

the details

Aug 23, 2023

“Every little thing matters. The devil is in the details.”

the summary

what you need to make an informed decision

the insurance

stuff you'll need for your insurance policy

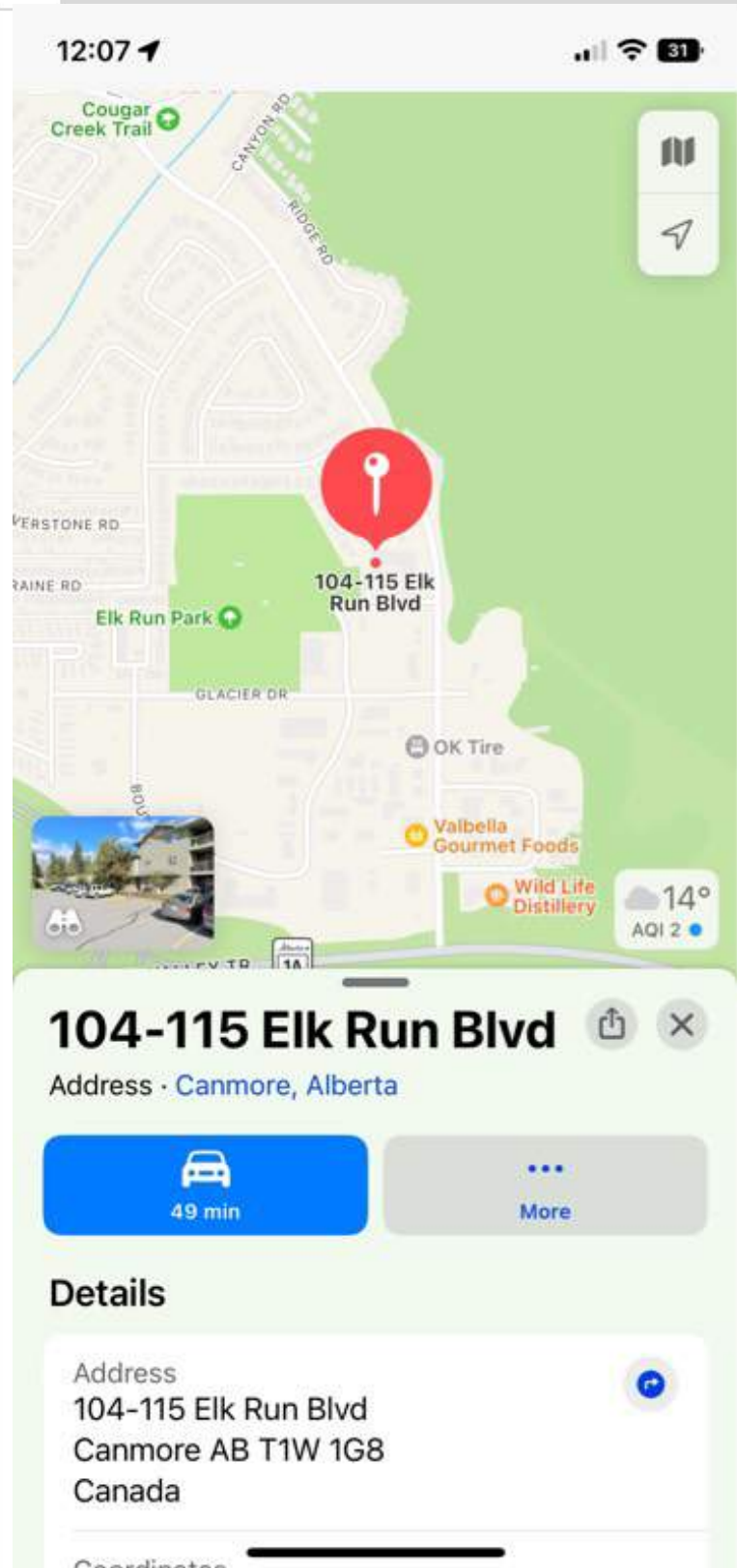


104-115 Elk Run Blvd, Canmore

20



the elements



Client Name

Client Phone

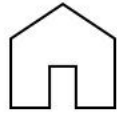
Client Email

Client Address

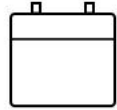
Agent Contact



104-115 Elk Run Blvd, Canmore



Condominium



Aug 23, 2023



4:00



Sunny



Client Only



Chase Diaz



Terry Morgan



4036781480



Terry.morgan1623@gmail.com



104 115 Elk Run Blvd



Penny Kander

the

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Cover

The Elements

The Method

Thank You

Disclaimer Stuff

Icons & Legends

The Summary

The Insurance

72 Seconds

ROOF

EXTERIOR

GARAGE

ATTIC

THERMAL

INTERIOR

KITCHEN

BATHROOM

STRUCTURE

MECHANICAL

the

method



From the disciplined approach of gathering information & curating, to the mixture of photos & clear narratives. The Method was founded on pure construction experience.

Designed to CONNECT you with the information to help make an informed decision & built to do one thing really well:

Drive the point home.

"Tell the story, share the knowledge & inspire action."



thank you

Thanks for choosing us for your home inspection. We appreciate your confidence in us & it was my pleasure to serve you today.

I will be your primary contact & I will do anything I can to make sure you are fully clear on my findings today.

Please feel free to contact us if you have any questions or if you need further information. We will gladly answer any questions.

Kind regards,

Chase Diaz

Chase Diaz

587-832-3429

reachme@2020mhi.com

72Seconds



A home inspection is kind of like an annual check-up at the doctor. It's used to make sure things are working properly & it can be useful in spotting things that might eventually become a problem.

Some people actually think we come equipped with a crystal ball, a flux capacitor or even X-Ray vision! Unfortunately, we can't go into the past, go "Back To The Future" or, like Superman, see through walls.

Disclaimers are boring so I won't get into that but please understand we can only visually inspect what we see today. Every house is different just like every customer has different expectations of what a home inspection should be. However, we know some people like to read the report in its entirety.

Please check out the contract provided to you for more details.



If you are reading this then obviously the details matter to you. You'd make a great home inspector.



Iconography

It's a snap! Here are some key terms you'll see throughout.

Sometimes we use icons or example images when it provides a more effective representation.

Hand Gestures

Non-verbal communication in a photo that packs a punch.



Attention / Repair

Heads up! This may need to be fixed very soon.



Inspected

Inspected and of an acceptable condition on this day.

Not Inspected

Conditions out of our control & or outside of our Standards Of Practice

RCMD

Recommended

RR

Repair or Replace

FE

Further Evaluation

IMP

Improve

NA

Not Applicable

LOF

Light On Fire

WTF

Why The Face?

ROOF



1. Roof tune ups are recommended every year, with visual inspections between seasons & after major storms.

GARAGE

Not applicable

EXTERIOR

1. Monitor foundation, ensure proper sloping grading away from the foundation wall, and keep downspouts down/extended.
2. Ensure all exterior penetrations remain sealed to prevent potential moisture and pest intrusion.

ATTIC

Not applicable.

THERMAL

1. Thermal & weather conditions vary greatly inside & outside of a home from moment to moment. Thermal scan provides a snap-shot in the time of inspection.

INTERIOR

1. Minor cosmetic & functional deficiencies (eg. nail pops, caulk depletion, stains, paint, scuffs, dings, door/window adjustments, closet/cabinet hardware...etc.). Improve to personal standards.
2. The electrical outlets on the shared wall between bedrooms did not function this day RR.
3. We could not get the fire place to function this day. The pilot light was working but would not stay on. FE.

BATHROOM

1. Maintain grout/sealant in bathrooms & kitchen as required.
2. A number of tiles were missing around the tub filler the drywall was damaged behind this area. RR. No moisture was detected this day.
3. The main bathroom fan did not work this day. RR.

KITCHEN

1. The kitchen faucet was loose this day. Resecure.
2. The kitchen plugs were not GFCI protected. RCMD upgrading outlets near water sources to GFCI for protection.

STRUCTURE & MECHANICAL

1. Poly B plumbing was present throughout the home. Ensure proper coverage from your insurance company & RCMD updating the supply lines to help prevent against future leaks. Ask seller to disclose any history of insurance claims pertaining to leaks in the home.

R



Why roofs leak? High winds, hail, snow ice & deterioration or defects in the roofing material.

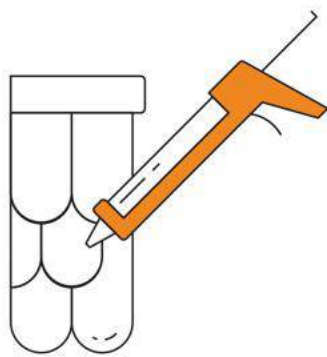
Yearly roof maintenance will aid in leak avoidance.

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Ventilation, exposure & organic debris affect the roof life expectancy.

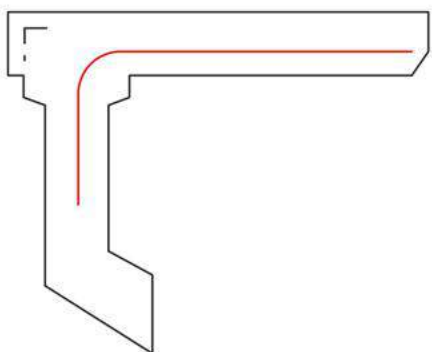
For these reasons among others, it is not possible to give an accurate age or life expectancy of your roof coverings with a visual inspection.



