



Home Inspection Report

Prepared exclusively for
248709 Ab Ltd .



PROPERTY INSPECTED:
5123 5 Street East
Claresholm, AB T0L 0T0

Date of Inspection: 09/06/2022

Inspection No. 1158-1-1475

INSPECTED BY:

Mike Hemmerling

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Lethbridge, AB T1K 0P6

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INSPECTOR:

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Each office is independently owned and operated

REPORT SUMMARY

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report.

1.0 INTRODUCTION

1.1 General Information

1.1.4 This inspection was done as pre inspection to prepare the building for sale. Seller did inform me of the updates that had been done since he has owned the building.

Building inspection was performed by Mike Hemmerling Phi of Pillar to Post Home Inspections. Mike has been a professional full time inspector for 24 yrs. If there are any questions about the inspection please either text/call 403-308-2347 or email Mike.hemmerling@pillartopost.com

1.4 Approximate Year Built

1.4.1 Building was built in 1960s

1.5 Inspection / Site Conditions

1.5.1 Interior pictures

1.5.2 Commercial building with basement. Building is a complete concrete structure

3.0 EXTERIOR

3.2 Foundation Surface

3.2.3 Some age typical cracks, recommend monitoring and repair as needed. No major structural cracks were visible

3.3 Wall Surface

3.3.3 Building owner informed me that there was past repairs at North East corner. No current visible issues at the time of the inspection

3.4 Windows

3.4.3 Low maintenance windows, some limited wear and cracked panes in areas

4.0 ROOFING SYSTEM

4.3 Sloped Surface(s)

4.3.3 Estimated age of roof coverings is 15+ yrs old

Tar and gravel roof on building

Some visible wear and patched areas. New building owner should budget for repairs, maintenance to roof. Recommend consulting with a qualified contractor as to costs

No visible current leaks at that the time of the inspection. There are some visible stains on main floor ceiling but all were found to be dry at the time of the inspection with the use of a moisture meter

4.4 Flashings

4.4.2 Recommend annual caulking to insure water proof seal

Some visible worn areas, recommend repairs as needed

6.0 STRUCTURE

6.3 Foundation

6.3.3 Where foundation was visible there were no major cracks or signs of settlement or structural issues

6.4 Support - Post / Beam / Column

6.4.2 Building is a complete concrete structure. Concrete foundation with concrete main floor.

No visible current structural issues with the building at the time of the inspection

7.0 ELECTRICAL SYSTEM

7.4 Service Size

7.4.1 400 amp service to building

8.0 HEATING/COOLING/VENTILATION SYSTEM(S)

8.1 HVAC General Comments

8.1.1 5 separate furnaces in the building

Bulloch furnaces are 50 + yrs old
Intercity green furnace is 56 yrs old
Comfort maker furnace is 12 yrs old

New building owner should budget for repairs and or replacement of all older furnaces

8.2 AC / Heat Pump System(s)

8.2.2 2 roof top ac units

1 Lennox that is under 10 yrs old, 1 York unit that is 20+ yr old

New building owner should budget for maintenance and repairs to older unit

9.0 PLUMBING SYSTEM

9.3 Distribution Piping

9.3.2 Where piping was visible it was found to be copper and pex piping

No visible current leaks at time of the inspection

9.4 Drain, Waste, and Vent Piping

9.4.2 Where piping was visible it was found to be Abs and copper piping

No visible current leaks at the time of the inspection

9.5 Water Heating Equipment

9.5.3 1 hot water tank, 10 yrs old. No current leaks

10.0 GENERAL COMMENTS ABOUT THIS INSPECTION

10.1 General Comments

10.1.1 The building is a full concrete structure, no past and or current signs of settlement, movement or structural issues at the time of the inspection

INSPECTION REPORT

1.0 INTRODUCTION

1.1 General Information

1.1.1 At your request, an inspection of the above property has been conducted. Pillar To Post operated by 620213 Ab Ltd, is pleased to submit this inspection report. This report is a professional opinion based on a visual inspection of the accessible components of the property. This report is not an exhaustive technical evaluation.

1.1.2 **CONFIDENTIAL COMMUNICATION:** This message w/attachment(s) is confidential. It is intended solely for the use of the individual(s) or entity named above or their designee. If the reader of this message is not the intended recipient, please immediately notify the sender and delete or destroy any copy of this message. Be advised that any review, use or distribution of this message and/or attachment(s) by any unintended recipients is prohibited. Be environmentally aware-please do not print this e-mail unless you really need to.

1.1.3 Please understand that there are limitations to this inspection. Many components of the property are not visible during the inspection and very little historical information is provided in advance of the inspection. While we can reduce your risk of purchasing a property, we cannot eliminate it, nor can we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership.

1.1.4 **This inspection was done as pre inspection to prepare the building for sale. Seller did inform me of the updates that had been done since he has owned the building.**

Building inspection was performed by Mike Hemmerling Phi of Pillar to Post Home Inspections. Mike has been a professional full time inspector for 24 yrs. If there are any questions about the inspection please either text/call 403-308-2347 or email Mike.hemmerling@pillartopost.com

1.2 Inspector

1.2.1 Mike Hemmerling PHI - Alberta License # 332525

1.3 Scope of Inspection

1.3.1 This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed. Structural elements, wiring, plumbing and all other items and/or conditions behind walls, ceilings, floors, ceramic tile, carpet, soil and other finishes or coverings are disclaimed. The inspection and this report do not, and are not intended to, address code and regulatory compliance, the possible presence of, damage caused by, or danger from asbestos, radon gas, lead paint, urea formaldehyde, fungi, mold, mildew, wood-destroying insects, soil contamination and other indoor and outdoor substances or pollutants. It is the goal of the inspection to put a buyer in a better position to make a buying decision. The purpose of the inspection is to identify major defects (only) in readily accessible (open or openable by hand without the use of tools) and visually observable areas.

The inspection should not be considered a guarantee or warranty of any kind. This inspection is visual only. No destructive testing or dismantling of building components is performed.

1.3.2 Please refer to the pre-inspection contract you signed prior to the inspection and the Standards of Practice for a full explanation of the scope of the inspection.

