



TRUSCOPE HOME INSPECTIONS

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<http://truscopehomeinspections.com>



## YOUR INSPECTION REPORT

1234 Main St.  
Spruce Grove AB T7X 3S2

Buyer Name  
02/19/2019 9:00AM



Inspector

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# SUMMARY



MONITOR



DEFICIENCY



SAFETY HAZARD OR  
MATERIAL DEFECT

-  2.2.1 Exterior - Grading & Lot Drainage: Negative Grading
-  2.5.1 Exterior - Walkways, Patios & Driveways: Driveway Cracking - Minor
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-  2.6.1 Exterior - Siding, Flashing & Trim: Holes/Gaps
-  2.8.1 Exterior - Downspouts: Downspout Extensions Missing
-  2.8.2 Exterior - Downspouts: Downspouts Missing
-  2.9.1 Exterior - Penetrations: Exhaust Vent Damaged
-  2.9.2 Exterior - Penetrations: Dryer Vent Clogged
-  2.10.1 Exterior - Exterior Doors: Weather Stripping Needed
-  2.10.2 Exterior - Exterior Doors: Sliding Screen Door Deteriorated
-  2.10.3 Exterior - Exterior Doors: Shed door missing
-  2.11.1 Exterior - Exterior Windows: Window beads/seals
-  2.11.2 Exterior - Exterior Windows: Window egress
-  2.12.1 Exterior - Exterior Electrical (Other Than Service): Doorbell Button Loose, Damaged, or Missing
-  2.12.2 Exterior - Exterior Electrical (Other Than Service): Cover Plates Damaged
-  2.12.3 Exterior - Exterior Electrical (Other Than Service): Light Inoperable
-  2.13.1 Exterior - Decks, Balconies & Porches: Guardrail Loose
-  2.13.2 Exterior - Decks, Balconies & Porches: Guardrail Missing >24"
-  2.13.3 Exterior - Decks, Balconies & Porches: Protection Missing
-  2.13.4 Exterior - Decks, Balconies & Porches: Wood on Concrete
-  2.15.1 Exterior - Fences and Gates: Gate Operation
-  3.2.1 Roof - Flashing/Vents: Plumbing Vent Too Low
-  3.3.1 Roof - Shingles: Shingle deterioration
-  3.4.1 Roof - Gutters: Debris
-  3.4.2 Roof - Gutters: Clogged gutters/downspouts
-  4.2.1 Attached Garage - Vehicle door: Controls Faulty
-  4.2.2 Attached Garage - Vehicle door: Garage door window missing
-  4.3.1 Attached Garage - Floors: Settling

- ⊖ 4.7.1 Attached Garage - Doors: Self-close Function
- ⊖ 4.8.1 Attached Garage - Lighting Fixtures, Switches & Receptacles: No Power at Receptacle
- 🔧 4.8.2 Attached Garage - Lighting Fixtures, Switches & Receptacles: Light Inoperable
- 🔧 5.3.1 Living Room - Walls: Minor Corner Cracks
- 🔧 5.5.1 Living Room - Doors: Doorstops Damaged
- 🔧 5.6.1 Living Room - Windows: Window past leak
- ⊖ 5.6.2 Living Room - Windows: Hardware missing
- ⊖ 5.6.3 Living Room - Windows: Blinds damaged
- ⊖ 6.2.1 Kitchen - Dishwasher: Dishwasher water damage below
- ⊖ 6.6.1 Kitchen - Sink: Evidence of leaking water line
- 🔧 6.8.1 Kitchen - Countertops-Backsplash: Caulking
- ⚠️ 6.14.1 Kitchen - Lighting Fixtures, Switches & Receptacles: No GFCI Protection Installed
- 🔧 8.6.1 Family Room - Windows: Lock Inoperable
- ⊖ 8.7.1 Family Room - Lighting Fixtures, Switches & Receptacles: Receptacle Loose
- 🔧 8.7.2 Family Room - Lighting Fixtures, Switches & Receptacles: Light Missing Bulb
- 🔧 10.5.1 Master Bedroom - Doors: Lockset Loose
- 🔧 10.6.1 Master Bedroom - Windows: Screen Damaged
- ⊖
- 10.7.1 Master Bedroom - Lighting Fixtures, Switches & Receptacles: Light fixture missing globe or other hardware
- ⊖ 11.2.1 Bathroom 1 - Toilets: Missing tank lid
- 🔧 11.10.1 Bathroom 1 - Doors: Lockset Loose
- ⊖ 11.10.2 Bathroom 1 - Doors: Door does not lock
- ⊖ 12.2.1 Bathroom 2 - Toilets: Missing tank lid
- 🔧 12.10.1 Bathroom 2 - Ceilings: Dry Stains
- 🔧 12.13.1 Bathroom 2 - Lighting Fixtures, Switches & Receptacles: Light Missing Bulb
- 🔧 13.5.1 Bedroom 2 - Doors: Doorstops Damaged
- 🔧 13.5.2 Bedroom 2 - Doors: Lockset Loose
- 🔧 13.5.3 Bedroom 2 - Doors: Door missing
- ⊖ 13.6.1 Bedroom 2 - Windows: Lock Inoperable
- 🔧 14.5.1 Bedroom 3 - Doors: Lockset Loose
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- ⊖ 23.6.1 Plumbing Supply & Waste - Water Heater: TPR Extension too short
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- ⚠ 24.2.1 Heating, Ventilation, Air Conditioning - Heating Equipment: Exceeds Life Expectancy
- ⊖ 25.2.1 Attic - Attic Hatch: No Weatherstrip-living space
- ⊖ 25.2.2 Attic - Attic Hatch: No Insulation over
- ⊖ 25.4.1 Attic - Insulation: Substandard

# 1: INSPECTION DETAILS

## Information

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### In Attendance

Client, Home Owner, Listing Agent

### Occupancy

Furnished, Occupied, Utilities On

### Weather Conditions

Cloudy, Snow

### Temperature (approximate)

0 Celsius (C)

### Category Descriptions

Listed below is a description of the Categories used throughout the report to help understand the severity of an item. Any items list in the below categories may be based on the inspectors opinion. These categories are not designed to be considered as an enforceable repair or responsibility of the current homeowner, but designed to inform the client of the condition of the property and structure at the time of inspection. They may be used in negotiations between real estate professionals.

**Monitor** The item, component, or system while perhaps is functioning as intended may be in need of **minor** repair, service, or maintenance; is showing wear or deterioration that could result in an adverse condition at some point in the future; or consideration should be made in upgrading the item, component, or system to enhance the function, efficiency, and/or safety. Items that fall into this category can frequently be addressed by a **homeowner or licensed handyman** and are considered to be routine homeowner maintenance (DIY) or recommended upgrades.

**Deficiency** The item, component, or system while perhaps functioning as intended is in need of **moderate** repair, service, or is showing signs of wear or deterioration that could result is an adverse condition at some point in the future; consideration should be made in upgrading the item, component, or system to enhance the function, efficiency and/or safety. Items falling into this category can frequently be addressed by a **licensed handyman or licensed trade contractor** and are not considered routine maintenance or DIY items.

**Safety Hazard or Material Defect** The item, component, or system poses a safety concern to occupants in or around the home. Some listed concerns may have been considered acceptable for the time of the structures construction, but pose a current risk.

The item, component or system is not functioning as intended, or needs further inspection by a **qualified licensed trade contractor**; possible damage to the structure, item, or component may occur.

## 2: EXTERIOR

### Information

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**General: Inspection Method**

Visual, Infrared

**Foundation & Structure:****Foundation Material**

Concrete

**Siding, Flashing & Trim: Siding****Material**

Vinyl

**Fences and Gates: Fence Type**

Wood

### Limitations

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General

**EXTERIOR COVERING**

Note that areas concealed behind siding or other exterior finishes are not able to be evaluated without invasive testing and are not included in this inspection.

Exterior Windows

**BROKEN SEALS**

The client should be aware that evidence of broken seals may be more or less visible from one day to the next depending on the temperature, humidity, sunlight, etc. Windows or glass doors other than those that the inspector identified may also have failed seals and need glass replaced too.

Decks, Balconies &amp; Porches

**SUBSTRUCTURE NOT EVALUATED**

Most or all of the deck substructure was inaccessible. This area couldn't be evaluated and is excluded from the inspection.

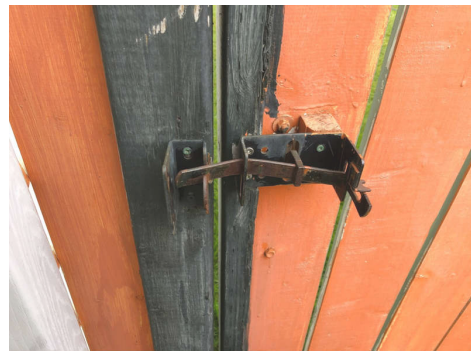


Fences and Gates

**GATES LOCKED**

EAST

The gates leading to the backyard were locked and could not be verified for operation.



Jammed

**Observations**

2.2.1 Grading & Lot Drainage

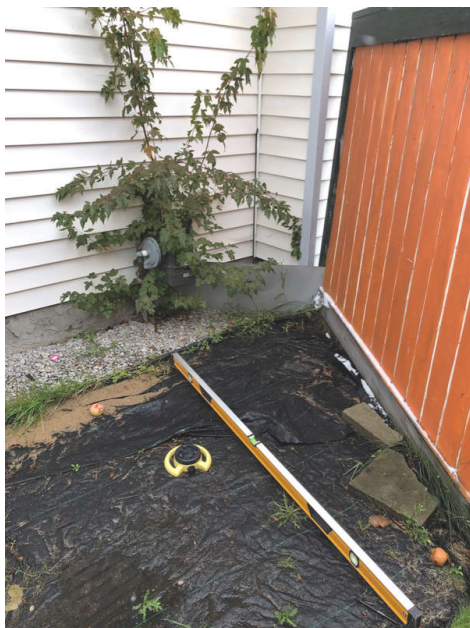
Deficiency

**NEGATIVE GRADING**

Grading was flat or sloping towards the home in some areas. This could lead to water accumulation. Accumulated water may cause the foundation to settle over time. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

Recommendation

Contact a qualified landscaping contractor



2.5.1 Walkways, Patios & Driveways

Monitor

**DRIVEWAY CRACKING - MINOR**

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal.

