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RESIDENTIAL REPORT

1234 Main St.
Edmonton AB T5T3E9

Buyer Name

02/12/2018 9:00AM



Inspector

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Agent

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General Information: Overview

A home inspection is a non-invasive, visual examination of the accessible areas of the property, designed to identify areas of concern within specific systems or components defined by the City Of Edmonton Standards of Practice, that are both observed and deemed material by the inspector at the exact date and time of inspection. Any and all recommendations for repair, replacement, evaluation, and maintenance issues found, should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing, which is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than able to be noted from a purely visual inspection of the property. This inspection will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection. This inspection is intended to assist an evaluation of the overall condition of the dwelling only. This inspection is not a prediction of future conditions and conditions with the property are subject to change the moment we leave the premises.

SUMMARY



MAINTENANCE ITEMS



RECOMMENDATIONS



IMMEDIATE/SAFETY ITEMS

- Doors, Windows & Interior - Countertops & Cabinets: Back Splash**
- Doors, Windows & Interior - Countertops & Cabinets: Poor/Missing Caulk
- Doors, Windows & Interior - Ceilings: Loose Bathroom's Curtains Hanger
- Doors, Windows & Interior - Ceilings: Minor Damage
- Doors, Windows & Interior - Floors: Poor Patching
- Doors, Windows & Interior - Doors: Noticeable Gap
- Heating - Equipment: Needs Servicing/Cleaning
- Heating - Equipment: Filter Dirty
- Exterior - Decks, Balconies, Porches & Steps: Railing Unsafe
- Exterior - Exterior Doors: Egress window
- Roof - Roof Drainage Systems: Downspouts Missing
- Roof - Coverings: Signs of Popping
- Electrical - Carbon Monoxide Detectors: Missing
- Plumbing - Hot Water Systems, Controls, Flues & Vents: Near End of Life
- Plumbing - Hot Water Systems, Controls, Flues & Vents: Water Stains - Leakage**
- Basement, Foundation, & Structure - Basements : Moisture Intrusion**
- Basement, Foundation, & Structure - Foundation: Foundation Cracks - Minor

1: INSPECTION DETAILS

Information

In Attendance

Client, Client's Agent

Occupancy

Furnished, Occupied, Stored Item

Style

Multi-level

Temperature (approximate)

-18 Celsius (C)

Type of Building

Detached, Single Family

Weather Conditions

Clear, Snow

Photos

Check All your Photos, taken by the inspector [HERE](#)

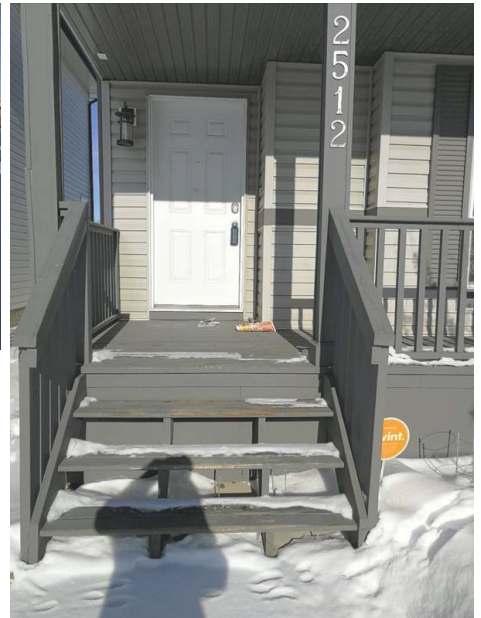
Surrounding : The House View



Back View North



North Back View



Front View South



Side View East

2: ROOF

		IN	NI	NP	R
2.1	Coverings	X			X
2.2	Roof Drainage Systems	X			X
2.3	Flashings	X			
2.4	Skylights, Chimneys & Other Roof Penetrations	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Inspection Method

Ground, Ladder, Binoculars

Roof Type/Style

Combination, Gable, Hip

Coverings: Material

Asphalt

Roof Drainage Systems: Gutter Material

Aluminum

Skylights, Chimneys & Other Roof Penetrations: For Your Information

West
Appears serviceable



Coverings: Roof shingles lifespan

Observed functional at the time of inspection although according to manufacturer recommendation roof shingles remaining life is about 10 years. Recommending evaluation when weather permits by professional roofer.



