



INSPECUS
7808623549
bantishaw@inspecus.ca
<https://www.inspecus.ca>



RESIDENTIAL REPORT

1234 Main St.
Edmonton AB T5T3E9

Buyer Name
10/06/2018 9:00AM



Inspector
Banti Shaw
InspecUs
7808623549
bantishaw@inspecus.ca



Agent
Agent Name
555-555-5555
agent@spectora.com

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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 ITEM



RECOMMENDATIONS



IMMEDIATE/SAFETY ITEMS

-  2.2.1 Roof - Roof Drainage Systems: Downspouts Drain Near House
-  2.2.2 Roof - Roof Drainage Systems: Minor Gutter Damage
-  2.3.1 Roof - Flashings: Missing
-  3.1.1 Exterior - Siding, Flashing & Trim: Exterior penetration
-  3.2.1 Exterior - Exterior Doors: Egress window
-  3.4.1 Exterior - Decks, Balconies, Porches & Steps: Missing Steps
-  3.5.1 Exterior - Eaves, Soffits & Fascia: Closed soffits
-  4.1.1 Basement, Foundation, & Structure - Foundation: Foundation Cracks - Minor
-  5.1.1 Heating - Equipment: Filter Missing
-  5.1.2 Heating - Equipment: Needs Servicing/Cleaning
-  6.3.1 Plumbing - Water Supply, Distribution Systems & Fixtures: Toilet Knob Damage
-  6.3.2 Plumbing - Water Supply, Distribution Systems & Fixtures: Shower Glass Door
-  6.3.3 Plumbing - Water Supply, Distribution Systems & Fixtures: low water pressure
-  6.3.4 Plumbing - Water Supply, Distribution Systems & Fixtures: Safety Switch
-  8.2.1 Attic, Insulation & Ventilation - Vapor Retarders (Crawlspace or Basement): Attic Hatch door
-  9.2.1 Doors, Windows & Interior - Windows: Improper Installation
-  9.4.1 Doors, Windows & Interior - Walls: Poor Patching
-  9.7.1 Doors, Windows & Interior - Countertops & Cabinets: Poor/Missing Caulk
-  10.1.1 Built-in Appliances - Dishwasher: Dishwasher

1: INSPECTION DETAILS

Information

In Attendance

Client

Occupancy

Vacant, New Construction

Temperature (approximate)

2 Celsius (C)

Type of Building

Attached, Single Family

Weather Conditions

Clear, Humid

Notes

InspecUs, Partner of InspectR always recommends that after you have reviewed this report and disclosure documentation from all the parties: that you consider additional follow up by other Certified Professionals Such as Carpenters, electricians, Plumbers, Roofers, HVAC installers, WETT installers, WETT installers Chimney sweeps, Sewer line inspectors, Well and or Septic system inspectors or even an engineer if necessary. You may also want to contact your lender and your insurance provider to inquire about any specific inspections or documentation they require. The more information you have up front the better equipped you are to make a sound decision going forward.

[All your Inspection Photo attached here.](#)

How to Read Report

Short Video which Explains.[How to Read Report.](#)

Recommended Desktop View and PDF Download.

2: ROOF

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

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

Information

Inspection Method

Ground

Coverings: Material

Asphalt

Roof Drainage Systems: Gutter

Material

Aluminum

Flashings: Material

Aluminum

Roof Type/Style

Gable



Coverings: Roof shingles lifespan

Observed 1 years old Shingles to be functional at the time of inspection although according to manufacturer recommendation roof shingles lifespan 25 years.