Recommendation

Contact a qualified driveway contractor.





2.5.2 Walkways, Patios & Driveways

**WALKWAY/PATIO CRACKING - MINOR**

Normal settling & cracking observed. Recommend monitor and/or patch/seal.

Recommendation

Contact a qualified professional.



2.6.1 Siding, Flashing & Trim

**HOLES/GAPS**

NORTH

One or more holes or gaps were found in siding or trim, possibly allowing vermin or water to enter. Recommend that a qualified person repair as necessary.

Recommendation

Contact a qualified professional.



2.8.1 Downspouts

**DOWNSPOUT EXTENSIONS MISSING**

Home was missing downspouts in one or more areas. This can cause soil erosion and water to accumulate around the home's foundation. Excessive water around the foundation lead settling/structural movement. Recommend a qualified contractor install downspout(s) and extension(s) that drains at least 6 feet from the foundation.

Recommendation

Contact a qualified gutter contractor





East

### 2.8.2 Downspouts

## DOWNSPOUTS MISSING

SOUTHWEST

Home was missing downspouts in one or more areas. This can cause soil erosion and water to accumulate around the home's foundation.

Excessive water around the foundation can lead to structural movement. Recommend a qualified contractor install downspout(s) and extension(s) that drain at least 6 feet from the foundation.

Recommendation

Contact a qualified gutter contractor



### 2.9.1 Penetrations

## EXHAUST VENT DAMAGED

One or more exhaust duct end caps were missing, loose, damaged, or deteriorated. Their purpose is to prevent unconditioned air from entering the building, and keep out birds, rodents and bugs. Blocked ducts can cause fan motors and/or clothes dryers to overheat and can pose a fire hazard. Recommend that a qualified person repair or replace caps as necessary.

Recommendation

Contact a qualified HVAC professional.



West



West

## 2.9.2 Penetrations

**DRYER VENT CLOGGED** Deficiency

## WEST

The dryer vent is clogged and needs to be cleaned. A clogged dryer vent can lead to dryer failure and extended dry times.

There is a screen installed at the dryer vent which is causing lint to accumulate. Screened vents are designed for intake air and exhaust/dryer vents should be the flap type.

Recommend dryer duct be cleaned and have a qualified professional replace the dryer vent with the proper type.

## Recommendation

Contact a qualified professional.



## 2.10.1 Exterior Doors

**WEATHER STRIPPING NEEDED** Monitor

## FRONT ENTRY DOOR

The weatherstrip around one or more exterior entry doors is missing and/or deteriorated. Weatherstrip should be installed where missing and/or replaced where deteriorated, and by a qualified contractor if necessary.

## Recommendation

Contact a qualified door repair/installation contractor.



Daylight

## 2.10.2 Exterior Doors

**SLIDING SCREEN DOOR DETERIORATED** Deficiency

One or more sliding screen doors are damaged and/or deteriorated. Screen doors should be replaced where necessary.

## Recommendation

Contact a qualified door repair/installation contractor.



2.10.3 Exterior Doors

**SHED DOOR MISSING**

The shed door is not on its hinges and should be reinstalled.  
Location of door unknown.

Recommendation

Contact a qualified professional.



Deficiency



2.11.1 Exterior Windows

**WINDOW BEADS/SEALS**

The seal/bead is missing or deteriorated at one or more windows. It is recommended to have a contractor evaluate and make the necessary repairs.

Recommendation

Contact a qualified window repair/installation contractor.



Deficiency



2.11.2 Exterior Windows

**WINDOW EGRESS**



Safety Hazard or Material Defect

The window well had no means of easy egress in case of an emergency. The railing around the window well provides good safety from falling into the well; however prevents easy exit in case of emergency. Recommend installing means of egress.

Recommendation

Contact a qualified professional.



East



2.12.1 Exterior Electrical (Other Than Service)

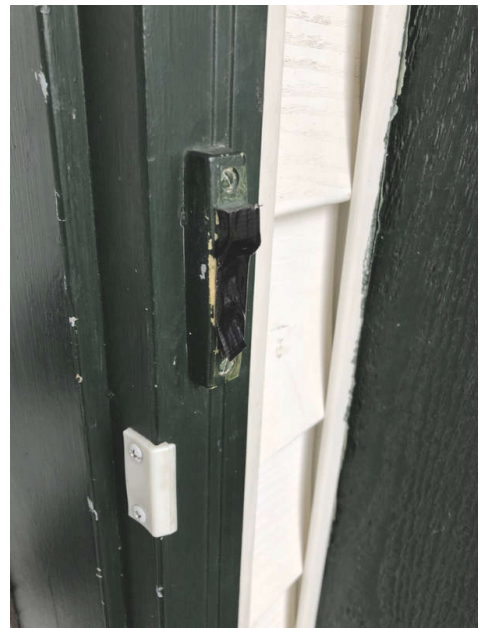
### DOORBELL BUTTON LOOSE, DAMAGED, OR MISSING



The doorbell button was loose, damaged, or missing. It should be repaired or replaced as necessary, and by a qualified contractor if necessary.

Recommendation

Contact a qualified professional.



Doorbell still operable

2.12.2 Exterior Electrical (Other Than Service)

### COVER PLATES DAMAGED



NORTH

One or more receptacles had a damaged cover plate. Recommend replacement.

Recommendation

Contact a qualified electrical contractor.



2.12.3 Exterior Electrical (Other Than Service)

**LIGHT INOPERABLE**



One or more light fixtures appear to be inoperable. Recommend further evaluation by replacing bulbs and/or consulting with the property owner. Repairs or replacement of the light fixture(s) by a qualified electrician may be necessary.

Recommendation

Contact a qualified electrical contractor.



2.13.1 Decks, Balconies & Porches

**GUARDRAIL LOOSE**



Safety Hazard or Material Defect

Guardrails at one or more locations with drop-offs higher than 30 inches were loose, damaged, and/or deteriorated and pose a fall hazard. Recommend that a qualified person repair guardrails as necessary.

Recommendation

Contact a qualified deck contractor.



2.13.2 Decks, Balconies & Porches

**GUARDRAIL MISSING >24"**



Safety Hazard or Material Defect

Guardrails at one or more locations with drop-offs higher than 24 inches were missing. This poses a fall hazard. Guardrails should be installed where walking surfaces are more than 24 inches above the surrounding grade or surfaces below. Recommend that a qualified contractor install guardrails where missing and per standard building practices.

Recommendation

Contact a qualified deck contractor.

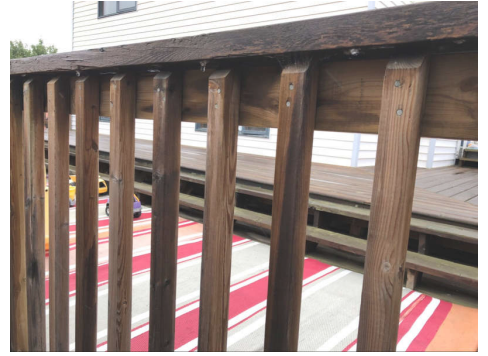
## 2.13.3 Decks, Balconies &amp; Porches

 Deficiency**PROTECTION MISSING**

Wooden deck or porch components appeared to have had no paint, stain, or penetrating oil applied. Recommend that a qualified person clean and preserve as necessary.

## Recommendation

Contact a qualified professional.



## 2.13.4 Decks, Balconies &amp; Porches

 Deficiency**WOOD ON CONCRETE**

Wooden support posts for the deck or porch were resting directly on concrete piers or footings below. Water may wick up into the support post ends and result in elevated levels of moisture in the wooden support post ends. This is a conducive condition for rot. Support posts should rest in metal brackets above concrete piers or footings, or should be separated from the concrete below by impervious membranes such as composition shingle scraps. Even if posts are made of treated wood the cut ends may not have been field-treated, leaving little or no preservative at the post center. Recommend that a qualified contractor repair per standard building practices. For example, by installing an isolation barrier between the posts and the concrete below.

## Recommendation

Contact a qualified professional.



## 2.15.1 Fences and Gates

 Monitor**GATE OPERATION**

Gates were difficult to open and close and need repair.

## Recommendation

Contact a handyman or DIY project



West

## 3: ROOF

### Information

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#### General: Roof covering

Asphalt/Fiberglass Shingles

#### General: Roof Inspection method

Traversed, Viewed from eaves with ladder

We normally conduct our typical roof inspection by walking on the roof's surface in what we call the "random walk" methodology. This method of inspection is not intended to cover every square inch of the roof's surface, nor will it. Further we could not recreate the route of a random walk even if we tried to. We do arrive at an overall impression of the roof's condition developed during this random walk inspection and extrapolate it to the entire roof's surface.

If any discrepancies are in fact identified, it is recommended that to accurately determined the scope of the actual discrepancies, as well as any cost of correction, you consult with a licensed roofing contractor. Not all roofs will be walked. Dimension, slope, weather, etc. may not allow the roof to be accessed.

#### General: Roof repairs

It is recommended that a certified roofing contractor make any needed repairs to the roof system.