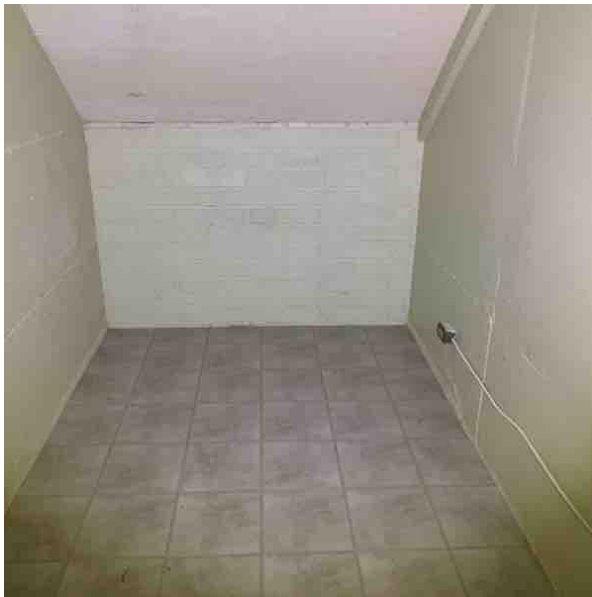
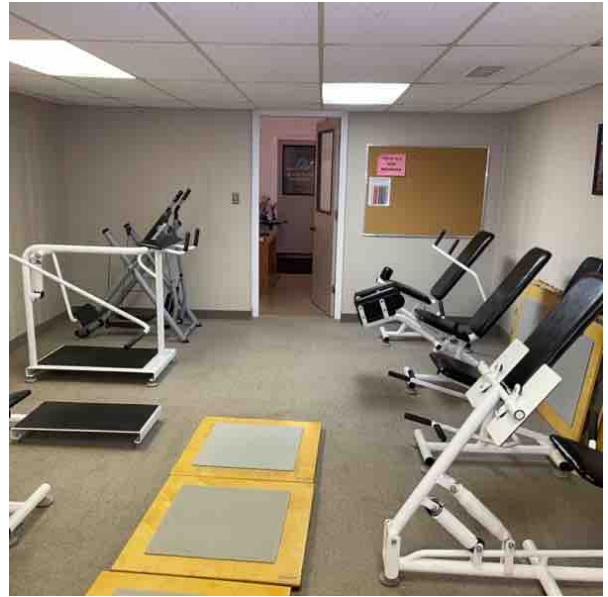
1.4 Approximate Year Built

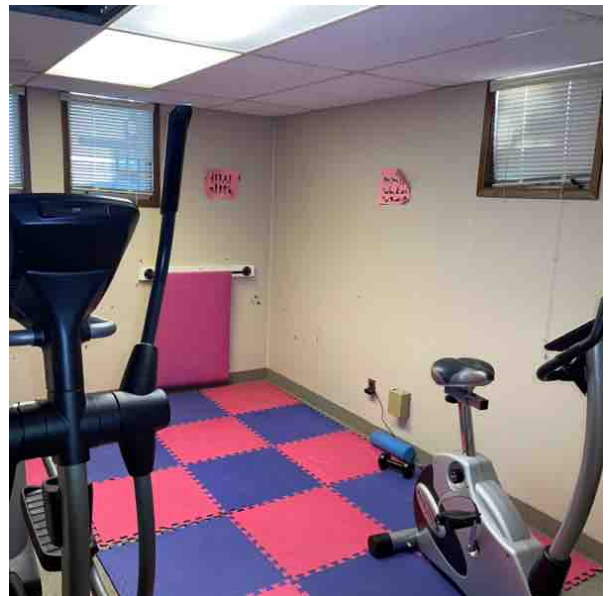
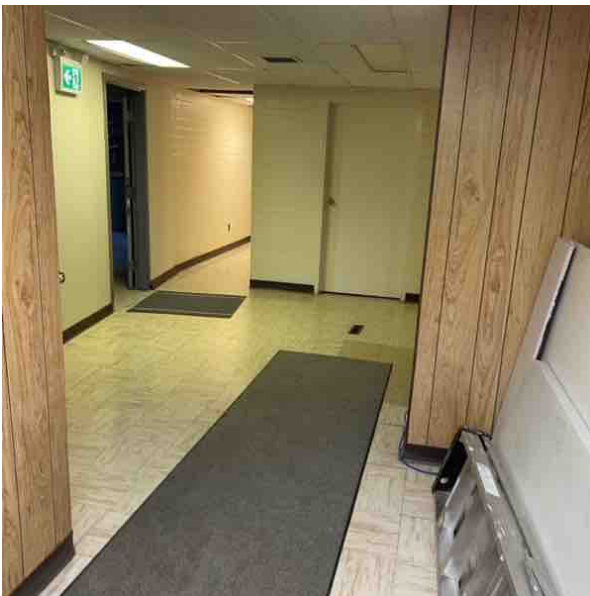
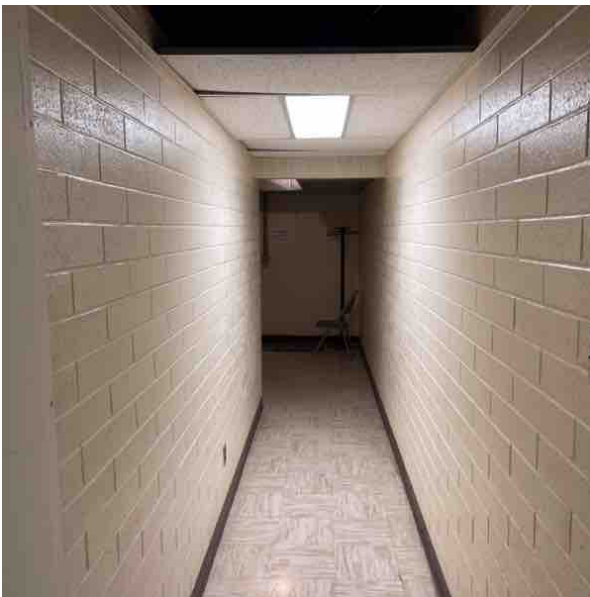
1.4.1 **Building was built in 1960s**