Flashings: Material

North

Aluminum

Functional at the time of inspection.



Recommendations

2.1.1 Coverings

 Recommendation

SIGNS OF POPPING

SOUTH

Observed signs of popping shingles where water discharge on lower roof, recommend downspouts extension to void further damage, also recommend professional roofer for evaluation, when weather per

Recommendation

Contact a qualified roofing professional.



2.2.1 Roof Drainage Systems

 Recommendation

DOWNSPOUTS MISSING

NORTH

The home was missing downspouts in one or more areas. This can result in excessive moisture around the exterior, which can lead to significant damage. Recommend a qualified contractor install two downspout extensions that drain at least 6 feet from the foundation.

Recommendation

Contact a qualified roofing professional.



3: EXTERIOR

		IN	NI	NP	R
3.1	Siding, Flashing & Trim	X			
3.2	Exterior Doors	X			X
3.3	Walkways, Patios & Driveways	X			
3.4	Decks, Balconies, Porches & Steps	X			X
3.5	Eaves, Soffits & Fascia	X			
3.6	Vegetation, Grading, Drainage & Retaining Walls		X		

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Information

Inspection Method

Visual

Siding, Flashing & Trim: Siding Material

Vinyl

Siding, Flashing & Trim: Siding Style

Clapboard

Decks, Balconies, Porches & Steps: Appurtenance

Deck

Decks, Balconies, Porches & Steps: Material

Wood

Exterior Doors: Exterior backyard Door

Fiberglass

Appears functional, although Recommend adjustment to seal properly to avoid energy loss.

Walkways, Patios & Driveways: Patio South

One or more steps of the exterior stairs are deteriorated. Recommend qualified concrete contractor evaluate & repair.



Limitations

Walkways, Patios & Driveways

SNOW COVERED AREA-LIMITED INSPECTION

Vegetation, Grading, Drainage & Retaining Walls

SNOW COVERED AREA -LIMITED INSPECTION OPINION

Recommendations

3.2.1 Exterior Doors

EGRESS WINDOW

WEST N EAST



Recommend window well covering to avoid excessive moisture accumulating near the foundation.

Here is [DIY](#) to help you install.

Recommendation

Recommended DIY Project



3.4.1 Decks, Balconies, Porches & Steps

RAILING UNSAFE

NORTH



There is an unsafe opening in the railing. The spacing on the rail should not exceed 4". An opening greater than 4" is a serious safety hazard especially for children as their head or other body part can become trapped.

Recommendation

Contact a qualified deck contractor.



Observed 4.5" and 5"

4: BASEMENT, FOUNDATION, & STRUCTURE

		IN	NI	NP	R
4.1	Foundation	X			X
4.2	Basements	X			X
4.3	Floor Structure	X			
4.4	Wall Structure	X			
4.5	Ceiling Structure	X			

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Information

Inspection Method

Visual

Stored Item- Limited Inspection

Basement

Foundation: Material

Concrete

Floor Structure: Material

Concrete, Steel Joists, Wood Beams

Floor Structure:

Basement/Crawlspace Floor

Concrete

Recommendations

4.1.1 Foundation

FOUNDATION CRACKS - MINOR

WEST

 Recommendation

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend installing AC unit on the ground to avoid movement into the foundation monitoring for more serious shifting/displacement.

[Here is an informational article](#) on foundation cracks.

Recommendation

Contact a qualified structural engineer.



Ac unit attached to the foundation.

4.2.1 Basements

**IMMEDIATE/SAFETY ITEM****MOISTURE INTRUSION**

BASEMENT

Observed Moisture trap in insulation on a large area in the basement. The insulation discoloured, recommend for mould testing, the sample has been sent out to the lab. Mould sampling report will be updated once received.

Recommendation

Contact a qualified professional.