### Observations

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#### 3.2.1 Flashing/Vents

##### PLUMBING VENT TOO LOW

One or more plumbing vent pipes terminated less than 6 inches above the roof surface below. Debris can block vent pipe openings with such short pipes. Blocked vent pipes can cause sewer gases to enter living spaces. Recommend that a qualified person repair per standard building practices. For example, by extending pipe(s) to terminate at least 6 inches above the roof surface.

Recommendation

Contact a qualified roofing professional.



Deficiency



North facing roof on south side of house

#### 3.3.1 Shingles

##### SHINGLE DETERIORATION

One in there of the roofing shingles are deteriorated (i.e. Missing or deteriorated granules). A qualified roofing contractor should evaluate and make the necessary repairs.

Recommendation

Contact a qualified roofing professional.



Deficiency

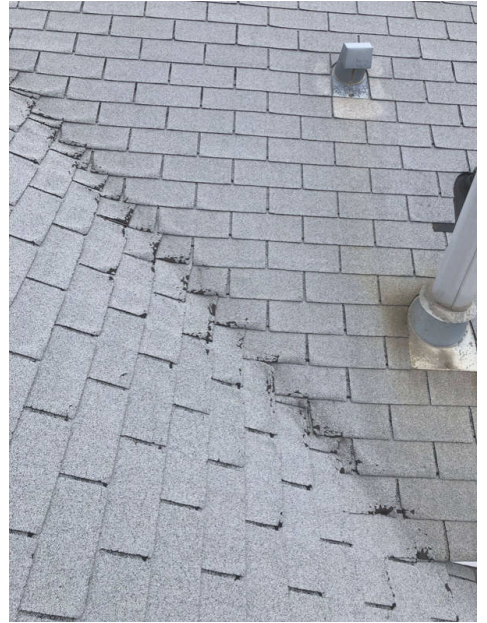




East



East



West



South

### 3.4.1 Gutters

#### DEBRIS



Debris had accumulated in the gutters. This can lead to clogged gutters and downspouts. If this happens, gutters can overflow and cause water to come in contact with the building exterior, or water can accumulate around the foundation. This can be a conducive condition for wood-destroying organisms. Accumulation around the foundation can lead to structural movement. Recommend cleaning gutters and downspouts now and as necessary in the future.

[Here is a DIY resource](#) for cleaning your gutters.

Recommendation

Contact a handyman or DIY project



### 3.4.2 Gutters

#### CLOGGED GUTTERS/DOWNSPOUTS

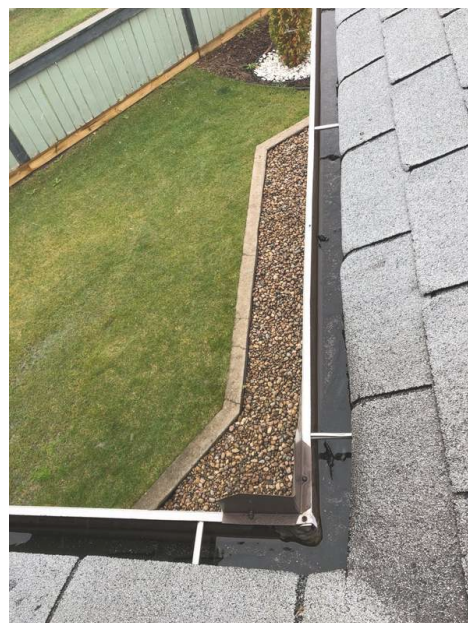


Significant amounts of debris have accumulated in one or more gutters or downspouts. Gutters can overflow and cause water to come in contact with the building exterior, or water can accumulate around the foundation. This can be a conducive condition for wood-destroying organisms. Accumulation around the foundation can lead to structural movement. Recommend cleaning gutters and downspouts now and as necessary in the future.

[Here is a DIY resource](#) for cleaning your gutters.

Recommendation

Contact a handyman or DIY project



Water not draining out

## 4: ATTACHED GARAGE

### Information

#### Vehicle door: Opening Mechanism

Automatic opener

#### Attic Over Garage: Insulation Material

None

#### Attic Over Garage: R-Value

0

#### Vehicle door: Vehicle Door safety

VEHICLE DOOR: safety tips:

1. The garage door is the largest moving object in the home. It can weigh hundreds of pounds. Often it is supported with spring tension. Both the weight of the door itself and the condition of these powerful springs can be dangerous on their own. Combined these two items can become a potentially lethal item. During our inspection, we attempt to inspect vehicle doors for proper operation.
2. Operation of the safety mechanisms should be verified monthly. Switches for door openers should be located as high as practical to prevent children from playing with the door. Children should be warned of the potential risk of injury.
3. Regular lubrication of the garage door tracks, rollers, springs and mounting hardware is recommended. (consult the owners manual or contact the door/opener manufacturer. [www.overheaddoor.com/Pages/safety-information.aspx](http://www.overheaddoor.com/Pages/safety-information.aspx))

#### Attic Over Garage: Inspection Method

Viewed from access



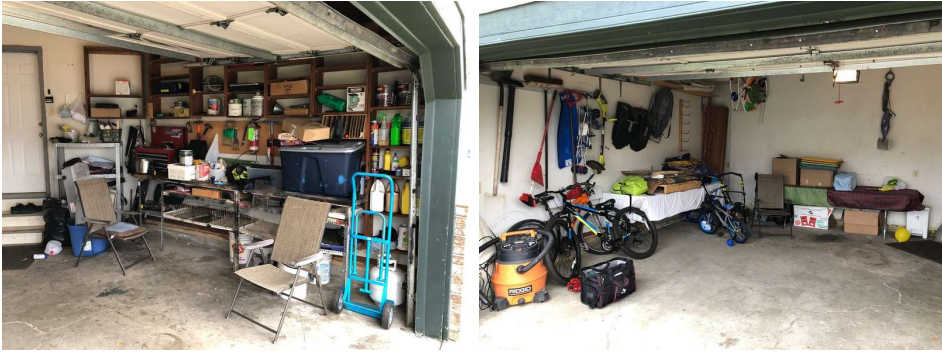
Firewall

### Limitations

General

#### STORAGE AND/OR VEHICLES IN GARAGE

There was significant storage and/or a vehicle(s) parked in the garage which could not be moved. These obscured areas could not be evaluated and are excluded from this inspection.



## Walls

### **CANNOT VERIFY SEPARATION WALL**

Cannot verify material used for separation wall.

Separation walls should be built with materials to prevent the spreading of a fire as well as fumes into the home living space. Separation walls should be either:

1. Be at least 1/2 drywall, or
2. Be marked for fire rating

## Observations

### 4.2.1 Vehicle door

#### **CONTROLS FAULTY**



Deficiency

Wall control needed to be depressed until door was open/closed. Recommend a garage door contractor evaluate & repair.

[Here are some troubleshooting tips](#) before calling a garage contractor.

#### Recommendation

Contact a qualified garage door contractor.

### 4.2.2 Vehicle door

#### **GARAGE DOOR WINDOW MISSING**



Deficiency

One or more panels from the overhead garage door were missing. Recommend having windows replaced.

#### Recommendation

Contact a qualified professional.



4.3.1 Floors

Deficiency

**SETTLING**

Garage floor shows signs of settling in the soil beneath the slab. Recommend a qualified professional evaluate for potential repairs.

Recommendation

Contact a qualified professional.



4.7.1 Doors

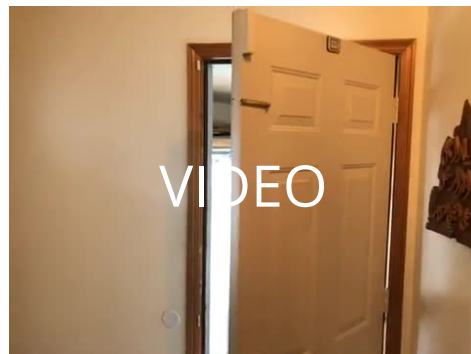
Deficiency

**SELF-CLOSE FUNCTION**

The self-closing device on the door between the garage and the house didn't close and latch the door. These devices are installed to keep the door closed to prevent possible fire and fumes from the garage from spreading to the house. Recommend that a qualified person repair as necessary.

Recommendation

Contact a qualified door repair/installation contractor.



4.8.1 Lighting Fixtures, Switches & Receptacles

Deficiency

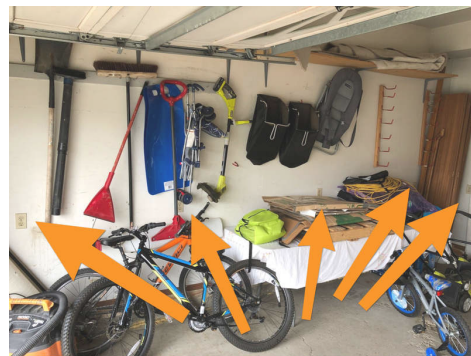
**NO POWER AT RECEPTACLE**

SOUTHEAST

One or more electric receptacles appeared to have no power. Recommend asking the property owner about this. Switches may need to be operated or GFCI/AFCI protection may need to be reset to make some receptacles energized. If necessary, recommend that a qualified electrician evaluate and repair.

Recommendation

Contact a qualified electrical contractor.



Five receptacles inoperable

4.8.2 Lighting Fixtures, Switches & Receptacles

Monitor

**LIGHT INOPERABLE**

One or more light fixtures appear to be inoperable. Recommend further evaluation by replacing bulbs and/or consulting with the property owner. Repairs or replacement of the light fixture(s) by a qualified electrician may be necessary.

Recommendation

Contact a qualified electrical contractor.



# 5: LIVING ROOM

## Limitations

General

### STORAGE/FURNITURE

Inspection was limited by the occupant's storage and/or furniture. Any areas covered by storage or furniture cannot be inspected and will not be included in this report.