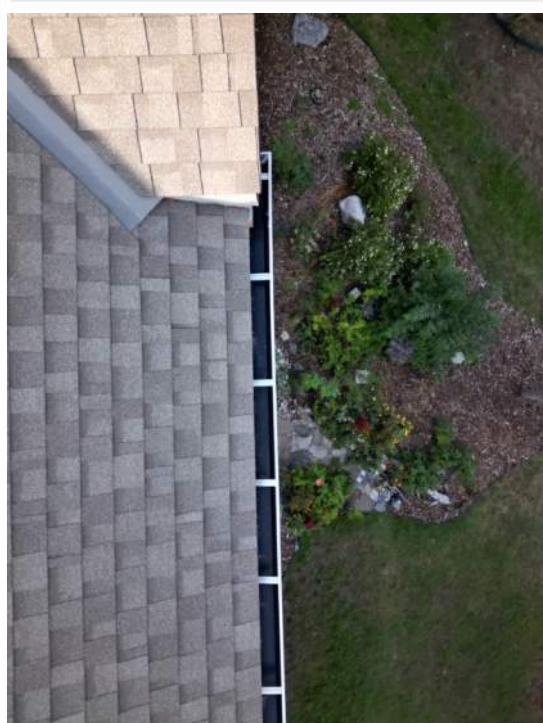
Roof Caulking

Moisture intrusion from plumbing stacks & roof vents over time is hard to detect.

Yearly tune ups with a exterior rated mastics are great for up keep. Boots & flashing may also need to be replaced at next roof replacement.



Heat Trace Cable



TIP: Roof & gutter heat cables are the ideal preventative maintenance for snow & ice buildup.

Regular cleaning of trough/scupper should be a part of your yearly maintenance schedule.



Minor deterioration or defects in the roofing material are considered to be functional damage.

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only & do not preclude the possibility of leakage. Leakage can develop at any time & may depend on rain intensity, wind direction, ice buildup & other factors. Antennae, chimney/flue interiors which are not readily accessible are (NI) & could require repair.
- Roof inspection may be limited by access, condition, weather, or safety concerns.



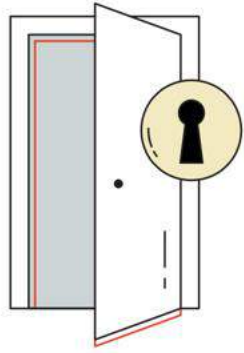
The key to roof management is leak avoidance. Find & correct defects before they leak by setting up a yearly roof maintenance program with a certified local roofer.

RCMD scheduling a roof tune-up upon possession and as part of a regular maintenance schedule every 1-2 yrs. and after major storm events.

Request seller disclosure on when they last had the roof serviced or replaced.

E

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Weather Strip & Locks

Doors are intended to protect from intruders & the elements. New or old, re-key locks.

Clean gaskets & replace as necessary. A well installed & maintained exterior door will save \$ on heating costs.



Hinges will need snugging & latches will need re-alignment during the different seasons.



Windows, flashing & casings. Basement window(s) all need yearly cleaning & maintenance.

Keep the screens out in the colder months to help prevent excess moisture/frost buildup and damage.



Weather proof outlet covers are preferred.

Exterior faucet
Ensure properly winterized in the colder months.



The BBQ was tested and working correctly this day.



Cracking observed on the concrete. RCMD filling cracks and sealing floor with paint or epoxy



Overview of the patio area.



Exterior Monthly List

Routine maintenance is important for every home's upkeep & well-being. Check-ups on your exterior, will help prevent breakdowns, save \$ \$\$, & keep your home looking its best.

Roof & Exterior Penetrations

Examine the roof for cracking, buckling, loose or missing granules. Check flashing around plumbing vents (stacks), skylights, chimneys, furnace or hot water exhaust vents, windows & doors. Depleted sealant should be cut away & replaced.

Gutters, Downspouts & Grading

Check for loose, leaky or separating gutters. Improper drainage can lead to water in the basement or crawl space. Make sure downspouts drain away from the foundation & are clear & free of debris.

Foundation Inspect concrete flatwork, parging & foundation for signs of cracking or movement. Fill cracks with a concrete crack filler to prevent moisture intrusion. When weather permits, powerwash flat works & seal with the proper product.

“There’s birth, there’s death & in between there’s maintenance.”



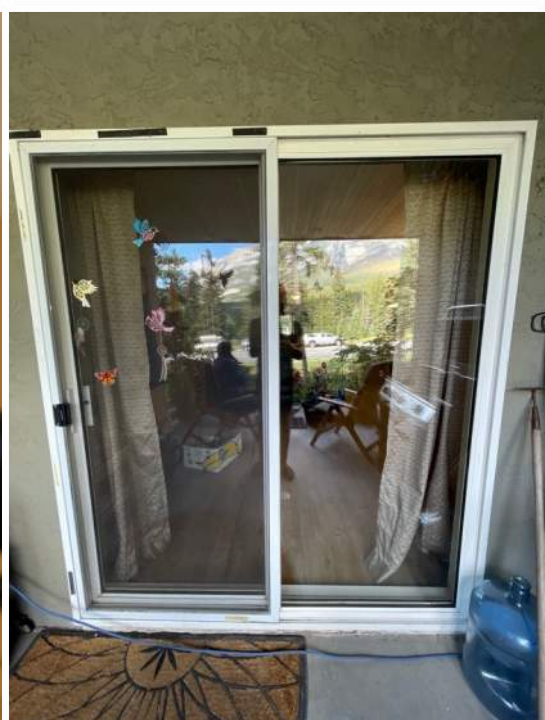
BACK TO SUMMARY



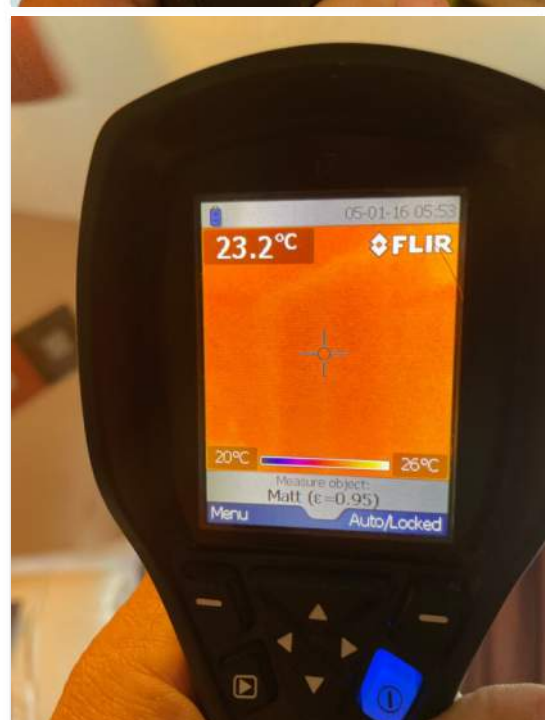
Minor cold spots are present in every home. Every effort was made to scan the entire structure unless obstructed.



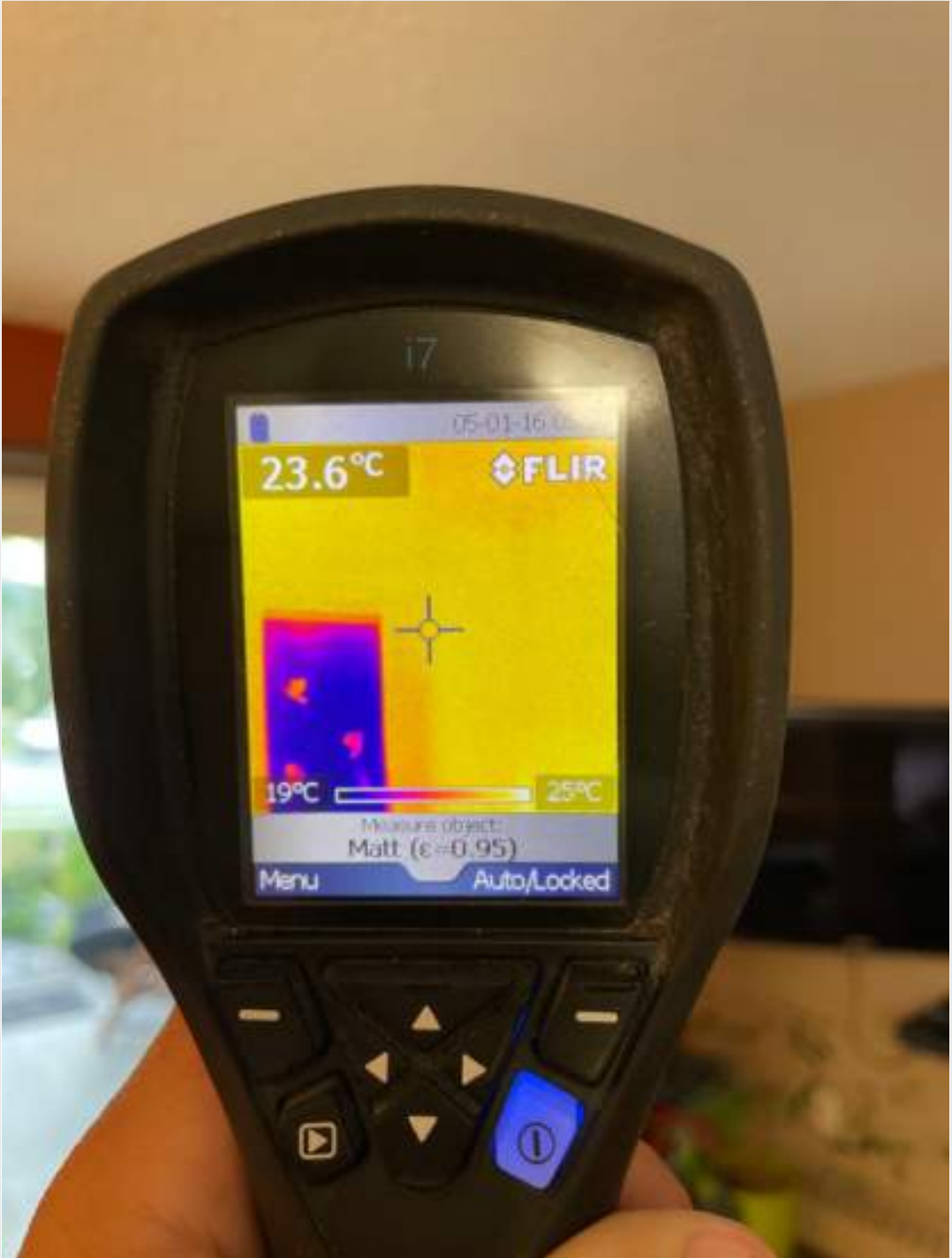
A representative number of window casings / flanges scanned.