5: HEATING

		IN	NI	NP	R
5.1	Equipment	X			X
5.2	Normal Operating Controls	X			
5.3	Distribution Systems	X			
5.4	Vents, Flues & Chimneys	X			
5.5	Presence of Installed Heat Source in Each Room	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Equipment: Brand

Carrier

Equipment: Energy Source

Natural Gas

Equipment: Heat Type

Forced Air

Distribution Systems: Ductwork

Insulated, Non-insulated

AFUE Rating

Basement

80 to 90%

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

Recommendations

5.1.1 Equipment

FILTER DIRTY

The furnace filter is dirty and needs to be replaced every 2 months.

Recommendation

Contact a qualified HVAC professional.



5.1.2 Equipment

NEEDS SERVICING/CLEANING

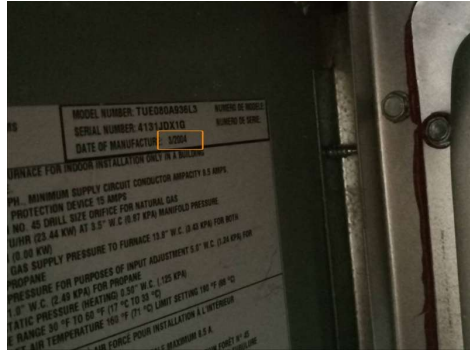
Furnace should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify furnace.

[Here is a resource](#) on the importance of furnace maintenance.

Recommendation

Contact a qualified HVAC professional.





6: COOLING

		IN	NI	NP	R
6.1	Cooling Equipment		X		
6.2	Normal Operating Controls		X		
6.3	Distribution System	X			
6.4	Presence of Installed Cooling Source in Each Room	X			

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Information

Distribution System: Configuration

Central

Limitations

Normal Operating Controls not inspected.

Cooling Equipment

LOW TEMPERATURE

WEST

The A/C unit was not tested due to low outdoor temperature. This may cause damage the unit.

7: PLUMBING

		IN	NI	NP	R
7.1	Main Water Shut-off Device	X			
7.2	Drain, Waste, & Vent Systems	X			
7.3	Water Supply, Distribution Systems & Fixtures	X			
7.4	Hot Water Systems, Controls, Flues & Vents	X			X
7.5	Fuel Storage & Distribution Systems			X	
7.6	Sump Pump	X			

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Information

Filters

Unknown

Water Source

Public

Main Water Shut-off Device: Location

Basement



Drain, Waste, & Vent Systems: Drain Size

2"

Drain, Waste, & Vent Systems: Material

ABS

Water Supply, Distribution Systems & Fixtures: Distribution Material

Copper, Pex

Water Supply, Distribution Systems & Fixtures: Water Supply Material

PVC

Hot Water Systems, Controls, Flues & Vents: Power Source/Type

Gas

Hot Water Systems, Controls, Flues & Vents: Capacity

40 gallons

Hot Water Systems, Controls, Flues & Vents: Location

Basement

Sump Pump: Location

Basement

Functional at the time of inspection.



Hot Water Systems, Controls, Flues & Vents: Manufacturer

State

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)

Recommendations

7.4.1 Hot Water Systems, Controls, Flues & Vents

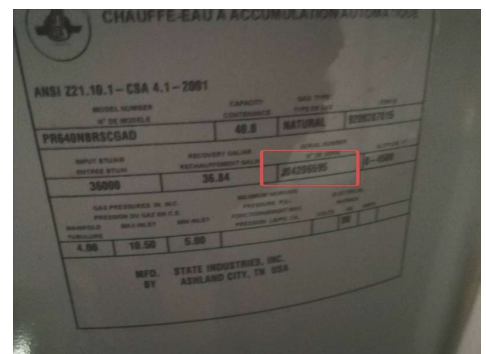


NEAR END OF LIFE

Water heater showed normal signs of wear and tear. Recommend monitoring it's effectiveness and replacing in the near future.

Recommendation

Contact a qualified plumbing contractor.



2004 Build

7.4.2 Hot Water Systems, Controls, Flues & Vents



WATER STAINS - LEAKAGE

BASEMENT

Water stains were observed beneath water heater, indicating a past or present leak. Recommend further evaluation and repair by a qualified plumber.

Recommendation

Contact a qualified plumbing contractor.