Recommendations

2.2.1 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE

NORTH SOUTH WEST EAST

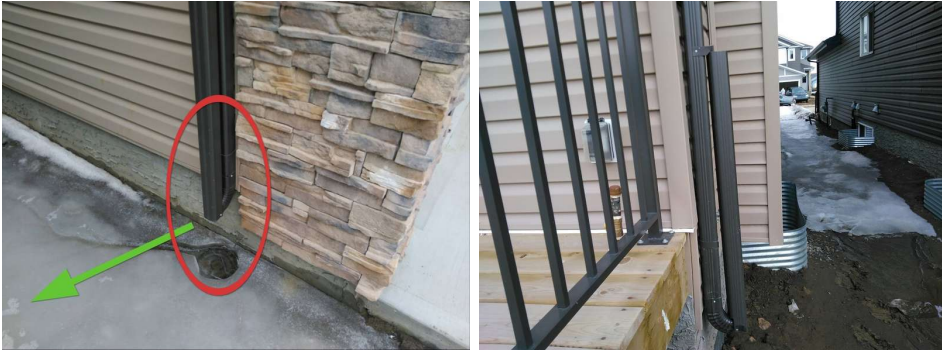


One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend Homeowner to adjust downspout extensions to drain at least 6 feet from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.

Recommendation

Contact a qualified roofing professional.



2.2.2 Roof Drainage Systems

Maintenance Item

MINOR GUTTER DAMAGE

GARAGE

Observed minor dent on the Gutter above Garage, recommend repair seal to avoid immature deterioration.

Recommendation

Contact a qualified professional.



2.3.1 Flashings

Recommendations

MISSING

ROOF

Overlay/Drip edge flashings were missing at time of inspection. Flashings provide protection against moisture intrusion and to avoid premature deterioration of roof board and Eavestrough corrosion, Recommend a qualified roofing contractor evaluate and remedy.

Example: Overlay/Drip edge



Recommendation

Contact a qualified roofing professional.



3: EXTERIOR

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

Exterior Doors: Exterior Doors

Fiberglass, Glass

Appears functional,

Decks, Balconies, Porches & Steps: Appurtenance

Deck

Decks, Balconies, Porches & Steps: Material

Composite, Wood

Walkways, Patios & Driveways: Driveway Material

Concrete



Recommendations

3.1.1 Siding, Flashing & Trim

EXTERIOR PENETRATION

Observed missing exterior sealant , recommend sealing all opening to void moisture intrusion.

Recommendation

Recommended DIY Project

Maintenance Item



South

3.2.1 Exterior Doors

 Recommendations

EGRESS WINDOW

NORTH SOUTH WEST EAST

Observed Egress windows functional, recommend upgrading with window well covering to avoid too much moisture accumulating and trip hazards.



3.4.1 Decks, Balconies, Porches & Steps

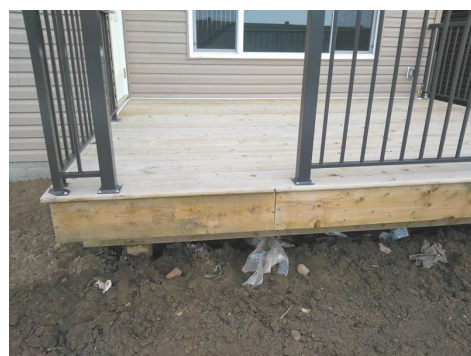
 IMMEDIATE/SAFETY ITEMS

MISSING STEPS

SOUTH

Missing Steps near deck, steps required if deck heights more than 9" and handrail must be provided with 3 or more steps, Recommend installing.

Also some of the nails were pushed into the plank, which damage the wood and creates penetration area for moisture intrusion & premature deterioration. Recommend sealing all over hammered nails.



Recommendation

Contact a qualified deck contractor.

3.5.1 Eaves, Soffits & Fascia

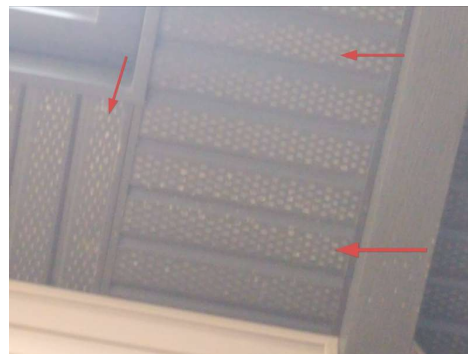
CLOSED SOFFITS

NORTH

Observed some of soffits above front door were covered with insulations, soffits provide ventilation to the roof, recommend further investigation and corrections.