Exterior doors checked with thermal.



Exterior wall as seen from the inside. All walls & ceilings were scanned today.



What I'm looking for through out the entire thermal: Missing, damaged, or inadequate insulation, building envelope air leaks, moisture intrusion, & substandard work (like missing tall wall blocking

Like I said above, there are cold spots present in all homes, sometimes it's better off paying the extra little bit of money on the monthly bill rather than fixing it.



Doors, windows or any penetration in the skeleton of your home is where I usually find the largest variance in temperatures. This is why I'm a stickler about cleaning & replacing my weather stripping every couple years.



P-trap thermal scan example.



Toilet base thermal scan example.



Register thermal scan example.



Washer/dryer thermal scan example.



A representative number of potential leak points were examined with the aid of FLIR (Thermal Camera) this day.

Dishwasher thermal scan example.



Stove top thermal scan example.



Fridge / freezer thermal scan example.



Stove / oven thermal scan example.



Thermal Info

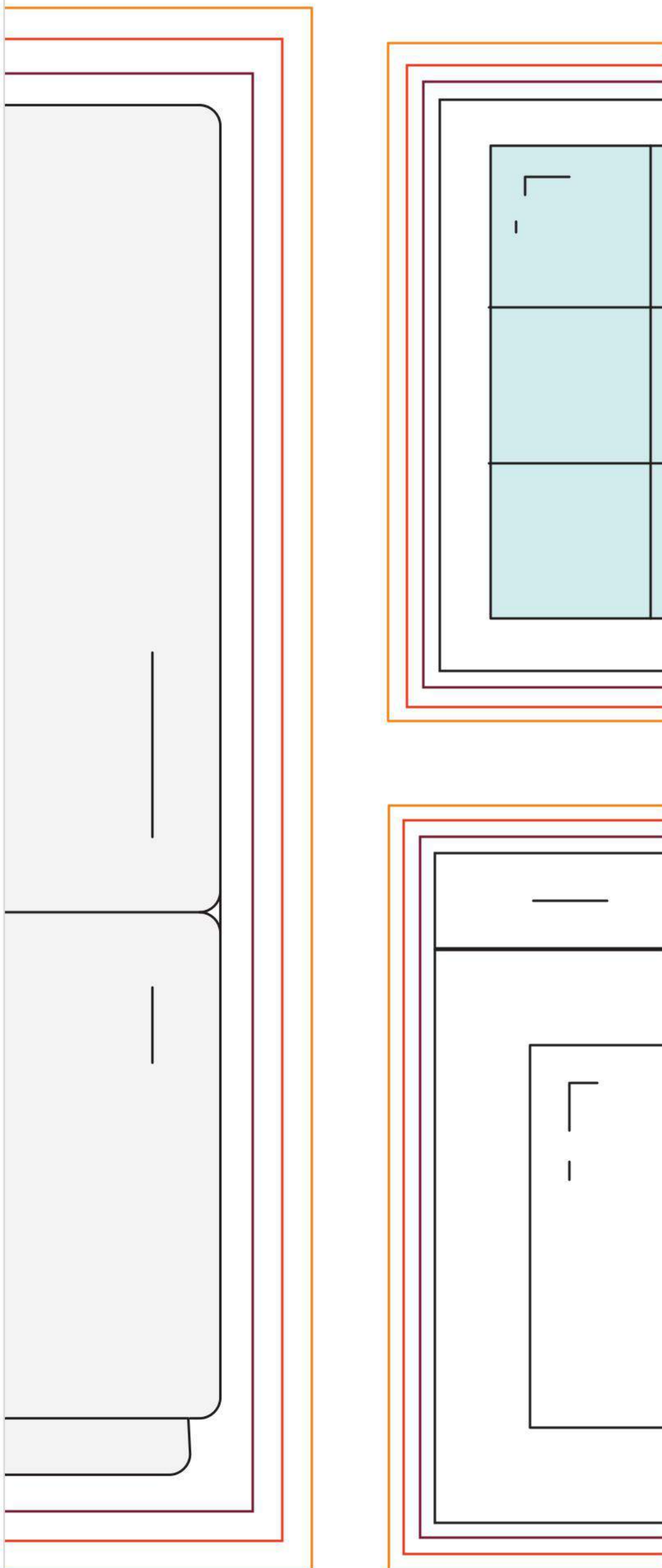
Thermal imaging may scan the state of the environment inside & outside the home at the time of the inspection.

Please remember that this technology has its limitations & cannot predict past or future conditions of the dwelling.

A thermal camera is a device that detects infrared energy (heat) and converts it into a visual image. They don't work like regular cameras.

Regular cameras and the human eye both work on the same basic principle: visible light energy hits something, bounces off it, a detector receives the reflected light, and then turns it into an image.

Thermal imagers make pictures from heat, not visible light.





Dusty light bulbs can reduce light output up to 30 percent, so it's worth giving your bulbs a quick once over at possession.



A select number of outlets & switches were tested today for function.



Opening your blinds can expose the surface of windows to circulating air which will help keep the condensation away!!!

A representative # of doors & windows were checked for operation & for blown seals.



Snug up door knobs, towel bars, toilet paper holders, hinge pins and door stops.

Don't forget about window locks, cranks & outlet/switch covers.

Interior Monthly List

Smoke Detectors & Monoxide

Test to make sure they work in the event of a fire. Replace batteries upon possession & every year.

Sliding Doors & Windows

Clean tracks & make sure drain holes are open to reduce the risk of water damage in the home. Check for tears in door weather gasket & ensure a good tight seal all the way around.

All Drains & Toilets

Check that there is water in traps to prevent sewer odors from entering the home.

Bathroom Exhaust Fan

Clean grill to ensure good air flow & decrease moisture in the air.

Ground Fault Circuit Interrupters

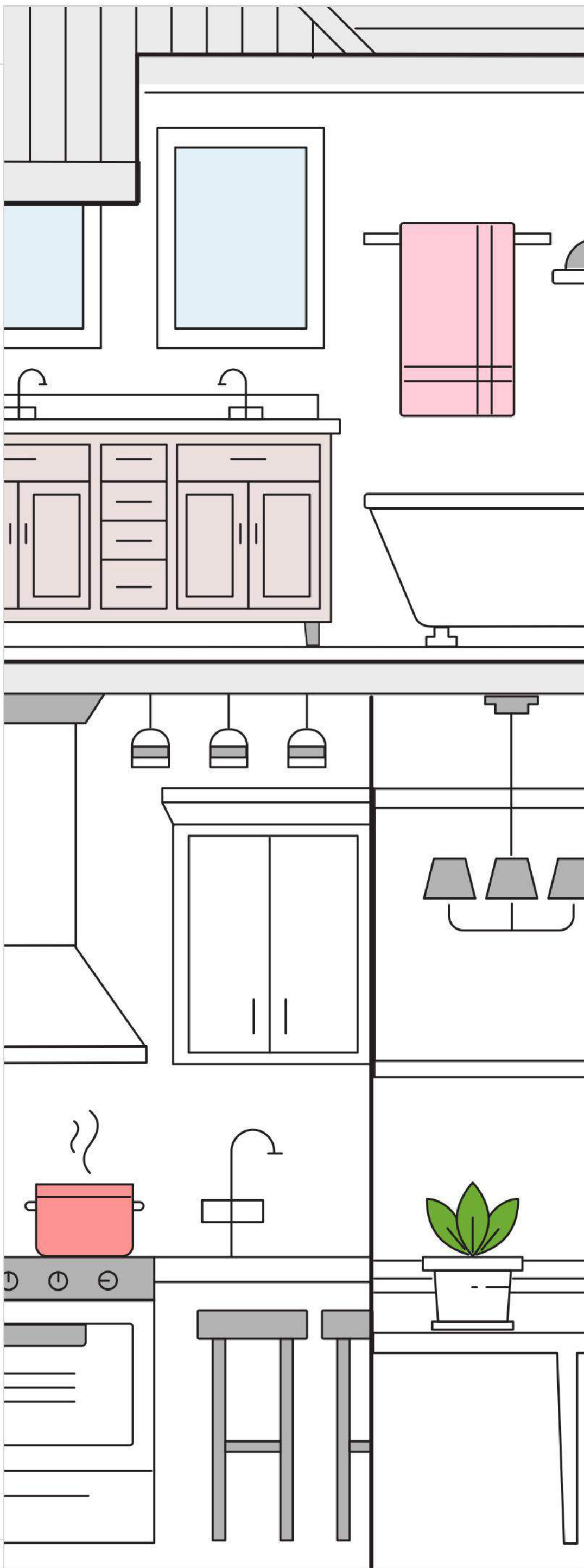
Test to make sure they work if there is an electrical problem.

Bathtub & Shower Enclosures

Check caulking & grout to prevent concealed water damage

Attic Check for evidence of pests and roof leaks to prevent infestations and water damage

Range Hood Filters Clean to maintain efficiency & minimize the risk of grease fires. Clean under all kitchen & laundry appliances.





The basic job of the outlet tester is to verify that the outlet can provide power to a device plugged into it. In order for an AC outlet to be functional it must have, at a minimum, a live or "hot" connection to a varying electrical voltage, and a neutral connection to complete the circuit.

