



PRECISION INSPECTION SERVICES

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PRECISION INSPECTION SERVICES

123 Road

Rocky Mountain House, Alberta T4T 2A3

Jon Doe

08/13/2026



Inspector

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1: INSPECTION DETAILS

Information

In Attendance Home Owner, Client	Occupancy Furnished	Type of Building Single Family, Multi Level
Weather Conditions Hot, Clear, Recent Rain		

Limitations

General

FIREPLACE

Observed wood burning fireplace(s)
Recommend further evaluation by WETT (Wood Energy Technology transfer) certified inspector before use.

General

FURNISHED HOME

During the inspection the home was fully furnished and contained the owners possessions. This limits access to the entirety of the home. Therefore, the whole house could not be inspected due to the owners contents obstructing access.
Any omissions for items like receptacles in use, clothes closets, storage areas, garage etc. can be further evaluated after the areas are cleared.
Every effort was made to ensure the most comprehensive inspection and report writing includes as much information as was available at the time of the inspection.

General

OLDER HOME

Older homes have inherent deficiencies as they were constructed according to building standards of the time. Not all deficiencies are serious, just outdated, and can in many cases be improved with modern materials and building practices.

2: ROOF

Information

Roof Coverings: Material
Metal

Roof Coverings: Deficiency
Yes, West

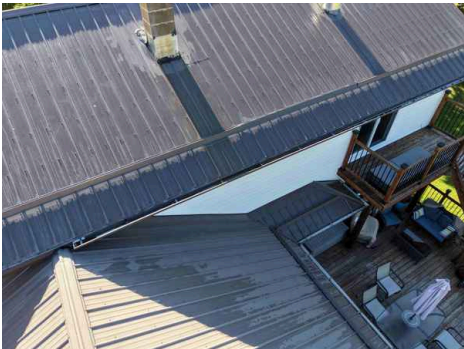
Roof Structure: Roof Type/Style
Gable



Roof Gutters & Downspouts: Gutter Material
Aluminum

Roof Gutters & Downspouts: Deficiency
Yes

Roof Flashings: Material
Aluminum



Roof Flashings: Deficiency
No deficiency observed

Roof Penetrations: Skylight Deficiency
No Skylight

Roof Penetrations: Chimney Deficiency
Yes

Inspection Method

Drone, Walk on Roof

According to the Standard of Practice, a home inspector is not required to walk on any roof surface.

Roof Gutters & Downspouts: Downspouts

No Deficiency Observed



Roof Penetrations: Roof Vent Deficiency

No deficiency observed

There is a metal turbine vent on the southwest side of the roof. The vent was functioning properly at the time of the inspection.



Observations

2.1.1 Roof Coverings

WORN PAINT AND RUST ON METAL ROOF

Paint coating on the metal roof shows minor wear with visible staining and possible rust formation. Deteriorating paint protection can allow moisture penetration and accelerate corrosion of the underlying metal. A roofing professional should evaluate the extent of rust development and recommend appropriate treatment or coating restoration to prevent further deterioration.

Recommendation

2.3.1 Roof Gutters & Downspouts

DEBRIS

Debris has accumulated in the gutters. Also, there is a tree located too close to the house. The tree branches are touching the roof and the leaves are plugging up the gutters. Recommend removing the tree on the east side of the house and cleaning to facilitate water flow.

Recommendation

Contact a qualified gutter contractor

Recommendation

2.5.1 Roof Penetrations

CHIMNEY REPOINT NEEDED

Joints in the masonry have deteriorated on both chimneys and should be repointed. (Repointing is the restoration of the mortar joints in the masonry).

Recommendation

Contact a qualified masonry professional.