Recommendation

Contact a qualified professional.



4: BASEMENT, FOUNDATION, & STRUCTURE

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

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Information

Inspection Method

Visual

Foundation: Material

Concrete

Floor Structure: Material

Concrete, Engineered Floor Trusses

Floor Structure: Sub-floor

Hardwood

Floor Structure:

Basement/Crawlspace Floor

Concrete

Limitations

Foundation

FINISHED BASEMENT

10% of foundation visibilities, appears servicable

Recommendations

4.1.1 Foundation



Recommendations

FOUNDATION CRACKS - MINOR

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring for more serious shifting/displacement.

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

Recommendation

Recommend monitoring.



5: HEATING

		IN	NI	NP	R
5.1	Equipment	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			

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Information

Equipment: Brand

Trane

Equipment: Energy Source

Gas

Equipment: Heat Type

Forced Air

Distribution Systems: Ductwork

Insulated, Non-insulated

AFUE Rating

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.

Equipment: furnace life expectancy

observed operational at the time of inspection, The Life Expectancy is about 15 to 20 years.



Recommendations

5.1.1 Equipment

FILTER MISSING

FURNACE

IMMEDIATE/SAFETY ITEMS

The furnace filter was missing. Recommend replacement with proper filter size.

Recommendation

Contact a qualified HVAC professional.

5.1.2 Equipment

**NEEDS SERVICING/CLEANING**

FURNACE

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: PLUMBING

		IN	NI	NP	R
6.1	Main Water Shut-off Device	X			
6.2	Drain, Waste, & Vent Systems	X			
6.3	Water Supply, Distribution Systems & Fixtures	X			X
6.4	Hot Water Systems, Controls, Flues & Vents	X			
6.5	Fuel Storage & Distribution Systems	X			
6.6	Sump Pump	X			

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Information

Filters

None

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

Pex

Water Supply, Distribution

Systems & Fixtures: Water

Supply Material

Pex

Hot Water Systems, Controls,

Flues & Vents: Power

Source/Type

Gas

Hot Water Systems, Controls,

Flues & Vents: Capacity

50 gallons

Hot Water Systems, Controls,

Flues & Vents: Location

Basement

Hot Water Systems, Controls,

Flues & Vents: Manufacture date

Basement

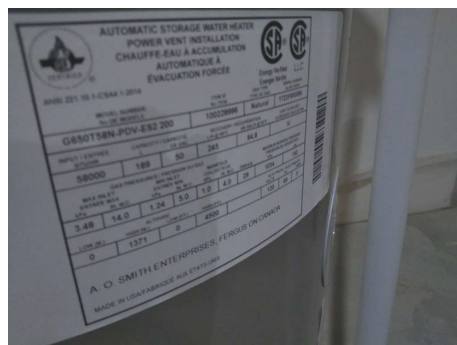
2017

Fuel Storage & Distribution

Systems: Main Gas Shut-off

Location

Basement, Gas Meter



Sump Pump: Location

Basement

Hot Water Systems, Controls, Flues & Vents: Manufacturer

GSW

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

6.3.1 Water Supply, Distribution
Systems & Fixtures

 IMMEDIATE/SAFETY ITEMS

TOILET KNOB DAMAGE

ENSUITE BATHROOM

Observed Toilet Knob Damage/not operational recommend
correction.

Recommendation

Contact a qualified professional.



6.3.2 Water Supply, Distribution
Systems & Fixtures

 IMMEDIATE/SAFETY ITEMS

SHOWER GLASS DOOR

ENSUITE BATHROOM

Observed shower glass door not properly align, recommend
correction.

Recommendation

Contact a qualified professional.



6.3.3 Water Supply, Distribution Systems &
Fixtures

 Recommendations

LOW WATER PRESSURE

FULL BATHROOM

Observed low water pressure on bathtub faucet, recommend finding
the source and remedy.

