrofoam / foam spray observed. This material should be covered with drywall or other fire rated material for safety.</li> </ul>
Plumbing		
Page 57 Item: 3	<b>Waste Line Condition</b>	<ul style="list-style-type: none"> <li>• Floor drain not visible in basement. It may be covered with personal belongings. Recommend confirmation with seller to confirm floor drain location.</li> </ul>
Electrical		
Page 62 Item: 4	<b>Smoke and carbon monoxide detector comments</b>	<ul style="list-style-type: none"> <li>• Smoke detector(s) not working / expired. Suggest installing new smoke detectors, as necessary, for safety.</li> </ul>
Page 64 Item: 5	<b>Electrical Comments</b>	<ul style="list-style-type: none"> <li>• Recommend full review of electrical system by qualified electrical contractor for quotes on upgrades/repair to ensure safe and adequate service.</li> <li>• Knob and tube wiring was observed in this home. This type</li> </ul>

		of wiring was standard at the time of construction. Recommend further review by qualified electrician for safety.
<b>Heating</b>		
Page 71 Item: 8	<b>Heating Comments</b>	<ul style="list-style-type: none"> <li>• ATCO gas provides a free safety inspection of gas burning appliances. This is strongly recommended for this furnace due to it's condition / age.</li> <li>• Furnace not operating at start of inspection. Temporary repairs were made to furnace to ensure heat working during cold months. Further review recommended for permanent repairs.</li> </ul>
<b>Water Heater</b>		
Page 76 Item: 3	<b>Water Heater Comments</b>	<ul style="list-style-type: none"> <li>• Due to age of water tank we suggest ongoing monitoring of the unit.</li> <li>• Exposed electrical wiring observed at water tank. This is a safety concern as it is subject to "Physical Damage". Exposed electrical wires should be encased in protective cable cover to ensure safety from mechanical damage. Client should consult with a licensed electrician prior to closing for repairs/replacement as needed to ensure safety.</li> </ul>
<b>Attic</b>		
Page 82 Item: 4	<b>Insulation Condition</b>	<ul style="list-style-type: none"> <li>• Suggest adding additional insulation in the attic of the home to reduce heat loss.</li> <li>• Add insulation to back of attic hatch to reduce heat loss</li> </ul>

## General Information

### 1. Inspector

PRO-Tech Home inspection Services Inc. is insured, bonded, regulated and licensed by the Alberta Government, and adheres to InterNACHI Code of Ethics and Standards of Practice.

The inspector Dan Brown is a Certified Master Inspector in good standing with the CMI Review Board, and is a Certified Thermographer in the province of Alberta - Alberta Home Inspector License #347304

### 2. Persons in Attendance

Building representative

### 3. Occupancy

The property appears unoccupied. The inspector is unable to determine the period of time this house has been vacant. Major systems were reviewed during the home inspection. Plumbing related fixtures, appliances and piping systems were reviewed for appropriate function and leaks, as applicable, at visible areas. However, due to non-use of plumbing and other major systems for a period of time it is important that these systems be reviewed during your final walk-through and closely monitored for a few months after occupancy for evidence of leaks and other problems. We also suggest monitoring visible areas of sub-floor under showers and tubs for water evidence after moving in.

### 4. Property Information

Hall

### 5. Levels

1 Story (and basement)

**6. Description of ratings**

The purpose of this home inspection is to identify material deficiencies and concerns within the property. Deficiencies deemed cosmetic in nature will not be reported, unless as a courtesy to the client.

This home inspection is a non-invasive, visual examination of readily accessible areas in the home as defined in the InterNACHI Standards of Practice, designed to outline defects in the homes systems and components deemed material by the inspector as per these SOP's. This home inspection is not a "Pass" or "Fail inspection, and is not a technically exhaustive inspection of the homes structure, systems, or components. The inspector is not required to determine or confirm compliance with jurisdictional codes or building regulations.

This inspection may not reveal each and every issue or deficiency that exists in the home or ever could exist, but only defects visibly present on the day and time of the inspection.

A home inspection can significantly help reduce the risks involved in purchasing a home, however an inspection cannot eliminate every risk, nor can the inspector anticipate or predict future events or changes in system performance due to weather, use, or occupancy, etc.

Rating explanations:

- INS - Items have been inspected
- RR - Item requires repair / further review
- SC - Safety concern that requires attention
- NI - Not inspected
- NP - Not present

**Exterior**

**1. Driveway Condition**

Ins	Rr	Sc	Ni	Np
✓				

Materials: Gravel  
 Observations: Driveway is in serviceable condition.





Driveway is in serviceable condition.

## 2. Porch Condition

Ins	Rr	Sc	Ni	Np
✓	✓			

Materials: Wood

Observations:

- Porch is in serviceable condition.
- Peeling paint, weathered wood observed. Suggest scraping and painting as necessary.
- Porch is weathered. Suggest cleaning, and treating with an oil based, water-repellent finish to protect and extend the life of the wood.
- Stair treads do not appear to be level. Steps slope forward which can cause slipping hazard. This is a safety concern. Recommend addressing for safety.



Porch is in serviceable condition.



Recommend further review of porch area framing.



Recommend review of Mud Room framing to confirm structural integrity.



Post deterioration noted at porch / Mudroom framing.



Mudroom door scrapes on floor. Recommend adjustments as required.

### 3. Stair Condition

Ins	Rr	Sc	Ni	Np
✓				

Observations:

- Stairs in serviceable condition and handrail present.

### 4. Exterior Door Conditions

Ins	Rr	Sc	Ni	Np
✓	✓			

Materials: Metal Clad

Observations:

- Doors appear in fair condition. Recommend monitoring and replacing weatherstripping and door sweep as required to reduce heat loss in the home. Maintain a good seal at all entry/exit doorways to prevent heat loss, drafts, and possible water damage to the sub floor.

Unable to comment on condition of framing / sheathing beneath threshold. Please note this is a visual inspection only, and as such can not comment or assume condition of any concealed areas.

Adjusting lock sets / striker plates at exit doors will allow the door to pull tighter to the weatherstripping reducing heat loss and drafts during the winter months.

- Damage / gaps noted at weatherstripping on exterior doors. Recommend replacing weatherstripping as required to prevent heat loss and pest intrusion.



Mudroom exterior door sticks and requires force to close. Adjustments required.

Damage / gaps noted at weatherstripping on exterior doors. Recommend replacing weatherstripping as required to prevent heat loss and pest intrusion.

### 5. Exterior Wall Cladding Condition

Ins	Rr	Sc	Ni	Np
✓	✓			

Materials: Vinyl Siding/Parging

Observations:

- Higher levels of wall cladding around the home are visually inspected from the ground level. Suggest sealing/caulking all holes and gaps as part of routine maintenance. Ensure vegetation is cleared away from areas close to the exterior of the house to prevent deterioration to structure.
- Areas of damage noted to wall cladding.
- Gaps noted in vinyl siding. Recommend adjusting to prevent possible water entry.
- Loose siding noted. Suggest securing to prevent water entry and wind damage.



Gaps noted in vinyl siding. Recommend adjusting to prevent possible water entry.



Recommend installing flashing to prevent water entry.



Areas of damage noted to wall cladding.



Loose siding noted. Suggest securing to prevent water entry and wind damage.

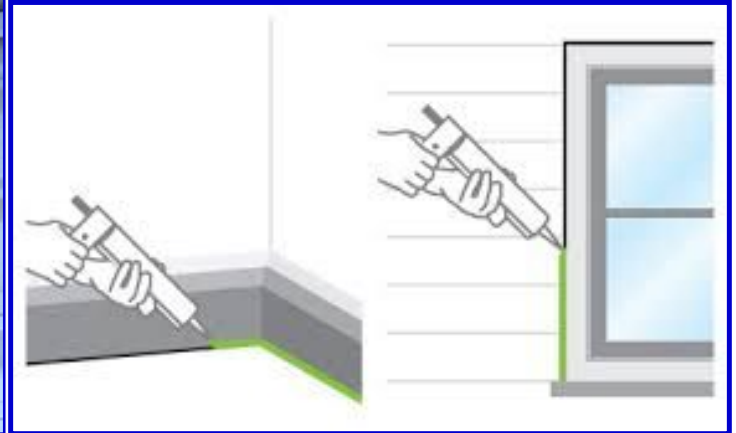
### 6. Trim/Facia/Soffit Conditions

Ins	Rr	Sc	Ni	Np
✓	✓			

Materials: Wood, Metal & Vinyl

Observations:

- Trim relates to exterior areas of decorative surrounds, eaves, soffits and fascia. Suggest sealing/caulking as part of routine maintenance to prevent deterioration.
- Peeling paint / split caulking observed. Recommend scraping, painting and caulking as required to prevent moisture entry.



Areas os siding loose. Secure as required

### 7. Window/Frame Conditions

Ins	Rr	Sc	Ni	Np
✓	✓			

Materials: Vinyl Frame  
 Observations:

- Accessible windows in the home were inspected. Any issues with windows will be documented in the appropriate section of the report. Suggest sealing/caulking as part of routine maintenance to prevent deterioration.
- Windows observed at or below grade level. Wells should be cleaned regularly for proper drainage. Window well covers can be installed to keep out water, snow and debris. Recommend monitoring and grading away from window wells to prevent moisture in well.
- Adding window wells can reduce the risk of potential water entry.
- Drip cap flashing not present at all windows which can promote moisture intrusion around upper portion of window frame. Recommend further review.



Adding window wells can reduce the risk of potential water entry.



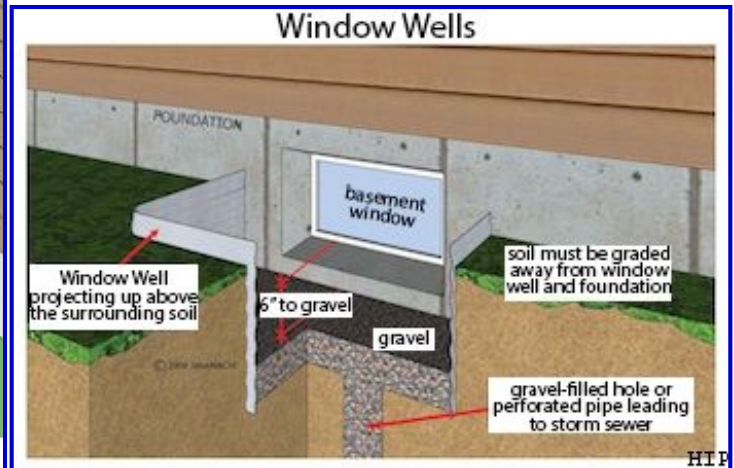
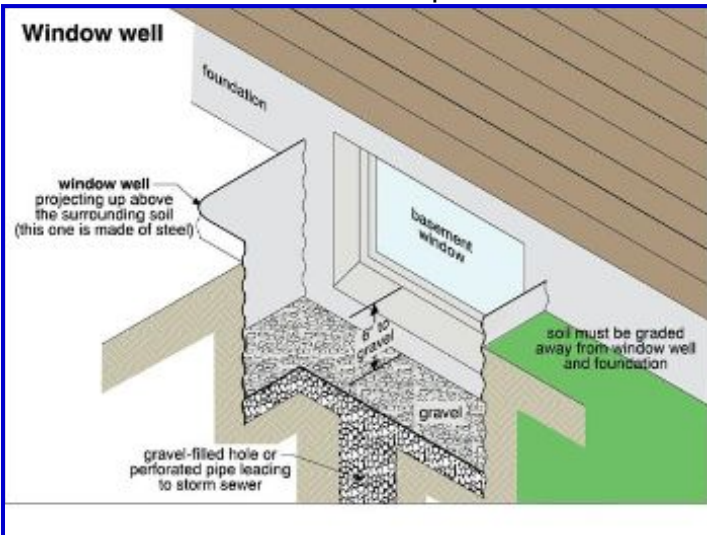
Peeling paint noted. Maintain all exterior wood



Windows poorly installed. Gaps noted. Recommend repairs



Recommend review of window patches for proper seal.



## 8. Eavestrough Condition

Ins	Rr	Sc	Ni	Np
✓	✓			

### Observations:

- We can not overstate the importance of effective water management around the structure including efficient grading away from the foundation walls, effective eaves trough and downspout management to direct water away from the home, and proper termination of sump pump if installed.

Regular review and repairs as needed for all of these systems is strongly recommended in order to prevent water damage to structure. Failure to address deficiencies in any of these areas can and likely will result in settlement and future moisture intrusion into the basement.

- Eavestrough's require annual cleaning as a part of a normal maintenance routine to ensure proper drainage.

Correct drainage and grading around the structure is very important to protect the home. Negligence of these systems including correct drainage away from home may result in future moisture issues in the home and potential settlement issues. Comments made on drainage system conditions are from observable conditions on the day of inspection only.

Recommend sealing seams at eavestrough where required to prevent leaking, and ensuring efficient water flow and drainage away from structure.

Keep extension pipes down during wet periods, as leaving extension pipes up will result in water pooling at foundation wall, and possible moisture seepage into basement.

- Recommend adding support to end of downspout extensions to prevent blockages in pipe. Ice and debris can plug ends of downspouts causing damage to soft metals during the cold months, and can lead to water pooling at foundation during wet months.
- Downspout discharges water at foundation. Recommend installation of 6 foot downspout extension to ensure proper drainage away from foundation to prevent seepage.
- Missing downspouts observed. Suggest downspouts be installed to ensure proper drainage away from the foundation.



Missing downspouts observed. Suggest downspouts be installed to ensure proper drainage away from the foundation.



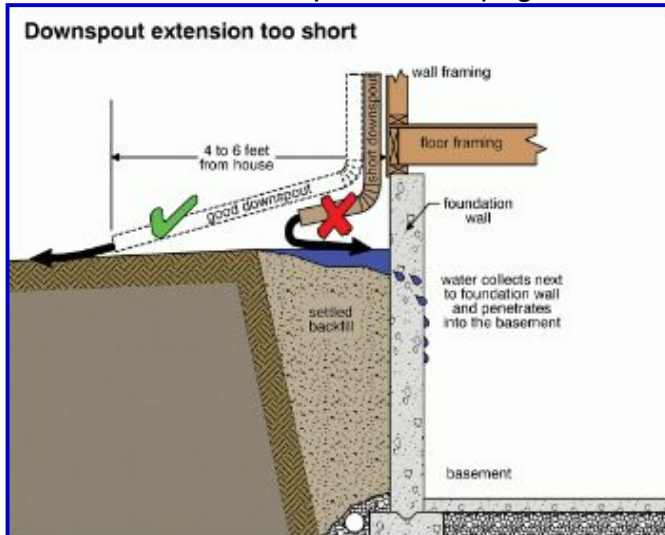
Ensure water is directed away from structure



Downspout discharges water at foundation. Recommend installation of 6 foot downspout extension to ensure proper drainage away from foundation to prevent seepage.



Missing downspouts observed. Suggest downspouts be installed to ensure proper drainage away from the foundation.





## 9. Lot Grade and Drainage Conditions

Ins	Rr	Sc	Ni	Np
✓	✓			

**Observations:**

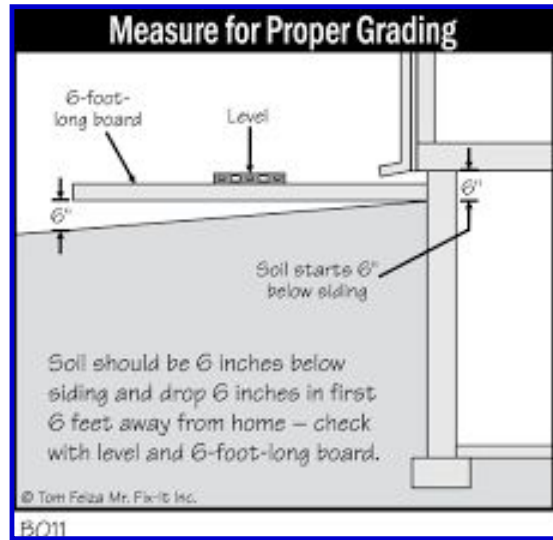
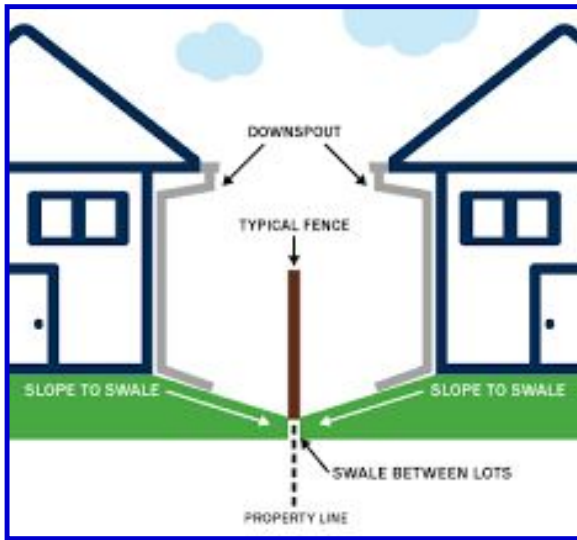
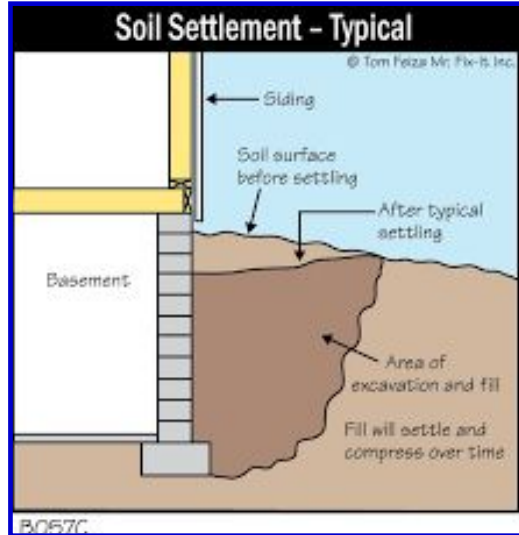
- The performance efficiency of the lot grading and drainage is limited to the conditions existing at the time of the inspection. We cannot guarantee this performance as weather conditions constantly change. Heavy rain or other weather conditions may present issues that were not visible at the time of inspection. Leaking downspouts and eavestroughs are difficult to detect during dry weather, but can promote increased moisture to the soil in the area around the foundation. Inspection of grading and drainage systems in relation to moisture infiltration through foundation walls or under slabs is limited to the visible conditions at the time of inspection, and potential evidence of past problems. We recommend consulting with the sellers regarding any previous moisture intrusion concerns within the structure. It is also recommended you review the performance of these drainage systems during or directly after a heavy rain event to ensure water is not pooling in areas close to foundation.

Older structures were often built on flat lots and do not have the same drainage characteristics as newer structures, making them more susceptible to seepage. Recommend periodic review and back filling / regrading where required to ensure water flows away from structure.

For correct drainage around the home all grades would slope away from the home a minimum of 6 feet, as this assists in preventing water from pooling at the foundation wall.

Adding dirt or clay back fill to any low-lying areas located around the foundation is recommended to ensure proper drainage away from the foundation at all times. Aggregate materials such as gravel will not shed water in low-lying areas and should not be used.

- Proper grading is essential in preventing water pooling at foundation. Continued pooling at foundation can cause settling of footings, foundation, and structure.
- Swales between homes can ensure water does not pool at foundations.
- Negative grading / settlement observed in areas on day of inspection. Strongly suggest back filling low areas to prevent water pooling at the foundation walls which can cause water intrusion and settlement at foundation of home
- Regrading where needed is recommended to assure all water drains away from the homes foundation at all times.



## 10. Foundation Conditions

Ins	Rr	Sc	Ni	Np
✓	✓			

Type: Concrete/Parged

Observations:

- Foundation walls are inspected from accessible points of interior and exterior. Limited access to foundation walls due to storage of personal items, finished wall materials, insulation, and vapour barrier is common. Any cracks noted at foundation walls are reported based on visual observations at the time of inspection. Determining the exact cause of foundation cracks is beyond the scope of a home inspection. Determining a crack's origin, recent activity, and severity of cracking requires an invasive investigation, quantitative measurements, and consultation with the seller to determine cracking history. Cracking that continues below the surface is not visible to the inspector, and further review by a qualified foundation contractor is recommended to determine the possibility of moisture/water infiltration into the basement in the future, and any preventative repairs required.

We do not recommend flower beds at foundation walls as they can promote foundation damage and water seepage into the basement. When flower beds are present at foundation walls, ensure they are not over watered and always ensure flower bed grading slopes away from foundation to prevent water intrusion into basement.

- Cracking observed at foundation wall. Vertical hairline cracks are often caused by shrinkage as concrete cures, however larger cracks can result from structural movement as a foundation / footing settles. The inspector is unable to determine the length or severity of the crack extension beneath grade as it is not visible or accessible without an invasive investigation. There was no visible evidence of previous moisture or active signs of water penetration in the basement area at the time of inspection unless otherwise noted. Sealing exterior cracks, gaps, or holes in the foundation with an appropriate crack sealer and re-parging as a preventative measure against water and pest intrusion is recommended. If cracks appear to worsen over time, a foundation contractor should be consulted.
- Cement parging flaking/deterioration observed. Parging is an aesthetic coating applied to foundations to protect the foundation wall from premature aging. Suggest review for repair as necessary.
- Beam pop noted at exterior area of foundation wall. This occurs from beam expansion related to humidity,, weather conditions, and other factors. Recommend further review and repair by qualified contractor to determine required repairs.
- **Several areas of cracking noted at foundation. Recommend review by a basement contractor for repair quotes.**



Cracking observed at foundation wall. Vertical hairline cracks are often caused by shrinkage as concrete cures, however larger cracks can result from structural movement as a foundation / footing settles. The inspector is unable to determine the length or severity of the crack extension beneath grade as it is not visible or accessible without an invasive investigation. There was no visible evidence of previous moisture or active signs of water penetration in the basement area at the time of inspection unless otherwise noted. Sealing exterior cracks, gaps, or holes in the foundation with an appropriate crack sealer and re-parging as a preventative measure against water and pest intrusion is recommended. If cracks appear to worsen over time, a foundation contractor should be consulted.

Several cracks noted at foundation wall. Recommend further review for repairs by concrete contractor.



Cement parging flaking/deterioration observed. Parging is an aesthetic coating applied to foundations to protect the foundation wall from premature aging. Suggest review for repair as necessary.

Possible beam pop noted at exterior area of foundation wall. This occurs from beam expansion related to humidity,, weather conditions, and other factors. Recommend further review and repair by qualified contractor to determine required repairs.