## Observations

5.3.1 Walls

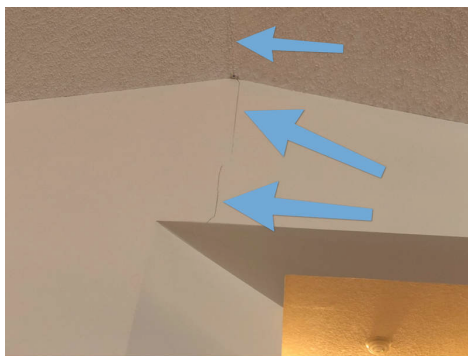


### MINOR CORNER CRACKS

Minor cracks at the corners of doors and windows in walls. Appeared to be the result of long-term settling. Some settling is not unusual in a home of this age and these cracks are not a structural concern.

Recommendation

Contact a qualified professional.



5.5.1 Doors



### DOORSTOPS DAMAGED

FRONT DOOR

Door stops, wall stops hinges and/or screws are damaged and/or deteriorated in one or more areas. Recommend having a qualified contractor replace or repair door stop as necessary. Doorstop options can include a wall stop hinge, floor mounted stop, or a wall mounted stop.

Recommendation

Contact a handyman or DIY project



Rubber missing

### 5.6.1 Windows



## WINDOW PAST LEAK

It appeared that the window jambs and/or the sill at the drywall had leaked in the past. There were stains, soft drywall or peeling paint. The area was checked with a moisture meter as well as the surrounding areas, at the time of the inspection these areas have no elevated moisture. It is recommended to monitor the windows in the future.

Recommendation

Contact a qualified professional.



### 5.6.2 Windows



## HARDWARE MISSING

Opening and/or locking hardware was missing. Recommend having installed by qualified window contractor.

Recommendation

Contact a qualified professional.



### 5.6.3 Windows



## BLINDS DAMAGED

The window blinds were damaged in sections or had missing components. Opening and closing is difficult or impossible. Recommend replacing blinds.

Recommendation

Contact a qualified professional.





# 6: KITCHEN

## Information

---

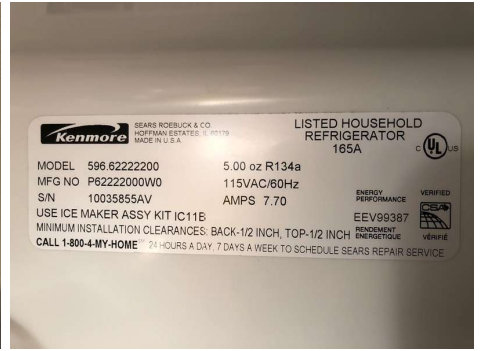
### Hood/Vent: Pictures



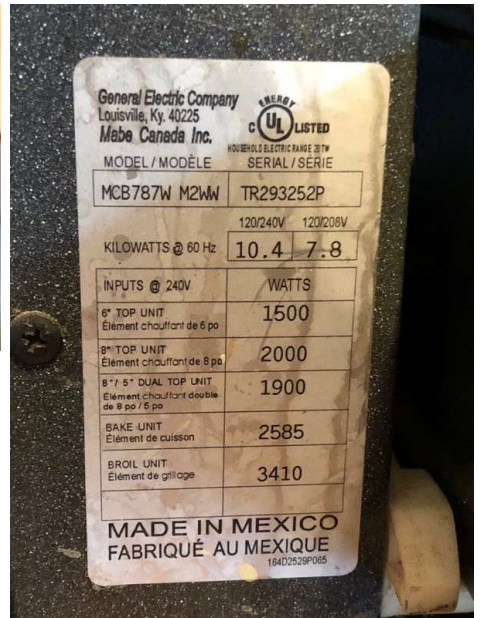
### Dishwasher: Pictures



**Refrigerator: Pictures**



**Range-Cooktop-Oven: Pictures**



**Limitations**

Dishwasher

**COMPLICATED CONTROL**

Due to the complexity of the digital controls, the inspector did not fully evaluate this appliance. Its condition is unknown and repairs may be needed. If concerned, consult with the property owner or have a qualified person review the appliance's documentation and demonstrate that it's operable.

**Observations**

6.2.1 Dishwasher

**DISHWASHER WATER DAMAGE BELOW**



Deficiency

Water damage was found beneath the dishwasher, indicating a possible active leak. A qualified plumber or appliance technician should evaluate and repair as necessary.

Recommendation

Contact a qualified appliance repair professional.



6.6.1 Sink

 Deficiency

### EVIDENCE OF LEAKING WATER LINE

The waterline has a towel wrapped around the base and was damp. Recommend having water line repaired by a qualified plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



6.8.1 Countertops-Backsplash

 Monitor

### CAULKING

One or more areas of the kitchen counter top(s) are recommended to be re-sealed (caulked) to keep any moisture and or water out and prevent future damage.

Recommendation

Recommended DIY Project



6.14.1 Lighting Fixtures, Switches & Receptacles

 Safety Hazard or Material Defect

### NO GFCI PROTECTION INSTALLED

One or more locations were noted as not having ground-fault circuit interrupter (GFCI) protection. Modern building standards require GFCI protection for any receptacles within 1.5 metres of a sink, tub, or shower stall.

Adoption of GFCI protection was generally phased in over numerous years/decades. Recommend client consult with qualified electrical contractor to evaluate upgrading these areas with GFCI protection.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.



## 7: DINING ROOM

### Limitations

---

General

#### **STORAGE/FURNITURE**

Inspection was limited by the occupant's storage and/or furniture. Any areas covered by storage or furniture cannot be inspected and will not be included in this report.



## 8: FAMILY ROOM

### Limitations

General

#### STORAGE/FURNITURE

Inspection was limited by the occupant's storage and/or furniture. Any areas covered by storage or furniture cannot be inspected and will not be included in this report.



### Observations

8.6.1 Windows

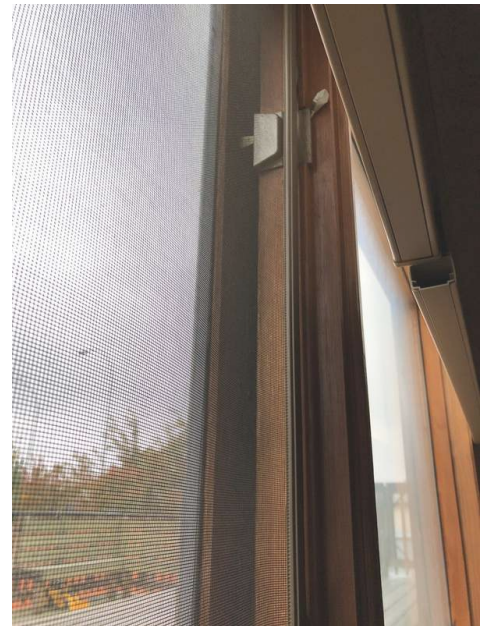
#### LOCK INOPERABLE



Lock mechanisms on one or more windows were missing and/or damaged so that they were inoperable. Repairs should be made by a qualified contractor or service technician so that windows lock and unlock easily.

Recommendation

Contact a qualified window repair/installation contractor.



8.7.1 Lighting Fixtures, Switches & Receptacles

#### RECEPTACLE LOOSE



One or more electric receptacles and/or the boxes in which they were installed were loose and/or not securely anchored. Wire conductors can be damaged due to repeated movement and/or tension on wires, or insulation can be damaged. This can become a shock and fire hazard. Recommend that a qualified electrical contractor repair as necessary.

Recommendation

Contact a qualified electrical contractor.



8.7.2 Lighting Fixtures, Switches & Receptacles

**LIGHT MISSING BULB**



One or more light fixtures had missing bulbs and could not be fully evaluated. Bulbs may simply need to be installed, however repairs or replacement may be necessary.

Recommendation

Contact a qualified professional.





# 9: FIREPLACE

## Information

### General: Type

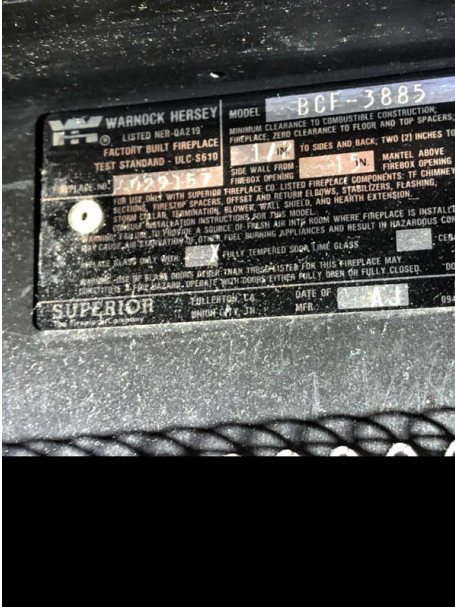
Fireplace

### General: Material

Metal

### General: Fuel Source

Solid Fuel



### General: Solid Fuel Burning Appliance

The inspection includes a visual examination of the readily accessible and visual portions of the chimney and fireplace/wood stove for damage, improper function, and safety issues. However, due to limitations of the inspection, it is not typically possible to inspect the flue. **Have a qualified WETT-certified chimney and fireplace servicing company inspect, service, and clean all the components of the fireplace and chimney before ever lighting a fire in the fireplace.** This servicing should also be done annually before lighting any fires.

## Limitations

General

### INACCESSIBLE

Fireplace or wood stove was not accessible at time of inspection due to being obstructed by furniture and/or storage and therefore is excluded from this inspection.