Recommendation

6: PLUMBING

Information

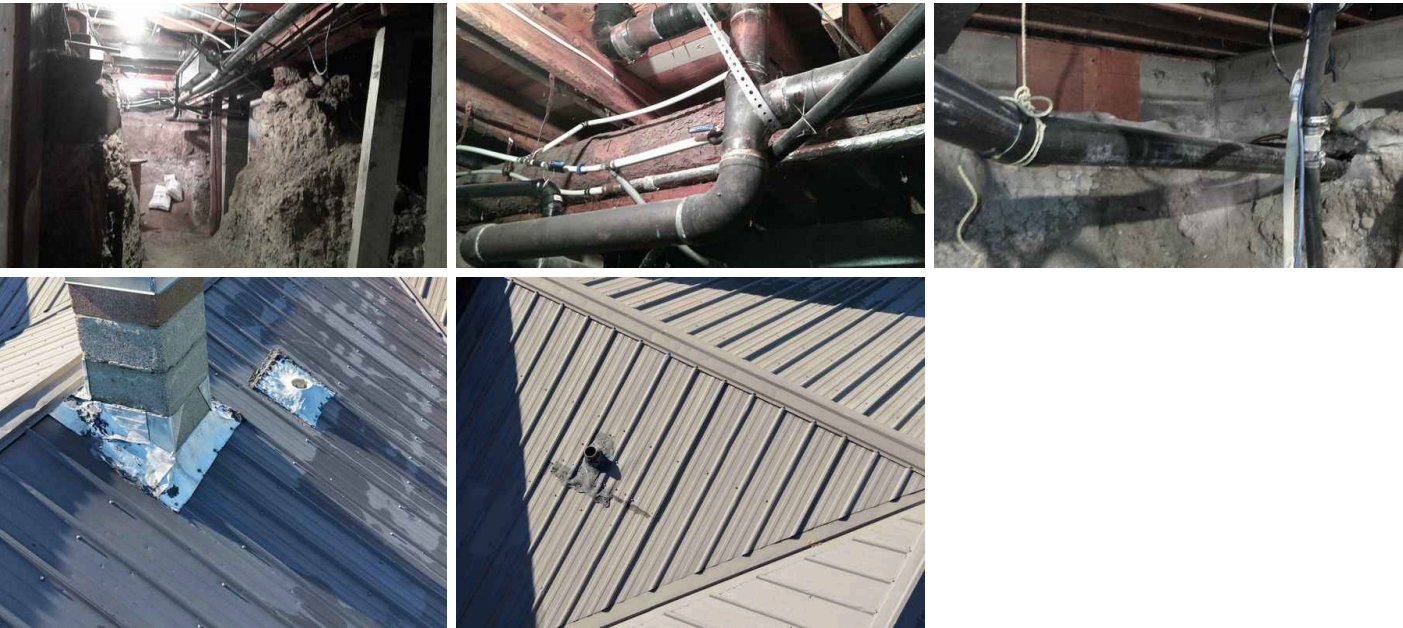
Water Source Private	Water Filter System Water Softener System	MAIN Water Supply Shut-OFF Valve: Main Water Supply Shut-Off Location Basement, Mechanical room
		
MAIN Water Supply Shut-OFF Valve: Main Water Supply Valve Deficiency No deficiency observed	MAIN Natural Gas Supply Shut-OFF Valve: Main Natural Gas Valve Deficiency No deficiency observed	Drain, Waste, & Vent Systems: Drain, Waste, & Vent Deficiency Yes
Water Supply, Distribution Materials: Water Supply Material Copper, Pex	Water Supply, Distribution Materials: Distribution Material Copper, PEX (Polyethylene)	Water Supply, Distribution Materials: Water Supply & Distribution Material Deficiency None Observed
Water Heating Equipment: Water Heater Location Basement, Utility Room	Water Heating Equipment: Hot Water Capacity Gallons, 60	Water Heating Equipment: Energy Source Natural Gas
Water Heating Equipment: Water Heater Deficiency Yes	Hot & Cold Water Faucets: Water Faucets Deficiency No deficiency observed	Active Plumbing Water Leak: Plumbing Leak Location No deficiency observed
Toilets: Toilet Deficiency Location No deficiencies observed	Fuel Oil Storage System: Fuel Oil Storage System None Observed	Fuel Oil Storage System: Fuel Oil Storage Location None Observed
Fuel Oil Storage System: Fuel Oil Storage Deficiency None Observed		

MAIN Natural Gas Supply Shut-OFF Valve: Main Natural Gas Supply Shut-Off Location
Outside, Gas Meter

The main gas supply shut-off valve is located on the southside of the outbuilding (south of the house).



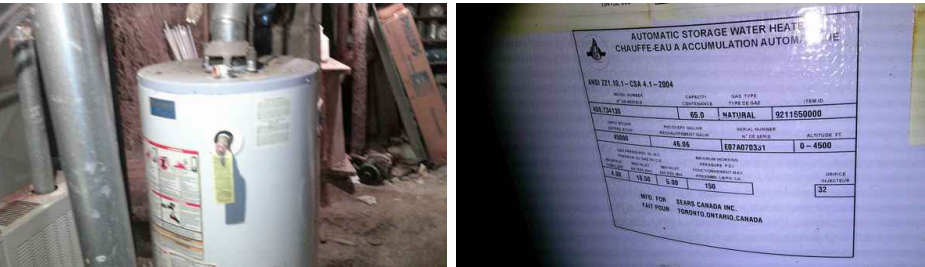
Drain, Waste, & Vent Systems: Material
ABS, Copper



Water Heating Equipment: Water Heater Manufacturer
Kenmore

It is recommended that flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 49 degrees C to kill microbes and no higher than 60 degrees c to prevent scalding.