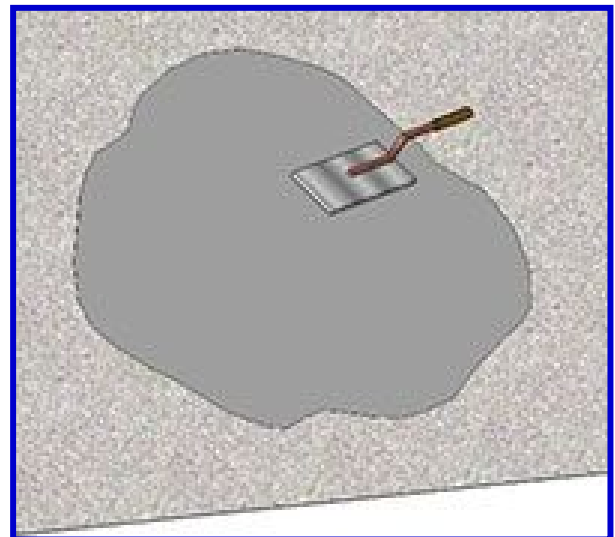
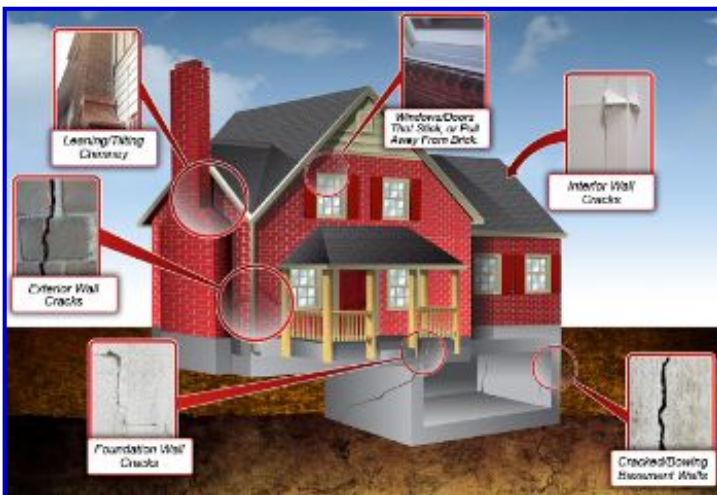
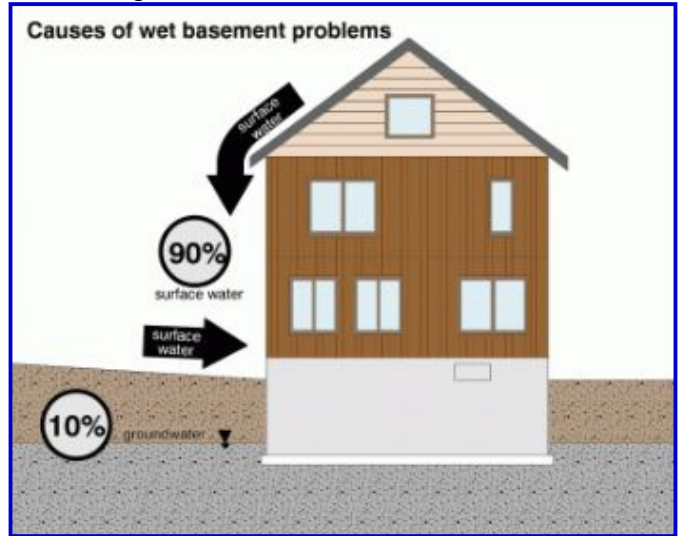
Several abandoned windows boxed in noted.

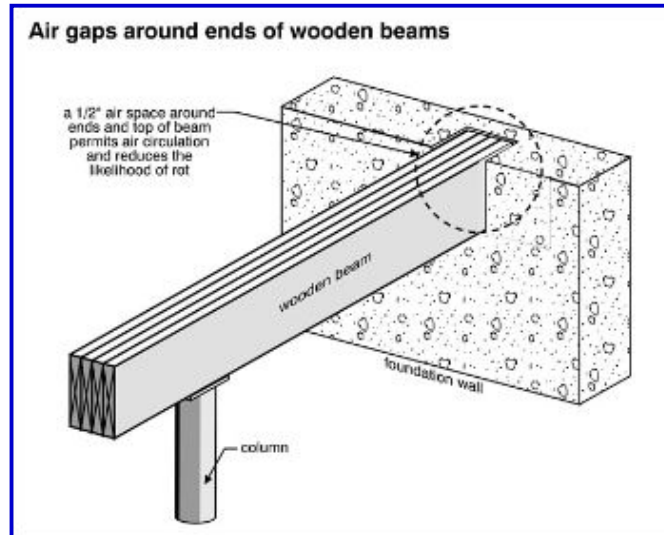


Bowing noted at foundation walls in areas.



Recommend sealing cracks to prevent water entry.





### 11. Gas meter

Ins	Rr	Sc	Ni	Np
✓				

**Observations:**

- Gas meter is located in the furnace room - this is the main gas shut off to the home. Recommend relocating to exterior for ease of access.



Gas shut off valve at rear of building.



Gas meter is located in the furnace room - this is the main gas shut off to the home

## 12. General Exterior Comments

Ins	Rr	Sc	Ni	Np
✓	✓			

**Observations:**

- This inspection does not and is not intended to confirm code compliance of the buildings systems. The inspector is not required to have an exhaustive knowledge of, and will not quote code in any part of this report. The inspector does not determine compliance of permits or boundaries for the building. It is strongly recommended that buyer ensures all correct permits are in place, and that a compliant Real Property Report (RPR) has been reviewed by the buyer(s).

An effective water management program is imperative for all buildings. This includes maintenance of all wooden components, caulking of all openings and ongoing vigilance of water handling systems including the roof and flashing. Buyer is advised that while there may not be evidence of water intrusion into the structure at time of inspection, NO STATEMENT can be made on future performance due to changing weather and structure conditions.

Irrigation systems are not inspected or tested. These systems are beyond the scope of this inspection due to their complexity and seasonal application. We recommend confirming proper winter maintenance scheduling including system blow out was completed prior to freezing temperatures, and further review by a qualified irrigation contractor, if concerned.

Suggest trimming back vegetation around the structure when required. Trees within the property lines can cause issues due to roots damaging foundation or underground pipes. As this is a visible inspection only, we can not predict current or future underground conditions / issues. If concerned, it is recommended that a sewer scope inspection is performed by a qualified sewer contractor to confirm condition of underground pipes.

Monitor all wood to soil contact for deterioration and address as and when required.

Personal items stored around the exterior of the home can often limit inspection. We suggest thorough visual inspection of exterior on final walk through prior to close.

- Buildings built prior to the late 1970's may have underground sewer lines constructed from cast iron, cement / asbestos based material, or cardboard type materials. These are susceptible to decay due to age and damage from intrusive roots. It is strongly recommended that the buyer contract a qualified sewer contractor to perform a sewer scope inspection prior to close, as any failure of sewer lines within your property line can lead to unexpected and expensive repairs for which you may be liable.
- Unable to fully inspect exterior areas (including lot) due to snow cover.



Left view



Rear view



Right view

## Roof

### 1. Methods Used to Inspect Roof

How Inspected: Observed visually from the ground, ladders edge and access areas from the interior of home. Comments made on the roof are of the visible areas only - all other areas are excluded from the report (damage such as hail is not always visible from ground level). A roof will only be mounted at the inspector's discretion. If the inspector believes it is unsafe to mount roof, alternative methods will be used. Roof was visually inspected from accessible points of the interior and/or exterior. If a roof is too high, is too steep, is wet, or is composed of materials which can be damaged if walked upon, the roof is not mounted. Therefore, client is advised that this is a limited review of the roof system, and a licensed roofer should be contacted if a more detailed report of the roof's condition is required. • Limited inspection. Portions of the roof were snow covered at the time of inspection making mounting dangerous, and as a result the roof / shingle inspection is limited. Comments made relate to visible areas only.



## 2. Roof Condition

Ins	Rr	Sc	Ni	Np
✓			✓	

Materials: Metal Roofing

Observations:

- Roof appeared in serviceable condition where visible at the time of the inspection. No signs of current failure observed. Recommend ongoing monitoring and maintenance. No prediction of future performance can be offered. The inspection of the roof and its covering material is limited to the visible conditions on the day of the inspection only. The roof covering material, visible portions of the roof structure from within the attic (if applicable), and interior ceilings, were inspected looking for evidence of current or past leaks. Future conditions and inclement weather may reveal leaks that were not present at the time of inspection. Any deficiencies noted in this report with the roof covering or indications of past or present leaks should be evaluated and repaired as required by a licensed roofing contractor.



Right rear view



Right mid view



Right front view



Left view

## 3. Roof Flashing Condition

Ins	Rr	Sc	Ni	Np
✓				

Materials: Metal (Unable to comment on areas of flashing covered by shingles.)

#### 4. Condition/Comments

Ins	Rr	Sc	Ni	Np
✓				

Materials: Metal Furnace Chimney • Unable to fully inspect chimney flashing due to the roof not being mounted. Very limited view from the ground only.  
 Materials: Metal

Observations:

- Chimney appears in serviceable condition where visible - Ongoing monitoring and maintenance required.

## 5. Roof Comments

Ins	Rr	Sc	Ni	Np
✓				

**Observations:**

- Comments made on the roof are made on the day of the inspection only, as conditions can change revealing hidden deficiencies not present at the time of inspection..

When access to roof is deemed unsafe or dangerous to mount, comments made about the roof are of the visible areas from ground level / ladders edge / interior of home - all other areas are excluded from the report. In the event a roof is deemed too dangerous to mount, but an inspection of the entire roof is required by the client, we recommend contacting a roofing contractor to access prior to close.

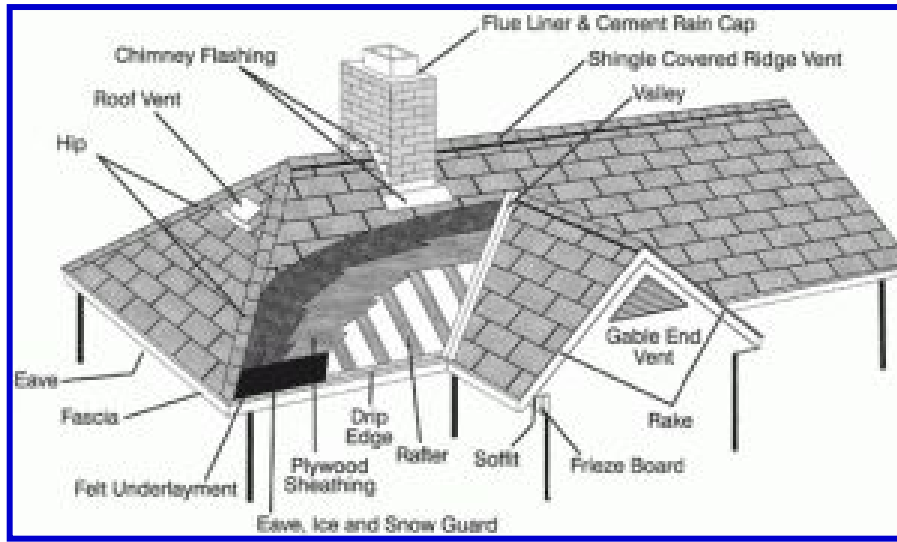
The inspection of the roof system is limited to the conditions on the day of the inspection only. The roof material, visible portions of the roof structure from within the attic (if applicable), and interior ceilings, were inspected looking for indications of current or evidence of past leaks.

We do not give any estimations of the roof's remaining longevity, as many factors can contribute to life span of roofing materials. Due to these many variables which affect the lifespan of roof covering materials, remaining service life of any roof coverings are not estimated. This is in accordance with all industry inspection Standards of Practice. The following factors can affect the lifespan of roofing components:

- Roofing material quality: Higher quality materials, will of course, last longer.
- Number of layers: Shingles installed over existing shingles will have a shorter lifespan.
- Structure orientation: South facing roof surfaces will have shorter lifespans.
- Pitch of the roof: Shingles will age faster on a lower pitched roof in comparison with higher pitches.
- Climate: Wind, rain, snow, and ice will all impact the lifespan of the roof.
- Colour: Darker coloured shingles will often have a shorter lifespan than lighter coloured shingles.
- Attic Ventilation: Poorly vented attic spaces will decrease shingle life due to excessive surface heat beneath shingles.
- Vegetation Conditions: Overhanging trees, branches, contacting the roof, organic growth, or leaf cover drastically shorten lifespan.

Asphalt shingles must be installed to manufacturers' recommendations for warranty coverage to be upheld. These installation requirements vary widely from manufacturer to manufacturer, and across the multitude of shingle styles manufactured.

Future conditions and inclement weather may reveal leaks that were not visually present at the time of inspection. Any deficiencies noted in this report pertaining to the roof covering, or indications of past or present leaks should be evaluated and repaired as needed by a licensed roofing contractor. The inspection of the roof will be conducted as safely as possible, and to the best of our ability, however confirming proper fasteners, installation of or quality of underlayment, and adequacy of flashing is very limited as these materials are often not visible. Therefore, the inspection of the roof system is limited to visual and accessible components of the roof system only.



Kitchen/Dining Area

1. Kitchen Floor Observations

Ins	Rr	Sc	Ni	Np
✓	✓			

Observations:

- Kitchen floors in fair to poor condition - Visual damage noted to floor surface



Kitchen



Kitchen floors in fair to poor condition - Visual damage noted to floor surface

## 2. Kitchen Walls/ceilings observations

Ins	Rr	Sc	Ni	Np
✓	✓			

Observations:

Kitchen / Dining Area walls/ ceiling dry at the time of the inspection unless otherwise noted. Recently painted walls / ceilings can conceal previous staining, etc.

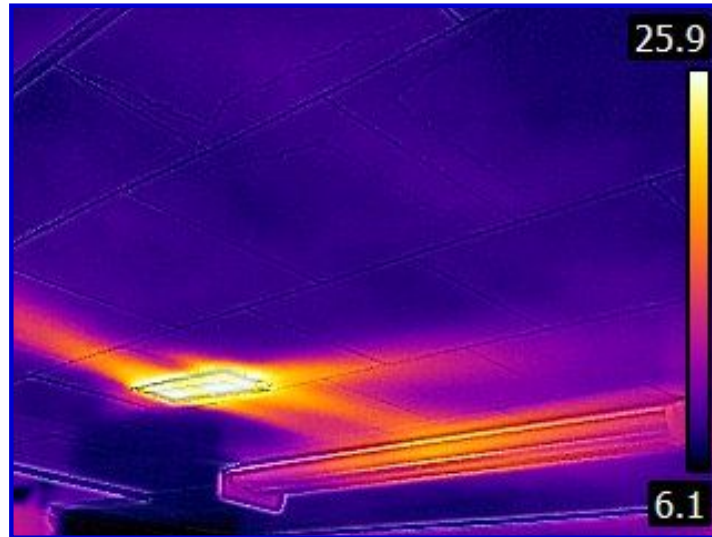
Staining noted at Kitchen / Dining Room ceiling. Dry during thermal scan. In some cases stains can be removed using a 2 parts water- 1 part bleach solution and misting area several times. Inspector is unable determine extent of damage, exact location, or cause of previous leaking due to concealed areas, as this inspection is non-invasive in nature. Recommend further invasive review by qualified contractor if concerned.



Staining noted at Kitchen ceiling. Dry during thermal scan. In some cases stains can be removed using a 2 parts water- 1 part bleach solution and misting area several times. Inspector is unable determine extent of damage, exact location, or cause of previous leaking due to concealed areas, as this inspection is non-invasive in nature. Recommend further invasive review by qualified contractor if concerned.



Kitchen Area - Thermal Image



Kitchen ceiling dry at the time of the inspection on Thermal scan.

### 3. Kitchen Window observations

Ins	Rr	Sc	Ni	Np
✓	✓			

**Observations:**

- Windows opened to test operation unless fixed. Windows working as required unless otherwise noted. Keep condensation off all sills and trim (especially wood) to reduce the risk of water damage.

This is a visual, non-invasive inspection only, and as such we cannot comment or ascertain conditions hidden behind finished areas.

Please note blinds, window coverings, and screens are not part of home inspection. Any comments regarding these items are made as a courtesy to the client.

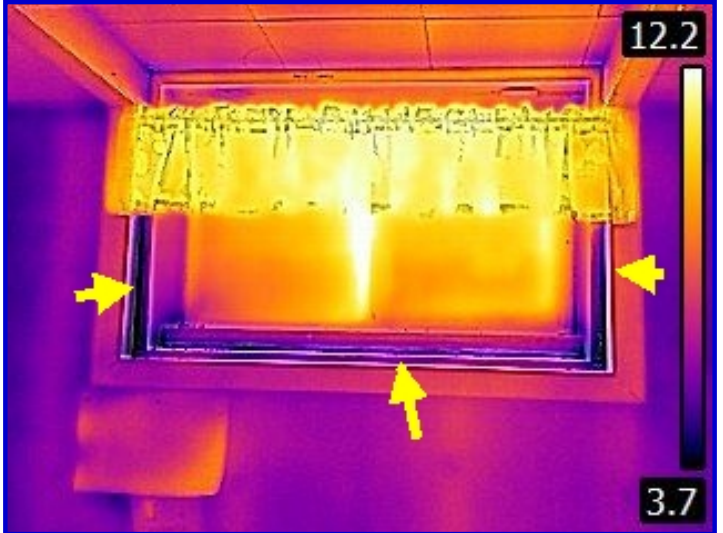
- Previous moisture evidence noted on windows in home. Peeling paint / split caulking observed. Recommend repairing, monitoring humidity levels in the home and adjusting humidistat as required to prevent excess frost build up on window panes.



Windows opened to test operation unless fixed. Windows working as required unless otherwise noted. Keep condensation off all sills and trim (especially wood) to reduce the risk of water damage. This is a visual, non-invasive inspection only, and as such we cannot comment or ascertain conditions hidden behind finished areas.

Previous moisture evidence noted on windows in home. Peeling paint / split caulking observed. Recommend repairing, monitoring humidity levels in the home and adjusting humidistat as required to prevent excess frost build up on window panes.

Please note blinds, window coverings, and screens are not part of home inspection. Any comments regarding these items are made as a courtesy to the client.



Recommend sealing gaps to prevent insect infiltration.

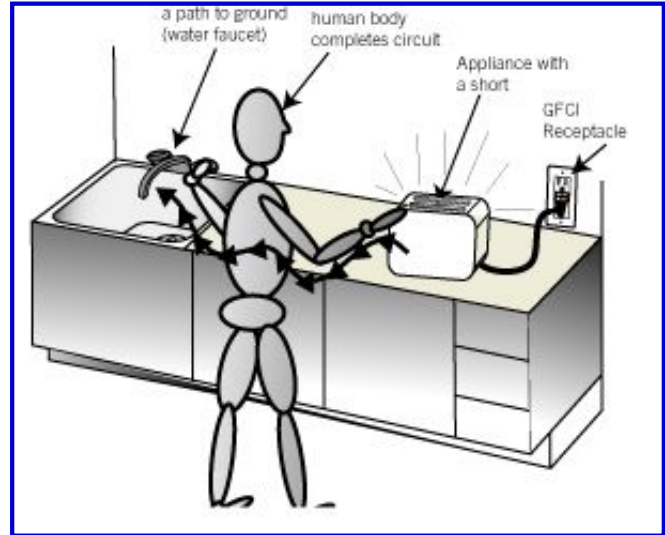
Recommend sealing gaps at windows to prevent heat loss.

#### 4. Kitchen Electrical Condition

Ins	Rr	Sc	Ni	Np
✓	✓	✓		

**Observations:**

- No GFCI protection present. All receptacles within 5 feet of a water source should be protected with GFCI receptacles. As of 2016, all new builds are required that receptacles in kitchen area have GFCI protection. Suggest installing GFCI protected receptacles for safety.
- **Reverse polarity noted. When electrical deficiencies are noted in this report, a licensed electrician should be consulted for repairs/replacement as needed to ensure safety.**



Reverse polarity noted. When electrical deficiencies are noted in this report, a licensed electrician should be consulted for repairs/replacement as needed to ensure safety.

### 5. Kitchen Cabinet Condition

Ins	Rr	Sc	Ni	Np
✓				

Observations:

- Cabinets secure and doors and drawers were tested for damage or problems. Hardware such as hinges or handles are loose in some areas. Recommend tightening for correct operation. It is often difficult to fully inspect the interior of cabinet under sink due to personal storage - Areas not visible at time of inspection should be reviewed during final walk through.
- Cosmetic damage noted at some cabinets.

### 6. Kitchen Counter Top Condition

Ins	Rr	Sc	Ni	Np
✓				

Observations:

- Counter tops appear in serviceable condition. Sealing granite counter tops will reduce staining / water damage. Suggest caulking any gaps at counter / back splash / wall joints as necessary to prevent water damage.
- Chipping on edges of counter top observed.
- Cosmetic wear noted in areas of the counter tops.

### 7. Sink/Faucet Condition

Ins	Rr	Sc	Ni	Np
✓	✓			

Observations:

- Water was run to test. Keep sink well caulked to reduce water damage to counter tops. Aerator blockage can result from mineralization build up. Recommend periodic cleaning with a descaling product for proper operation.
- **Faucet is leaking. Repair/replace as required. Water damage will occur to counter top if left leaking.**





Faucet is leaking. Repair/replace as required. Water damage will occur to counter top if left leaking.

### 8. Traps/Drains/Supply Condition

Ins	Rr	Sc	Ni	Np
✓	✓			

**Observations:**

- No leaks at traps or drains observed. Water was run for some time to fully test for problems. In some cases plumbing venting is not visible as located inside the wall. Concealed areas excluded as part of the inspection.



No leaks at traps or drains observed. Water was run for some time to fully test for problems. In some cases plumbing venting is not visible as located inside the wall. Concealed areas excluded as part of the inspection.



Air Admittance Valve vent observed at waste line. These devices are installed in islands when venting is difficult. Installation of AAV should be installed above flood rim of sink.



No water supply shut offs noted. Recommend review of waste line installation.



No leaking noted at Kitchen sink cabinet on Thermal image

### 9. Stove/Oven Conditions

Ins	Rr	Sc	Ni	Np
✓				



Stove elements slow to heat but working at time of testing.



Broil element very slow to heat..

### 10. Hood Fan Condition

Ins	Rr	Sc	Ni	Np
				✓

**Observations:**

- No range hood fan present at stove. Recommend installing exterior vented exhaust hood fan to improve moisture and odour control.