Electric insert

# 10: MASTER BEDROOM

## Limitations

General

### STORAGE/FURNITURE

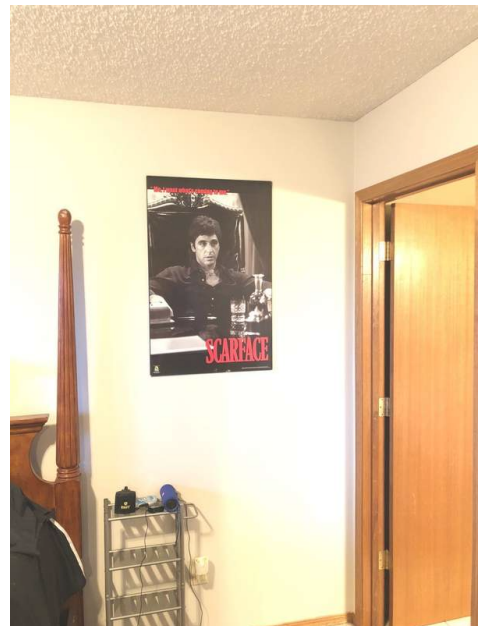
Inspection was limited by the occupant's storage and/or furniture. Any areas covered by storage or furniture cannot be inspected and will not be included in this report.



Walls

### WALLS COVERED

Inspection was limited by the occupant's wallpaper, wall coverings, or paintings/photos. Any covered areas cannot be inspected and will not be included in this report.



## Observations

10.5.1 Doors

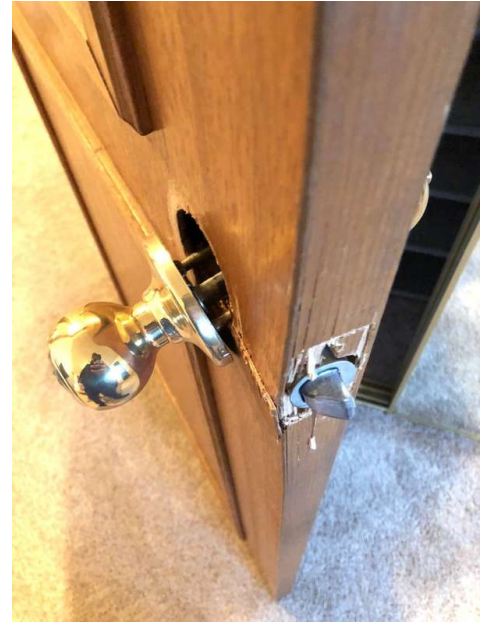
### LOCKSET LOOSE

One or more locksets are loose and should be tightened, repaired and or replaced as necessary.

Recommendation

Contact a handyman or DIY project





10.6.1 Windows

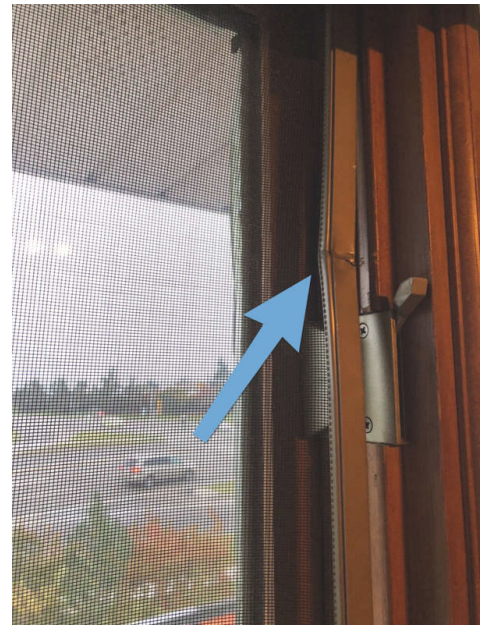
**SCREEN DAMAGED**



Screens in one or more windows were torn or had holes in them. Screens should be replaced where necessary.

Recommendation

Contact a qualified window repair/installation contractor.



10.7.1 Lighting Fixtures, Switches & Receptacles

**LIGHT FIXTURE MISSING GLOBE OR OTHER HARDWARE**



The light fixture was missing pieces. Recommend replacing light fixture by a qualified electrical contractor.

Recommendation

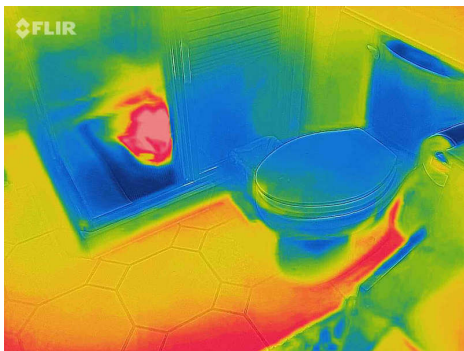
Contact a qualified electrical contractor.

# 11: BATHROOM 1

## Information

### General: No sign of leaks

The thermal scan reported no sign of cold spots which could indicate leaks around the toilet and tub/shower.



## Observations

### 11.2.1 Toilets

#### MISSING TANK LID

 Deficiency

The toilet tank lid was missing. Lid(s) should be replaced as necessary.

Recommendation

Contact a qualified plumbing contractor.



### 11.10.1 Doors

#### LOCKSET LOOSE

 Monitor

One or more locksets were loose and should be tightened, repaired and or replaced as necessary.

Recommendation

Contact a handyman or DIY project



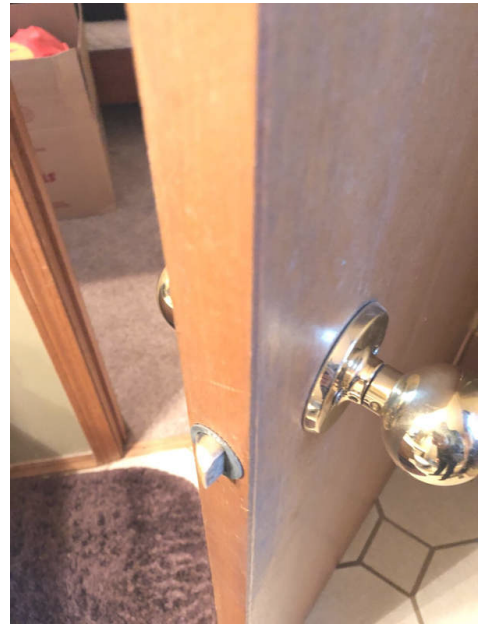
## 11.10.2 Doors

**DOOR DOES NOT LOCK**

The bathroom door lockset was not lockable. Recommend having lock set replaced with one that locks for bathroom privacy.

Recommendation

Contact a qualified professional.

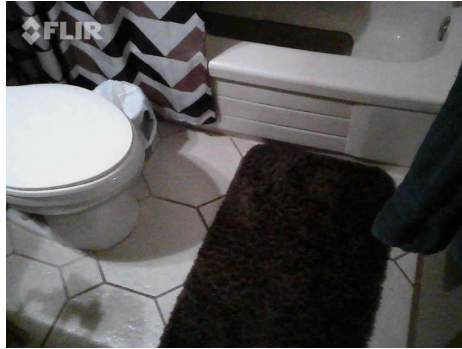
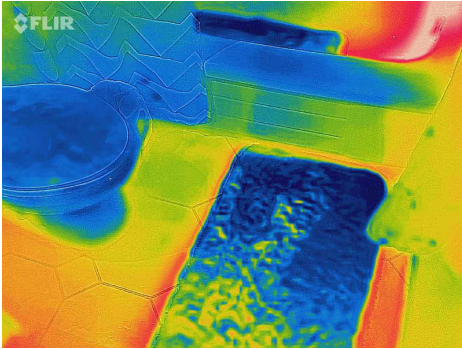


## 12: BATHROOM 2

### Information

#### General: No sign of leaks

The thermal scan reported no sign of cold spots which could indicate leaks around the toilet and tub/shower.



### Observations

#### 12.2.1 Toilets

##### MISSING TANK LID

The toilet tank lid was missing. Lid(s) should be replaced as necessary.

#### Recommendation

Contact a qualified plumbing contractor.



Deficiency



#### 12.10.1 Ceilings

##### DRY STAINS

Staining was found in one or more ceiling areas. However, no elevated levels of moisture were found. The staining may be due to past roof and/or plumbing leaks. Recommend asking the property owner about this, and monitoring the stained area in the future, especially after heavy or prolonged rain. If elevated moisture is found in the future, a qualified contractor should evaluate and repair as necessary.

#### Recommendation

Recommend monitoring.



Monitor



### 12.13.1 Lighting Fixtures, Switches & Receptacles

#### **LIGHT MISSING BULB**

One or more light fixtures had missing bulbs and could not be fully evaluated. Bulbs may simply need to be installed, however repairs or replacement may be necessary.

Recommendation

Contact a qualified professional.



# 13: BEDROOM 2

## Limitations

General

### STORAGE/FURNITURE

Inspection was limited by the occupant's storage and/or furniture. Any areas covered by storage or furniture cannot be inspected and will not be included in this report.



## Observations

13.5.1 Doors

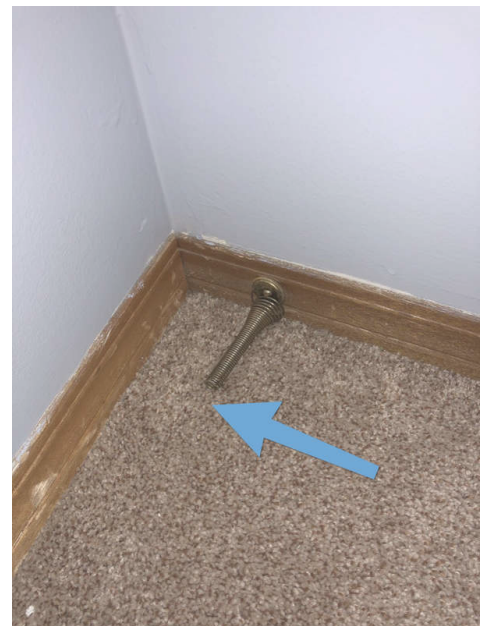
### DOORSTOPS DAMAGED



Door stops, wall stops hinges and/or screws are damaged and/or deteriorated in one or more areas. Recommend having a qualified contractor replace or repair door stop as necessary. Doorstop options can include a wall stop hinge, floor mounted stop, or a wall mounted stop.