Model Number: 409.734130
Serial Number: E07A070331



Water Heating Equipment: Venting Equipment Deficiency

None Observed

**Water Heating Equipment: Water Temperature**

No Deficiency Observed

Water temperature was set at 53 °C this is within the recommended water temperature of 49 °C to 60 °C.

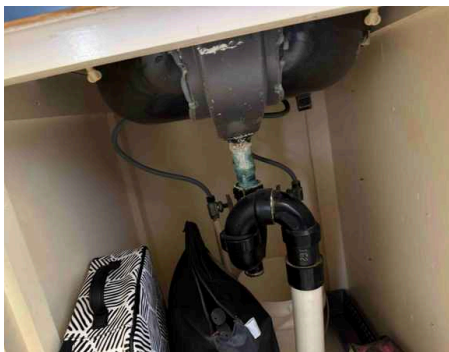
**Functional Flow Test: Functional Flow Test**

OK

Observed the water supply by viewing the functional flow in two fixtures operating and flushing the toilet simultaneously.

Active Plumbing Water Leak: Active Plumbing Water Leak

None Observed



Toilets: Toilets

No deficiencies observed



Observations

6.3.1 Drain, Waste, & Vent Systems

SEWER VENT INSUFFICIENT HEIGHT



Recommendation

One of the sewer vent pipes terminating through the roof is too short to meet proper drainage standards. Vent pipes must extend a minimum distance of 6"-12" above the roof surface to allow gases to disperse safely and prevent water from backing up into the drainage system. A plumbing contractor should evaluate the vent height and extend it to the required specification.

Recommendation

Contact a qualified plumbing contractor.



6.5.1 Water Heating Equipment

NEAR END OF LIFE



Maintenance Item

Water heater showed normal signs of wear and tear.

Typically, manufacturers recommend replacement at 12 - 15 years. This water heater is approximately 19 years old. It was functioning properly at the time of the inspection.

Recommend monitoring it's effectiveness and operation.



7: HEATING

Information

Heating Equipment: Central Heating Location Basement, Utilities Room	Heating Equipment: Energy Source Natural Gas, Electric	Heating Equipment: Approximate Capacity 125 000 BTU/hr
Heating Equipment: Approximate Age 33	Normal Operating Controls: Safety Disconnect Switch None Observed	Distribution Systems: Ductwork Non-insulated, Metal
Heat Source in Each Room: Heat Source In Each Room Yes		

AFUE Rating

Mid Efficiency 78-82%

AFUE - Annual Fuel Utilization Efficiency, is the measure of energy efficiency for furnaces or boilers.

Natural Gas furnaces that have higher AFUE's are more energy efficient.

Low AFUE 60-65% - Often include a continuous pilot light and natural induced draft.

Mid AFUE 78-82%- Often include electronic ignition and fan forced combustion air.

High AFUE 88-97%- Often include two heat exchangers, a sealed combustion system, two or more heating stages, variable speed fans and "intelligent" controls.