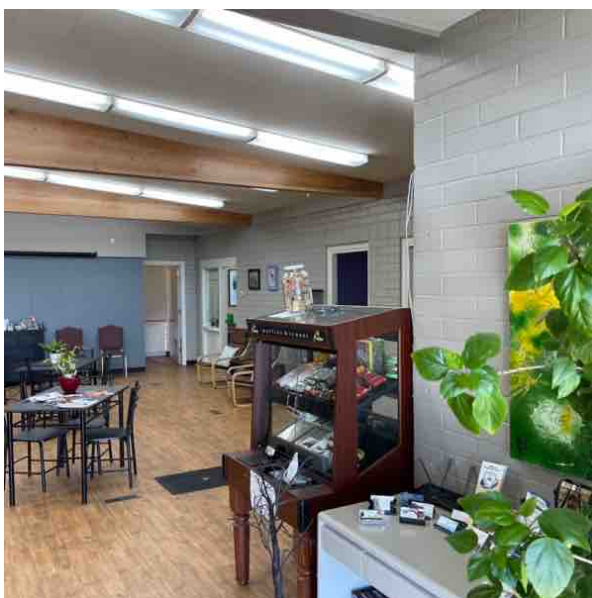
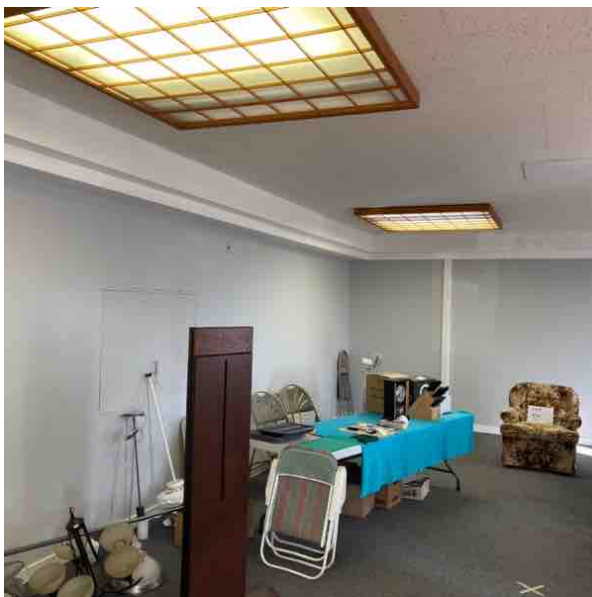
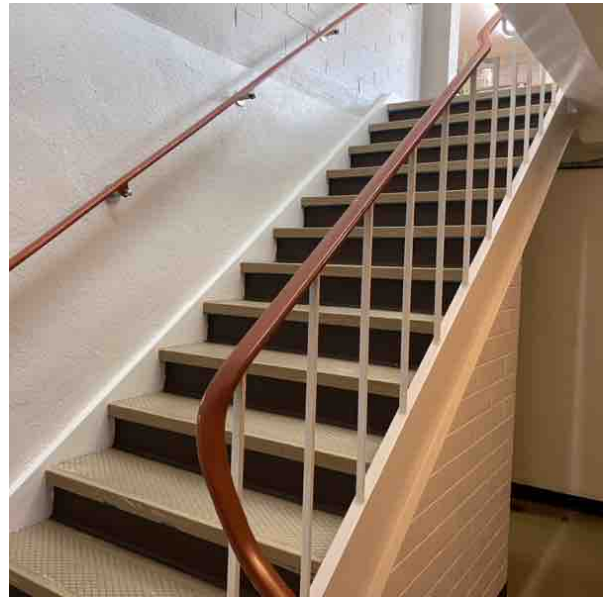
1.5 Inspection / Site Conditions

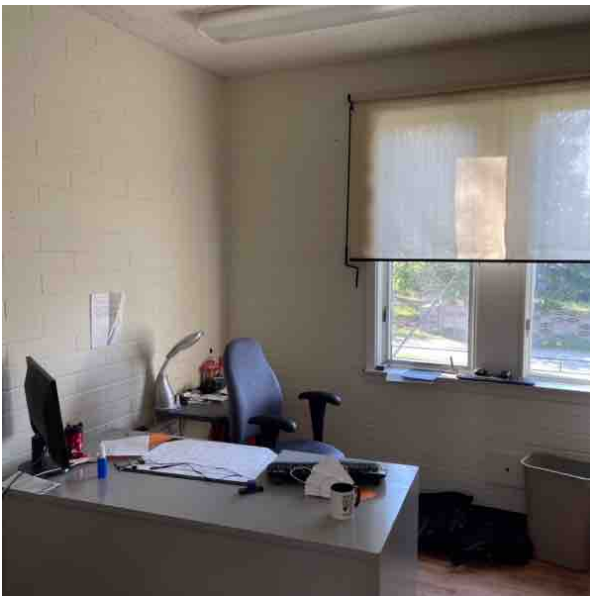
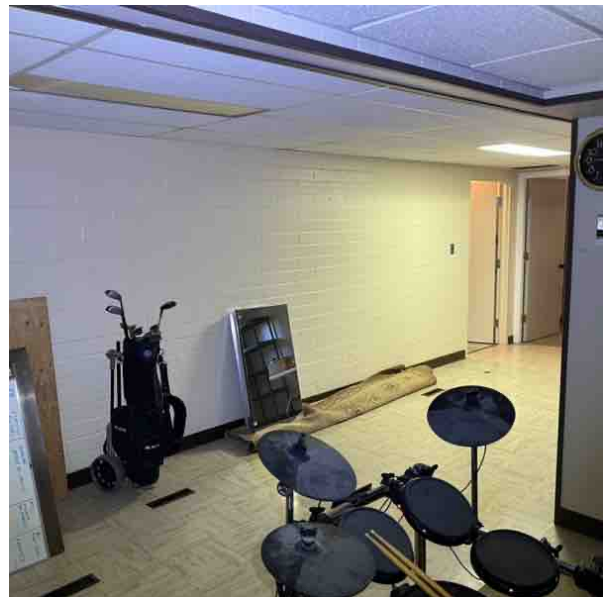
☑ Dry conditions