Recommendation

Contact a qualified plumbing contractor.



6.3.4 Water Supply, Distribution
Systems & Fixtures



IMMEDIATE/SAFETY ITEMS

SAFETY SWITCH

ENSUITE BATHROOM

Inspector unable to locate safety switch for jacuzzi or missing, it's a serious safety hazard as it will be easily accessible to the kids. Recommend installing another master switch far from the jacuzzi.

Recommendation

Contact a qualified electrical contractor.



7: ELECTRICAL

		IN	NI	NP	R
7.1	Service Entrance Conductors	X			
7.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			X
7.3	Branch Wiring Circuits, Breakers & Fuses	X			
7.4	Lighting Fixtures, Switches & Receptacles	X			
7.5	GFCI & AFCI	X			
7.6	Smoke Detectors	X			
7.7	Carbon Monoxide Detectors	X			

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Information

**Service Entrance Conductors:
Electrical Service Conductors**
Below Ground, 200

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

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

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

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

8: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	R
8.1	Attic Insulation	X			
8.2	Vapor Retarders (Crawlspace or Basement)	X			X
8.3	Ventilation	X			
8.4	Exhaust Systems	X			X

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Information

Dryer Power Source

220 Electric

Dryer Vent

NP

Flooring Insulation

None

Attic Insulation: R-value

49

Attic Insulation: Insulation Type

Blown

Ventilation: Ventilation Type

Soffit Vents, Roof Vents

Exhaust Systems: Exhaust Fans

Fan Only

Recommendations

8.2.1 Vapor Retarders (Crawlspace or Basement)



ATTIC HATCH DOOR

ATTIC

Recommend installing weather strip around attic hatch door to avoid energy lose and moisture and mold growth.

Recommendation

Recommended DIY Project

9: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	R
9.1	Doors	X			
9.2	Windows	X			X
9.3	Floors	X			
9.4	Walls	X			X
9.5	Ceilings	X			
9.6	Steps, Stairways & Railings	X			
9.7	Countertops & Cabinets	X			

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Information

Windows: Window Type

Sliders, Thermal

Windows: Window Manufacturer

Durabuilt

Floors: Floor Coverings

Carpet, Hardwood, Tile

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Popcorn

Countertops & Cabinets:

Countertop Material

Granite

Countertops & Cabinets:

Cabinetry

Laminate

Recommendations

9.2.1 Windows

IMPROPER INSTALLATION

ALL WINDOWS



Windows appear to not be operating properly due to substandard installation or missing channel, Recommend window specialist evaluate.

Recommendation

Contact a qualified window repair/installation contractor.



9.4.1 Walls

POOR PATCHING

 Recommendations

unfinished drywall patching observed at time of inspection. Recommend professional finishing.

Recommendation

Contact a qualified drywall contractor.



9.7.1 Countertops & Cabinets

**POOR/MISSING CAULK**

ENSUITE BATHROOM HALF BATHROOM FULL BATHROOM

Bathroom tiles was missing sufficient caulk/sealant, 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: BUILT-IN APPLIANCES

		IN	NI	NP	R
10.1	Dishwasher			X	X
10.2	Refrigerator			X	
10.3	Range/Oven/Cooktop			X	X
10.4	Garbage Disposal			X	

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Information

Not Present

Dishwasher: Brand
Unknown

Refrigerator: Brand
Unknown

**Range/Oven/Cooktop:
Range/Oven Energy Source**
Gas

**Range/Oven/Cooktop:
Range/Oven Brand**
Unknown

**Range/Oven/Cooktop: Exhaust
Hood Type**
Vented

Recommendations

10.1.1 Dishwasher

DISHWASHER

MAIN FLOOR KITCHEN

Observed unfinished wire connection/receptacle for the dishwasher connection.

Also observed missing access whole for drainage line of the dishwasher.

Recommend correction.

Recommendation

Contact a qualified carpenter.

 IMMEDIATE/SAFETY ITEMS