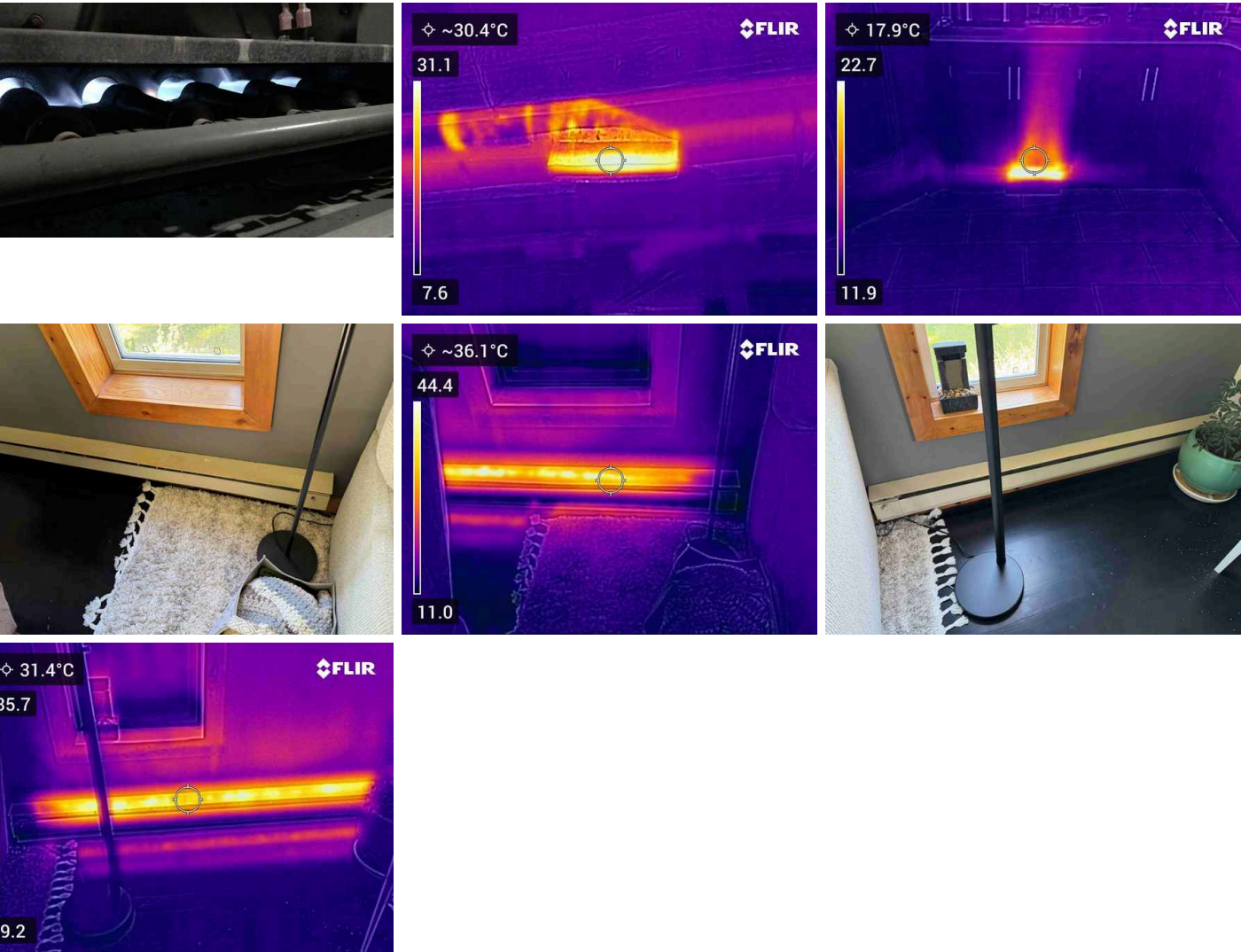
Source: carrier.com

Heating Equipment: Heating Equipment

Forced Air, Electric Baseboard

Furnace was running properly at time of inspection. Some signs of rust were noted within the unit. Heat distribution was acceptable with no problems to report. It is important that the furnace be properly maintained for efficiency and greater life span. Recommend a yearly maintenance program be set up with a local heating company to service and clean the furnace. This could greatly improve the life span of unit.

Electric baseboard heaters located in the living room, south wall, were function tested and found to be working at the time of the inspection.



Heating Equipment: Brand

Inter-City Products

An Inter-City furnace typically lasts 15 to 20 years. Because winters in Alberta require heavy, sustained use, consistent maintenance is crucial to reaching or exceeding this lifespan.

Model Number: NUH5125BHB1

Serial Number: L934027914



Heating Equipment: Furnace Filter

Installed, Clean

The furnace filter was in place and clean at the time of the inspection. To ensure clean operation, change the furnace filter every two months during heating season.



Normal Operating Controls: HVAC Control Location

Upstairs, Hallway

The thermostat was function tested and found to be working at the time of the Inspection.



11: ATTIC, INSULATION & VENTILATION (INTERIOR)

Information

Roof Material Wood	Attic Insulation: Attic Insulation Type Batt, Fiberglass The inspector is not required to move, touch, or disturb insulation.	Attic Insulation: Attic Insulation Deficiency No deficiency observed
Vapour Barrier: Vapour Barrier Not Present	Vapour Barrier: Vapour Barrier Deficiency No deficiency observed	

Attic Access
Yes

The inspector is not required to enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspectors opinion, pose a safety hazard.



Attic Insulation: Attic Access Door
Insulated

The inspector is not required to enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspectors opinion, pose a safety hazard.

The inspector is not required to break or otherwise damage the surface finish or weather seal on or around access panels or covers.

Attic Insulation: Attic Insulation Thickness

10"

Fiberglass batt insulation present, approximately 9-10 inches deep, estimated R value 30

**Ventilation: Ventilation Type**

Gable Vents, Soffit Vents, Thermostatically Controlled Fan, Turbines

**Ventilation: Ventilation Deficiency**

No deficiency observed

All exhaust vents should exhaust to the exterior of the home. venting into the attic space may cause excessive moisture in the attic. A moist attic is subject to mold and frost formation.

It is recommended that exhaust vents be directed to the exterior of the home.

The inspector is not required to determine the adequacy of ventilation.