If either of these is not hooked up, or is damaged in some way, then the outlet will not function at all.



Whether you leave your windows open or closed, the tracks inevitably become a catchall for dust, insect corpses, mildew & even mold.

Regular upkeep is a necessity, but, unfortunately, window tracks can be awkward to clean with your typical arsenal of tools. Keep a vacuum with narrow nozzle attachment on hand. Baking soda, spray bottle, white vinegar, rubber gloves & a tooth brush.



For any windows with moving parts, regular maintenance and lubrication can significantly extend the life of the windows. As a standard rule of thumb, you should lubricate the contact points in your windows in the spring and again in the fall.

Over time, dust, dirt, and even sand (depending on location) can accumulate and must be regularly removed to ensure that the window opens and closes easily.

Condensation forms on windows when outside temperatures are low. Keeping blinds/window coverings open, screens out during colder weather, lowering humidity levels, & regularly replacing furnace filters will all help with condensation issues.



If your windows are frequently exposed to high winds or are located on the ground level, they may need more frequent cleaning and lubrication.

Stick with the silicone based rather than petroleum lubricants.



Normal house settling can cause framing lumber to move a bit, resulting in popped nails. If the house continues to settle, over time, additional nail pops could appear. This is consider purely superficial.



Nail pops are largely due to wood or drywall movement, moisture, & humidity. As the wood slowly dries, the studs may shift or twist slightly. This can cause individual nails to move, & when a nail holding drywall moves, it loosens the joint compound covering the nail.

The result is a tiny bulge on the wall surface or, in some cases, a visible nail head if the drywall compound comes loose. This is the most common cause of nail pops and it's completely cosmetic.



Cosmetic damage is a wide variety of issues, but it basically means damage has occurred but it has not impaired the ability of the house to perform. It's damaged, but the component can continue to operate normally.



We could not get the fire place to function this day. The pilot light was working but would not stay on. FE.

RCMD installing a protective screen around the fireplace to help prevent burns.



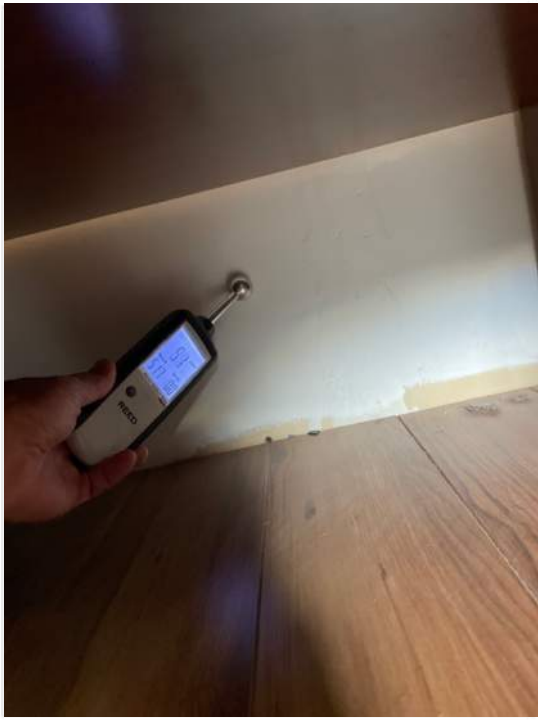
RCMD siliconing the joints of window casings and trim to help prevent moisture damage.



The electrical outlets on the shared wall between bedrooms did not function this day RR.



The ceiling fans were tested and working correctly this day.



The wall behind the main bathroom shower. No moisture detected after the shower was run.



A drawer was missing a pull handel RR.
The Murphy bed was tested and working correctly this day.



The door casing for the second bedroom was missing the door stopping portion of trim RR.

The second photo is an example of what's missing ion the left photo.

K

BACK TO SUMMARY



Counter tops visually inspected for knicks & dings but not apart of our SOP's. Let's skip the sitting / dancing & leave this product for preparing food :)



Cabinets. These can usually be leveled out by adjusting the hinge screws. Don't over do it! 1/4 turn at a time.

RCMD cabinet tune-up for alignment & function as required.



ALL Appliances were tested for operation & should be checked again for condition & function the day of possession.

- * Refrigerator: Opened & Closed
- * Dishwasher: Turned ON & OFF



Stove top & oven checked for operation.

- * Turned ON & OFF



Drain maintenance goes a long way to keep your drains in good working condition. In many cases, incidences of blocked drains can be minimized by regular drain care.



Hot water flushing is excellent for clearing trapped material in the drains. It also removes grease & helps to improve the smell of the drains.

Keep a small plunger under the sink for larger clogs.

Be sure to ask sellers to provide documentation for all appliances.



Sink & P-traps inspected for leaks & "snugness". Often times chemicals & other cleaners can break down seals.



Consider natural products.

RCMD cleaning drum. Keep well vented when not in use.



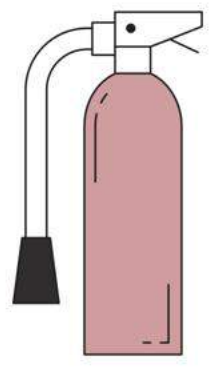
RCMD cleaning dryer exhaust 1 per 6 months.

*Turned ON & OFF

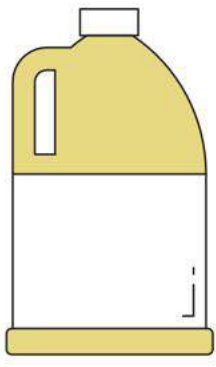
Buy extinguishers! 1 per floor for safety.

Cleaning solution:

Lemon & vinegar can eliminate up to 99% of bacteria & it's cheap!!!



Fire Extinguishers

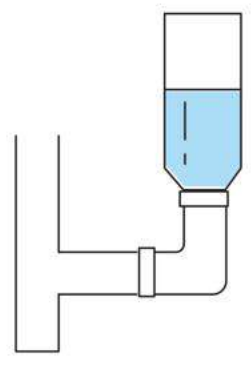


Cleaning Solution

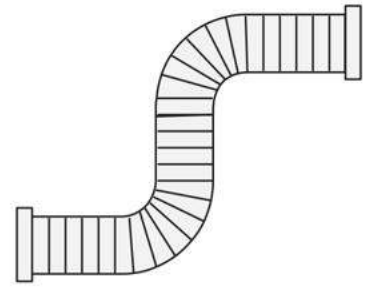


We do our very best to leave the house as we find it. With all the testing there's sure to be something not quite perfect but we're vigilant about turning things OFF:)

Before & After



Water Hammer Arresters



Dryer Exhaust

Laundry upgrades:

Washer water shut-offs. RCMD installing water hammer arresters.

Dryer vent was installed with flex pipe. RCMD installing hard pipe.



The kitchen faucet was loose this day. Resecure.

The kitchen plugs were not GFCI protected. RCMD upgrading outlets near water sources to GFCI for protection.



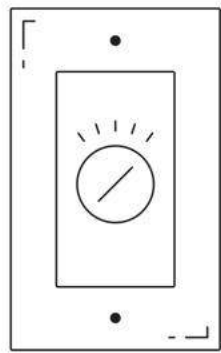
B

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GFCI device shuts off an electric power circuit when it detects a current flowing along an unintended path.

*Tested & Reset



*Bathroom
Timer Switch*

Bathroom fans should be run for 30 min. after every use. Timed switches make this easy not to forget.



Silicone & seal all valves below the shower head. Routinely clean all nozzles & aerators. ALL water source tested HOT & COLD



All lavatory components operated & visually inspected for leaks, caulk depletion.



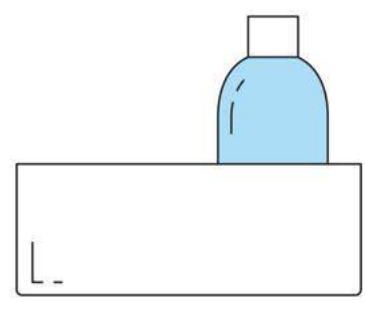
Toilets & tanks were checked for stability, flush tested x 2.

Please check operation again at possession.



Faucets, tub fillers & shower heads were full tested & run for a significant amount of time.

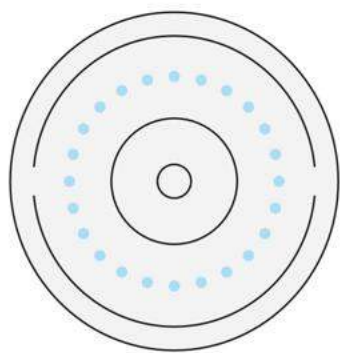
All drains were tested & checked for leaks.



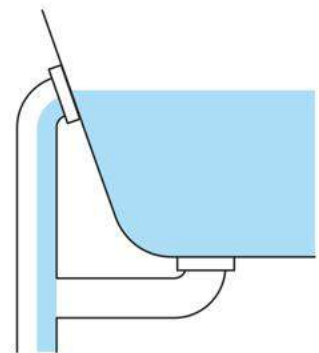
Container For Liquids

P-traps were tested for leaks. Slight odor coming from drains. RCMD flushing out drains.

Consider using containers to store liquids.



Faucet Aerator



Tub Overflow

Aerators should be cleaned monthly.

Tub/Sink overflows are second drains that work in tandem with primary drains. Tested & thermaled

Tighten & monitor/maintain.



Fizz cleaning bomb

- 1 Cup Baking Soda
- 1/4 Cup Citric Acid
- 1 tbsp dish liquid
- MIX
- push into a silicone ice cube tray
- let stand 4 hours



P-traps create a seal that prevents sewer gas from passing from the drain back into your house.

They also make a easy place for rings & other valuables to settle before being lost forever.

These traps are prone to clogging, but they are usually easy to clear.