No range hood fan present at stove. Recommend installing exterior vented exhaust hood fan to improve moisture and odour control.

### 11. Refrigerator

Ins	Rr	Sc	Ni	Np
✓				

**Observations:**

- Refrigerators - Our inspection of this appliance is purely to confirm internal walls are cold. Please note we do not use any special equipment to test appliances. We DO NOT inspect water hook up / shut off valves, water dispensers, or ice makers connected to the refrigerators if not readily accessible.

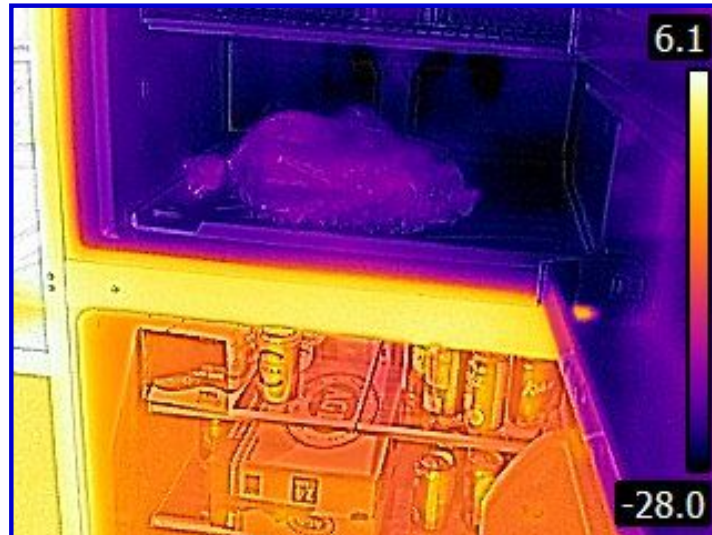
No guarantees are given by the home inspector on any appliances within the home as they can fail at any time without warning.



Refrigerators - Our inspection of this appliance is to confirm internal walls are cold



Refrigerator manufacture plate



Refrigerators thermal scanned to confirm walls are cold at time of inspection.

## 12. Kitchen Comments

Ins	Rr	Sc	Ni	Np
✓	✓			

**Observations:**

- The Kitchen and Dining areas were visually inspected for potential deficiencies. Any notable concerns observed will be documented in the appropriate section.

The inspector operates appliances for basic functionality as a courtesy to the client but cannot evaluate appliance performance, efficiency of specific settings, or cycles. Appliance function is noted at time of inspection but can fail at anytime, and as a result any future performance of any appliance can not be guaranteed. Appliances older than ten years often exhibit decreased efficiency. Comments made by the inspector are done so as a courtesy only.

As per InterNACHI Standards of Practice, freestanding appliances are not inspected or tested, and any information provided regarding appliances is shared as a courtesy to client only and as such, should be considered outside the scope of the home inspection. We strongly recommend confirming satisfactory operation of each appliance during final walk through prior to close.

We do not restore fuel or power to appliances that are shut-down / disconnected; therefore, our review is limited in scope to a visual review if the appliances are not in operating condition at the time of inspection.



Evidence of rodents noted. Monitor for pest activity.

### Other Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and 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 on the interior.

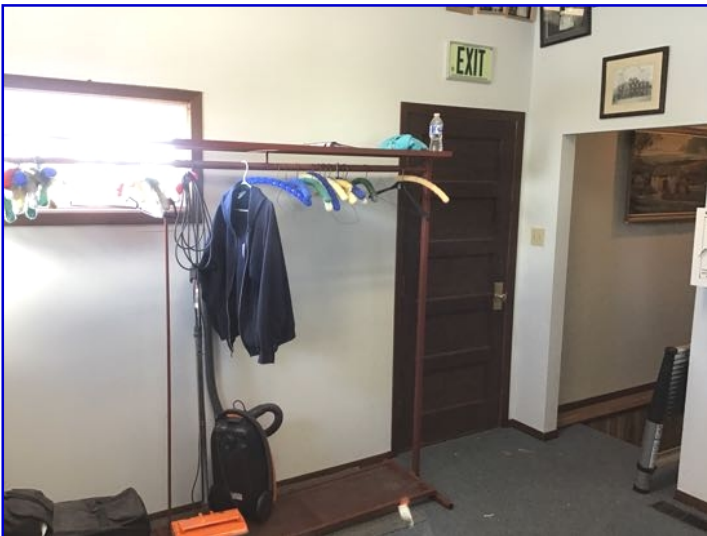
The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

### 1. Floor Condition

Ins	Rr	Sc	Ni	Np
✓				

**Observations:**

- Floors in serviceable condition unless otherwise noted.
- Squeaky floors noted - If and when floor coverings are removed suggest adding screws to affected areas.
- Floor(s) in home not level. This can be an indication of previous construction methods or possible settling of the home. Suggest further evaluation by structural contractor if concerned.



Front Entryway



Upper hall area



Upper hall area

## 2. Wall Condition

Ins	Rr	Sc	Ni	Np
✓	✓			

### Observations:

- Walls/ceilings in serviceable condition and dry at the time of the inspection unless otherwise noted (cosmetic issues are not part of the inspection)
- Staining noted at ceiling. Dry during thermal scan. In some cases stains can be removed using a 2 parts water- 1 part bleach solution and misting area several times. Inspector is unable determine extent of damage, exact location, or cause of previous leaking due to concealed areas, as this inspection is non-invasive in nature. Recommend further invasive review by qualified contractor if concerned.



Staining noted at ceiling. Dry during thermal scan. In some cases stains can be removed using a 2 parts water- 1 part bleach solution and misting area several times. Inspector is unable determine extent of damage, exact location, or cause of previous leaking due to concealed areas, as this inspection is non-invasive in nature. Recommend further invasive review by qualified contractor if concerned.



Staining noted at ceiling. Dry during thermal scan. In some cases stains can be removed using a 2 parts water- 1 part bleach solution and misting area several times. Inspector is unable determine extent of damage, exact location, or cause of previous leaking due to concealed areas, as this inspection is non-invasive in nature. Recommend further invasive review by qualified contractor if concerned.



Several areas of plaster cracking noted



Settlement cracking noted in several walls.



Blown out ceiling plaster noted. Recommend repairs



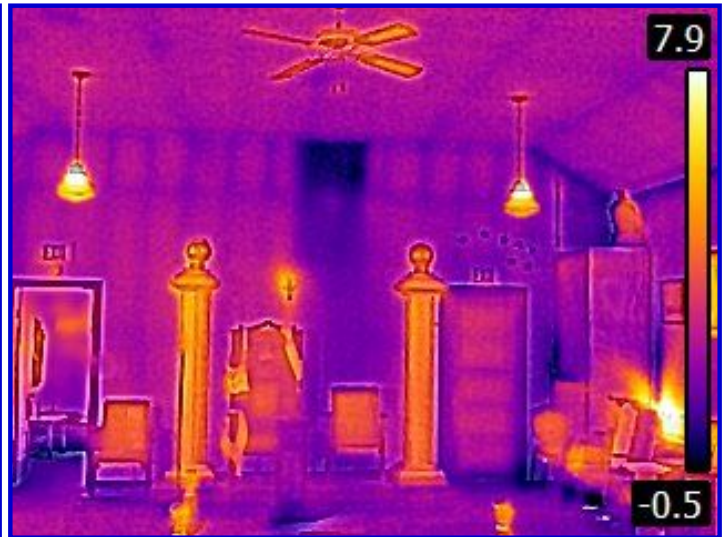
Front Entry -Thermal Image



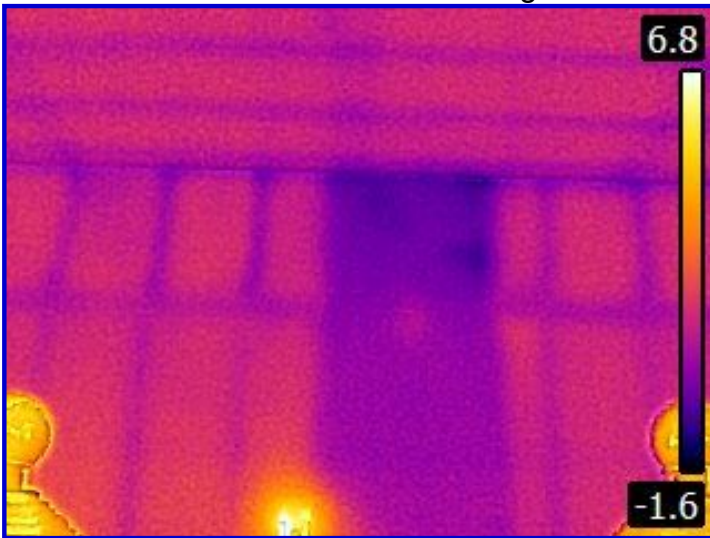
Hall Room -Thermal Image



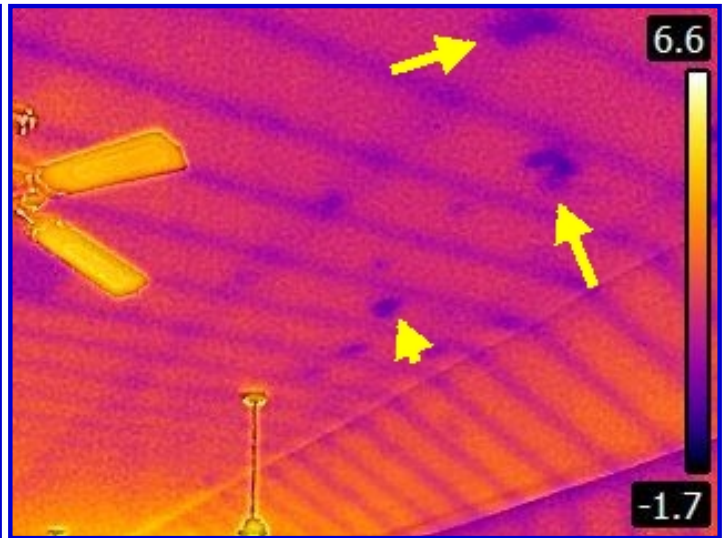
Hall Room -Thermal Image



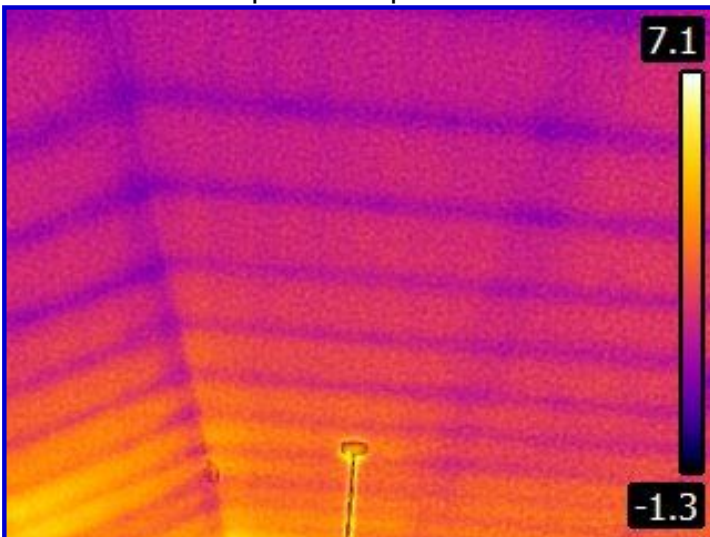
Hall - Rear view



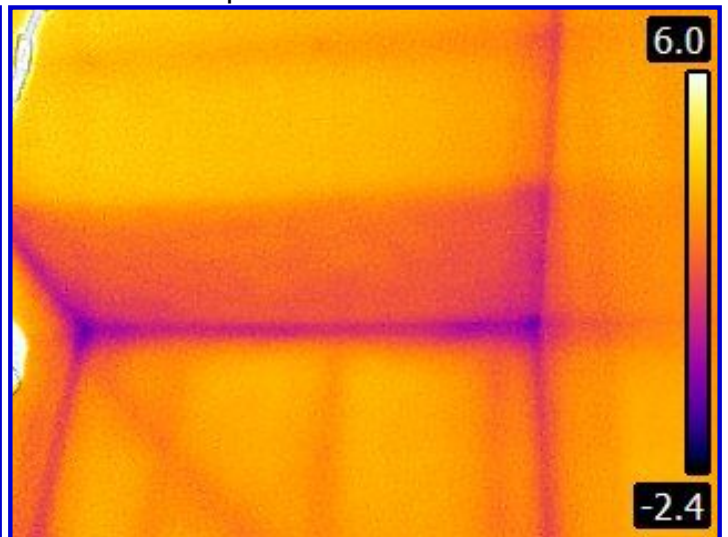
Cold area noted at rear wall. Missing insulation should be replaced to prevent heat loss.



Hall Room ceiling thermal scanned. Areas of displaced insulation noted.



Hall Room ceiling thermal scanned.



Storage Room -Thermal Image



### 3. Door Conditions

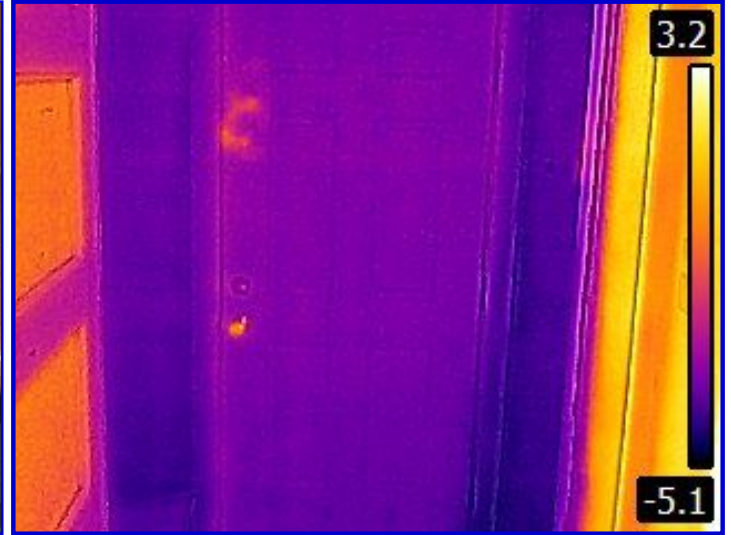
Ins	Rr	Sc	Ni	Np
✓				

**Observations:**

- Doors were tested and found in serviceable condition, unless otherwise noted. When doors stick or do not latch, we recommend adjustments to prevent damage to door or frame.



Door hand sets require attention.



Front Entryway - Thermal Image

### 4. Window Condition

Ins	Rr	Sc	Ni	Np
✓				

**Observations:**

- Accessible windows are opened and closed to ensure correct operation. Windows working as intended on day of inspection, unless otherwise noted.

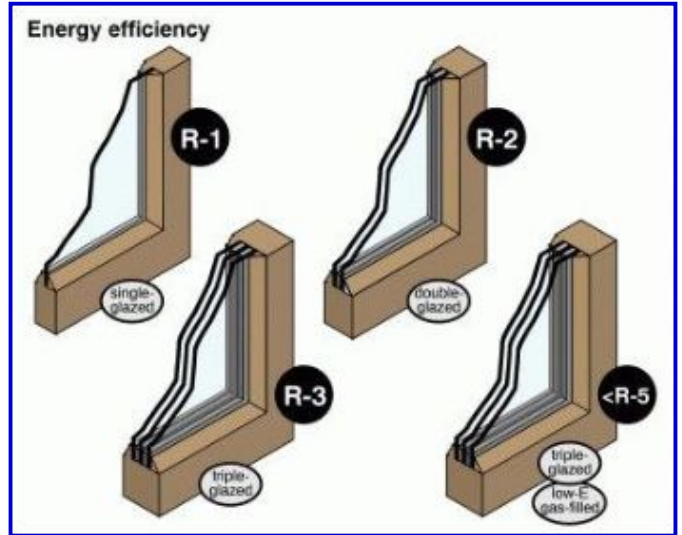
Please note, windows installed on upper levels less than 3 feet from the floor should be child proofed to prevent children from falling through window openings. Protection devices recommend include guards and / or window opener stops to limit window opening distance.

Keep condensation off all sills and trim (especially wood) to reduce the risk of water damage. Please note this is a visual non-invasive inspection only and as such we cannot comment beyond finished areas.

Blinds, window coverings, and screens are not part of home inspection however the inspector may comment on these items as a courtesy to the client.



Water staining observed at sills. Recommend monitoring and maintaining to prevent possible water damage



**5. Electrical Conditions**

Ins	Rr	Sc	Ni	Np
✓	✓	✓		

**Observations:**

- Representative number of accessible receptacles and switches tested for wiring faults - No issues observed on day of inspection unless otherwise noted. Receptacles and switches not accessible or covered by obstructions are not tested, and operation should be confirmed on final walkthrough. It is common to have a switch in homes that does not appear to have a function. These switches often operate a wall receptacle in the room.
- Missing cover plates noted at receptacles / switches. Recommend installing plates for safety.
- Loose receptacles observed. Recommend securing for safety.
- **Exposed electrical wiring observed in areas. This is a safety concern as it is subject to "Physical Damage". Exposed electrical wires should be encased in protective cable cover to ensure safety from mechanical damage. Client should consult with a licensed electrician prior to closing for repairs/replacement as needed to ensure safety.**



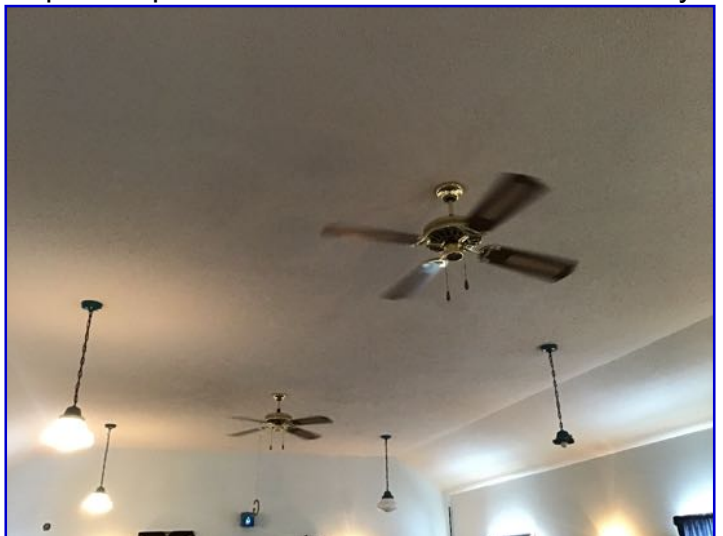
Loose fixtures noted. Secure for safety.



Exposed electrical wiring observed in areas. This is a safety concern as it is subject to "Physical Damage". Exposed electrical wires should be encased in protective cable cover to ensure safety from mechanical damage. Client should consult with a licensed electrician prior to closing for repairs/replacement as needed to ensure safety.



Repair exposed wiring for safety.



Ceiling fans in hall noisy when operating.

6. Comments

Ins	Rr	Sc	Ni	Np
✓				

Observations:

- This comment is in regard to the entire home: Any issues obscured by storage, furniture, rugs or any other items covering hidden deficiencies are excluded from the inspector's responsibility, as this a visual non invasive inspection only.

Please note - Infrared Thermal Imaging has its limitations. Certain surfaces will limit what is visible to the thermographer. Please be reminded that this is non-invasive visual inspection.

Compliance / permitting of Basement Suites do not fall within the scope of this home Inspection. Recommend further consultation with seller if further information regarding compliance and approved permitting is required for any renovations completed after home was built.

Minor cosmetic issues are not within the scope of this inspection as the inspection is intended on focusing on basic structure and major systems only.

Other interior areas are inspected for areas of concern. No major concerns found unless documented.

- Homes built between 1900's and the 1980's may contain asbestos. Asbestos was used in many building materials and can be hard to detect. The inspector will try to make recommendations where possible, and will suggest lab testing to confirm prior to removal. Up until the late 1970's asbestos was mixed in house hold wall paint for its fire resistant qualities. Homes with popcorn ceilings 1979 and older have a high probability of containing asbestos. If any remodelling or repairs that may take place in the future may reveal asbestos or other environmental hazards that were not visible at the time of inspection. If asbestos is a concern, you are advised to have a full environmental inspection by an environmental contractor prior to the closing date. Asbestos becomes dangerous when particles become airborne and are inhaled. Please be aware, remediation of materials containing asbestos can be very expensive. Asbestos content can only be confirmed by laboratory testing.

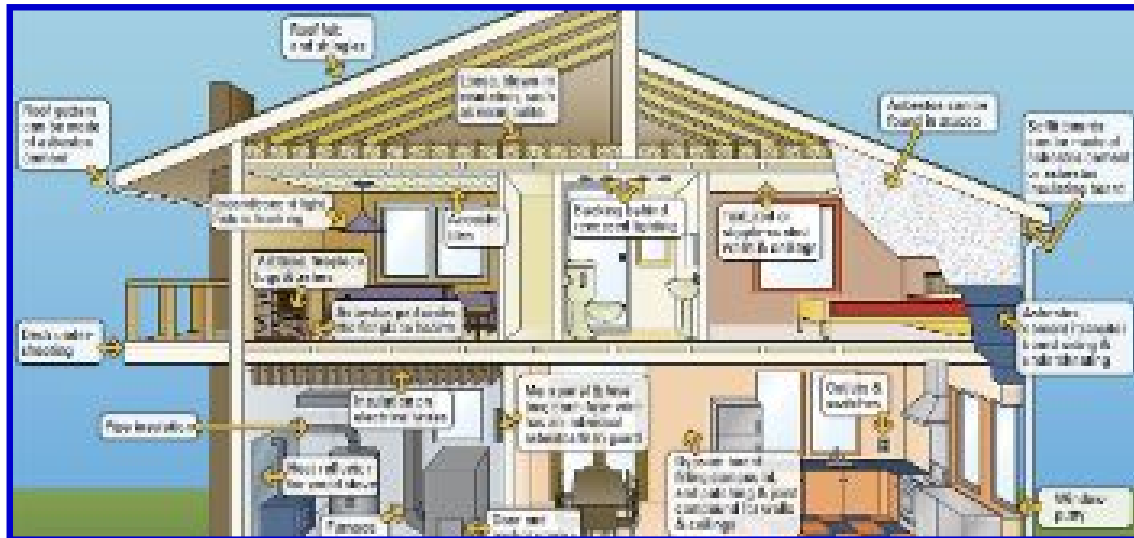
If we see obvious signs of a material that we believe may contain asbestos, we will recommend further evaluation as a courtesy, but these individual references should not be construed as an all-inclusive list.