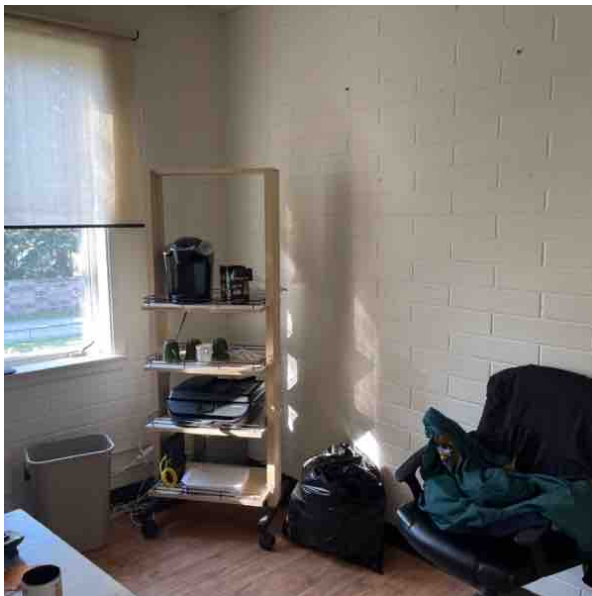
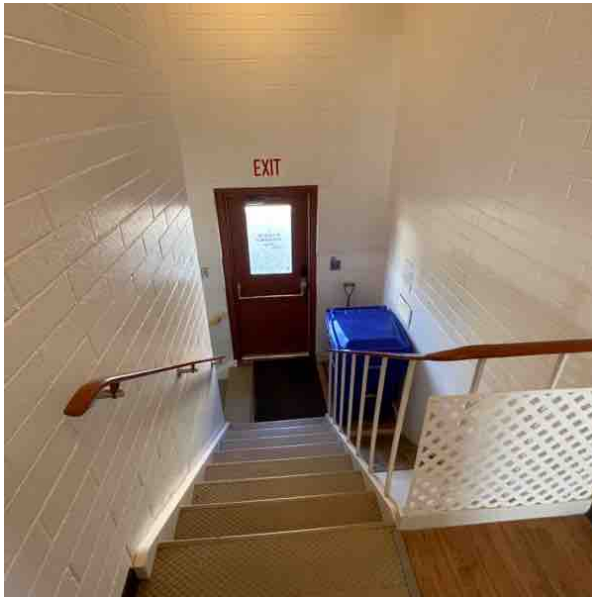
1.5.1 Interior pictures

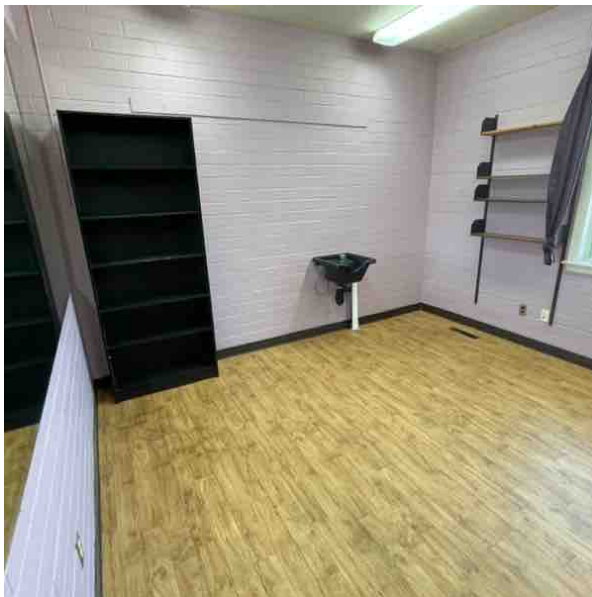






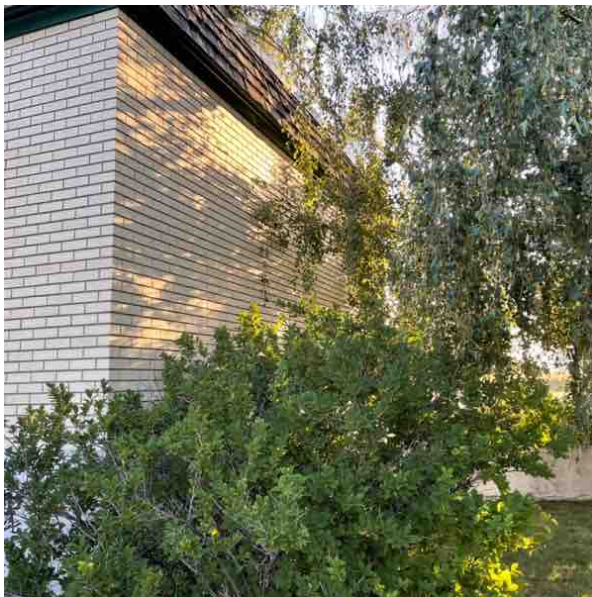






1.5.2 Commercial building with basement. Building is a complete concrete structure





2.0 PROPERTY AND SITE

2.1 Site Overview

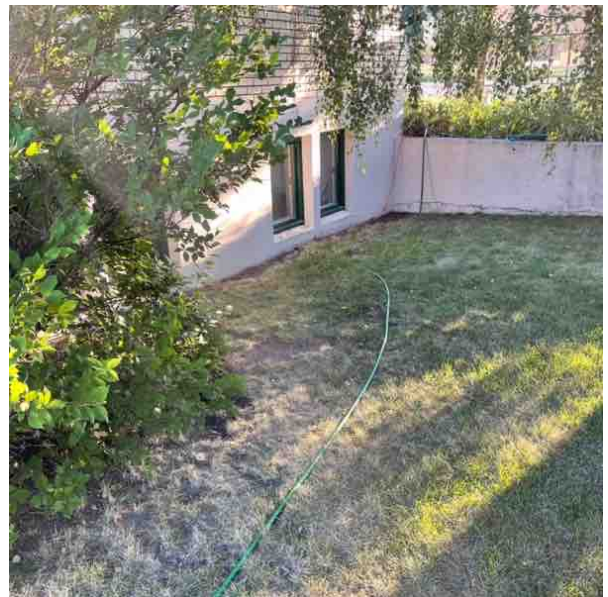
2.1.1 Work completed in conformance with requirements of this Standard has inherit limitations. The findings of the inspection of the home and property are based solely on the extent of observations and information gathered during the inspection.

2.2 Landscape / Grading

2.2.1 Recommend more slope away from the building, appears to be typical settlement. Soils could be added to achieve proper drainage away from the home