8: ELECTRICAL

		IN	NI	NP	R
8.1	Service Entrance Conductors	X			
8.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			X
8.3	Branch Wiring Circuits, Breakers & Fuses	X			
8.4	Lighting Fixtures, Switches & Receptacles	X			
8.5	GFCI & AFCI	X			
8.6	Smoke Detectors	X			
8.7	Carbon Monoxide Detectors	X			X

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Information

**Service Entrance Conductors:
Electrical Service Conductors**

Below Ground, Copper, 220 Volts

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location

Basement

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity

200 AMP

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer

Cutler Hammer

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type

Circuit Breaker

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location

NP

Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP

Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method

Romex

Smoke Detectors: Tested

Functional at the time of inspection.



Recommendations

8.7.1 Carbon Monoxide Detectors



MISSING

BASEMENT

Recommend installing CO2 detector in basement.

Here is [DIY](#) Article to help you install

Recommendation

Recommended DIY Project

9: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	R
9.1	Attic Insulation	X			
9.2	Vapor Retarders (Crawlspace or Basement)	X			
9.3	Ventilation	X			
9.4	Exhaust Systems	X			

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Information

Dryer Power Source

220 Electric

Dryer Vent

Main Floor

Metal (Flex)

Dryer Metal flex Vent is deteriorate, Recommed replacing

Flooring Insulation

None



Attic Insulation: R-value

32

Attic Insulation: Insulation Type Ventilation: Ventilation Type

Loose-fill

Soffit Vents, Roof Vents

Exhaust Systems: Exhaust Fans

Fan with Light

10: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	R
10.1	Doors	X			X
10.2	Windows	X			
10.3	Floors	X			X
10.4	Walls	X			
10.5	Ceilings	X			X
10.6	Steps, Stairways & Railings	X			
10.7	Countertops & Cabinets	X			X

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Information

Windows: Window Type

Sliders

Windows: Window Manufacturer

Unknown

Floors: Floor Coverings

Carpet, Engineered Wood, Laminate

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Popcorn

Countertops & Cabinets:

Countertop Material

Laminate

Countertops & Cabinets:

Cabinetry

Laminate

Recommendations

10.1.1 Doors

NOTICEABLE GAP

MAIN FLOOR

gaps could result in energy loss. Recommend handyman or door contractor evaluate.

Recommendation

Contact a qualified door repair/installation contractor.



10.3.1 Floors

POOR PATCHING

FULL BATHROOM ENSUITE BATHROOM

Observed poor caulking in one or more places, Recommend repair.



[DIY Article](#)

Recommendation

Recommended DIY Project

10.5.1 Ceilings

 Maintenance Item

MINOR DAMAGE

Minor damage or deterioration to the ceiling was visible at the time of the inspection.

Recommendation

Contact a qualified professional.



2nd Floor Full Bathroom



Main Floor Kitchen

10.5.2 Ceilings

 Maintenance Item

LOOSE BATHROOM'S CURTAINS HANGER

FULL BATHROOM ENSUITE BATHROOM

Observed loose/not secure , Reommed

Recommendation

Contact a qualified handyman.



10.7.1 Countertops & Cabinets

 Maintenance Item

POOR/MISSING CAULK

KITCHEN

Bathroom countertop was missing sufficient caulk/sealant at the wall. This can lead to water damage. Recommend adding sealant at sides and corners where counters touch walls.

[Here is a helpful DIY video on caulking gaps.](#)

Recommendation

Recommended DIY Project



10.7.2 Countertops & Cabinets

**BACK SPLASH**

KITCHEN

Observed fire hazard. Recommend 12" Backsplash in the kitchen and 18" behind Stove

Recommendation

Contact a qualified professional.



11: BUILT-IN APPLIANCES

		IN	NI	NP	R
11.1	Dishwasher	X			
11.2	Refrigerator	X			
11.3	Range/Oven/Cooktop	X			
11.4	Garbage Disposal			X	

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Information

Dishwasher: Brand

Maytag

Refrigerator: Brand

Maytag

Range/Oven/Cooktop:

Range/Oven Energy Source

Electric

Range/Oven/Cooktop:

Range/Oven Brand

Maytag

Range/Oven/Cooktop: Exhaust

Hood Type

Vented