Homes built prior to 1978 may contain building components or items (textured ceiling material, adhesives, tile, tapes, insulation, etc) that contain percentages of asbestos. If we observe obvious signs of a material that we believe may contain asbestos, we will recommend further evaluation as a courtesy, but these individual references should not be construed as an all-inclusive list. Furthermore, any remodelling or repairs that may take place in the future may reveal asbestos or other environmental hazards that were not visible at the time of inspection. If asbestos is a concern, you are advised to have a full abatement inspection by an environmental contractor prior to the closing date.

Lead Based Paint:

The possibility exists that homes built prior to 1978 may contain paint that

was lead based. In accordance with the Standards of practice lead based paint is not reported on or tested for during a home inspection. If lead based paint is a concern, you are advised to consult an environmental company specializing in environmental hazards prior to close.

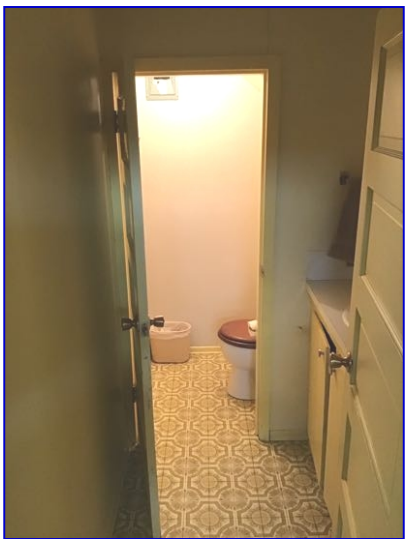


### Bathrooms

#### 1. Bath Floor Conditions

Ins	Rr	Sc	Ni	Np
✓				

Observations:  
 • Bathroom floors are in serviceable condition.



Main Washroom

#### 2. Walls/Ceiling Condition

Ins	Rr	Sc	Ni	Np
✓	✓			



Cracking noted at Bathroom walls.



Areas of cracking / peeling noted at Bathroom walls.



Main Washroom - Thermal Image



Main Washroom ceiling dry on Thermal scan

### 3. Door Condition

Ins	Rr	Sc	Ni	Np
✓	✓			

**Observations:**

- Doors are tested and were found in serviceable condition unless otherwise noted.
- Bathroom door does not latch / lock.



Bathroom handsets loose and require tightening.

#### 4. Bathroom Exhaust Fan Condition

Ins	Rr	Sc	Ni	Np
				✓

**Observations:**

- No fan observed in Bathroom. We recommend an exhaust fan be installed in all bathrooms for proper ventilation and moisture control. This is especially important where bathtubs or showers are present.

#### 5. Faucet / Sink Condition

Ins	Rr	Sc	Ni	Np
✓				

**Observations:**

- Faucets were run for a period of time. No leaks observed unless otherwise noted. Aerators appear slightly scaled. Suggest periodic cleaning of aerator for proper flow. Recommend regular caulking to prevent water entry behind the waterproof surface.



Faucets were run for a period of time. No leaks observed unless otherwise noted. Aerators Recommend regular caulking to prevent water entry behind the waterproof surface.

6. Traps/Drains/Supply Condition

Ins	Rr	Sc	Ni	Np
✓	✓			

Observations:

- No leaks observed at traps, drains or supply lines on day of inspection, unless otherwise noted.

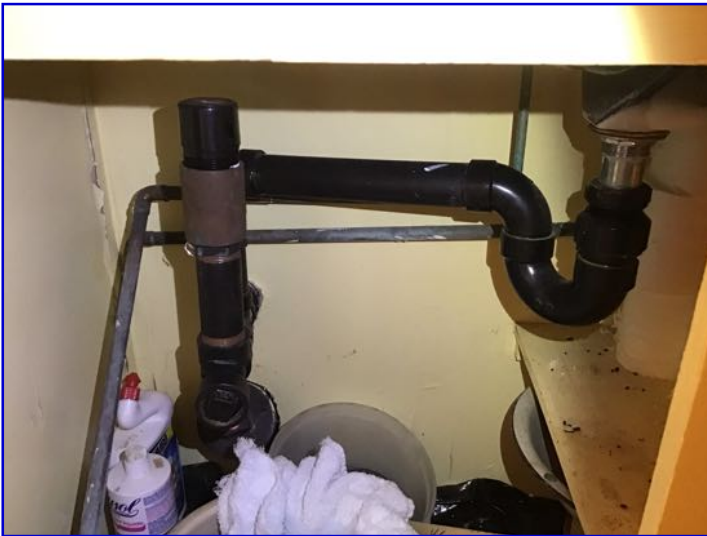
Plumbing venting is often not visible as typically located inside the walls and as such, is excluded from this inspection.



Air Admittance Valve vent observed at waste line. Installation of AAV should be installed above flood rim of sink.



Corrosion observed at copper supply lines.



No leaks observed at Main Washroom sink during the inspection.



Evidence of rodent activity noted in bathroom cabinet. Recommend further review by extermination contractor.





No leaking observed at Main Washroom sink cabinet on Thermal Scan

**7. Toilet Condition**

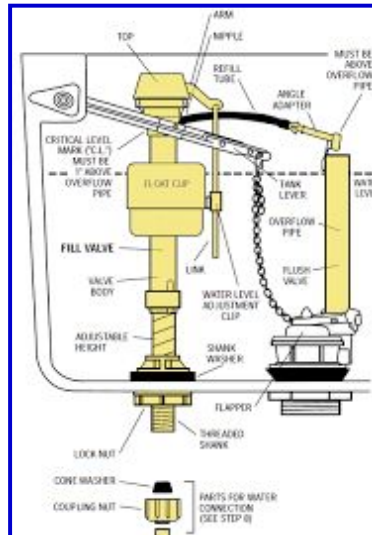
Ins	Rr	Sc	Ni	Np
✓	✓			

**Observations:**

- Bathroom floor coverings often prevent the inspector from observing hidden damage to sub floors in areas around toilets. As this inspection is non-invasive in nature, only deficiencies which can be visually inspected can be reported. It is not uncommon to reveal sub-floor staining and water damage when renovating or removing bathroom floor coverings and toilets. If a more invasive review is required, we recommend contacting a qualified contractor.
- Fill valve / flapper in toilet tank causing toilet to run continuously. Requires adjustment or repair for proper flushing and to prevent water loss.



Fill valve / flapper in toilet tank causing toilet to run continuously. Requires adjustment or repair for proper flushing and to prevent water loss.



### 8. Counters/ Cabinets Condition

Ins	Rr	Sc	Ni	Np
✓				

Observations:

- Counter tops / Cabinets in serviceable condition. Suggest caulking as required to protect the counter tops/walls from water damage.
- Unable to fully inspect cabinets / drawers due to personal items. Recommend review of cabinets and drawer condition during final walk through.

### 9. Bathroom Comments

Ins	Rr	Sc	Ni	Np
✓	✓			

Observations:

- Bathrooms were individually inspected and tested for potential problems. Any notable concerns will be addressed in the appropriate sections.

Please be reminded that due to the non-invasive nature of this home inspection process, moisture / organic growth cannot be identified or confirmed behind or beneath tile and other materials installed in wet or damp areas. If renovations are planned in bathrooms, there is a reasonable likelihood staining and or organic growth will be found behind walls / floors in tiled areas.

## Furnace Room/Basement/Crawl Space

### 1. Basement Finish

Ins	Rr	Sc	Ni	Np
✓				

Type: Finished basement

### 2. Basement Stairs Condition

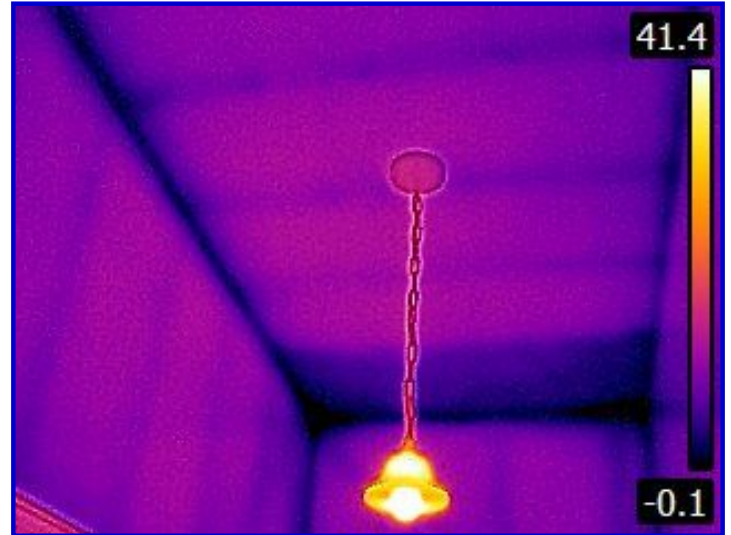
Ins	Rr	Sc	Ni	Np
✓	✓			

Observations:

- The stairs to basement were secure and a hand rail was present.
- Riser height at basement stairs do not appear uniform or equal in height which can cause tripping. Recommend further review if concerned.



Riser height at basement stairs do not appear uniform or equal in height which can cause tripping. Recommend further review if concerned.



Stairwell Thermal Image

### 3. Basement Floor Condition

Ins	Rr	Sc	Ni	Np
✓				

Materials: Concrete (Furnace room) • Carpet

Observations:

- All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.
- Cracking noted in areas of slab. Recommend consultation with qualified contractor should condition worsen or water intrusion occur.



Basement area - rear view



Basement area - front view



Cracking noted in areas of slab. Recommend consultation with qualified contractor should condition worsen or water intrusion occur.

#### 4. Basement Walls / Ceiling Condition

Ins	Rr	Sc	Ni	Np
✓	✓			

**Observations:**

- Basement walls / ceilings appear dry at the time of the inspection where accessible, unless otherwise noted.
- Efflorescence observed at walls / slab. This is a white mineral deposit left behind from water infiltration.
- Evidence of past water penetration observed. Monitor areas for active leaking.



Bowing / loose wall panelling noted in areas.



Areas of staining noted.



Cracking noted in several areas of interior foundation walls. Repair to prevent water entry.



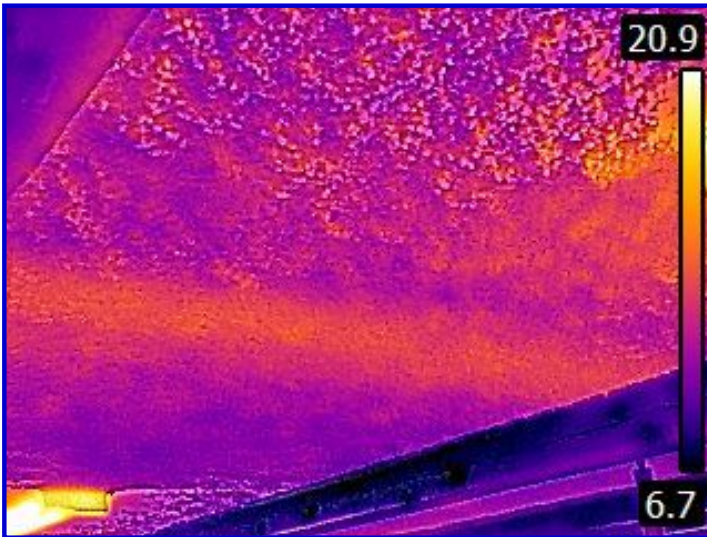
Deterioration noted at areas of the concrete foundation walls. This is often seen with the older homes. Concrete foundations have an approximate life of a hundred years. Due to the condition of the foundation, we recommend full review by a qualified basement contractor prior to close.



Efflorescence observed at walls / slab. This is a white mineral deposit left behind from water infiltration.



Basement right - Thermal Image



Basement ceiling dry on inspection when thermal scanned



Cold areas noted at basement ceiling

### 5. Electrical Issues

Ins	Rr	Sc	Ni	Np
✓	✓	✓		

**Observations:**

- A representative number of accessible receptacles and switches in the basement area tested for wiring faults - No issues observed on day of inspection unless otherwise noted. Receptacles and switches not accessible / covered by obstructions were not tested and operation should be confirmed on final walkthrough.
- Reverse polarity observed. Recommend addressing by a qualified electrician
- Loose hanging light fixtures observed. Suggest addressing for safety
- **Electrical wiring has been poorly run in areas of the basement. Indications observed that electrical work may not have been a professionally installed. Recommend further review by a qualified electrician for permitting confirmation and any repairs required.**



Reverse polarity observed at receptacles in basement. Recommend addressing by a qualified electrician



Exposed electrical wiring observed. Client should consult with a licensed electrician prior to closing for repairs/replacement as needed to ensure safety.



Recommend adding junction box covers for safety where required

### 6. Joist Condition

Ins	Rr	Sc	Ni	Np
✓				

Materials: Manufactured / Wood Joists

Observations:

- Floor joists are a vital component of the floor structure. Joists support and distribute the weight of a building, absorb impacts on the floor, and create structural integrity so that the floor remains stable and secure. Suggest consulting structural engineering professional prior to any modifications to the joist system. If portions of the framing are not visible to the inspector due to basement finishes, the possibility of deficiencies within areas that were not visible or accessible can increase.
- The majority of the joists could not be fully inspected due to basement ceiling finish.

### 7. Beams Condition

Ins	Rr	Sc	Ni	Np
✓				

Materials: Wood Beams

Observations:

- Beams should never be altered as they are a very important component of the overall structure of a building. No alterations should ever be made to beams without seeking the advice of a structural engineer.

### 8. Support Post Comments

Ins	Rr	Sc	Ni	Np
✓				

Materials: Metal screwjacks (Tele-posts)

Observations:

- Never remove support posts without first seeking structural advice. Support posts are an integral part of the homes support system, and should be anchored at both the base and top plate with proper fasteners.

### 9. Subfloor Condition

Ins	Rr	Sc	Ni	Np
✓				

Materials: Wood Plank

Observations:

- No visible leaks / damage observed at sub floor materials during the inspection unless otherwise noted. Comments made are of the visible areas only.
- Limited review of sub floor in areas due to finished basement ceilings.

### 10. Window Condition

Ins	Rr	Sc	Ni	Np
✓	✓			

Style: Sliding Frame • Vinyl Frame

Observations:

- Accessible basement windows were tested (opened unless fixed). Worked as required unless otherwise noted. Suggest caulking around windows as necessary to reduce heat loss and prevent possible water entry in basement area. Please note blinds, window coverings, and screens are not part of home inspection.



Windows have been blocked with rigid styrofoam. This is a fire hazard and should be replaced.

### 11. Insulation Condition

Ins	Rr	Sc	Ni	Np
✓	✓	✓		

Materials: Rolled/Batt Insulation

Observations:

- Visible in unfinished area only - No comments can be made on insulation or vapour barrier in concealed or inaccessible areas.
- Insulation is inaccessible in most areas due to basement finish.
- Recommend review of rim joist insulation and vapor barrier for adequate protection against drafts.
- **Exposed styrofoam / foam spray observed. This material should be covered with drywall or other fire rated material for safety.**





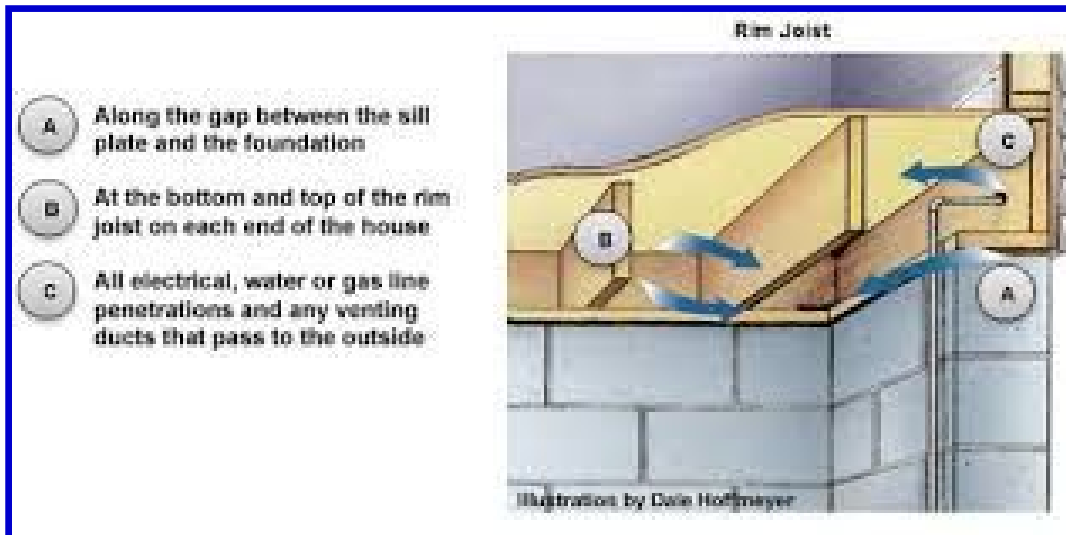
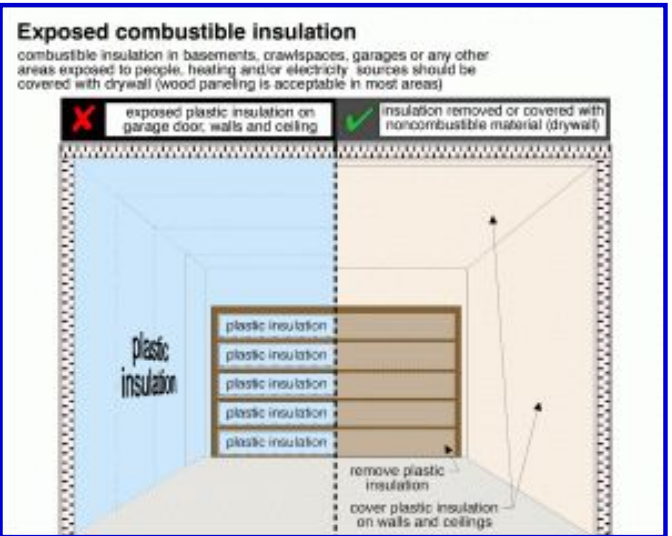
Exposed styrofoam / foam spray observed. This material should be covered with drywall or other fire rated material for safety.



Recommend review of rim joist insulation and vapor barrier for adequate protection against drafts.



No vapour barrier noted at insulation. This can allow moisture to accumulate behind insulation batts.



- A** Along the gap between the sill plate and the foundation
- B** At the bottom and top of the rim joist on each end of the house
- C** All electrical, water or gas line penetrations and any venting ducts that pass to the outside

## 12. Radon

Ins	Rr	Sc	Ni	Np
				✓

**Materials:** Radon is an odourless, invisible, radioactive gas released naturally from beneath the ground. Alberta is known to have much higher Radon readings than other provinces. Radon can enter homes through small cracks, gaps, holes in basements and accumulation in the air. Over time, inhalation of high levels of radon can cause health concerns. It should be noted that Health Canada has defined 200 Bq/m<sup>3</sup> as the action level for any indoor environment, and test readings of 200 Bq/m<sup>3</sup> and above should be mitigated to ensure radon levels are reduced to safe limits. Radon occurs in every home and levels can vary from home to home. Recommend further consultation with a Radon specialist to test and confirm Radon levels in home.

**Observations:**

- No Radon rough in / venting system observed.



No Radon rough in / venting system observed.

### 13. Basement Comments

Ins	Rr	Sc	Ni	Np
✓	✓			

**Observations:**

- The basement area appeared dry on day of the inspection unless otherwise noted. Future conditions cannot be predicted as factors can change with weather conditions. Recommend obtaining any information available from seller regarding previous water/moisture penetration.

Please note: The inspector does not confirm permit approval for any alterations / renovations performed in the home after the original build.

Compliance of Secondary Suites does not fall within the scope of Home Inspection. Recommend contacting appropriate jurisdictional bylaw and permitting agencies for compliance approval and / or licensing requirements.

The presence of mould in concealed areas of the home does not fall within the scope of this home Inspection as it is not visible. If buyer has concerns about mould due to allergies, or suspects the presence of mould, consultation with a qualified abatement / air quality contractor to conduct a more invasive investigation is recommended.

Inspection of the basement/crawlspace is limited to a visual review of conditions at time of inspection only. Weather conditions, water tables, storage of personal property, changing foundation conditions, grading conditions, downspout placement, 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 guarantee this or any other basement components against water entry.

- Limited inspection of basement due to stored personal items

## Plumbing

### 1. Main Shutoff Location

Ins	Rr	Sc	Ni	Np
✓				

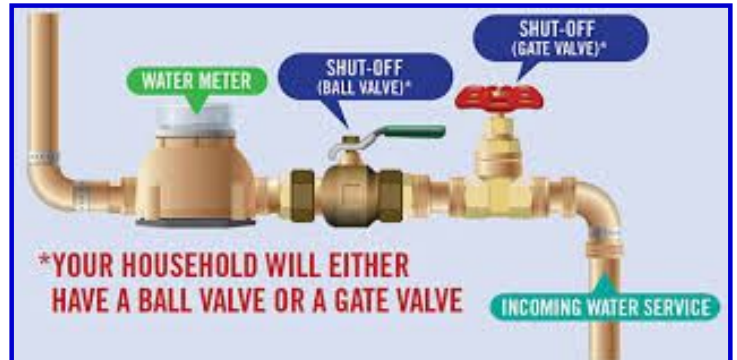
**Materials:** Copper

**Observations:**

- No leaks observed at main valve at the time of the inspection. Ongoing monitoring of all plumbing components suggested. Since main shut off valves are operated infrequently, it is not unusual for them to become inoperable or seized over time. They can leak or break when operated after a period of inactivity. We suggest caution when operating shut offs that have not been operated for a long period. All shutoff valves should be operated regularly to ensure correct operation in case of a plumbing emergency.



Main water shut off shown



No leaks observed at main valve on Thermal Image at the time of the inspection.

## 2. Supply Line Condition

Ins	Rr	Sc	Ni	Np
✓				

Materials: Copper  
Observations:

- Visible supply lines appeared in serviceable condition and no leaks were found unless otherwise stated. Recommend monitoring fittings periodically for corrosion and/or leaks. If there are concerns regarding certain pex brands or manufacturers, we recommend further evaluation by qualified plumber.