Bathroom Tips

Turn on all the faucets. Sink, shower, tub & flush the toilet. Do they work? How's the water pressure? Any leaks? Being buddies with a solid plumber has its benefits.

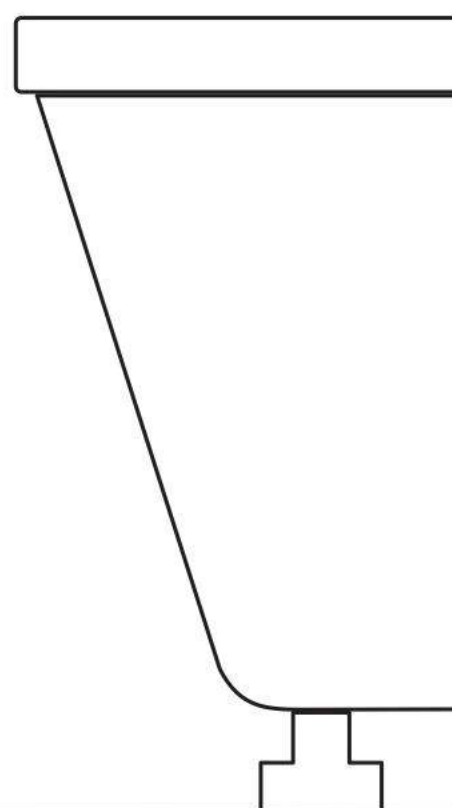
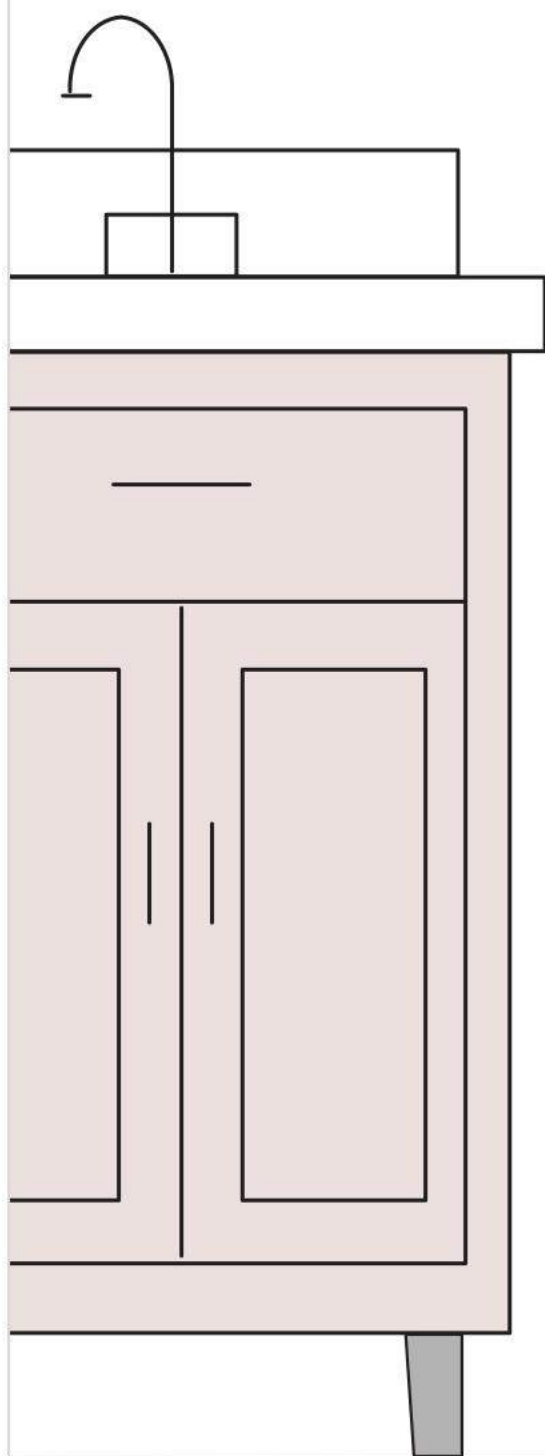
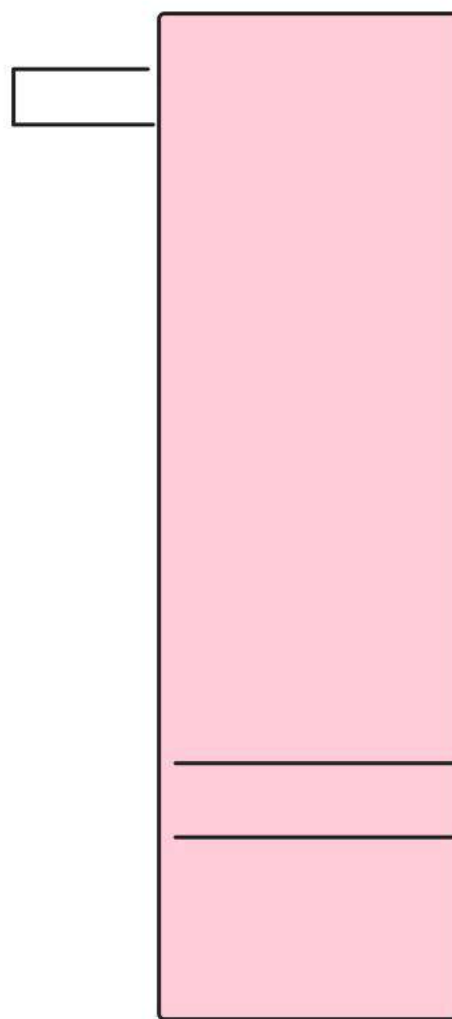
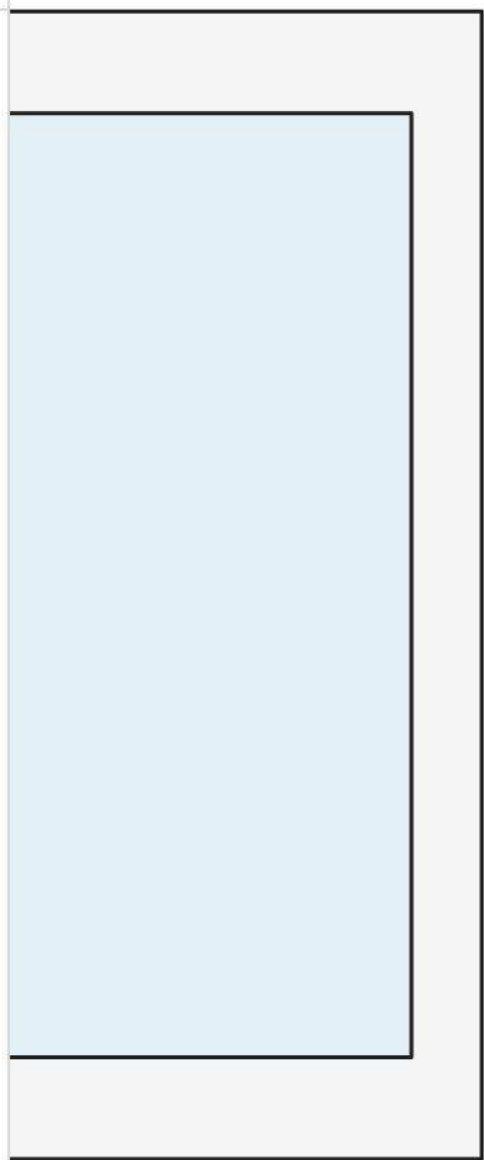
Let the water run for a while to make sure the hot water stays hot.

Flush the toilet. Check for leaks. Take a seat & make sure it's sturdy! And make sure the drainage isn't sluggish. If the toilet is a little more than loose we don't advise just tightening it down. It is highly recommended to replace the wax ring.

Does your toilet sound like it's filling up every now & then? You might need to change the flapper. No need to call the plumber you befriended, just hop on youtube. It's pretty straightforward.

Examine the visible pipes and p-traps for leaks & rust. That stuff under your sink. Mouth wash, nail polish remover etc. Sometimes these leak. Keep your leakables in tupperware.

Check the shower & the bathroom ceiling for mildew. You can help mitigate this by running your bathroom fans for a minimum of 30 minutes and wiping down the tile or glass after every shower.





The hot water temp was 49.7° C We recommend a water temp no higher then 50° C for safety. You can turn down the temp at the water heater.

The main bathroom sink was slow to drain. Cleanse and FE.



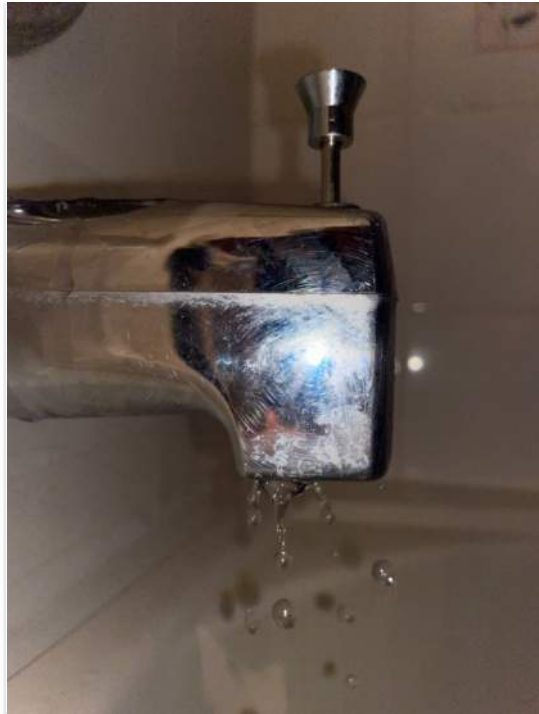
We recommend installing a door over the en-suite bathroom.

The main bathroom tub/shower controls were missing. RR.



A number of tiles were missing around the tub filler the drywall was damaged behind this area. RR.