Recommendation

Contact a handyman or DIY project



Missing rubber

13.5.2 Doors

### LOCKSET LOOSE

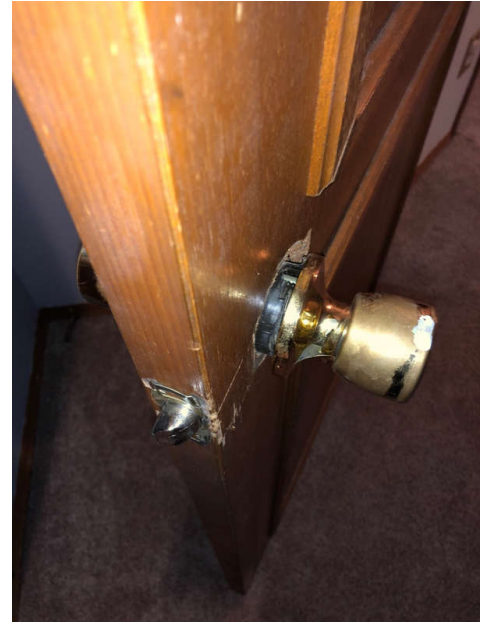


One or more locksets are loose and should be tightened, repaired and or replaced as necessary.

Recommendation

Contact a handyman or DIY project





13.5.3 Doors

**DOOR MISSING**

One of the interior doors is missing and should be replaced.

Recommendation

Contact a qualified professional.



13.6.1 Windows

**LOCK INOPERABLE**

Lock mechanisms on one or more windows were missing and/or damaged so that they were inoperable. Repairs should be made by a qualified contractor or service technician so that windows lock and unlock easily.

Recommendation

Contact a qualified window repair/installation contractor.



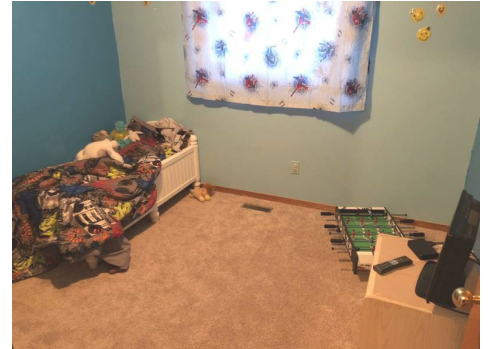
# 14: BEDROOM 3

## Limitations

General

### STORAGE/FURNITURE

Inspection was limited by the occupant's storage and/or furniture. Any areas covered by storage or furniture cannot be inspected and will not be included in this report.



Walls

### WALLS COVERED

Inspection was limited by the occupant's wallpaper, wall coverings, or paintings/photos. Any covered areas cannot be inspected and will not be included in this report.



## Observations

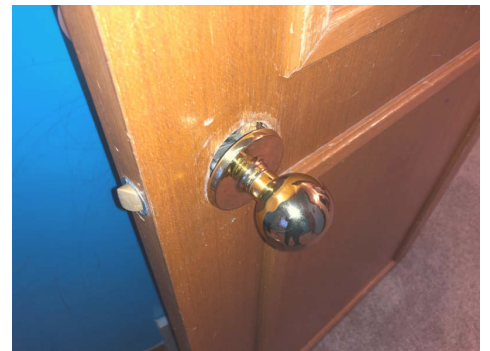
14.5.1 Doors

### LOCKSET LOOSE

One or more locksets are loose and should be tightened, repaired and or replaced as necessary.

Recommendation

Contact a handyman or DIY project



14.6.1 Windows

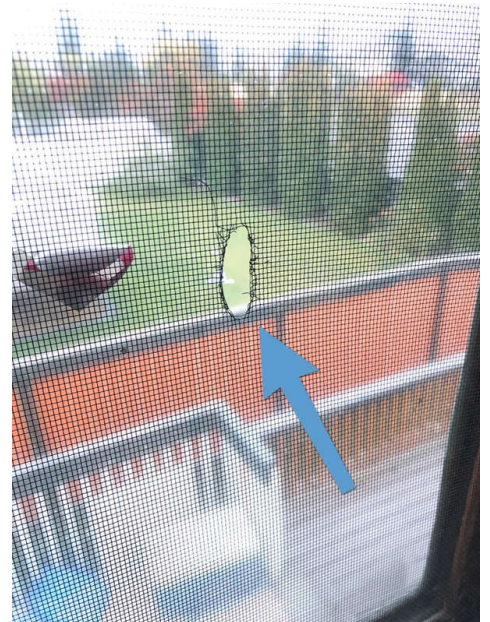
### SCREEN DAMAGED

Screens in one or more windows were torn or had holes in them. Screens should be replaced where necessary.

Recommendation

Contact a qualified window repair/installation contractor.





# 15: BEDROOM 4

## Limitations

General

### STORAGE/FURNITURE

Inspection was limited by the occupant's storage and/or furniture. Any areas covered by storage or furniture cannot be inspected and will not be included in this report.



Walls

### WALLS COVERED

Inspection was limited by the occupant's wallpaper, wall coverings, or paintings/photos. Any covered areas cannot be inspected and will not be included in this report.



## Observations

15.7.1 Lighting Fixtures, Switches & Receptacles

### FLUORESCENT TUBING NOT COVERED



Recommendation

Contact a qualified electrical contractor.



# 16: BEDROOM 5

## Limitations

General

### STORAGE/FURNITURE

Inspection was limited by the occupant's storage and/or furniture. Any areas covered by storage or furniture cannot be inspected and will not be included in this report.



## Observations

16.2.1 Floors

### CARPET DETERIORATED

Deficiency

Carpeting in one or more rooms was damaged and/or significantly deteriorated. Recommend replacing carpeting where necessary.

Recommendation

Contact a qualified flooring contractor



16.7.1 Lighting Fixtures, Switches & Receptacles

### RECEPTACLE LOOSE

Deficiency

One or more electric receptacles and/or the boxes in which they were installed were loose and/or not securely anchored. Wire conductors can be damaged due to repeated movement and/or tension on wires, or insulation can be damaged. This can become a shock and fire hazard. Recommend that a qualified electrical contractor repair as necessary.

Recommendation

Contact a qualified electrical contractor.

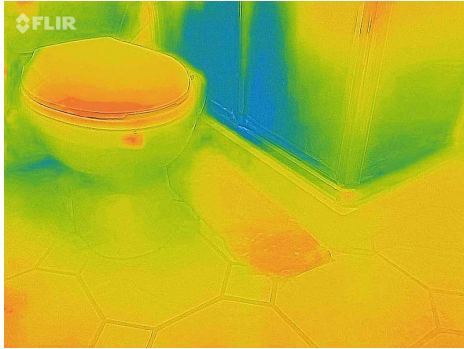


# 17: BATHROOM 3

## Information

### General: No sign of leaks

The thermal scan reported no sign of cold spots which could indicate leaks around the toilet and tub/shower.



## Observations

### 17.2.1 Toilets

#### MISSING TANK LID

The toilet tank lid was missing. Lid(s) should be replaced as necessary.

#### Recommendation

Contact a qualified plumbing contractor.



Deficiency



### 17.6.1 Sink/countertop

#### SINK DRAINS SLOW

One or more sinks are clogged or drain slowly. Drain(s) should be cleared as necessary, and by a qualified plumber if necessary.

#### Recommendation

Contact a qualified plumbing contractor.



Deficiency





# 18: MISC. INTERIOR

## Information

### Smoke Detectors: Smoke Detectors Present

Yes

Smoke and heat detectors are typically removable equipment and the manufacturers recommendations should be followed for the installation and use of detectors (e.g., in regards to installed location, testing procedures, and replacement).

### Carbon Monoxide Detectors: Carbon Monoxide Detectors Present

No

Carbon monoxide detectors are typically removable equipment and the manufacturers recommendations should be followed for the installation and use of detectors (e.g., in regards to installed location, testing procedures, and replacement).

Understand that carbon monoxide (CO) detectors are a backup safety measure. They **do not** replace the need to check appliances regularly and use them safely.

## Limitations

General

### STORAGE/FURNITURE

Inspection was limited by the occupant's storage and/or furniture. Any areas covered by storage or furniture cannot be inspected and will not be included in this report.



## Observations

18.3.1 Smoke Detectors

### NOT INSTALLED IN BEDROOMS



Smoke detectors were not installed in the bedrooms at the time of inspection. This was standard practise prior to 2016. New building standards require new homes to have smoke detectors installed in all bedrooms.

[Here is a good resource](#) all about smoke alarms and home safety from Alberta Health Services.

Consider having smoke detectors installed in all bedrooms.

## Recommendation

Contact a qualified electrical contractor.

## 18.3.2 Smoke Detectors



Safety Hazard or Material Defect

**SMOKE ALARM >10 YRS**

Based on the age of this structure and the appearance of existing smoke alarms, the alarms may have been installed more than 10 years ago. According to National Fire Protection Association, aging smoke alarms don't operate as efficiently and often are the source for nuisance alarms. Older smoke alarms are estimated to have a 30% probability of failure within the first 10 years. Newer smoke alarms do better, but should be replaced after 10 years. Unless you know that the smoke alarms are new, replacing them when moving into a new residence is also recommended by NFPA.

## Recommendation

Contact a qualified electrical contractor.