### 3. Waste Line Condition

Ins	Rr	Sc	Ni	Np
✓	✓			

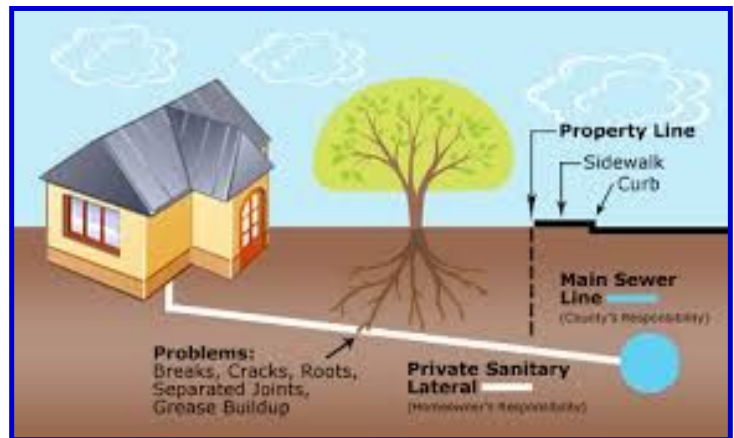
Materials: Plastic/PVC/ABS

Observations:

- Waste lines appeared in serviceable condition when inspected. No leaks observed at the time of the inspection, unless otherwise noted in this report - Scoping drain lines is not part of the home inspection. Limited inspection of entire waste line system due to basement finish / insulation cover.
- Homes older than the mid to late 1970's are likely to have under ground cast iron, clay, and asbestos composition sewer lines. These are often susceptible to rust and deterioration from the inside and root intrusion from mature trees. It is strongly recommended that the buyer contract a qualified plumber to scope the sewer lines prior to close, as any failure within your property line could lead to expensive repairs for which you may be liable. Guarantees or predictions of sewer line condition cannot be provided by the home inspector as they are not accessible.
- Soil stack clean out observed which allows access to the drain line running under the home in the event of back-up or clogs. This item is noted for reference only, and for future maintenance considerations.
- **Floor drain not visible in basement. It may be covered with personal belongings. Recommend confirmation with seller to confirm floor drain location.**



Soil stack clean out observed which allows access to the drain line running under the home in the event of back-up or clogs. This item is noted for reference only, and for future maintenance considerations.



Homes older than the mid to late 1970's are likely to have under ground cast iron, clay, and asbestos composition sewer lines. These are often susceptible to rust and deterioration from the inside and root intrusion from mature trees. It is strongly recommended that the buyer contract a qualified plumber to scope the sewer lines prior to close, as any failure within your property line could lead to expensive repairs for which you may be liable. Guarantees or predictions of sewer line condition cannot be provided by the home inspector as they are not accessible.

### 4. Sump Pump/Pit Conditions

Ins	Rr	Sc	Ni	Np
				✓

Observations:

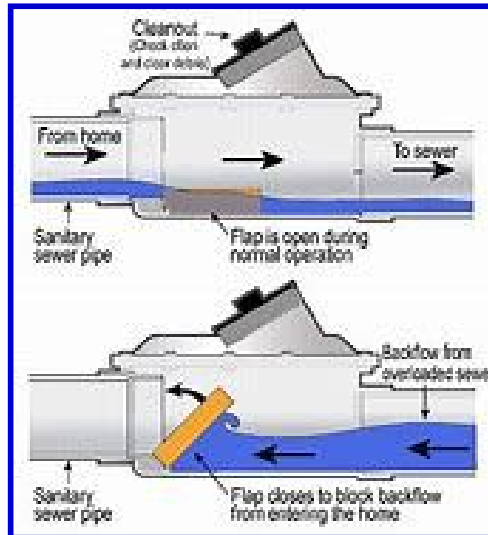
- No sump pump visible in the home.

## 5. Plumbing Comments

Ins	Rr	Sc	Ni	Np
✓	✓			

Comments:

- Visible plumbing components inspected. Any deficiencies observed will be noted in applicable section. Recommend regular monitoring of supply and waste plumbing for leaking as part of ongoing maintenance.
- Backwater prevention valve not visible - It may be covered with flooring materials, personal storage, or not installed as it may not have been a requirement when the home was built. Recommend further review with seller, if confirmation of installation is required.



Backwater prevention valve not visible - It may be covered with flooring materials, personal storage, or not installed as it may not have been a requirement when the home was built. Recommend further review with seller, if confirmation of installation is required.

## Electrical

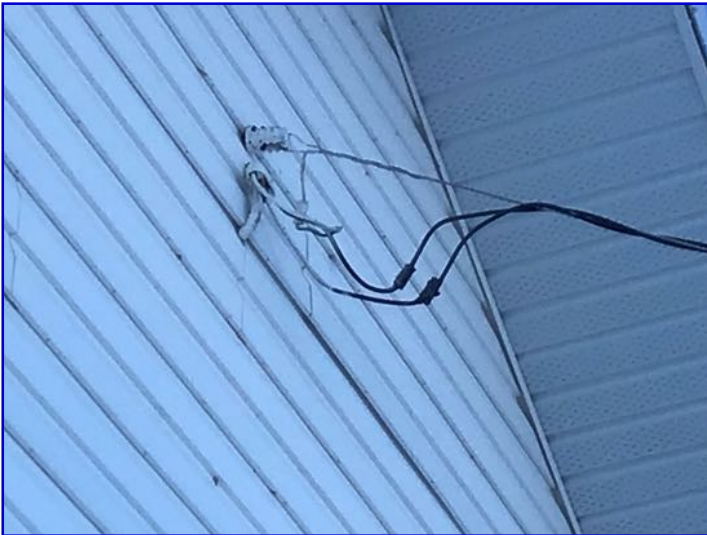
### 1. Main Service Drop Condition

Ins	Rr	Sc	Ni	Np
✓				

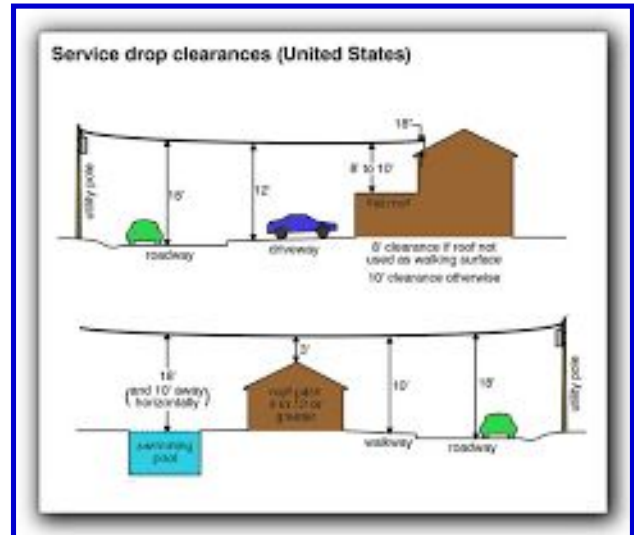
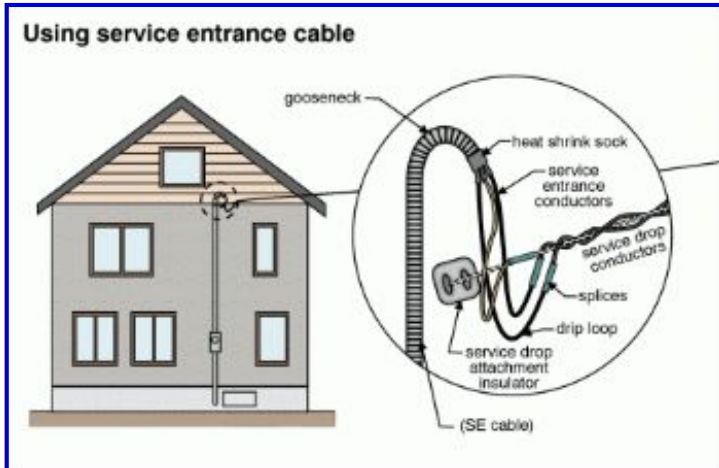
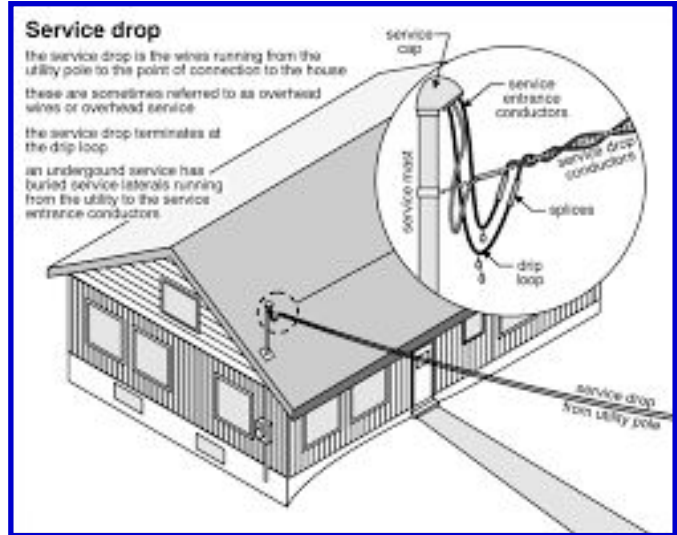
Type: Main Service Drop is overhead

Observations:

- Incoming service appears in serviceable condition where visible.
- Overhead Service Entrance appears in serviceable condition where visible
- Drip loop
- Normal acceptable clearance is 10-15 feet at the closest point.



Incoming service appears in serviceable condition where visible.



## 2. Electrical panel Condition

Ins	Rr	Sc	Ni	Np
✓	✓	✓		

Type / Materials: Fuses

Observations:

- Recommend requesting information from sellers regarding any permits obtained for renovations / repairs performed in the home after original build.

Certain Service Panel brands have been discontinued / deemed problematic and recalled over the years. Homes with higher risk panels such as a Challenger, ITE / Bulldog Pushmatic, Zinsco, Sylvania, or Federal Pacific Service Panel should be evaluated by a licensed electrician, as these types of panels / breakers have been known to overheat without tripping the circuit breakers, and in some cases have been known to cause house fires.

- Service Panel located in the Front Entryway



Outdated panel noted. Recommend further review for replacement by qualified electrician.



Main electrical disconnect / shut off



Amalgamated fuse blocks noted. Replace with more current breakers for safety.



Thermal Image of panel - No issues during inspection

### 3. Sub Panelcomments

Ins	Rr	Sc	Ni	Np
✓				

Observations:  
 • Located in the bathroom.

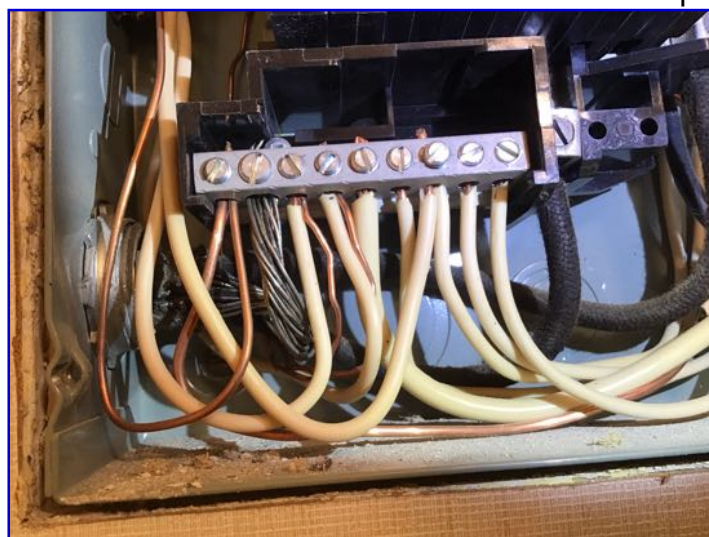




Sub Panel located in the bathroom.



No major causes for concern noted at the sub panel.



Copper branch wiring noted

4. Smoke and carbon monoxide detector comments

Ins	Rr	Sc	Ni	Np
✓	✓	✓		

Location: Smoke detectors observed in home - We recommend smoke / carbon monoxide detector installation on all levels of home for occupant safety.

Observations:

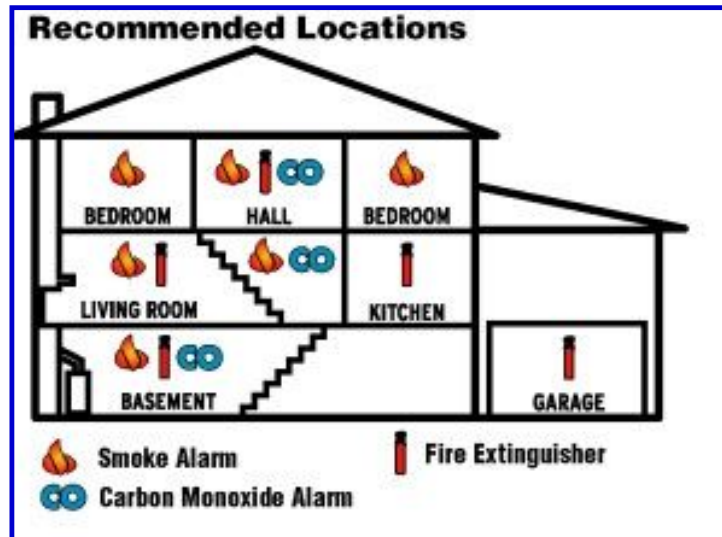
- Detectors are tested using the device test button. We strongly recommend working smoke and carbon monoxide detectors on all levels of the home, and periodic testing is suggested to ensure proper working order. Detectors often have a life span of 10 years even if they sound on testing they can fail at anytime. While there may be serviceable smoke and carbon monoxide detectors in the house at time of inspection, buyer is urged to review existence of such upon close as on occasion they are removed by seller. In 2016 regulators state: all bedrooms in new home builds must have their own smoke detector - Not essential for older homes but would greatly enhance safety.

Suggest carbon monoxide detectors are added to all levels. (CO detectors only have a 7 year life span, if age unknown suggest replacing).

- If age of smoke detectors are unknown, we suggest replacing for occupant safety. These safety devices typically have a 10 year life span.
- To ensure reliable safe operation, replace smoke detectors as recommended on manufactures expiry date plate
- **Smoke detector(s) not working / expired. Suggest installing new smoke detectors, as necessary, for safety.**



Defibrillator noted.



## 5. Electrical Comments

Ins	Rr	Sc	Ni	Np
✓	✓	✓		

**Observations:**

- As generalists our electrical inspections are limited to visual components, however if a more in depth investigation of the electrical system is required, we recommend contacting a qualified electrician for full review. The inspector does not confirm permit approvals for any renovation completed on the property.

For education purposes - A ground-fault circuit interrupter (GFCI) can help prevent electrocution. GFCIs are generally installed where electrical circuits within appliances may accidentally come into contact with water. They are most often found in kitchens, bath and laundry rooms, outside or in the garage

We may recommend GFCI upgrades in areas as suggestions only, and in some cases not possible due to the age of the home/panel. For more detailed review of electrical issues we suggest consulting an electrician to review system, if required.

As we have tested the system using conventional means, grounding appears to be present unless otherwise noted. It can only be assumed that grounding connections have been properly connected as verification of existence of ground rods, grounding plates, or connections are not visible. Should further review be need, recommend contacting a qualified electrician for further information.

If light fixtures do not respond to testing, we recommend changing bulbs to confirm correct operating condition.

The Electrical Service to this home is typical and adequate for this home. A representative number of receptacles were tested, and any issues found have been documented in the appropriate section.

All electrical issues within the home should be repaired by a licensed electrical contractor. Do not attempt electrical repairs unless fully qualified, as injury can result.

- Indications of wiring in basement appear to suggest that the work may not have been installed by a professional electrician. Recommend confirmation of permits for any renovations and further review by a qualified electrician.
- **Recommend full review of electrical system by qualified electrical contractor for quotes on upgrades/repair to ensure safe and adequate service.**
- **Knob and tube wiring was observed in this home. This type of wiring was standard at the time of construction. Recommend further review by qualified electrician for safety.**



Knob and tube wiring was observed in this home. This type of wiring was standard at the time of construction. Recommend further review by qualified electrician for safety.



Recommend full review of electrical system by qualified electrical contractor for quotes on upgrades/repair to ensure safe and adequate service.



Further review by qualified electrician recommended for safety.



Proper termination of wiring is recommended for safety.

## Heating

### 1. Heating Type

Materials: Gas Forced Air

Materials: Age of furnace is unknown. Certain manufacture plates do not identify date of units dependent on age, or if damaged, faded, or missing. Further review may be required to identify age of furnace.

**2. Thermostat Condition**

Ins	Rr	Sc	Ni	Np
✓				

This is a single function thermostat - non-programmable. Recommend upgrade to programmable unit in the future to enhance comfort and efficiency.

Observations:

- Thermostat secure on wall and functional on day of inspection. Located at Main Level hallway



Thermostat secure on wall and functional on day of inspection. Located at Main Level hallway

**3. Burner Chamber Comments**

Ins	Rr	Sc	Ni	Np
✓				

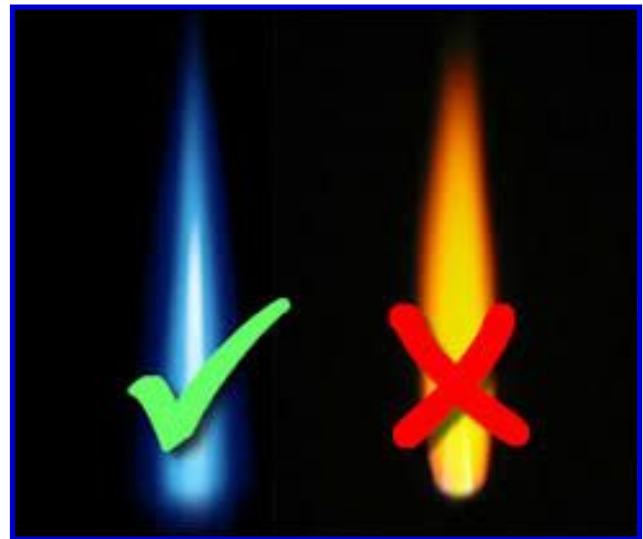
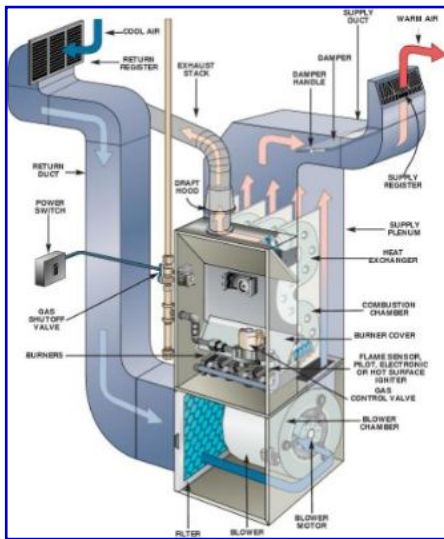
Observations:

- Burner chamber appears in serviceable condition on day of inspection. Annual clean/service by a qualified HVAC technician is recommended on possession and then ongoing annually. Heat exchangers are not visible as they are an internal component of the furnace and can not be inspected properly without disassembling the furnace. As this is not an invasive inspection, heat exchanger condition is not part of this inspection - An HVAC contractor should be consulted to inspect the internal components of the furnace if concerned.
- The presence of yellow flame can indicate improper combustion occurring with this appliance. This is a "Safety Concern". Further review by the local utility company or licensed heating contractor is recommended prior to closing to ensure safety.



Burner chamber appears in serviceable condition on day of inspection. Annual clean/service by a qualified HVAC technician is recommended on possession and then ongoing annually. Heat exchangers are not visible as they are an internal component of the furnace and can not be inspected properly without disassembling the furnace. As this is not an invasive inspection, heat exchanger condition is not part of this inspection - An HVAC contractor should be consulted to inspect the internal components of the furnace if concerned.

Carbon monoxide reading was ZERO during inspection.



#### 4. Exhaust Venting Conditions

Ins	Rr	Sc	Ni	Np
✓	✓			

Materials: Metal  
Observations:

- Holes / gaps observed in exhaust venting, which is a serious safety concern. Recommend review by HVAC contractor.



Rust / holes noted in venting. Repair for safety.



Missing cap at exhaust venting. Replace to prevent down drafting



Recommend further review of heat exchanger by qualified furnace technician.



### 5. Filter comments

Ins	Rr	Sc	Ni	Np
				✓

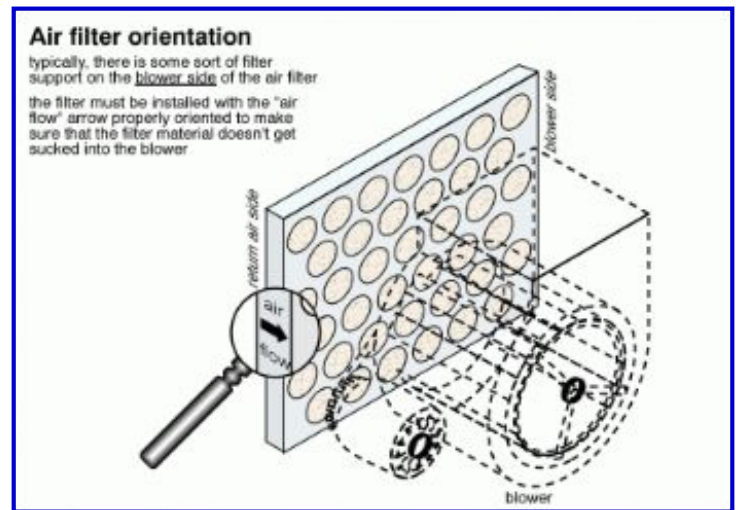
Size: 16x25x1

Observations:

- The most common cause of inadequate heating or cooling in the home is the result of dirty filters. Dirty filters restrict air flow resulting in excessive strain on furnace fan function, and can cause overheating damage to furnace components due to insufficient circulation of air through the unit.

We recommend checking the furnace filter every month and replacing as required. Cheaper fiberglass furnace filters are designed to prevent debris from damaging moving components of furnace, not purifying air in the home. Multi ply filters can restrict air flow and are not recommended. If air purification is required, we recommend contacting HVAC contractor for air purification system options.

- Filter not installed. Suggest installing specific size filter for proper air filtration.



Filter not installed. Suggest installing specific size filter for proper air filtration.