Trees and shrubs around the building are in need of trimming



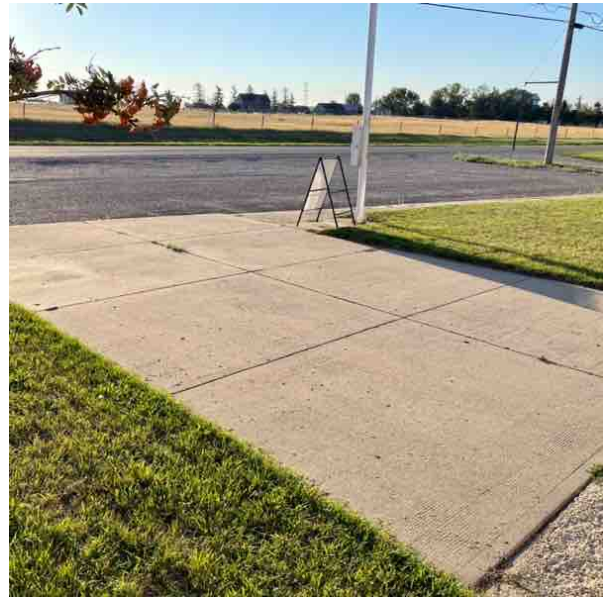


2.3 Walkway(s)

- ☉ Concrete

2.3.1 Age typical wear

2.3.2 Some age typical wear



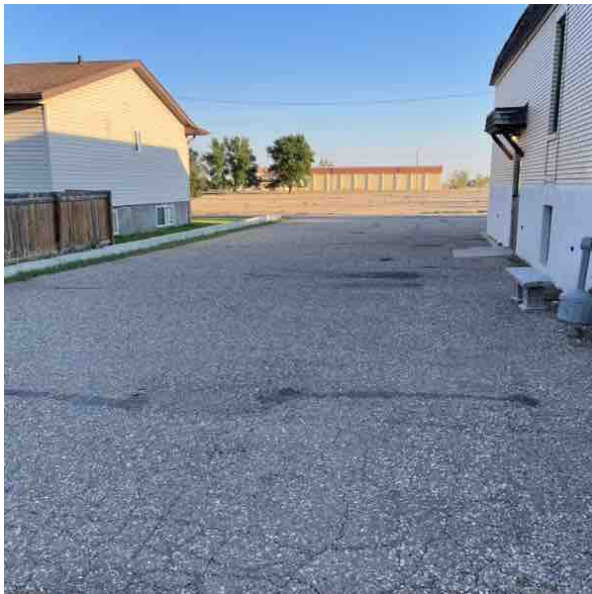
2.4 Driveway(s)

☉ Asphalt

2.4.1 Age typical wear

2.4.2 Worn/deteriorated

2.4.3 Some age typical wear



2.5 Retaining Wall(s)

☉ Concrete

2.5.1 No visible damage

2.5.2 No major signs of settlement at the time of the inspection



3.0 EXTERIOR

3.1 Limitations

△ Parged

3.2 Foundation Surface

☑ Concrete

3.2.1 Cracks

3.2.2 No visible damage

3.2.3 **Some age typical cracks, recommend monitoring and repair as needed. No major structural cracks were visible**





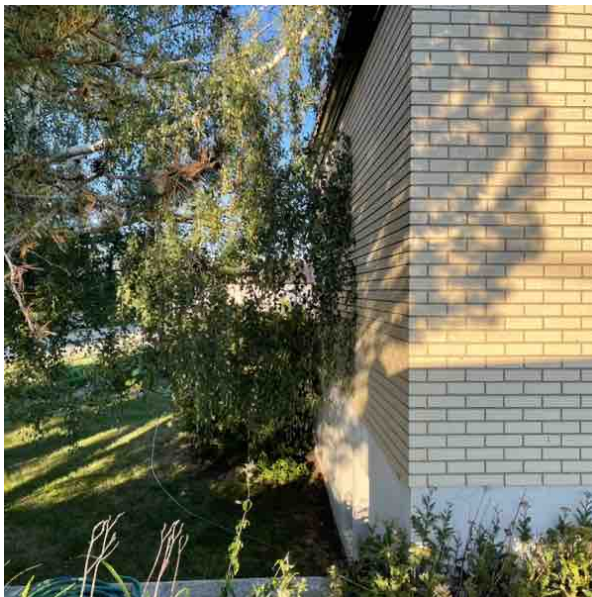
3.3 Wall Surface

- Wood siding
- Brick
- Composite, stone

3.3.1 No visible damage

3.3.2 Worn/deterioration

3.3.3 Building owner informed me that there was past repairs at North East corner. No current visible issues at the time of the inspection



3.3.4 Some age typical wear on wood shake areas, recommend monitoring and repair as needed



3.4 Windows

☑ Pvc

3.4.1 Not damaged

3.4.2 Worn/deterioration

3.4.3 Low maintenance windows, some limited wear and cracked panes in areas



3.5 Exterior Doors

3.5.1 No visible damage

3.5.2 Worn/deterioration

3.5.3 Aluminum commercial doors



4.0 ROOFING SYSTEM

4.1 Roofing General Comments

4.1.1 Visual inspection of roof coverings. Recommend consulting with the owners if they are aware of any past and or current leaks, damage and or hail damage or claims on the roof

Roof coverings concealed the roof sheeting and structure, limitation to the inspection

4.2 Roofing Inspection Method

☑ Walked on roof surface.

4.3 Sloped Surface(s)

☑ Tar and gravel

4.3.1 Damaged

4.3.2 Worn/deterioration

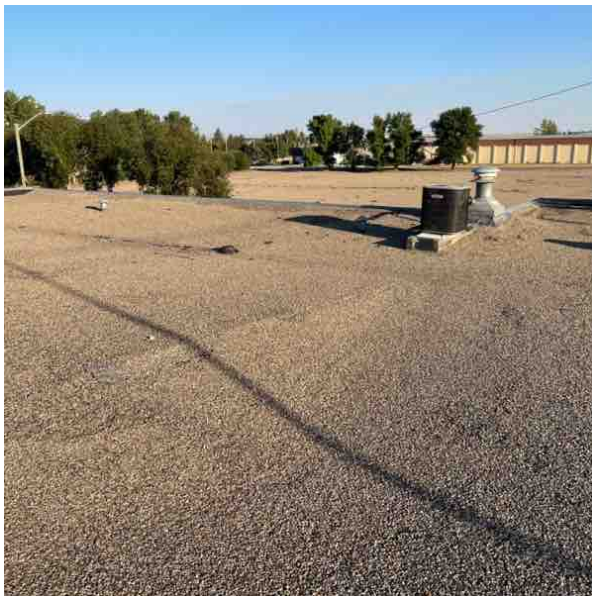
4.3.3 Estimated age of roof coverings is 15+ yrs old

Tar and gravel roof on building

Some visible wear and patched areas. New building owner should budget for repairs, maintenance to roof. Recommend consulting with a qualified contractor as to costs

No visible current leaks at that the time of the inspection. There are some visible stains on main floor ceiling but all were found to be dry at the time of the inspection with the use of a moisture meter