Lower level

## 18.3.3 Smoke Detectors



Monitor

**REPLACE BATTERIES**

Batteries in all the smoke alarms should be replaced after taking occupancy, and annually in the future. "Chirping" noises emitted from smoke alarms typically indicate that batteries need replacing.

## Recommendation

Recommended DIY Project

## 18.4.1 Carbon Monoxide Detectors



Safety Hazard or Material Defect

**CO ALARMS NONE**

No permanently installed carbon monoxide alarms were found. This is a potential safety hazard. Modern building standards require carbon monoxide alarms to be placed in the hallway near every separate sleeping area and on each level of the home. Recommend installing carbon monoxide alarms per these standards.

[Here is a good resource](#) all about carbon monoxide poisoning from Alberta Health Services.

## Recommendation

Contact a qualified electrical contractor.

## 18.10.1 Lighting Fixtures, Switches &amp; Receptacles



Deficiency

**RECEPTACLE LOOSE**

BASEMENT

One or more electric receptacles and/or the boxes in which they were installed were loose and/or not securely anchored. Wire conductors can be damaged due to repeated movement and/or tension on wires, or insulation can be damaged. This can become a shock and fire hazard. Recommend that a qualified electrical contractor repair as necessary.

Recommendation

Contact a qualified electrical contractor.



18.10.2 Lighting Fixtures, Switches & Receptacles



**LIGHT MISSING BULB**

One or more light fixtures had missing bulbs and could not be fully evaluated. Bulbs may simply need to be installed, however repairs or replacement may be necessary.

Recommendation

Contact a qualified professional.



18.10.3 Lighting Fixtures, Switches & Receptacles



**FLUORESCENT TUBING NOT COVERED**

Recommendation

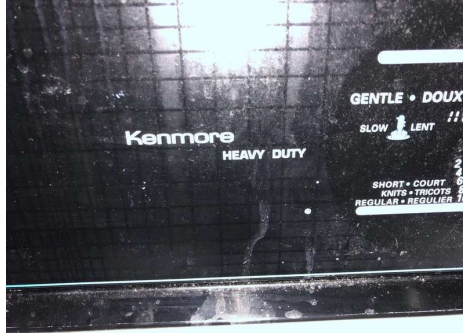
Contact a qualified electrical contractor.



# 19: LAUNDRY

## Information

### Washer: Pictures



### Dryer: Pictures

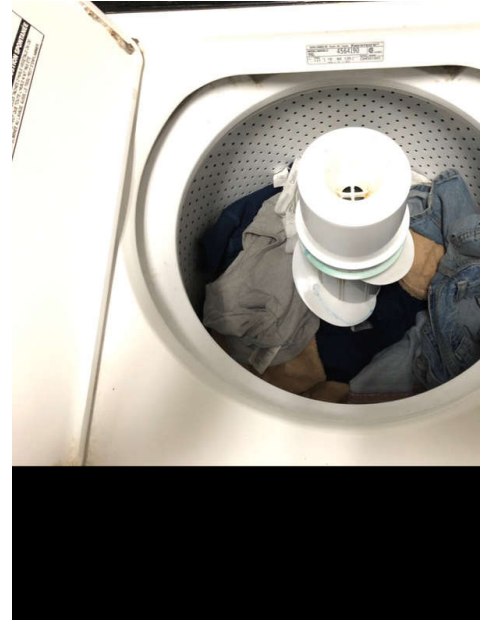


## Limitations

Washer

### CLOTHES IN MACHINE

Due to there being clothing in the washing machine, the clothes washer was not operated. The operation of the washing machine is not part of this report.



Dryer

### **CLOTHES IN DRYER**

Clothes were in the dryer at the time of inspection. The operation of this dryer is not included in this report.

## 20: BASEMENT, FOUNDATION

### Information

---

**General: Foundation Type**

Basement

**General: Foundation Material**

Concrete

**General: Insulation Material**

Not determined

### Limitations

---

General

**DEVELOPED BASEMENT**

The basement was fully finished. Interior foundation, insulation, framing, floor structure, etc. could not be inspected and is excluded from this inspection.



# 21: ELECTRICAL SERVICE

## Information

**Exterior Electrical Service: Meter Base Rating**  
200 Amp

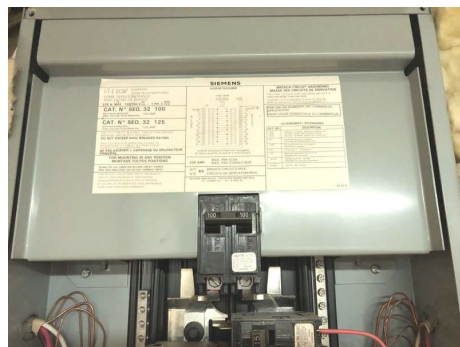
**Exterior Electrical Service: Auxiliary and Other Electrical Systems**  
None

**Grounding, Main Panel & Main Overcurrent Device: Panel Capacity**  
125

**Grounding, Main Panel & Main Overcurrent Device: Main Breaker Rating**  
100

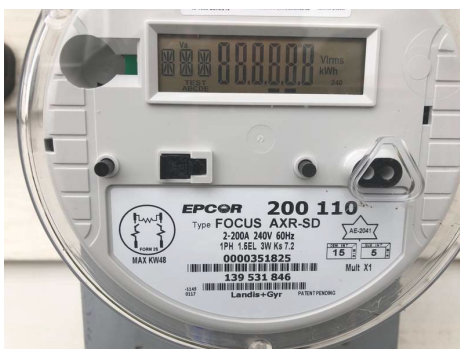
**Grounding, Main Panel & Main Overcurrent Device: Service Conductor**  
Unverified

**Branch Wiring Circuits, Breakers & Fuses: Branch Wiring**  
Copper

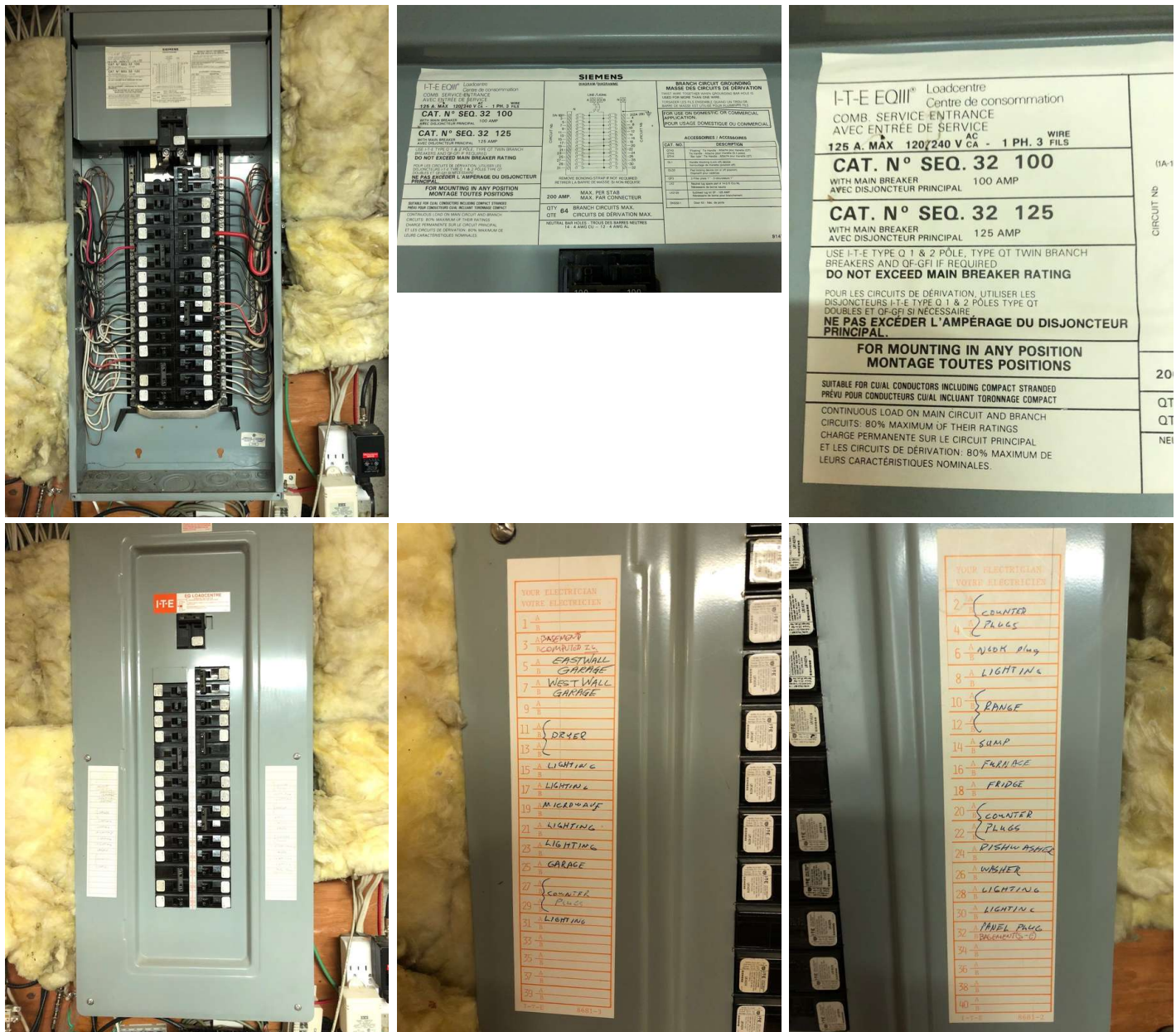


**Branch Wiring Circuits, Breakers & Fuses: Wiring Method**  
NMD (Romex)

**Exterior Electrical Service: Electrical Service Conductors**  
120/240 Volt, Below Ground



**Grounding, Main Panel & Main Overcurrent Device: Panel pictures**



**Observations**

21.4.1 Branch Wiring Circuits, Breakers & Fuses

**INCORRECT SIZING**

Overcurrent protection device (breaker/fuse) rating was insufficient for the size of wire terminated. This can cause the wire to overload, and overheat, without tripping the breaker.