No moisture was detected this day.



The shower diverter was leaking this day. RR.

The main bathroom fan did not work this day. RR.

Structural Info

It is not possible to accurately determine the extent of past conditions or to predict future concerns.

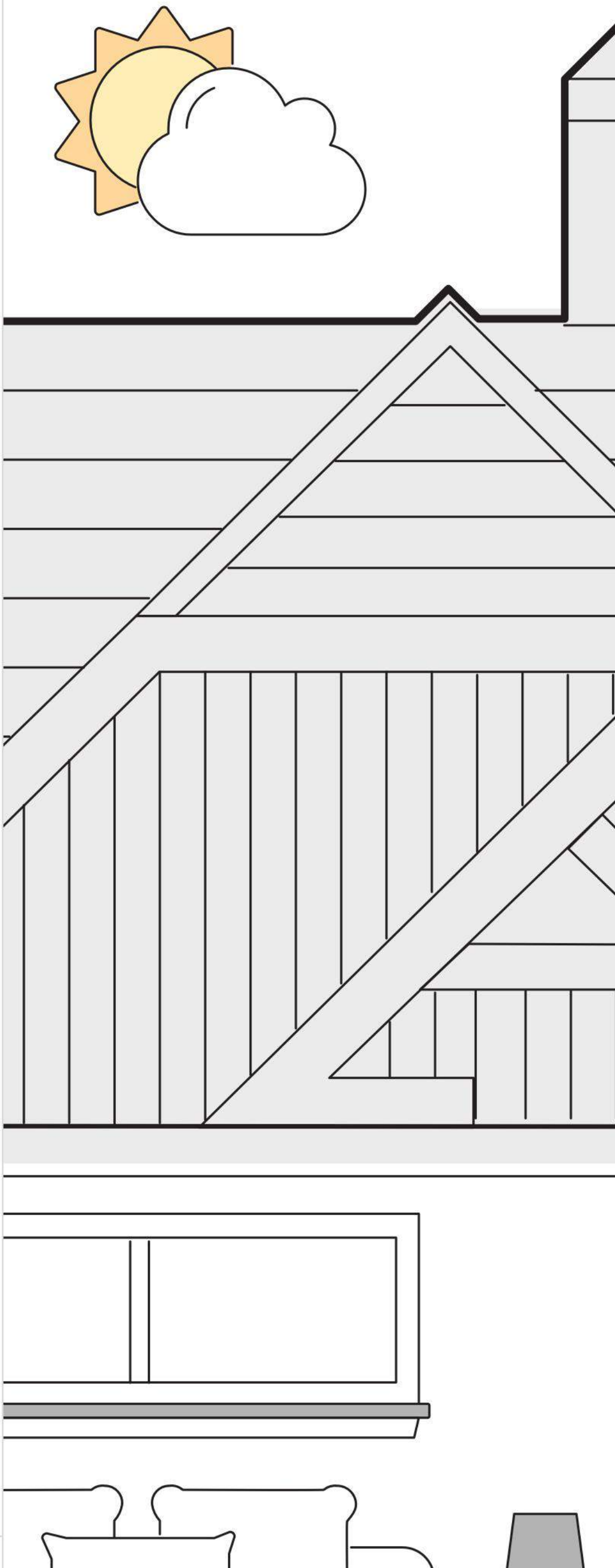
We inspect the structural components including the foundation & framing by seeking a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist.

Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Furniture and/or storage restricted access to some structural components.

Structural components concealed behind finished surfaces could not be inspected.

Please see the [Mechanical section for pictures](#)



Structural Components

Truss & Girder

Trusses are what your roof is made up of. If a clear span opening is required where the roofs intersect, a girder truss can be used to support it.

Sub-Floor & Joist

Below your feet is a genius method of flooring. 4x8' staggered sheets of wood fastened to joists spaced approx. 19" apart to spread out the load.

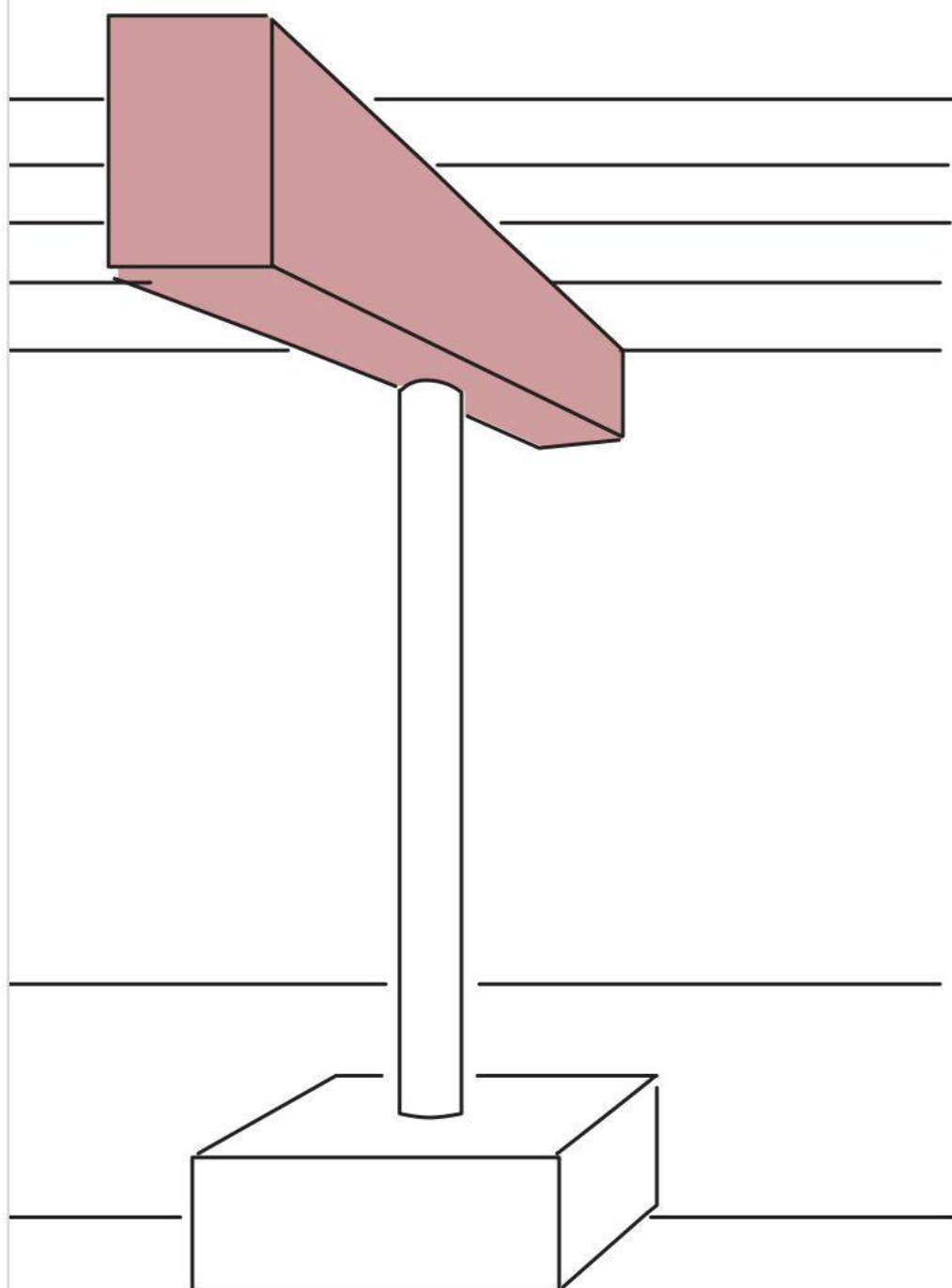
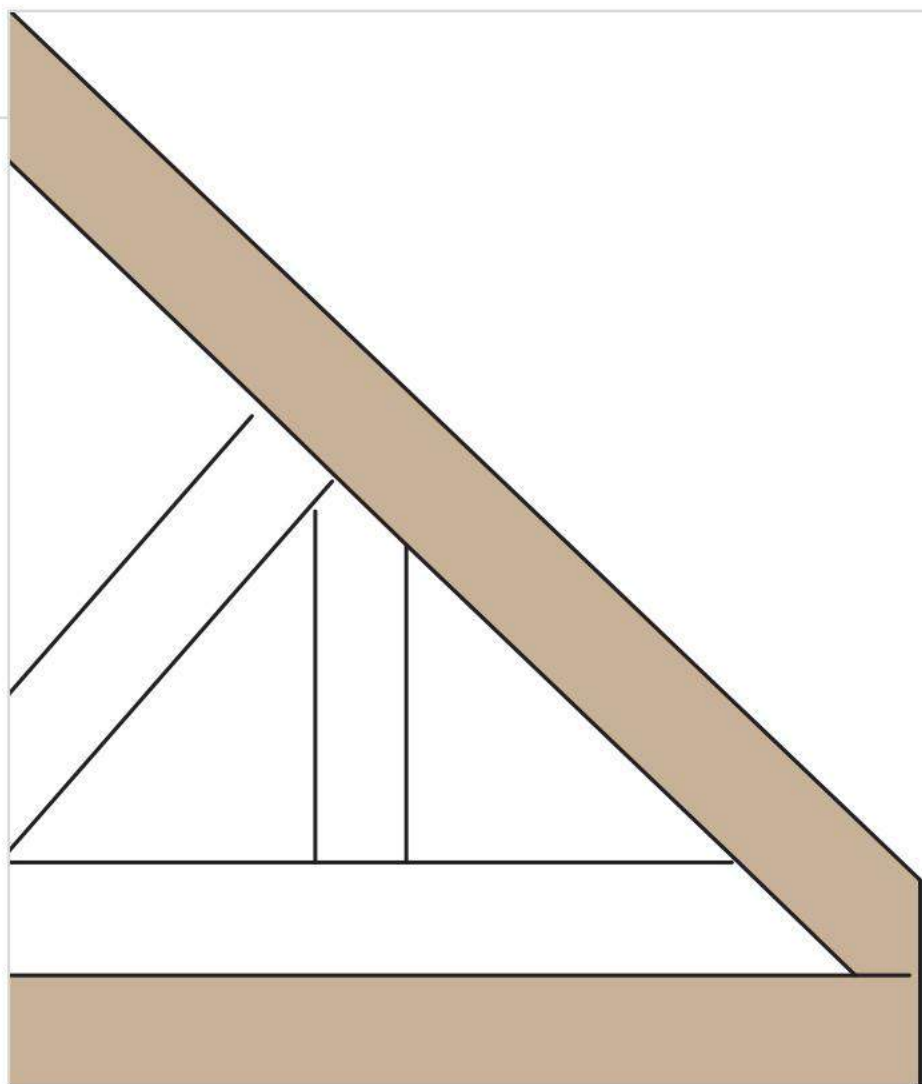
Beam & Post

Multiple joists rest on top of and opposite the beam that is held up by post or (metal) tele-post.