### 6. Distribution Condition

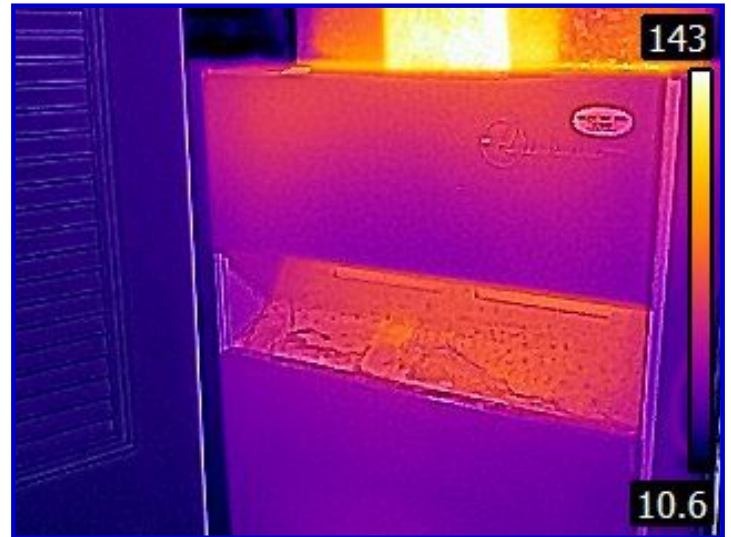
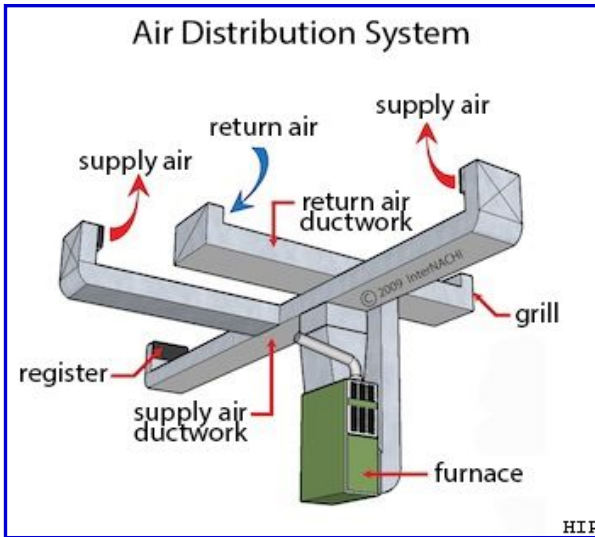
Ins	Rr	Sc	Ni	Np
✓				

Type: Ducts and Registers

Observations:

- Duct work appears to be serviceable where visible. Sealing joints, gaps, and holes in ducting with metal / aluminum tape will reduce heat loss. It will also provide better air flow to the registers throughout the home. It is common for rooms located further from the furnace to have a slightly lower air flow distribution.

A number of accessible heat registers are thermal scanned and appear to be working as intended.



Furnace thermal scanned and working as required at time of inspection.

### 7. Humidifier comments

Ins	Rr	Sc	Ni	Np
				✓

## 8. Heating Comments

Ins	Rr	Sc	Ni	Np
✓	✓	✓		

**Observations:**

- Due to inaccessibility of internal components of this unit including the heat exchanger, our review of the furnace is limited to what is visible. If a more detailed inspection of the condition of internal components of the furnace is required, a licensed HVAC contractor should be consulted prior to closing.

A complete furnace service and duct cleaning on possession and every 2 years afterwards is recommended.

Heating units have an average life expectancy of 20 - 30 years with regular maintenance, but can fail at any time - Our comments are on the day of the inspection only - Furnace appears to be functioning correctly, unless otherwise noted.

The key component to all gas combustion heating furnaces is the heat exchanger. This is a welded clam-shell piece of metal within the furnace cabinet that contains the products of combustion ensuring that moisture, carbon monoxide, and other harmful products of combustion do not mix with interior air and is safely vented to the exterior. Heat exchangers on modern furnaces have an average life expectancy of approx 20 years. Heat exchangers are not visible; and are specifically excluded from a home inspection due to inaccessibility. Holes or cracks in the furnaces heat exchanger are not within the scope of this inspection as heat exchangers are not visible or accessible to the inspector. Unit was tested using normal operating controls and appeared to function properly at time of inspection.

The risk of continuing to rely on an older furnace is the possibility of a crack forming in the heat exchanger. We recommend that you ensure operable carbon monoxide alarms on every level of the house, HVAC service / maintenance performed annually, and anticipate replacing forced air furnaces in 20 - 30 year time frame from date of manufacture of furnace.

ATCO gas provides a free safety inspection and is strongly recommended for furnaces 20 years of age and older.

- No record of recent service observed. Recommend cleaning and service by a qualified HVAC contractor on possession, and annually thereafter for efficient operation of system.
- Suggest further review by a licensed contractor for repair or replacement as appropriate.
- **ATCO gas provides a free safety inspection of gas burning appliances. This is strongly recommended for this furnace due to it's condition / age.**
- **Furnace not operating at start of inspection. Temporary repairs were made to furnace to ensure heat working during cold months. Further review recommended for permanent repairs.**



Furnace electric disconnect switch



ATCO gas provides a free safety inspection of gas burning appliances. This is strongly recommended for this furnace due to it's condition / age.



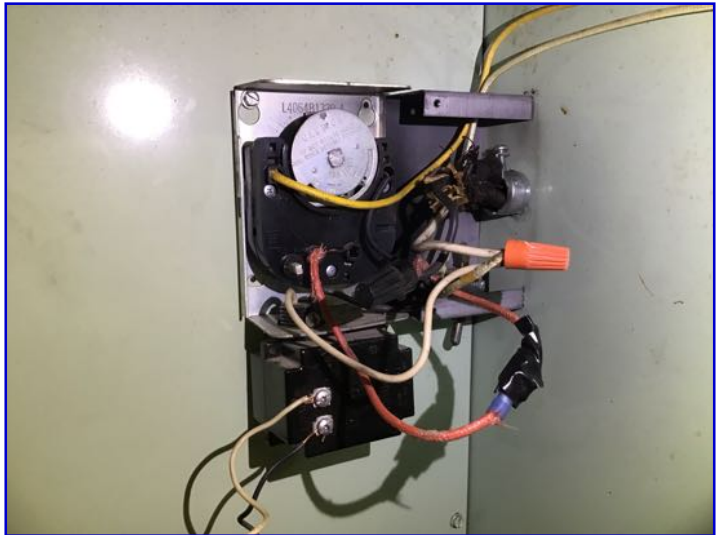
Recommend further review of furnace.



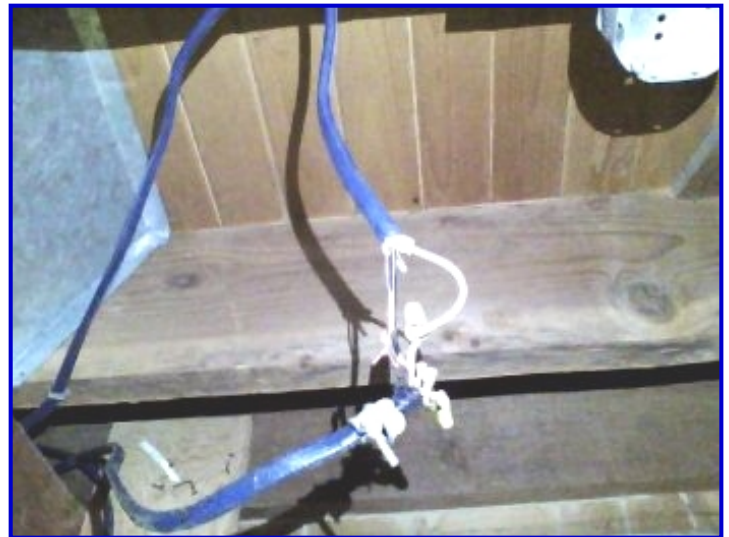
No record of recent service observed. Recommend cleaning and service by a qualified HVAC contractor on possession, and annually thereafter for efficient operation of system.



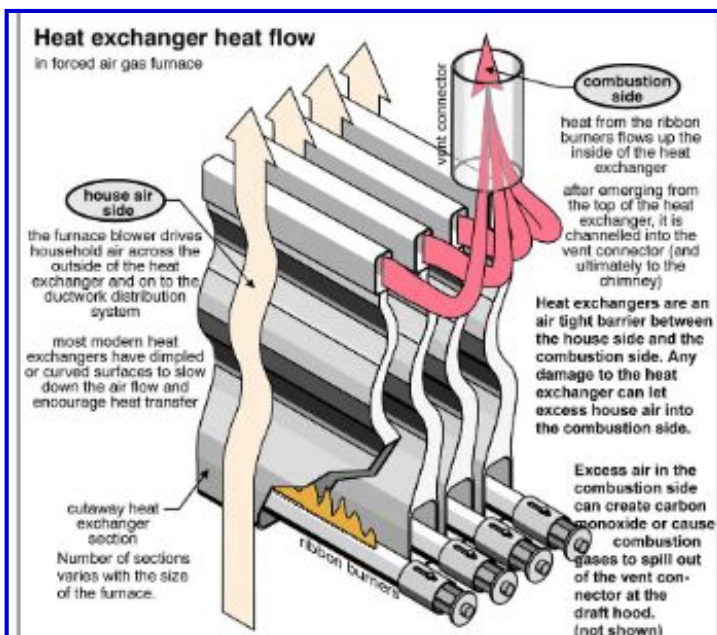
Furnace manufacturers plate



Safety cover missing at furnace. Recommend replacing for safety.



Furnace temporarily tied into closet light circuit.  
Further repair required.



Due to inaccessibility of internal components of this unit including the heat exchanger, our review of the furnace is limited to what is visible. If a more detailed inspection of the condition of internal components of the furnace is required, a licensed HVAC contractor should be consulted prior to closing. A complete furnace service and duct cleaning on possession and every 2 years afterwards is recommended. Heating units have an average life expectancy of 20 - 30 years with regular maintenance, but can fail at any time - Our comments are on the day of the inspection only -

Furnace appears to be functioning correctly, unless otherwise noted. The key component to all gas combustion heating furnaces is the heat exchanger. This is a welded clam-shell piece of metal within the furnace cabinet that contains the products of combustion ensuring that moisture, carbon monoxide, and other harmful products of combustion do not mix with interior air and is safely vented to the exterior. Heat exchangers on modern furnaces have an average life expectancy of approx 20 years. Heat exchangers are not visible; and are specifically excluded from a home inspection due to inaccessibility. Holes or cracks in the furnaces heat exchanger are not within the scope of this inspection as heat exchangers are not visible or accessible to the inspector. Unit was tested using normal operating controls and appeared to function properly at time of inspection. The risk of continuing to rely on an older furnace is the possibility of a crack forming in the heat exchanger. We recommend that you ensure operable carbon monoxide alarms on every level of the house, HVAC service / maintenance performed annually, and anticipate replacing forced air furnaces in 20 - 30 year time frame from date of manufacture of furnace. ATCO gas provides a free safety inspection and is strongly recommended for furnaces 20 years of age and older.

### Water Heater

#### 1. Supply lines Condition

Ins	Rr	Sc	Ni	Np
✓				

Materials: Copper  
Observations:

- No leaks at supply lines or fittings observed - Recommend monitoring periodically for leaks and or corrosion.

#### 2. Temperature Pressure Release Valve Conditions

Ins	Rr	Sc	Ni	Np
				✓

Observations:

- Temperature Pressure Relief valve not present.

### 3. Water Heater Comments

Ins	Rr	Sc	Ni	Np
✓	✓			

**Observations:**

- Electric Hot water tank serviceable at time of inspection. Electric heating elements can fail at any time. No guarantees can be offered on this or any other appliance. Children should be kept away from water heater as the high pressure release valve, if disturbed, can cause scalding. Periodic monitoring of tank is suggested for leaking.

The maximum recommended water temperature at faucets in the home is 120 degrees due to the possibility of scalding at temperatures above this. But to prevent the formation of Legionella bacteria in the water heater, tank temperatures are recommended to be kept between 135-140 degrees.

Installing a tempering valve can allow for this combination, keeping water at faucets in the home to safe temperatures while keeping water tank temperatures high enough to kill harmful bacteria. We recommend consulting with a licensed plumber regarding the installation of a tempering valve if concerned.

- Due to age of water tank we suggest ongoing monitoring of the unit. The volume and temperature of water supplied by the tank may decrease over time due to scale build up. If at any time leaking is noted from the tank, we suggest turning off the water tank shut off valve and contacting a qualified plumbing contractor for replacement.

- Due to age of water tank we suggest ongoing monitoring of the unit.
- Exposed electrical wiring observed at water tank. This is a safety concern as it is subject to "Physical Damage". Exposed electrical wires should be encased in protective cable cover to ensure safety from mechanical damage. Client should consult with a licensed electrician prior to closing for repairs/replacement as needed to ensure safety.





Electric Hot water tank serviceable at time of inspection. Electric heating elements can fail at any time. No guarantees can be offered on this or any other appliance. Children should be kept away from water heater as the high pressure release valve, if disturbed, can cause scalding.

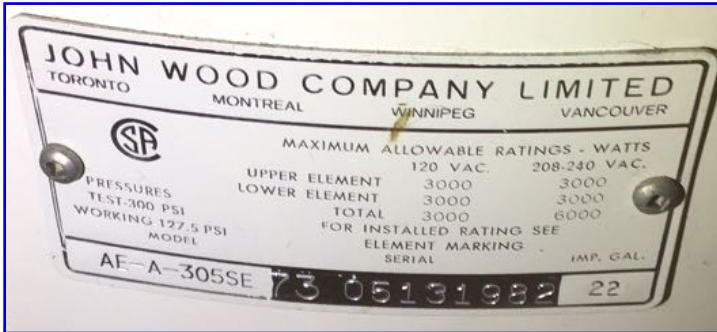
Periodic monitoring of tank is suggested for leaking. The maximum recommended water temperature at faucets in the home is 120 degrees due to the possibility of scalding at temperatures above this. But to prevent the formation of Legionella bacteria in the water heater, tank temperatures are recommended to be kept between 135-140 degrees. Installing a tempering valve can allow for this combination, keeping water at faucets in the home to safe temperatures while keeping water tank temperatures high enough to kill harmful bacteria. We recommend consulting with a licensed plumber regarding the installation of a tempering valve if concerned.

Protective cover missing at water tank. Replace for safety.

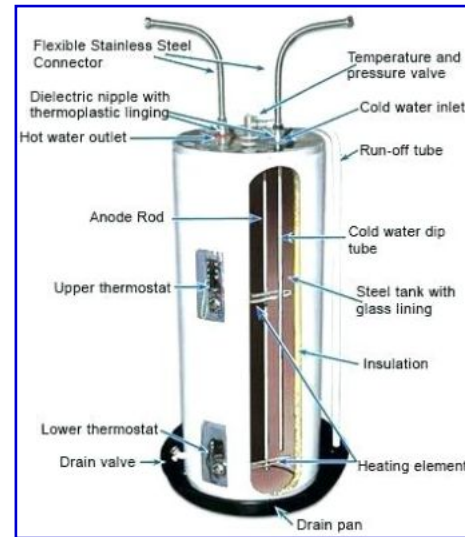


Due to age of water tank we suggest ongoing monitoring of the unit. The volume and temperature of water supplied by the tank may decrease over time due to scale build up. If at any time leaking is noted from the tank, we suggest turning off the water tank shut off valve and contacting a qualified plumbing contractor for replacement.

No shut off valve noted at water heater.



Hot Water Tank manufacturer plate.





No leaks observed at hot water tank during the inspection - Tank is fully thermal scanned

## Attic

### 1. Methods Used to Inspect

How Inspected: Attics and all related components are inspected visually with flashlight from the attic hatch. Walking through attics with blow in insulation will alter insulation R value effectiveness, and as a result it is not recommended. The inspection of the attic space is at the sole discretion of the inspector and depends on a number of factors including, but not limited to: accessibility, clearances, insulation levels, stored items in attic spaces, temperature, visibility, etc. Insulation is not moved or disturbed other than to confirm insulation type and measurement. The inspection of the attic is limited to visual portions only from the attic hatch area, and any areas that are not visible are excluded from this inspection. Hidden attic concerns are always a possibility, as attics can not be fully evaluated without relying on invasive investigative procedures. If this limitation is a concern, we recommend contracting a qualified roofing / attic specialist to further evaluate.

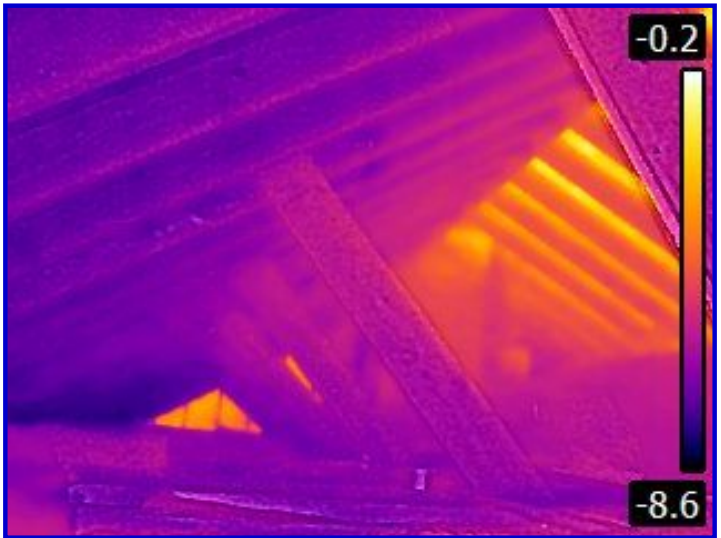
## 2. Framing Condition

Ins	Rr	Sc	Ni	Np
✓				

Style: Rafters

Observations:

- Framing appears serviceable in attic area where visible from ladders edge with flash light. Unable to determine condition of framing in areas covered by insulation or behind obstructions. The roof framing consists of stick framed rafters or a factory- built truss system, comprised of components comprised of chords, webs, and struts that are connected by wood or metal gussets, which are nailed or glued in place. Each component of the truss system is designed for a specific purpose, and cannot be removed or modified without compromising the integrity of the entire truss. The lowest component, which is called the chord and to which the ceiling drywall is attached, can move by thermal expansion and contraction and cause creaking sounds, which are more pronounced in the mornings and evenings along with temperature changes. Such movement has no structural significance, but can result in small cracks or drywall pops.



Framing appears serviceable in attic area where visible from ladders edge with flash light. Unable to determine condition of framing in areas covered by insulation or behind obstructions. The roof framing consists of stick framed rafters or a factory- built truss system, comprised of components comprised of chords, webs, and struts that are connected by wood or metal gussets, which are nailed or glued in place. Each component of the truss system is designed for a specific purpose, and cannot be removed or modified without compromising the integrity of the entire truss. The lowest component, which is called the chord and to which the ceiling drywall is attached, can move by thermal expansion and contraction and cause creaking sounds, which are more pronounced in the mornings and evenings along with temperature changes. Such movement has no structural significance, but can result in small cracks or drywall pops.

Framing serviceable in attic area from ladders edge on thermal scan

### 3. Sheathing Condition

Ins	Rr	Sc	Ni	Np
✓				

Materials: Wood plank

Observations:

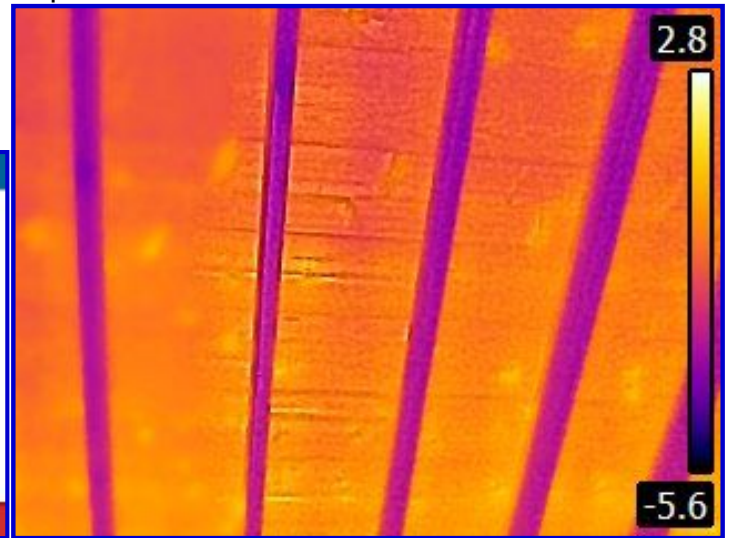
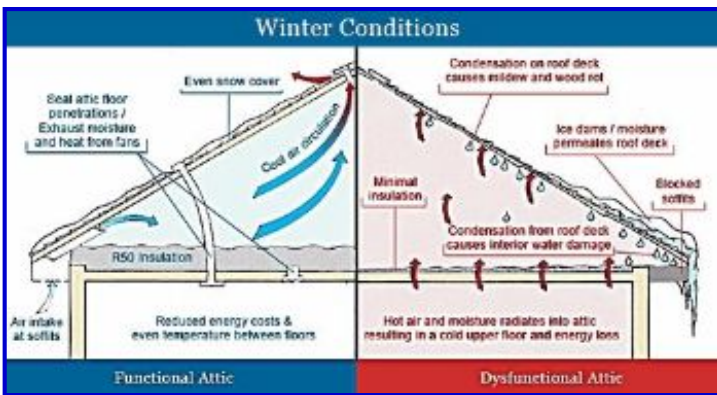
- The sheathing was visually inspected and appeared dry on the day of the inspection. (we can only comment on what is visible and accessible areas from the attic hatch at the ladders edge)
- Frost / ice build up noted at sheathing and framing - Common causes are heat loss into attic area and or poor ventilation. This can cause moisture to drip onto ceiling below resulting in staining when temperatures warm up and melts frost / ice. This phenomenon is often referred to as attic rain.



The sheathing was visually inspected and appeared dry on the day of the inspection. (we can only comment on what is visible and accessible areas from the attic hatch at the ladders edge)



Frost / ice build up noted at sheathing and framing - Common causes are heat loss into attic area and or poor ventilation. This can cause moisture to drip onto ceiling below resulting in staining when temperatures warm up and melts frost / ice. This phenomenon is often referred to as attic rain.



The sheathing was thermal scanned

### 4. Insulation Condition

Ins	Rr	Sc	Ni	Np
✓	✓			

Materials: Rolled/Batt insulation • 4 inch = Approx - R 12 • 6 inch = Approx - R 18

Observations:

- Low areas of insulation / gaps observed in attic. Strongly recommend levelling and / or adding additional insulation to reduce heat loss and prevent potential moisture issues caused due to Attic Bypass.

Attic Bypass refers to warm air escaping from the interior of a home into the attic space which can lead to expensive issues not only in the attic, but other components of the home as a result. Attic rain, and ice damming are common results of attic bypass in Alberta which can cause considerable damage to sheathing, insulation, drywall, flooring, structural components.