4.4 Flashings

- ⊙ Chimney
- ⊙ Plumbing stack

4.4.1 Worn/ deterioration

4.4.2 **Recommend annual caulking to insure water proof seal**

Some visible worn areas, recommend repairs as needed





5.0 ATTIC

5.1 Attic Access

5.1.1 No attic access was located due to roof design

5.2 Vapor Barrier

5.2.1 The continuity of the air vapor barriers throughout the home could not be verified due to lack of access

6.0 STRUCTURE

6.1 Limitations

- △ Finished basement
- △ Floor coverings
- △ No attic access located

6.2 Structure General Comments

6.2.1 Storage in basement limited visibility and access at the time of the inspection

6.2.2 Limited access and visibility of structure due to wall, ceiling and floor finishes. Visual inspection only for structural issues that were apparent and visible at the time of the inspection. No structural testing or engineering services were contracted at the time of the inspection

6.3 Foundation

- ☑ Concrete

6.3.1 No visible damage

6.3.2 Foundation inspection is limited to areas that were visible and accessible. Only areas there were visible were inspected and or commented on at the time of the inspection

6.3.3 **Where foundation was visible there were no major cracks or signs of settlement or structural issues**



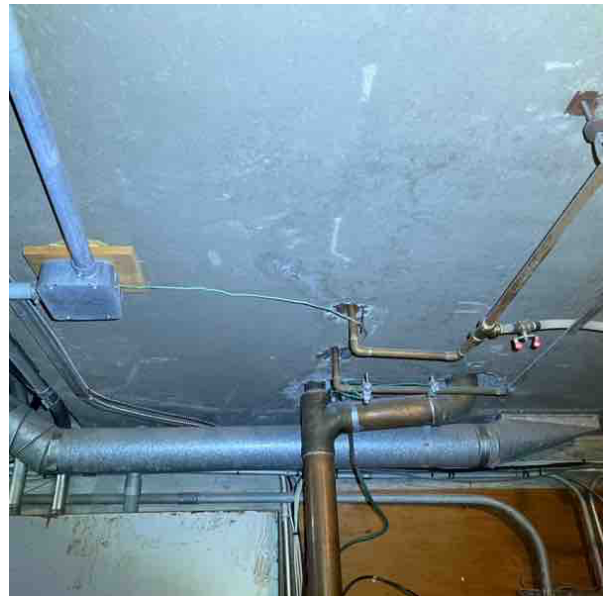
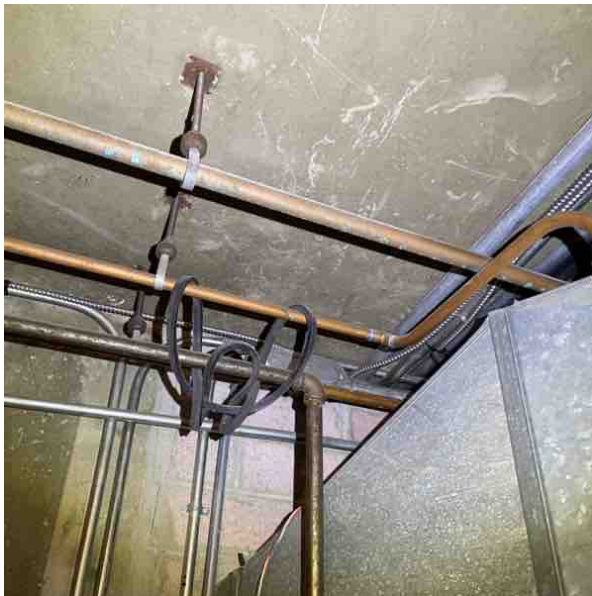


6.4 Support - Post / Beam / Column

6.4.1 No visible damage

6.4.2 **Building is a complete concrete structure. Concrete foundation with concrete main floor.**

No visible current structural issues with the building at the time of the inspection





6.5 Slab

☉ Concrete

6.5.1 No visible damage

6.5.2 Where concrete floor was visible there was no major damage or signs of seepage at the time of the inspection

7.0 ELECTRICAL SYSTEM

7.1 Limitations

- △ Concealed in finished wall and ceiling areas
- △ Concealed, not inspected
- △ Furnishings, storage

7.2 Electrical General Comments

7.2.1 A representative number of receptacles was tested. Not all tested due to use or obstruction.

A representative sample of lighting was tested. Some may not have been tested due to obstruction or missing lights bulbs, etc.

Ground path concealed or partially concealed.

7.3 Service Entrance

☉ Electrical service to home is by overhead cables.

7.3.1 No visible damage

7.4 Service Size

7.4.1 400 amp service to building



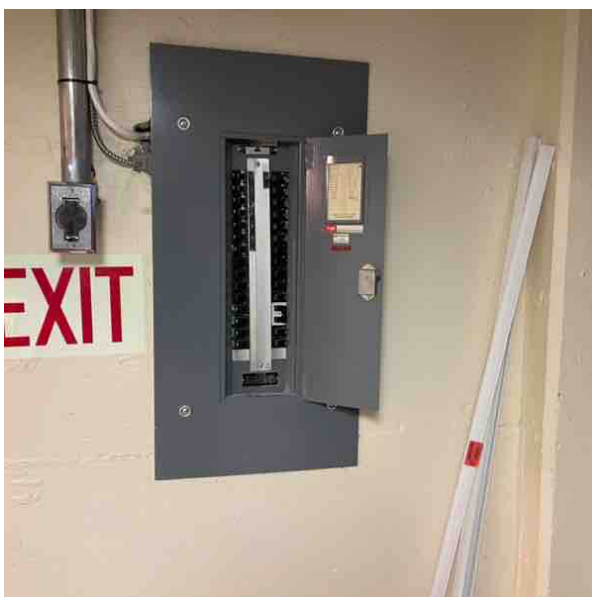
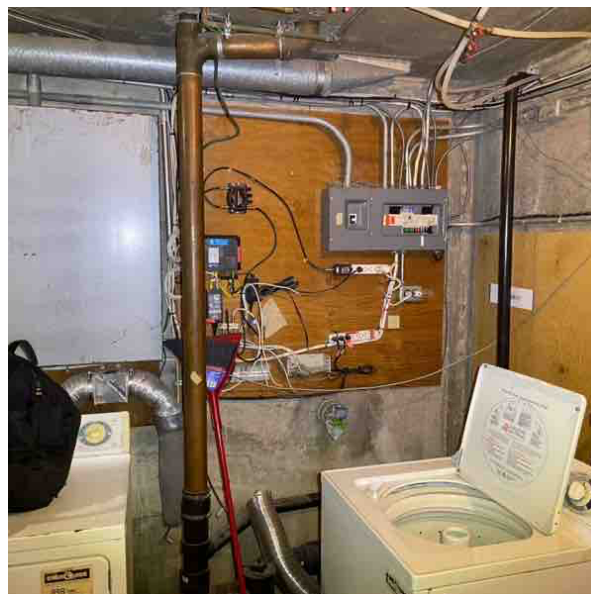
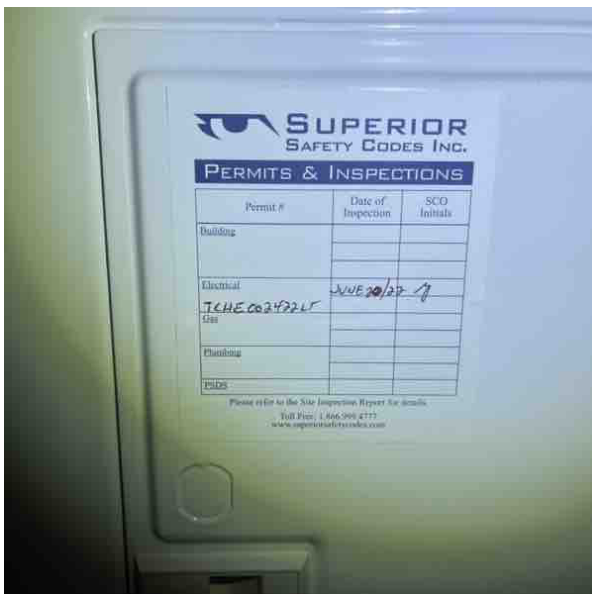
7.5 Distribution Panel(s)