Foundation & Footer

Beams or joists sit on concrete or wood holding up the entire structure that sits on a footer.

"I really like ceilings...I guess you could call me a ceiling fan."



The GIANT list of what you should NOT be putting down your drains:

Grease, fats, or oils. Coffee grounds. Meat, poultry, fish bones & eggshells. Pasta, rice & bread. Gum & stickers. HAIR. Baby wipes, napkins & paper towels. Tampons, cotton balls, cigarette butts, dryer sheets, cat litter, band-aids, dental floss, condoms, medicines, cosmetics, paint & on & on...

You can save up to 2,190 gallons of water per person per year by only flushing the toilet once a day. If it's yellow, let it mellow." If you're grossed out by the "yellow," just put the toilet lid down.

Adding/cleaning/replacing a low-tech device known as a faucet aerator to each faucet can save the average family about 700 gallons of water per year. That roughly translates to a savings of \$48 each month. Easy install & rarely exceed \$10.

An adult breathes about 25 kg of air every day. It is therefore particularly important to have a properly functioning ventilation system that provides clean, fresh air & transports the old poor quality air away. Ceiling fans are great for cooling as well as moving around stagnant air.

Dirty filters can cause dust, grime & debris to build up on heater components, which can impair the efficiency of the entire heating system. The heater's performance weakens while the energy usage steadily increases. Replacing a clogged filter can lower an HVAC system's energy consumption by as much as 15% so please set up a schedule.

"Better a royal flush than a full house."

M

[BACK TO SUMMARY](#)



Thermostat was set high for the majority of the inspection & set back to original setting on our way out.



Dust & dirt particles collect on floor air ducts over time. The debris build up causes your heating & cooling systems to work harder.



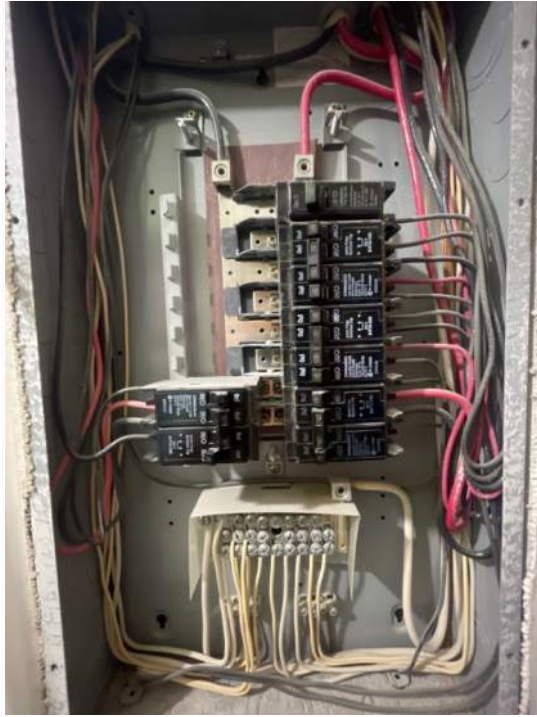
A smoke alarm is critical for the early detection. Replace batteries at closing day. Consider installing NEST. Carbon monoxide spot tested 0 parts per million.



Moisture meter was used for checking vulnerable points & used to determine if the material is unexpectedly wet or in need of further evaluation.



A representative number of outlets were tested with a GFCI plug tester & tick today.



Familiarize yourself with the breakers. The panel should always have 3' of clearance in front.

Re-label with your writing to make it easier.



water main valve



water main valve

Condo unit water main shut off. LOCATION not detected. We recommend getting disclosure from the condo board.



Additional water shut off examples

Water line material



An electrical panel is also called a load center. It is a metal electrical service box that accepts the main power to the home & distributes electrical current to the various circuits within the home.

Once you open the door to the panel you can access all the circuit breakers



Today, 100 amp service is the minimum allowed by code in residential construction so 150 amp is very common. Electrical panels also come in 200 amp and 400 amp configurations.

Please see insurance elements near the top for type of wire.



Final mechanical notes....

The heating equipment was not operational this day. This is common during the summer months in when the building shuts down the boiler. Further evaluate.



Panel data plate.



Thermostat was tested & adjusted back to original settings.

Before & After

Mechanical Tips

The mechanical room is very similar to the human body.

Electrical is kind of like your vascular system. The heating & ventilation system is like your lungs. We all know what the plumbing is like. The heart & the brain are you. The heart & brains are you.

A few suggestions:

Change your filters regularly.

Furnace, humidifier, water, HRV or whatever it may be. This will vary for everyone. If you have animals or kids you might have to change them more often than a single individual.

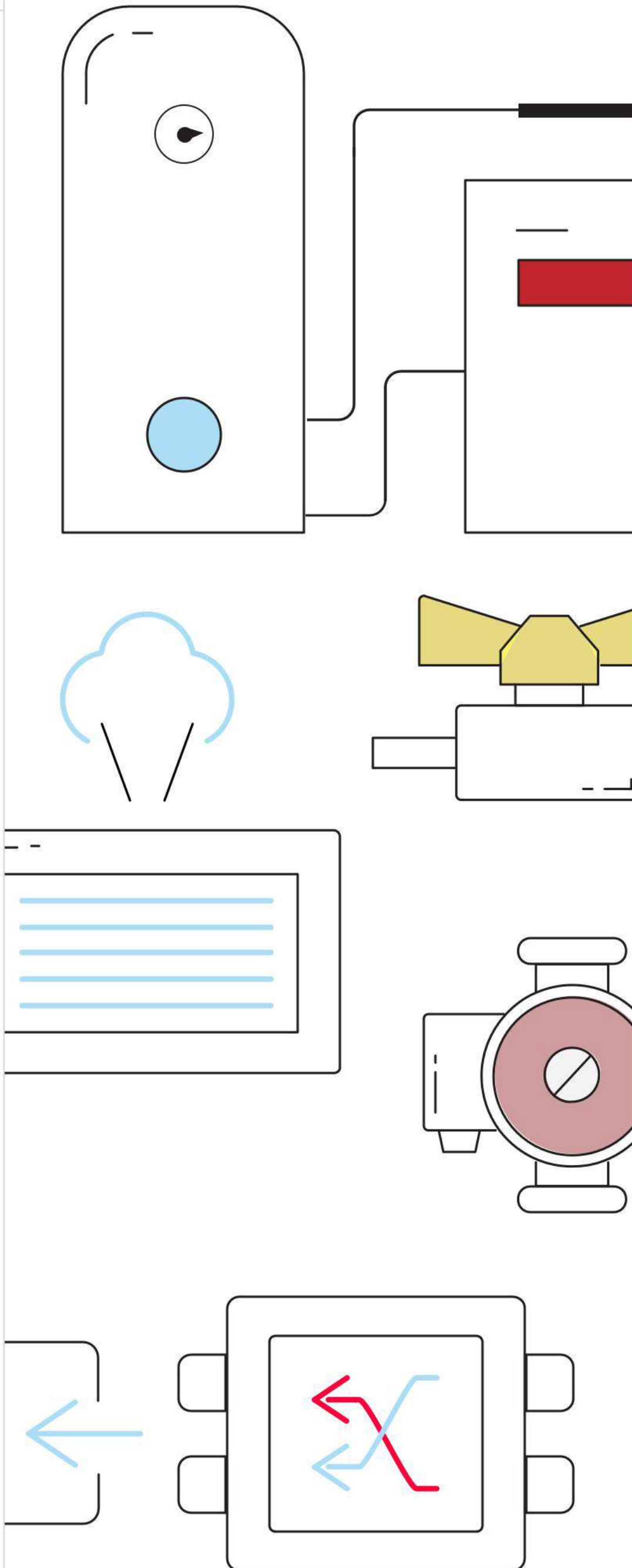
Keep your engine clean!

The mechanical room is also like your car engine. It should be spotless. Dust can cause havoc on your furnace mother panel or inducer motor. When it's clean it's also easier for you to spot something wrong. Pretty please DO NOT use this room as a storage room.

Re-label shut off valves with large writing on bright laminated cards.

If you vacation a lot or the in-laws come to stay then everyone will know exactly how to shut an appliance down should a situation arise.

"Nothing will work unless you do."



Roof

Inspection Limitations

Roof Material

Roof Condition

Skylights

Height

Asphalt Shingle

Not inspected

Not Present

Exterior

Inspection Limitations

Window Glaze

Flashing

Basement Windows

Exterior Cladding

Perimeter Grading

Height

Mixture Glaze

Present

Not Present

Stucco

Sloped

Attic

Inspection Limitations

Insulation Type

Approximate R-Value

Access

Further Evaluation

Further Evaluate

Structural

Foundation Type

Structure Type

Roof Structure

Undetermined

Dimensional Lumber

Truss



Electricity

Wiring Material

Copper

Electrical Entry

Undetermined

Class

See Photo

Plugs & Switches

Tested

Electrical Panel

No main switch.