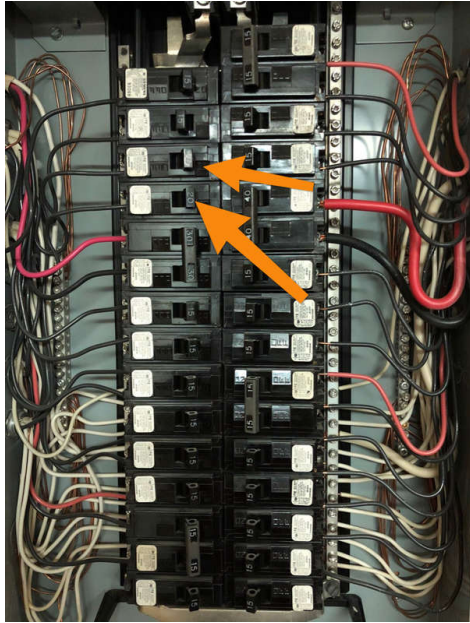
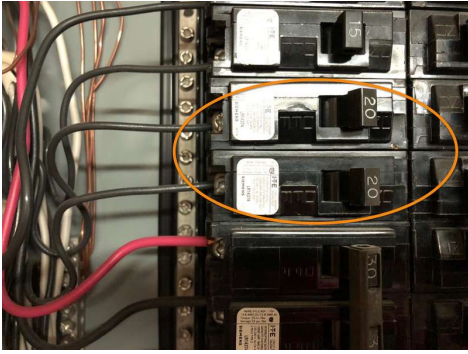
The breakers indicated were 20 amp breakers servicing 14 gauge wire. These should be 15 amp breakers. Recommend qualified electrical contractor to repair as necessary.

Recommendation

Contact a qualified electrical contractor.







## 22: FUEL SUPPLY

### Information

---

**Fuel Supply: Fuel Type**

Natural Gas

# 23: PLUMBING SUPPLY & WASTE

## Information

**General: Water Source**  
Public Water

**General: Service Pipe to house**  
Copper

**General: Location of Main Shut off**  
Utility/laundry room



**General: Filters**  
None

**General: Location of Water meter**  
Utility/Laundry room

**General: Interior Supply piping**  
Copper



**General: Drain Pipe**  
PVC

**General: Vent Pipe**  
PVC

**General: Waste Pipe**  
PVC

**Water Heater: Estimated Year Built**  
2009

**Water Heater: Capacity**  
40

**Water Heater: Energy Source**  
Gas

**Water Heater: Type**  
Tank

**Water Heater: Location**  
Laundry room, Utility room

### Water Heater: Pictures



## Limitations

Sump Pump

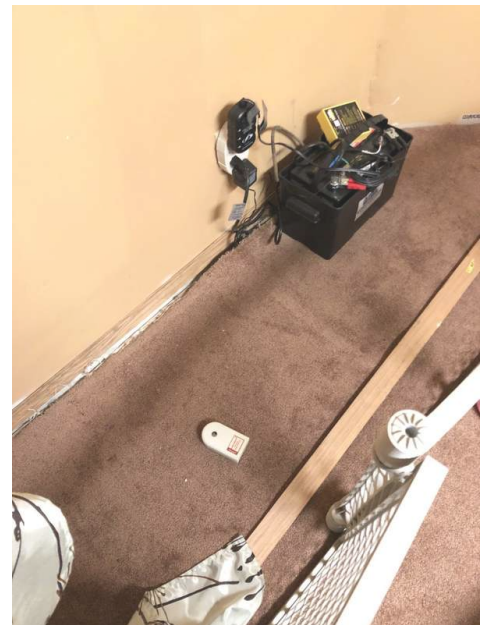
### FLOAT INACCESSIBLE

The float for the sump pump was inaccessible and could not be tested.

Sump Pump

### BLOCKED BY STORAGE

The sump pump could not be accessed due to stored items and is therefore excluded from this inspection. Contact us at [TruScope.ca](http://TruScope.ca) or 587-408-HOME (4663) if you would like to schedule a re-inspection when the area has been cleared (recommended).



## Observations

## 23.6.1 Water Heater



Deficiency

**TPR EXTENSION TOO SHORT**

TPR extension for the water heater is too short. This is a potential safety hazard due to the risk of scalding if someone is standing next to the water heater when the valve opens. A qualified plumber should install an extension line as per standard building practices. For example, extending to 6 inches from the floor, or routed so as to drain outside.

## Recommendation

Contact a qualified plumbing contractor.



## 23.6.2 Water Heater



Deficiency

**NEAR LIFE EXPECTANCY**

The estimated useful life for most water heaters is 8 to 12 years. This water heater appears to be approaching this age and may need replacing at any time. Recommend budgeting for a replacement in the near future.

## Recommendation

Contact a qualified plumbing contractor.

# 24: HEATING, VENTILATION, AIR CONDITIONING

## Information

**Heating Equipment: Energy Source**

Natural Gas

**Heating Equipment: Heat Type**

Forced Air

**Heating Equipment: Year Built**

0

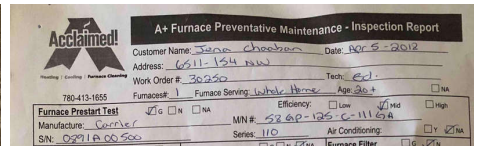
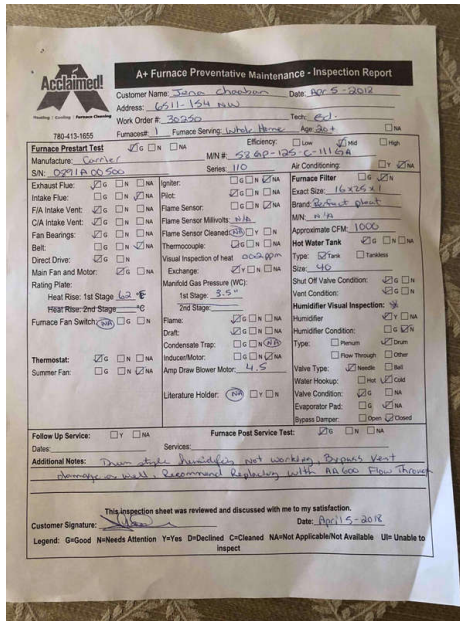
Unknown

**Thermostat: Thermostat Location**

Living Room



**Heating Equipment: Pictures of Unit**



**Heating Equipment: Not Comprehensive**

THE INSPECTION OF HEATING EQUIPMENT IS NOT A COMPREHENSIVE EXAMINATION OF THE SYSTEM AND DOES NOT REPLACE REVIEW AND MAINTENANCE BY A LICENSED PROFESSIONAL HVAC PRACTITIONER.

**Heating Equipment: Filter Advice**

Recommend that home buyers replace or clean HVAC filters upon taking occupancy depending on the type of filters installed. Regardless of the type, recommend checking filters monthly in the future and replacing or cleaning them as necessary. How frequently they need replacing or cleaning depends on the type and quality of the filter and on environmental factors (e.g. pets, smoking, frequency of house cleaning, number of occupants, the season).

## Limitations

---

Duct Work

### FINISHED CEILING IN BASEMENT

The basement had a finished ceiling which prevented inspection of the majority of the ductwork.

## Observations

---

24.2.1 Heating Equipment

### EXCEEDS LIFE EXPECTANCY



Safety Hazard or Material Defect

The estimated useful life for most furnaces is 15 to 25 years. This furnace appears to be at this age or older and may need replacing at any time. Recommend budgeting for a replacement in the near future.

Recommendation

Contact a qualified HVAC professional.

# 25: ATTIC

## Information

**General: Inspection Method**

Viewed from access

**Insulation: Insulation Material**

Cellulose (R-3.7/inch)

**Insulation: Insulation Depth**

10 inches

**Insulation: R-Value**

37

## Observations

25.2.1 Attic Hatch

 Deficiency

**NO WEATHERSTRIP-LIVING SPACE**

No weatherstrip is installed around the attic access hatch. Weatherstrip should be installed around the hatch to prevent conditioned interior air from entering attic.

Recommendation

Contact a qualified handyman.



25.2.2 Attic Hatch

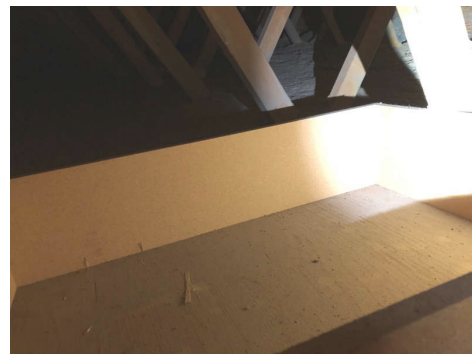
 Deficiency

**NO INSULATION OVER**

No insulation is installed over the attic access hatch. Recommend installing insulation above hatch for better energy efficiency.

Recommendation

Contact a qualified insulation contractor.



25.4.1 Insulation

**SUBSTANDARD**

 Deficiency



The ceiling insulation installed in the attic was substandard and appeared to have an R rating that's significantly less than current standards. Insulation should be R-50 with a heat recovery ventilator (HRV) or R-60 without an HRV. Heating and cooling costs will likely be higher due to poor energy efficiency. Recommend that a qualified contractor install insulation for better energy efficiency and per standard building practices.

Recommendation

Contact a qualified insulation contractor.