- Approx 4-6 Inches of insulation noted in the attic space - Low compared to today's standards, suggest adding more to reduce heat loss.
- Suggest adding insulation to the back of the attic hatch, to reduce heat loss.
- Suggest adding additional insulation in the attic of the home to reduce heat loss.
- **Suggest adding additional insulation in the attic of the home to reduce heat loss.**
- **Add insulation to back of attic hatch to reduce heat loss**



Suggest adding additional insulation in the attic to reduce heat loss.



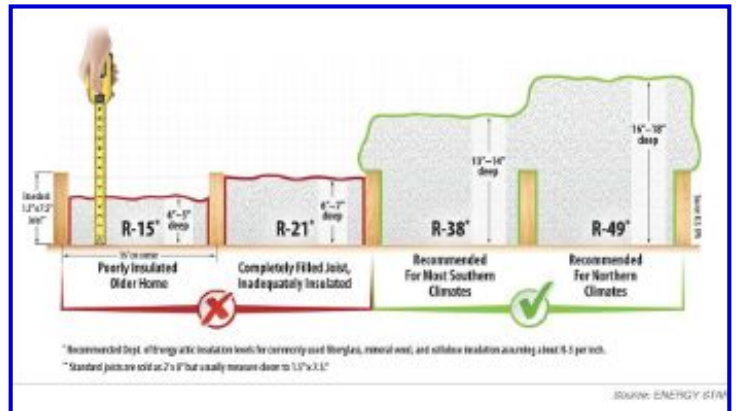
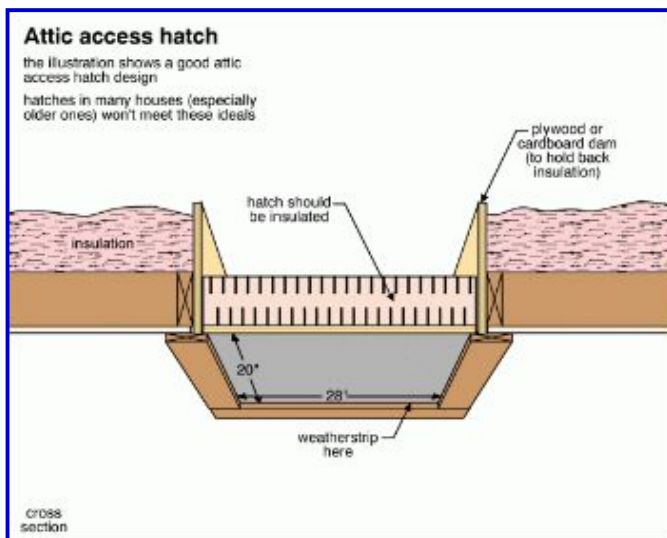
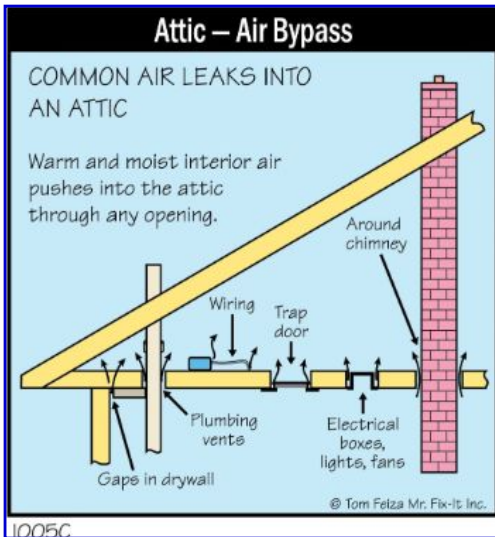
Missing insulation noted in several areas of attic. Add as required



Evidence of pest bedding noted in attic. Further review recommended



Suggest adding insulation to the back of the attic hatch, to reduce heat loss.



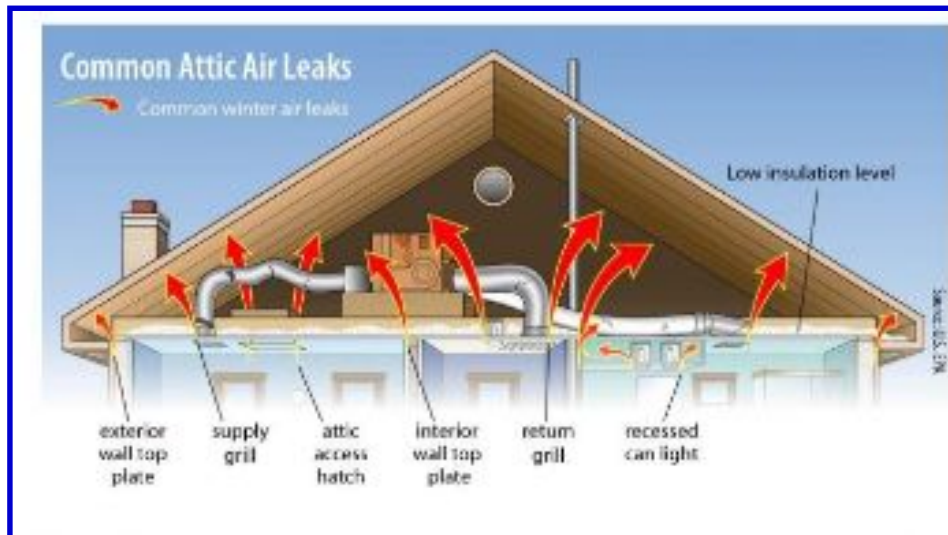
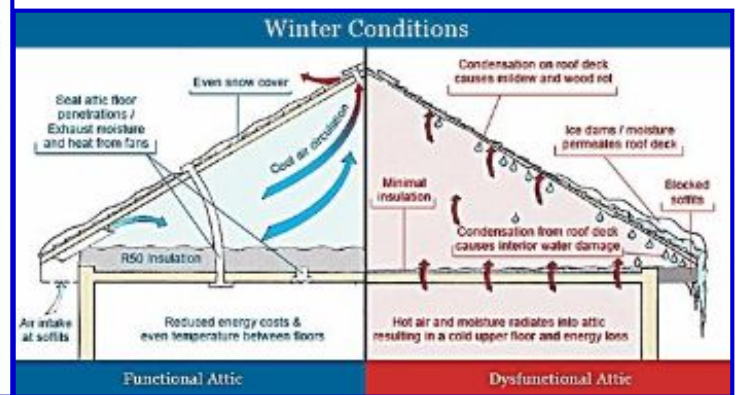
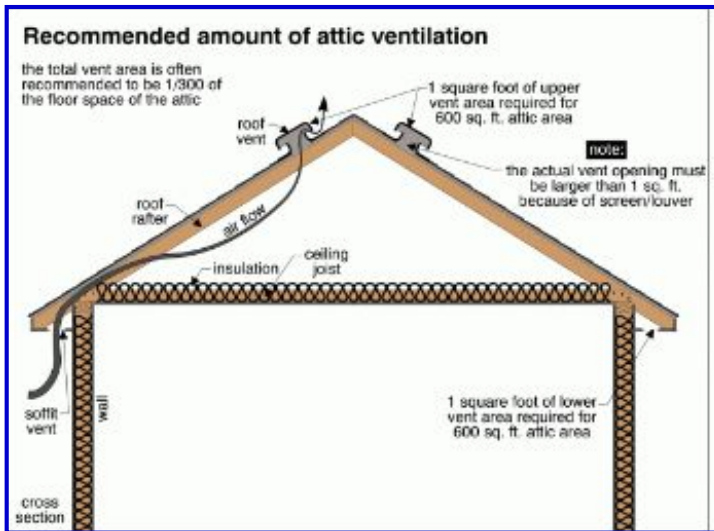
## 5. Ventilation Conditions

Ins	Rr	Sc	Ni	Np
✓				

Style: Hooded Roof Vent

Observations:

- Proper ventilation in your attic 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.
- A properly ventilated and insulated attic space is vital to your homes ability to ensure moisture does not develop potentially causing a variety of problems including attic rain. Ensure proper attic hatch seal is maintained to prevent warm air meeting cold air in the attic space creating condensation.
- Frost observed at underside of roof sheathing, which occurs from heat loss from attic hatch or other gaps in ceiling escaping into the attic space. Recommend adding new weatherstripping at attic hatch and reviewing all ceiling fixtures for potential air leakage points. Additional insulation / ventilation can help prevent attic rain from occurring.





## 6. Attic Comments

Ins	Rr	Sc	Ni	Np
✓	✓			

**Observations:**

• Attics are inspected visually from the attic hatch if accessible. The inspector evaluates a number of factors including, but not limited to: accessibility, clearances, insulation levels, stored items, temperature, etc. Insulation is not moved or disturbed for accessibility of items. The inspection of this area is limited to visual components only. Any areas that were not visible are excluded from this inspection. Hidden attic damage is always a possibility, and no attic can be fully evaluated at the time of the inspection through non-invasive investigation.

Proper bathroom and exhaust fan termination is often difficult to confirm due to insulation cover and access restrictions. If there are concerns that venting is not installed correctly, a more detailed and invasive inspection may be required.

Attic should be reviewed at least twice per year to ensure ventilation openings are clear and to ensure development of organic growth is prevented. While there may be very little or no evidence of organic growth in the attic at time of inspection, it can reproduce and spread rapidly should conditions allow it to. Any area of suspected mould should be reviewed by a qualified remediation contractor for laboratory analysis and removal.

Recommend monitoring performance of roof system through regular attic review - Water intrusion can occur at any time after the inspection. Predictions by the inspector of future roof / attic conditions is impossible as it is dependent on numerous factors beyond the inspectors control.

It is common to see staining around attic hatch entrance and the hatch itself. This happens when heat from the interior of the home escapes into a cold attic through the hatch area in winter. When hot air meets the cold air, it turns to condensation. During extreme extended cold periods in the winter months, frost caused from condensation can form on sheathing / nails which will melt with sudden warming of exterior temperatures. This melting is commonly referred to as attic rain which can stain ceilings and cause severe water damage to the home. In extreme cases, mould can start to form. It is imperative the attic hatch seal is tight and in good condition to prevent warm air intrusion into attic.

Recommend installation of new weatherstripping foam annually at attic hatch lip to reduce build up of warm moist air which often causes moisture issues including attic rain and ice damming. Any gaps around the attic hatch / curb joint should be addressed to prevent heat loss into attic.

Comments made regarding the attic reflect temperatures and weather conditions on the day of inspection. During extended periods of dry weather, leaks or potential leak evidence is not always visible. We can only comment on the condition of the attic representative of the time and day the home inspection was conducted.

- Attic should be reviewed at least twice per year to ensure ventilation openings are clear and to ensure development of organic growth is kept in check
- Suggest installation of fresh weatherstripping annually at attic hatch to reduce build up of warm moist air which often causes moisture issues.

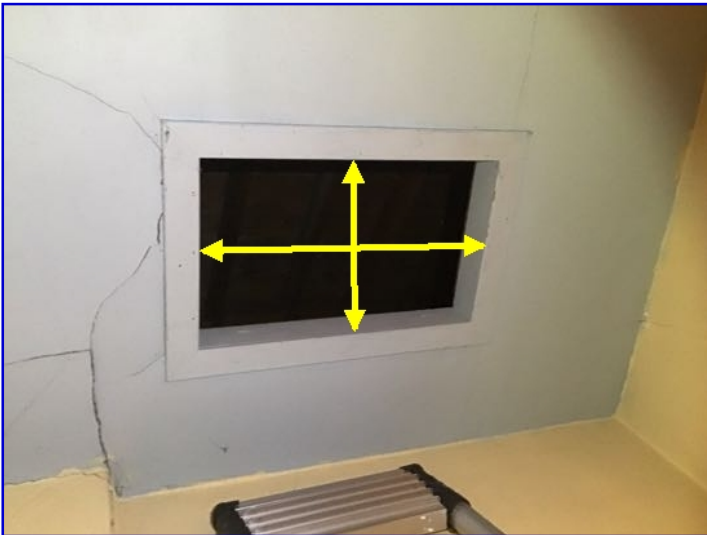
- Recommend insulating gaps between hatch lip and curb to prevent heat loss and staining
- Attic thermally scanned. Areas of frost noted at nail penetrations



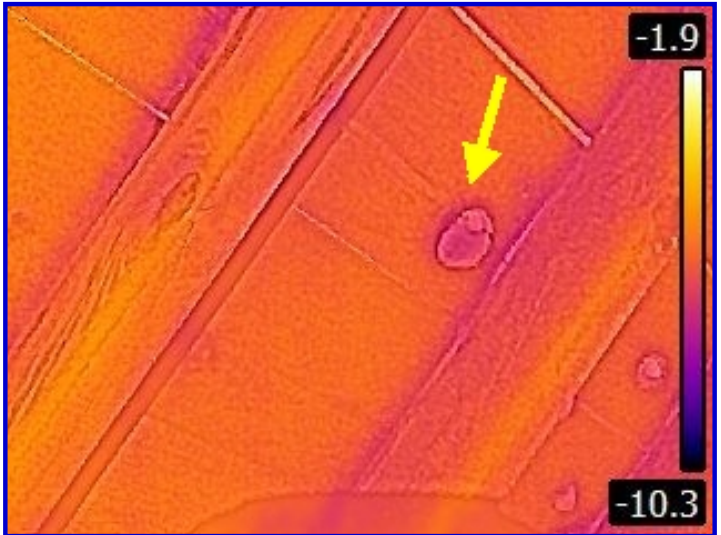
Attic should be reviewed at least twice per year to ensure ventilation openings are clear and to ensure development of organic growth is kept in check



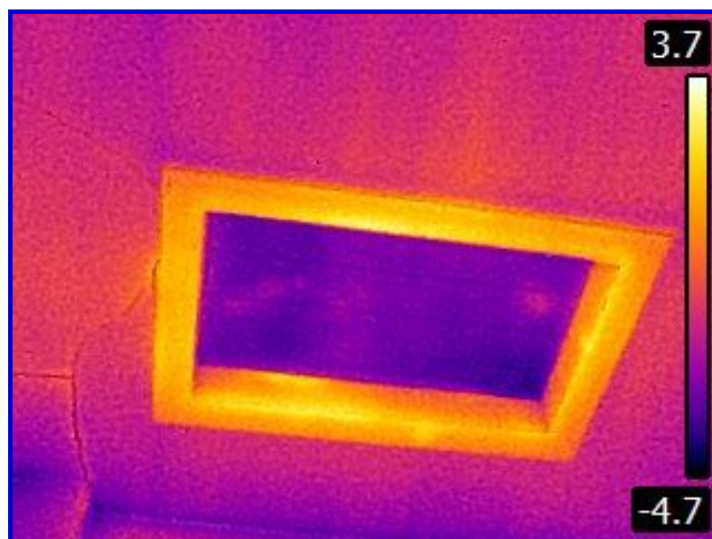
Suggest installation of weatherstripping annually at attic hatch to reduce build up of warm moist air which often causes moisture issues.



Limited attic access due to size of hatch.



Attic thermally scanned. Areas of frost noted at nail penetrations



Recommend adding insulation to attic hatch to prevent heat loss.

# InterNACHI's Home Inspection Standards of Practice and The International Code of Ethics for Home Inspectors

Effective March 2018

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## **1. Definitions and Scope**

1.1. A general home inspection is a non-invasive, visual examination of the accessible areas of a residential property (as delineated below), performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector prior to the inspection process.

I. The general home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.

II. The general home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

1.2. A material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

1.3. A general home inspection report shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations.

## 2. Limitations, Exceptions & Exclusions

### 2.1. Limitations:

I. An inspection is not technically exhaustive. II. An inspection will not identify concealed or latent defects. III. An inspection will not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic defects, etc. IV. An inspection will not determine the suitability of the property for any use. V. An inspection does not determine the market value of the property or its marketability. VI. An inspection does not determine the insurability of the property. VII. An inspection does not determine the advisability or inadvisability of the purchase of the inspected property. VIII. An inspection does not determine the life expectancy of the property or any components or systems therein. IX. An inspection does not include items not permanently installed. X. This Standards of Practice applies only to properties with four or fewer residential units and their attached garages and carports.

### 2.2. Exclusions:

**I. The inspector is not required to determine:** A. property boundary lines or encroachments. B. the condition of any component or system that is not readily accessible. C. the service life expectancy of any component or system. D. the size, capacity, BTU, performance or efficiency of any component or system. E. the cause or reason of any condition. F. the cause for the need of correction, repair or replacement of any system or component. G. future conditions. H. compliance with codes or regulations. I. the presence of evidence of rodents, birds, bats, animals, insects, or other pests. J. the presence of mold, mildew or fungus. K. the presence of airborne hazards, including radon. L. the air quality. M. the existence of environmental hazards, including lead paint, asbestos or toxic drywall. N. the existence of electromagnetic fields. O. any hazardous waste conditions. P. any manufacturers' recalls or conformance with manufacturer installation, or any information included for consumer protection purposes. Q. acoustical properties. R. correction, replacement or repair cost estimates. S. estimates of the cost to operate any given system.

#### **II. The inspector is not required to operate:**

A. any system that is shut down. B. any system that does not function properly. C. or evaluate low-voltage electrical systems, such as, but not limited to: 1. phone lines; 2. cable lines; 3. satellite dishes; 4. antennae; 5. lights; or 6. remote controls. D. any system that does not turn on with the use of normal operating controls. E. any shut-off valves or manual stop valves. F. any electrical disconnect or over-current protection devices. G. any alarm systems. H. moisture meters, gas detectors or similar equipment.

#### **III. The inspector is not required to:**

A. move any personal items or other obstructions, such as, but not limited to: throw rugs, carpeting, wall coverings, furniture, ceiling tiles, window coverings, equipment, plants, ice, debris, snow, water, dirt, pets, or anything else that might restrict the visual inspection. B. dismantle, open or uncover any system or component. C. enter or access any area that may, in the inspector's opinion, be unsafe. D. enter crawlspaces or other areas that may be unsafe or not readily accessible. E. inspect underground items, such as, but not limited to: lawn-irrigation systems, or underground storage tanks (or indications of their presence), whether abandoned or actively used. F. do anything that may, in the inspector's opinion, be unsafe or dangerous to him/herself or others, or damage property, such as, but not limited to: walking on roof surfaces, climbing ladders, entering attic spaces, or negotiating with pets. G. inspect decorative items. H. inspect common elements or areas in multi-unit housing. I. inspect intercoms, speaker systems or security systems. J. offer guarantees or warranties. K. offer or perform any engineering services. L. offer or perform any trade or professional service other than general home inspection. M. research the history of the property, or report on its potential for alteration, modification, extendibility or suitability for a specific or proposed use for occupancy. N. determine the age of construction or installation of any system, structure or component of a building, or differentiate between original construction and subsequent additions, improvements, renovations or replacements. O. determine the insurability of a property. P. perform or offer Phase 1 or environmental audits. Q. inspect any system or component that is not included in these Standards.

## 3. Standards of Practice

### 3.1. Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe: A. the type of roof-covering materials.

III. The inspector shall report as in need of correction: A. observed indications of active roof leaks.

IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the

inspector's opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

### **3.2. Exterior**

I. The inspector shall inspect: A. the exterior wall-covering materials; B. the eaves, soffits and fascia; C. a representative number of windows; D. all exterior doors; E. flashing and trim; F. adjacent walkways and driveways; G. stairs, steps, stoops, stairways and ramps; H. porches, patios, decks, balconies and carports; I. railings, guards and handrails; and J. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

II. The inspector shall describe: A. the type of exterior wall-covering materials.

III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails.

IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, break walls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drain fields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

### **3.3. Basement, Foundation, Crawlspace & Structure**

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components.

II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space.

III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

### **3.4. Heating**

I. The inspector shall inspect: A. the heating system, using normal operating controls.

II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method.

III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible.

IV. The inspector is not required to: A. inspect, measure or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, make-up air, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks. I. measure or calculate the air for combustion, ventilation or dilution of flue gases for appliances.

### **3.5. Cooling**

I. The inspector shall inspect: A. the cooling system, using normal operating controls.

II. The inspector shall describe:

A. the location of the thermostat for the cooling system; and B. the cooling method.

III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible.

IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65° Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

### 3.6. Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. the interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats.

II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene, polyethylene, or similar plastic plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

### 3.7. Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panel boards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. for the presence of smoke and carbon-monoxide detectors.

II. The inspector shall describe: A. the main service disconnects amperage rating, if labeled; and B. the type of wiring observed.

III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the service-entrance conductors' insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke and/or carbon monoxide detectors.

IV. The inspector is not required to: A. insert any tool, probe or device into the main panel board, sub-panels, distribution panel boards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panel board cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms. F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

### **3.8. Fireplace**

I. The inspector shall inspect: A. readily accessible and visible portions of the fireplaces and chimneys; B. lintels above the fireplace openings; C. damper doors by opening and closing them, if readily accessible and manually operable; and D. cleanout doors and frames.

II. The inspector shall describe: A. the type of fireplace.

III. The inspector shall report as in need of correction: A. evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers; B. manually operated dampers that did not open and close; C. the lack of a smoke detector in the same room as the fireplace; D. the lack of a carbon-monoxide detector in the same room as the fireplace; and E. cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to: A. inspect the flue or vent system. B. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. C. determine the need for a chimney sweep. D. operate gas fireplace inserts. E. light pilot flames. F. determine the appropriateness of any installation. G. inspect automatic fuel-fed devices. H. inspect combustion and/or make-up air devices. I. inspect heat-distribution assists, whether gravity- controlled or fan-assisted. J. ignite or extinguish fires. K. determine the adequacy of drafts or draft characteristics. L. move fireplace inserts, stoves or firebox contents. M. perform a smoke test. N. dismantle or remove any component. O. perform a National Fire Protection Association (NFPA)-style inspection. P. perform a Phase I fireplace and chimney inspection.

### **3.9. Attic, Insulation & Ventilation**

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area.

II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces.

IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

### **3.10. Doors, Windows & Interior**

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

II. The inspector shall describe: A. a garage vehicle door as manually operated or installed with a garage door opener.

III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals.

IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steam- generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.