7.5.1 No visible damage

7.5.2 Multiple sub panels through the building.

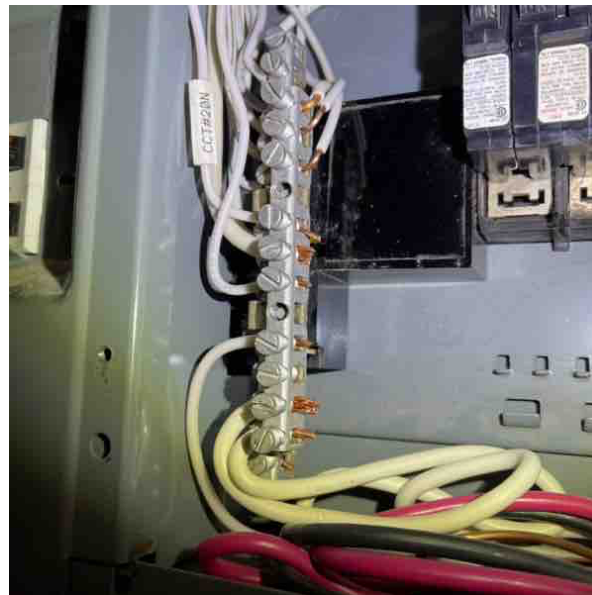
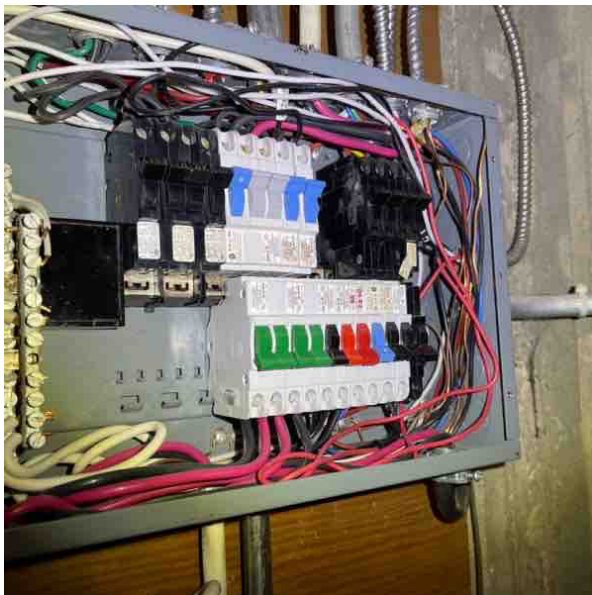
Some newer wiring from 2022





- 7.6 **Branch Circuit Wiring**
 - ⊙ Copper wire branch circuits.
- 7.6.1 Inspected where visible

7.6.2 Copper wiring was visible in panels that were opened



7.7 Receptacles

- ⊙ Grounded

7.7.1 No visible damage

7.7.2 Receptacles that were tested were found to be operational and wired correctly and grounded

7.8 Lighting / Ceiling Fan(s)

7.8.1 No visible damage

7.8.2 Lighting that was tested was found to be operational

7.9 GFCI Devices

7.9.1 Recommend added Gfci protection on exteriors areas to insure proper coverage



8.0 HEATING/COOLING/VENTILATION SYSTEM(S)

8.1 HVAC General Comments

- ⊙ Conventional furnace
- ⊙ Mid efficient furnace

8.1.1 5 separate furnaces in the building

Bulloch furnaces are 50 + yrs old
Intercity green furnace is 56 yrs old
Comfort maker furnace is 12 yrs old

New building owner should budget for repairs and or replacement of all older furnaces





8.1.2 Some limited and operational electrical baseboard heating. In duct work heat system for the future potential suite was operational