Additional Panel(s)

Not Present

Ground Wire

Undetermined

HVAC

Heat System

Hot Water; Baseboard

Air Conditioning

Not Present

Additional Heat Source

Not Present

Fireplace Type

Natural Gas

Plumbing

Water Supply

Public / Municipal

Hot Water Supply

Not Present

Hot Water Fuel Type

Not Present

Water Line Material

Poly B

Sewer Line Material

Not Present

Backwater Valve

Undetermined

Main Drain / Cleanout

Not Present

Sump Pump

Not Present

Waste Lift Station

Not Present

Water Main Location

Undetermined

72 seconds

Positive reviews from awesome customers like you help others to feel confident about choosing 20/20 & our “to the point” reporting methodology.

We’d so appreciate if you could take 72 seconds to click on our logo below and share your happy experience.

Thanks in advance



the agreement

TWENTY20 & Co. Inc.

2017 - 27 Avenue SW
Calgary, Alberta

403-836-5528
reachme@2020mhi.com

Business Licence #: 348080

Inspection Date

Aug 23, 2023

Inspection Address

104-115 Elk Run Blvd, Ca

Subject to the terms and conditions of this service contract (the "Service Contract"), dated as of the date signed by the Client (as defined below) on the signature page, the Client wishes to engage TWENTY20 & Co. Inc. and the Inspector (as defined below), and TWENTY20 & Co. Inc. and the Inspector agree to perform the inspection

at 104-115 Elk Run Blvd, Canmore

(the "Dwelling")

on Aug 23, 2023

("Inspection Date")

in consideration of the payments, covenants and agreements set out herein:

Contract Home Inspector ("Inspector"): Chase Diaz Inspector Licence #: 348080

Client(s) Name(s) ("Client"): Terry Morgan

Full Mailing Address: 104 115 Elk Run Blvd

Phone Number(s): 4036781480

Email Address(es): Terry.morgan1623@gmail.com

1. Purpose

The purpose of the Inspection is to take reasonable efforts to endeavor to detect the presence of home defects in the Dwelling by performing a visual, non-invasive inspection of the readily accessible components of the Dwelling and provide a same-day written report (or within 1 business day) containing high-level findings and identification of the defects observed and deemed material by Inspector (the "Report").

2. Scope

The scope of the Inspection is limited to a visible, non-invasive inspection of the readily accessible components of the Dwelling existing and apparent on the date and time of the Inspection, utilizing, where applicable and appropriate, the InterNACHI Standards of Practice as a guideline unless otherwise noted or not possible. The Inspection excludes latent defects that cannot be reasonably detected by Inspector in connection

in a one-day inspection aimed at producing a same-day report. The Inspection is not a building code, title, or by-law compliance inspection. As a courtesy only, the Inspector may note conditions that contribute to possible home issues or offer other commentary, but such comments are not part of the Inspection.

3. Client Responsibilities

It is the responsibility of the Client to obtain from the Dwelling owner a disclosure of any known defects on or before the Inspection Date.

4. Exclusivity

The Report is intended for the exclusive use and benefit of the Client. The Client agrees to give the Inspector permission to discuss observations with real estate agents or other interested parties. INSPECTOR AND TWENTY20 & Co. Inc. (AND THEIR SUPPLIERS) ACCEPT NO RESPONSIBILITY FOR USE BY THIRD PARTIES AND IF THE REPORT IS PROVIDED TO ANOTHER THIRD PARTY BY YOU OR ANY PERSON ACTING ON YOUR BEHALF, YOU RELEASE INSPECTOR AND TWENTY20 & Co. Inc. (AND THEIR SUPPLIERS) FROM ANY LIABILITY AND AGREE TO PAY ANY ASSOCIATED COSTS.

5. Assignment

This Agreement is not transferable or assignable by the Client.

6. Litigation

The parties agree that any litigation arising out of this Agreement shall be filed in Alberta. If Inspector and/or TWENTY20 & Co. Inc. is the substantially prevailing party in any such litigation, the Client shall pay all costs, expenses, and legal fees of Inspector and TWENTY20 & Co. Inc. in defending said claims.

7. The Inspection will NOT address environmental concerns including, but not limited to: air quality, water quality/quantity, sealed/ underground fuel storage tanks, asbestos, radon gas, molds, toxins, lead paint, or soil contamination. The inspection report will also NOT address infestation by wood boring insects, rodents or other vermin. The Client understands and acknowledges that it may be necessary to call on specialists in these areas to identify and evaluate these risks.

Client Initial

8. The Inspection contract does not include an inspection of any outbuildings or other structures not attached to the dwelling other than a garage or carport.

9. The Inspection will include an inspection of the following components of the dwelling unless access is limited, weather or other conditions do not permit it: roofing; flashings or chimney; exterior including lot gradings, walkways, driveways, retaining walls, patios and decks; structure; electrical; heating and cooling systems (inspection of which shall be limited to external visual condition only); insulation; plumbing; interior.

Client Initial

10. Release / Disclaimer of Warranty

TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW, THE CLIENT HEREBY RELEASES AND WAIVES ANY CLAIM IT MAY HAVE AGAINST THE INSPECTOR AND TWENTY20 & Co. Inc. (AND THEIR SUPPLIERS) FOR DEFECTS, ISSUES AND OTHER THINGS THAT MAY NOT REASONABLY BE DETERMINED DURING THE REGULAR COURSE OF A VISUAL INSPECTION OF READILY ACCESSIBLE COMPONENTS OF A DWELLING. THE CLIENT EXPRESSLY ACKNOWLEDGES AND AGREES THAT THE INSPECTION AND REPORT ARE NOT MEANT TO REFLECT OR CONSTITUTE A COMPREHENSIVE HOME INSPECTION (WHICH WOULD REQUIRE AN INSPECTION OF THE DWELLING BEYOND A VISUAL INSPECTION OF READILY ACCESSIBLE COMPONENTS). ACCORDINGLY, THE CLIENT EXPRESSLY ACKNOWLEDGES AND AGREES THAT THE SERVICES AND REPORTS ARE PROVIDED ON AN "AS IS" BASIS WITHOUT ANY REPRESENTATION, WARRANTY OR CONDITION OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO THE IMPLIED REPRESENTATIONS, WARRANTIES OR CONDITIONS OF ACCURACY, AVAILABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. NEITHER THE INSPECTOR OR TWENTY20 & Co. Inc. (OR THEIR SUPPLIERS) REPRESENT NOR WARRANT THAT THE INSPECTION OR REPORT WILL MEET THE CLIENT'S REQUIREMENTS OR THAT THEY WILL BE ERROR-FREE. THE INSPECTION AND THE REPORT ARE IN NO WAY A GUARANTEE, WARRANTY OR INSURANCE POLICY, EXPRESS OR IMPLIED, REGARDING THE FUTURE USE, OPERABILITY, HABITABILITY, SUITABILITY OF THE DWELLING OR THAT HIDDEN DEFECTS DO OR DO NOT EXIST.

Client Initial

11. Limitation of Liability

TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW: (I) IN NO EVENT SHALL TWENTY20 & Co. Inc. AND INSPECTOR (OR THEIR SUPPLIERS) BE RESPONSIBLE OR LIABLE FOR ANY CONSEQUENTIAL, EXEMPLARY, SPECIAL OR INCIDENTAL DAMAGES OR FOR THE LOSS OF THE USE OF THE DWELLING WHATSOEVER; AND (II) DAMAGES OR LIABILITY ARISING OUT OF OR IN CONNECTION WITH THIS AGREEMENT SHALL BE LIMITED TO DIRECT AND PROVABLE DAMAGES AND SHALL IN NO EVENT EXCEED THE AMOUNTS PAYABLE UNDER THIS AGREEMENT BY THE CLIENT.

Client Initial

12. Entire Agreement

This Agreement represents the entire agreement between the parties. No statement or promise made by TWENTY20 & Co. Inc. or its respective officers, agents, contractors or employees shall be binding.

13. Payment

Payment of the fee set out in the receipt is due upon completion of the Inspection. The Client agrees to pay all legal and time expenses incurred in collecting due payments, including attorney's fees, if any.

14. Unless otherwise agreed to, the Report will be delivered to the Client within the same day or within 1 business day of the Inspection Date (if the Inspection is completed).

15. Severance and Enforceability

If any provision of this agreement is invalid under any applicable statute or is declared invalid by a court of competent jurisdiction, then it shall be deemed to be severed from this agreement provided, however, that the remainder of this agreement shall continue in full force and effect.

16. If there is more than one Client, you are signing on behalf of all of them, and you represent that you are authorized to do so. If the Client is a corporation or similar entity, you personally guarantee payment of the fee.

17. Client acknowledges that the Inspector and/or TWENTY20 & Co. Inc. may use software and applications provided by third parties, in connection with performing the Inspection. **CLIENT HEREBY ACKNOWLEDGES AND AGREES THAT ANY SUCH THIRD PARTY, IS NOT A PARTY TO THIS AGREEMENT AND (II) IN NO EVENT SHALL ANY SUCH THIRD PARTY BE LIABLE OR RESPONSIBLE FOR ANY LOSSES, LIABILITY, CLAIMS, COSTS AND EXPENSES ARISING OUT OF OR IN CONNECTION WITH THE INSPECTION OR THE USE OF SUCH THIRD PARTY'S SOFTWARE OR APPLICATIONS BY THE INSPECTOR.**

Terry Morgan



Aug 23, 2023

Chase Diaz

Date Signed

Licence # 348080