## **International Code of Ethics for Home Inspectors**

**The International Association of Certified Home Inspectors (InterNACHI®) promotes a high standard of professionalism, business ethics and inspection procedures. InterNACHI® members subscribe to the following Code of Ethics in the course of their business.**

### **I. Duty to the Public**

1. The InterNACHI® member shall abide by the Code of Ethics and substantially follow the InterNACHI® Standards of Practice.
2. The InterNACHI® member shall not engage in any practices that could be damaging to the public or bring discredit to the home inspection industry.
3. The InterNACHI® member shall be fair, honest and impartial, and act in good faith in dealing with the public.
4. The InterNACHI® member shall not discriminate in any business activities on the basis of age, race, color, religion, gender, national origin, familial status, sexual orientation, or handicap, and shall comply with all federal, state and local laws concerning discrimination.
5. The InterNACHI® member shall be truthful regarding his/her services and qualifications.
6. The InterNACHI® member shall not:
  - a. have any disclosed or undisclosed conflict of interest with the client;
  - b. accept or offer any disclosed or undisclosed commissions, rebates, profits, or other benefit from real estate agents, brokers, or any third parties having financial interest in the sale of the property; or
  - c. offer or provide any disclosed or undisclosed financial compensation directly or indirectly to any real estate agent, real estate broker, or real estate company for referrals or for inclusion on lists of preferred and/or affiliated inspectors or inspection companies.
7. The InterNACHI® member shall not release any information about the inspection or the client to a third party unless doing so is necessary to protect the safety of others, to comply with a law or statute, or both of the following conditions are met:
  - a. the client has been made explicitly aware of what information will be released, to whom, and for what purpose, and;
  - b. the client has provided explicit, prior written consent for the release of his/her information.
8. The InterNACHI® member shall always act in the interests of the client unless doing so violates a law, statute, or this Code of Ethics.
9. The InterNACHI® member shall use a written contract that specifies the services to be performed, limitations of services, and fees.
10. The InterNACHI® member shall comply with all government rules and licensing InterNACHI's Home Inspection Standards of Practice requirements of the jurisdiction where he or she conducts business.
11. The InterNACHI® member shall not perform or offer to perform, for an additional fee, any repairs or associated services to the structure for which the member or member's company has prepared a home inspection report for a period of 12 months. This provision shall not include services to components and/or systems that are not included in the InterNACHI® Standards of Practice.

### **II. Duty to Continue Education**

1. The InterNACHI® member who has earned the Certified Professional Inspector® (CPI) designation shall comply with InterNACHI's current Continuing Education requirements.
2. The InterNACHI® member who has earned the Certified Professional Inspector® (CPI) designation shall pass InterNACHI's Online Inspector Exam once every three years.

### **III. Duty to the Profession and to InterNACHI®**

1. The InterNACHI® member shall strive to improve the home inspection industry by sharing his/her lessons and/or experiences for the benefit of all. This does not preclude the member from for the benefit of all. This does not preclude the member from copyrighting or marketing his/her expertise to other Inspectors or the public in any manner permitted by law.
2. The InterNACHI® member shall assist the InterNACHI® leadership in disseminating and publicizing the benefits of InterNACHI® membership.
3. The InterNACHI® member shall not engage in any act or practice that could be deemed damaging, seditious or destructive to InterNACHI®, fellow InterNACHI® members, InterNACHI® employees, leadership or directors. Accusations of a member acting or deemed in violation of such rules shall trigger a review by the Ethics Committee for possible sanctions and/or expulsion from InterNACHI®.
4. The InterNACHI® member shall abide by InterNACHI's current membership requirements.
5. The InterNACHI® member shall abide by InterNACHI's current message board rules.



**BY LAW 555-24**  
**VILLAGE OF HUSSAR**

Being a BYLAW of the Village of Hussar, in the Province of Alberta for the purpose of licensing, regulation and confinement of Animals.

WHEREAS It is necessary to establish rules and provisions to regulate the licensing and control of animals in the Village of Hussar.

NOW THEREFORE pursuant to the Municipal Government Act (2000) M-26 and all amendments thereto, the Municipal Council of the Village of Hussar in the Province of Alberta hereby enacts as follows:

**1) TITLE**

**1.1** This Bylaw may be referred to as the Animal Control Bylaw.

**2) DEFINITIONS**

**2.1** In this Bylaw:

Agent means any person duly authorized by the Village of Hussar to carry out any duties as outlined in this Bylaw.

Agency means any group, Society or business established for the purpose of the care and control of Animals.

Animal means any vertebrate including organisms commonly used as domestic pets including but not limited to dogs, cats, fish, gerbils, rabbits, domestic mice, birds, snakes and reptiles.

Animal Control Officer means a Bylaw Enforcement Officer appointed by the Municipality to do any act or perform any duties under this Bylaw and includes, but is not limited to, the Chief Administrative Officer of the Village of Hussar, a member of the Royal Canadian Mounted Police, an independent contractor who is under contract with the Village of Hussar to provide Bylaw enforcement services, an authorized Special Constable or the Wheatland County Bylaw Enforcement Officer.

Animal Shelter means any premises designated by the Village of Hussar or other Agency for the impoundment and care of Animals and includes, but is not limited to, the premises supplied by an independent contractor under contract with the Village of Hussar to provide such premises.

At Large means an Animal that is at any place other than the Owner's property or permitted areas and is not being carried by any person or is otherwise not restrained by a Permitted Leash held by a person. If it is difficult for a person to

restrain the Animal by a Permitted Leash, then the Animal shall be deemed to be At Large notwithstanding the presence of a Permitted Leash.

Controlled Confinement means the confinement of an Animal in a pen, cage or building or securely tethered in a manner that will not allow the Animal to bite, harm or harass any person or animal.

Damage to Property means damage to property other than the Owner's Property including but not limited to defecating or urinating on said property.

License means an Animal License issued by the Village of Hussar in accordance with the provisions of this Bylaw.

Licensable Animal means any Animal requiring a license as per **Schedule C** of this Bylaw and includes all Dogs and Cats over six (6) months of age.

License Fee means the applicable annual fee payable for a License for any Animal as determined by the **Rates and Fees Bylaw**.

License Tag means the identification tag issued by the Village of Hussar showing the registered license number for a specific animal.

Livestock means an Animal commonly raised for food or breeding on a farm or ranch.

Owner means:

- A person who has the care, charge, custody, possession or control of an Animal;
- A person who owns or who claims any proprietary interest in an Animal;
- A person who harbours, suffers or permits an Animal to be present on any property owned, occupied or leased by that person or is otherwise in that persons control;
- A person who claims and receives an Animal from the custody of the Animal Shelter or an Animal Control Officer; or
- A person to whom a License Tag is issued to for an Animal in accordance with this Bylaw; and
- For the purposes of this Bylaw, an Animal may have more than one (1) owner.

Owner's Property means any property in which the Owner of an Animal has a legal or equitable interest or over which the Owner of an Animal has been given the control or use of by the legal or equitable owner of the property and where the property shall include but is not limited to land, buildings and vehicles.

Permitted Leash means a leash adequate to control the Animal to which it is attached and where the leash shall not exceed three (3) metres in length.

Permitted Property means private property upon which the Owner of an Animal has the express permission of the owner of that property to allow the Owner's Animal to be At Large thereon.

Serious Wound means an injury to a human or animal resulting from the action of an Animal which causes the skin to be broken or the flesh to be torn.

Transitional Animal means the Councils approval for/of four (4) animals maximum if a resident already owned the fourth animal prior to moving to the Village.

Village means the Village of Hussar in the Province of Alberta.

Village Office means the Municipal Office of the Village of Hussar in the Province of Alberta located at 109 – 1 Avenue East, Hussar.

Violation Ticket means a ticket issued pursuant to Part 2 of the Provincial Offences Procedure Act, S.A. 1988, as amended and Regulations there under.

Wildlife Animal means any wild animal as defined by the Wildlife Act R.S.A. 1980 and amendments thereto.

Zoo means any business established and licensed for the purpose of showing animals to the public.

### **3) LICENSING PROVISIONS**

- 3.1 Every person who is the Owner of a Licensable Animal which is six (6) months of age or older shall apply for a License for that Animal by submitting an Application to the Village and if the application is approved shall pay the applicable License Fee(s) as set out in the Rates and Fees Bylaw.
- 3.2 The License Fee for any animal requiring a license as per Rates and Fees Bylaw is due and payable by January 31<sup>st</sup> of each year.
- 3.3 The Owner shall apply for an Animal License within seven (7) days if:
  - 3.3.1 The Animal reaches the age of six (6) months after January 31<sup>st</sup> of the current year;
  - 3.3.2 The person becomes the Owner of an Animal after January 31<sup>st</sup> of the current year; or
  - 3.3.3 The Owner takes up residence in the Village after January 31<sup>st</sup> of the current year.
- 3.4 An Owner of an Animal which is unlicensed and which is required to be licensed as per Rates and Fees Bylaw and pursuant to this Bylaw is guilty of an offence.
- 3.5 An Owner shall provide with each application for a license any information as may be required by the Village or the Animal Control Officer.
- 3.6 Any person who provides to the Village or the Animal Control Officer with false or misleading information with respect to the information required in Section 3.5 of this Bylaw is guilty of an offence.
- 3.7 A License issued under this Bylaw shall not be transferrable from one Animal to another or from one Owner to another.

- 3.8** If the application is approved and the required License Fee is paid, the Owner shall be supplied with a numbered License Tag and that number shall be duly registered to that Animal in records kept at the Village Office.
- 3.9** An Owner shall ensure that the License Tag is securely fastened to a choke chain, collar or harness worn by the Animal and shall ensure the License Tag is worn by the Animal at all times the Animal is on property other than the Owner's property, unless it is not possible to securely fasten the License Tag directly or indirectly to the Animal.
- 3.10** An Owner of a Licensed Animal is guilty of an offence if that Animal is not wearing a License Tag while that Animal is on property other than the Owner's Property, subject to the provisions in Section 3.9 of this Bylaw.
- 3.11** No person is entitled to a refund or rebate for any License Fee.
- 3.12** Every License shall expire on December 31<sup>st</sup> in the year in which it was issued.
- 3.13** The Animal Control officer shall consider all applications for Licenses and may at his or her discretion:
- 3.13.1** Require the applicant to submit such information as the Animal Control Officer deems appropriate including, but not limited to, any information respecting the Animal, proposed Controlled Confinement of the Animal, the lands where the Animal is to be kept, availability and nature of insurance, site plans of the land and the number of Animals to be kept;
  - 3.13.2** Reject the application; or
  - 3.13.3** Approve the application with or without any conditions that may be deemed to be relevant to the licensing of the Animal.
- 3.14** The Animal Control Officer may revoke a License if:
- 3.14.1** The applicant fails to comply with the conditions of the License;
  - 3.14.2** The License was issued on the basis of incorrect information or misrepresentation by the applicant;
  - 3.14.3** The License was issued in error; or
  - 3.14.4** The Owner breaches any provision of this Bylaw.
- 3.15** Notwithstanding Section 3.1, where the Animal Control Officer or CAO is satisfied that the Licensable Animal is a designated, trained guide dog and the Owner of said dog has a medical condition requiring the aid of a guide dog, there shall be no fee payable for a license.

#### 4) ANIMAL CONTROL PROVISIONS

4.1 An Owner shall keep within the boundaries of the Village no more than two (2) Licensable Animals **per household** unless:

4.1.1. The Owner can apply to the Village for a third (3rd) Animal License. If the application has been approved and the Owner has paid the required fees for additional animals as set out in the Rates and Fees Bylaw, the household maximum will increase to three (3) Licensable Animals per household.

Once one (1) of the three (3) Licensable Animals in the household passes away the maximum goes back to two (2) per household allowable Licensed Animals.

4.1.2 The Owner has applied for a Transitional Animal License and the application has been approved by Council. The Owner must pay the required fees for additional animals as set out in the Rates and Fees Bylaw This allows for a household to have a maximum of four (4) Licensable Animals and is only applicable for new residents who have moved to the Village with more than our two (2) per household allowable Licensed Animals.

Once one (1) of the four (4) Licensable Animals in the household passes away the transitional animal license will be terminated not be eligible for reinstatement.

4.2 The maximum number of all Animals an Owner shall keep, other than Licensable Animals, shall be at the discretion of the Animal Control Officer.

4.3 An Owner who keeps more than two (2) Licensable Animals and has not paid the required fee under **Section 3.1** of this Bylaw is guilty of an offense.

4.4 An Owner whose Animal is At Large is guilty of an offense.

4.5 An Owner whose Animal incessantly barks, howls or makes any other noise which thereby disturbs the quiet or repose of any person is guilty of an offense.

4.6 An Owner whose Animal has caused Damage to Property within the boundaries of the Village is guilty of an offense.

4.7 An Owner who allows an Animal to deposit body waste on any property other than that which the Owner is the lawful owner is guilty of an offense.

4.8 The Village may post signs in areas where Animals are not permitted and an Owner whose Animal is in an area where a sign expressly prohibits the presence of Animals is guilty of an offense whether or not that Animal is At Large.

4.9 An Owner is guilty of an offense if the Owner's Animal:

- 4.9.1** Bites, attacks, threatens, harasses, barks at, chases, injures or kills any person including but not limited to if that person is on a bicycle, horseback or while walking or running;
- 4.9.2** Bites, attacks, threatens, harasses, barks at, chases, injures or kills any vertebrate or invertebrate belonging to another person; or
- 4.9.3** Bites, barks at or chases any vehicle.
- 4.10** No person shall tease, torment, annoy, abuse or injure any Animal and any person who does so is guilty of an offense.
- 4.11** No person shall untie, loosen or otherwise free any Animal which is not in immediate distress unless the person has the authorization of the Owner and any person doing so is guilty of an offense.
- 4.12** No person shall interfere with, hinder or impede an Animal Control Officer in the performance of any duty authorized by this Bylaw and any person doing so is guilty of an offense.

## **5) CONTROLLED CONFINEMENT**

- 5.1** A person who has received a Serious Wound or the Owner of any Animal which has received a Serious Wound and the Owner of an Animal which has inflicted the Serious Wound shall promptly report the Animal to an Animal Control Officer who may thereupon place the Animal under Controlled Confinement.
- 5.2** Any Animal placed in Controlled Confinement as per Section 5.1 of this Bylaw shall not be released from such Controlled Confinement except by written permission of a registered veterinarian.
- 5.3** At the discretion of the Animal Control Officer, Controlled Confinement may be on the premises of the Owner, a registered veterinarian or an Animal Shelter.
- 5.4** Upon demand made by the Animal Control Officer, the Owner shall forthwith surrender for quarantine any Animal which has inflicted a Serious Wound to any person or Animal and where the Animal Control Officer has reasonable and probably grounds to suspect the Animal of having been exposed to rabies.
- 5.5** An Owner may reclaim an Animal that was quarantined as per Section 5.4 of this Bylaw:
  - 5.5.1** If the Animal is adjudged free of rabies;
  - 5.5.2** Upon payment of confinement expenses; and
  - 5.5.3** Upon compliance with the Licensing provisions of this Bylaw.
- 5.6** Pursuant to Section 5.4 of this Bylaw, if the Animal Control Officer determines that a License will not be issued for the Animal, Section 6.3 of this Bylaw will apply.



## **6) POWERS OF AN ANIMAL CONTROL OFFICER**

- 6.1** An Animal Control Officer is authorized to capture and impound in an Animal Shelter any Animal which is At Large. The Animal Control Officer is further authorized to take such reasonable measures that are necessary to subdue any Animal which is At Large including, but not limited to, the use of tranquilizer equipment and materials.
- 6.2** An Animal Control Officer may enter onto any land surrounding any building in pursuit of an Animal which is At Large.
- 6.3** An Animal Control Officer may order that the Owner of an Animal that is guilty of an offense as described in **Schedule A** have the Animal removed from the boundaries of the Village.
- 6.4** If the Animal Control Officer knows or can ascertain the name of the Owner of an impounded Animal, a Notice of Impoundment shall be delivered to the Owner either:
- 6.4.1** In person; or
- 6.4.2** By delivering or mailing it to the known address of the Owner.
- 6.5** The Owner of an impounded Animal shall be deemed to have received the Notice of Impoundment within 48 hours of the time it was delivered or mailed, not including Saturday, Sunday or Statutory Holidays.
- 6.6** An impounded Animal may be kept in an Animal Shelter for a period of up to 72 hours, not including Saturday, Sunday or Statutory Holidays. During this period any Animal may be redeemed by its Owner, except as otherwise provided in this Bylaw, upon payment to the Village or Animal Shelter:
- 6.6.1** The appropriate impoundment fee as set out in the **Schedule A** of this Bylaw and/or any fee as determined by the Animal Shelter at which the Animal was impounded;
- 6.6.2** The appropriate License Fee if the Animal is not Licensed as set out in **Rates and Fees Bylaw**; and
- 6.6.3** The cost of any veterinary treatments deemed necessary by the Animal Shelter or licensed veterinarian of any Animal that is found to be injured when captured or injured in the process of impoundment.
- 6.7** If no License has been issued for the Animal or the conditions of the License or this Bylaw have not been met, the Animal Control Officer is not obligated to release the impounded Animal to the Owner.
- 6.8** At the expiration of the 72 hour period as described in Section 6.6 of this Bylaw, the Animal Control Officer or the Animal Shelter is authorized to:
- 6.8.1** Offer the Animal for sale or gift;
- 6.8.2** Destroy the Animal in a humane manner;

- 6.8.3 Allow the Animal to be redeemed by the Owner in accordance with the provisions in Section 6.6 of this Bylaw; or
- 6.8.4 Continue to impound the Animal for an indefinite period of time or for any period of time as the Animal Control Officer may decide.

## 7) PENALTIES

- 7.1 Any person who contravenes any provision of this Bylaw is guilty of an offense and is liable to the appropriate penalties as set out in Schedule A of this Bylaw.
- 7.2 Notwithstanding Section 7.1 of this Bylaw, any person who commits a second or subsequent offense within one (1) year of committing the first offense may be liable to a fine as set out in Schedule A of this Bylaw.
- 7.3 Under no circumstances shall any person contravening any provision of this Bylaw be subjected to the penalty of imprisonment.
- 7.4 Where there has been an offense of any section of this Bylaw an Animal Control Officer is hereby authorized and empowered to issue a Violation Ticket pursuant to Part 2 of the Provincial Offenses Procedure Act S.A. 1988, and all amendments thereto.

## 8) WILDLIFE, LIVESTOCK AND ZOOS

- 8.1 Any person may keep a Wildlife Animal which is held live under permit issued pursuant to the Wildlife Act and the keeping of which shall be subject to the permit requirements under the Wildlife Act R.S.A 1980 and all amendments thereto.
- 8.2 Any Wildlife Animal kept within the boundaries of the Village is bound by the terms and regulations set out in the Wildlife Act R.S.A 1980 and all amendments thereto.
- 8.3 This Bylaw shall not apply to:
  - 8.3.1 An Animal kept at a Zoo or being securely transported within a motor vehicle to or from a Zoo.
  - 8.3.2 An Animal kept at a veterinary clinic or being securely transported within a motor vehicle to or from a veterinary clinic.
- 8.4 No person shall be permitted to keep any fowl or bird within the boundaries of the Village except those birds that may be kept in a cage indoors for the purpose of being a pet or are a Licensed Hen and/or Quail as per the Village Urban Hen and Quail Bylaw
- 8.5 No person shall be permitted to keep any livestock or farm animal within the boundaries of the Village or are a Licensed Hen and/or Quail as per the Village Urban Hen and Quail Bylaw

8.6 Despite Section 8.4 and Section 8.5, this Bylaw shall not apply to any fowl or livestock being securely transported within a motor vehicle.

**9) GENERAL**

9.1 All applicants and Owners of Animals are responsible for and not excused from complying with the requirements of any Federal, Provincial or other Municipal legislation, including the Village’s Land Use Bylaw.

9.2 Where the keeping of any Animal would be in contravention of any Federal, Provincial or other Municipal legislation, the Animal Control Officer may refuse to issue a License.

9.3 This Bylaw rescinds all previously passed Bylaws in the Village regarding Animal Control.

9.4 This Bylaw comes into full force and effect upon the date of the third and final reading by Village Council.

Read a First time this \_\_\_ day of \_\_\_\_\_, 2024.

Read a Second time this \_\_\_ day of \_\_\_\_\_, 2024.

Read a Third time this \_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_

Mayor

\_\_\_\_\_

CAO

**SCHEDULE A — FEES**

1) Annual License Fee for Neutered or Spayed Animal ————— \$15.00 per Animal

2) Annual License Fee for all other Animals ————— \$30.00 per Animal

3) Annual License Fee for Third Animals, more than two (2) ————— \$60.00 per Animal  
Per household — Neutered or Spayed Animal

4) Annual License Fee for Third Animals, more than two (2) ————— \$100.00 per Animal  
Per household — Not Neutered or Spayed Animal

5) Annual License Fee for Transitional Animal ————— \$200.00 per Animal  
— Neutered or Spayed Animal

6) Annual License Fee for Transitional Animal ————— \$250.00 per Animal  
— Neutered or Spayed Animal

SCHEDULE A – PENALTIES

Section	Offense	Fine	2nd Offense Fine	3rd & Subsequent Offense Fine
3.1	Failure to obtain a license	\$150.00	\$300.00	\$450.00
3.4	Owner of an Unlicensed Animal	\$150.00	\$300.00	\$450.00
3.6	Providing false or misleading information	\$50.00	\$100.00	\$150.00
4.4	Owner of an Animal At Large	\$150.00	\$300.00	\$450.00
4.5	Owner of an Animal causing a disturbance	\$100.00	\$200.00	\$300.00
4.6	Owner of an Animal causing Property Damage	\$100.00	\$200.00	\$300.00
4.7	Owner of an Animal that deposits body waste	\$50.00	\$100.00	\$150.00
4.8	Owner of an Animal present in an prohibited area	\$100.00	\$200.00	\$300.00
4.9.1	Owner of an Animal which attacks a human **	\$150.00	\$300.00	\$450.00
4.9.2	Owner of an Animal which attacks another Animal	\$150.00	\$300.00	\$450.00
4.10	Teasing, tormenting and/or abusing an Animal	\$100.00	\$200.00	\$300.00
4.11	Freeing an Animal	\$150.00	\$300.00	\$450.00
4.12	Hindering or impeding an Animal Control Officer	\$100.00	\$200.00	\$300.00

\*\* Status of Animal to be determined by the Wheatland County Animal Control Officer.

1) Impoundment Fees:

- a) Those charges rendered by the veterinarian that impounds an Animal or if a veterinarian is not used, the same charges as would be charged by a veterinarian in the locale of the Village for similar services.
- b) The charges rendered by the Wheatland County Animal Control Officer or any other agency for the apprehension and transporting of an Animal.

SCHEDULE B – APPLICATION FOR ANIMAL LICENSE FORM

See Village of Hussar Office

SCHEDULE C – LIST OF ANIMALS REQUIRING A LICENSE

All Animals are subject to the provisions in this Bylaw.

Those Animals deemed to require license and registration with the Village of Hussar are:

- a) All dogs.
- b) All cats, whether indoor or outdoor.

SCHEDULE D – NOTICE OF IMPOUNDMENT

See Village of Hussar Office