8.2 AC / Heat Pump System(s)

8.2.1 Operational

8.2.2 **2 roof top ac units**

1 Lennox that is under 10 yrs old, 1 York unit that is 20+ yr old

New building owner should budget for maintenance and repairs to older unit



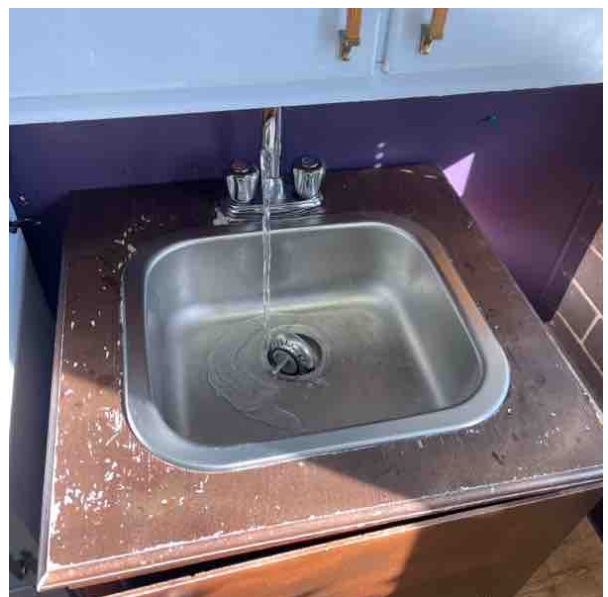
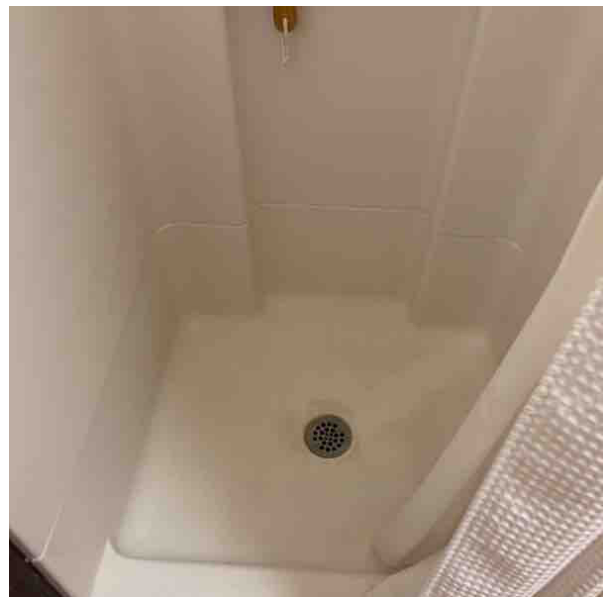
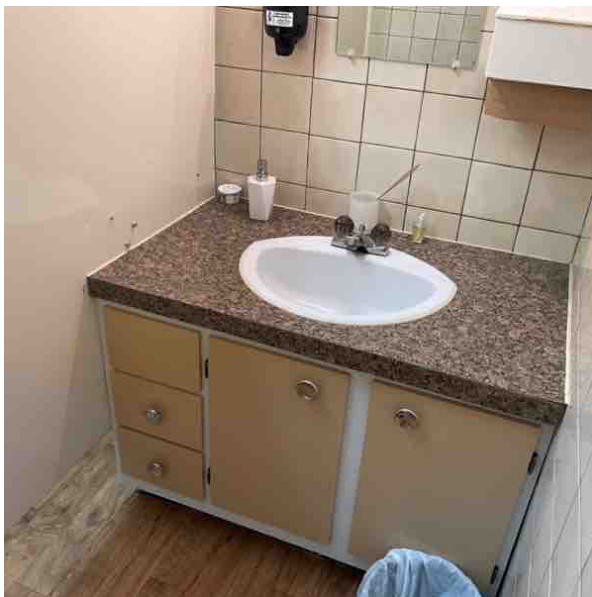
9.0 PLUMBING SYSTEM

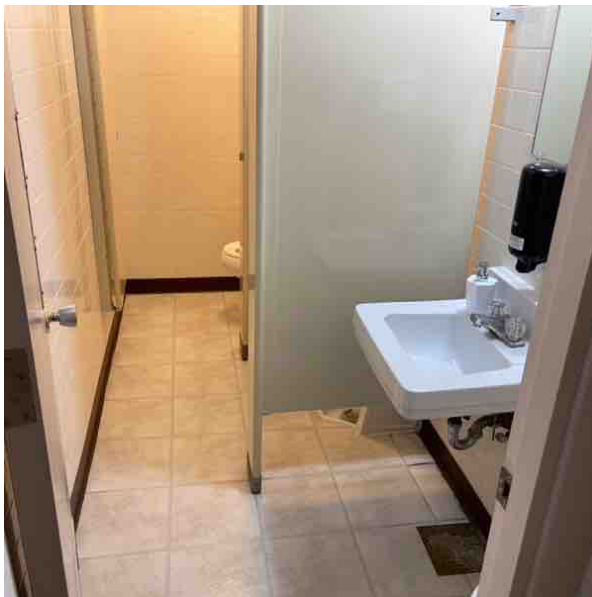
9.1 Limitations

- ▲ Finished basement
- ▲ Finished basement

9.2 Plumbing General Comments

9.2.1 No visible leaks at any sinks, toilets and or showers at the time of the inspection







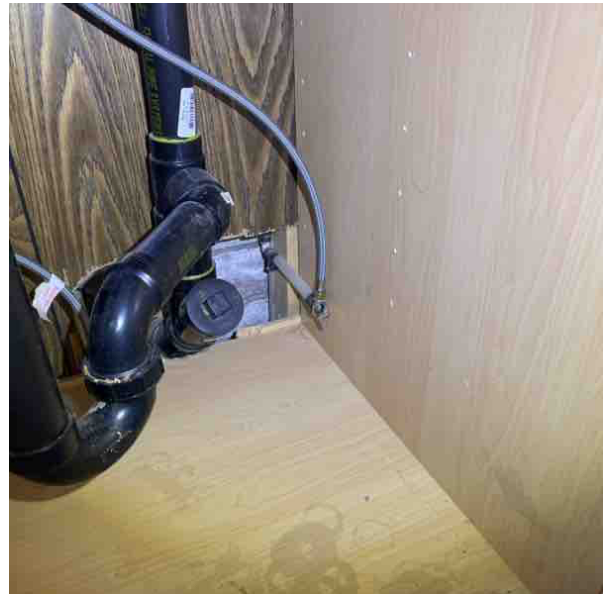
9.3 Distribution Piping

- ⊙ Interior water supply pipes are copper.
- ⊙ Interior water supply pipes are plastic.

9.3.1 No visible damage

9.3.2 Where piping was visible it was found to be copper and pex piping

No visible current leaks at time of the inspection



9.4 Drain, Waste, and Vent Piping

- ⊙ Copper
- ⊙ Black ABS

9.4.1 No visible damage

9.4.2 **Where piping was visible it was found to be Abs and copper piping**

No visible current leaks at the time of the inspection



9.5 Water Heating Equipment

9.5.1 No visible leaks

9.5.2 Operational

9.5.3 **1 hot water tank, 10 yrs old. No current leaks**



9.6 Sump Pump

9.6.1 Operational

9.6.2 Sump pump was operational at the time of the inspection



10.0 GENERAL COMMENTS ABOUT THIS INSPECTION

10.1 General Comments

10.1.1 The building is a full concrete structure, no past and or current signs of settlement, movement or structural issues at the time of the inspection