

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.

2.1.1 Coverings

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

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.



3.2.1 Exterior Doors

EGRESS WINDOW

Recommendation

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.

Recommendation



Observed 4.5" and 5"

4.1.1 Foundation

FOUNDATION CRACKS - MINOR

Recommendation

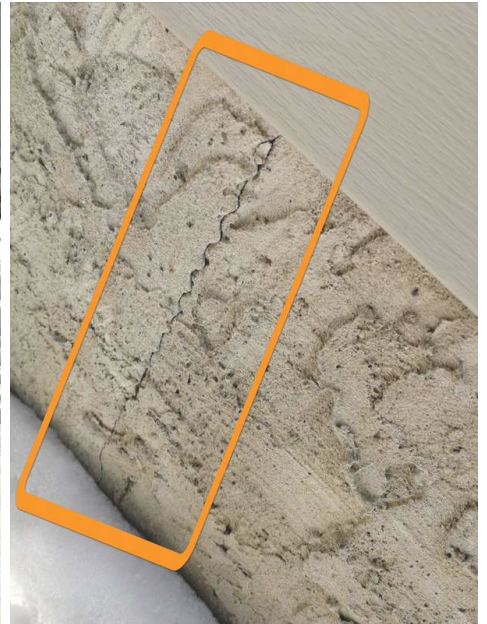
WEST

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

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.



IMMEDIATE/SAFETY ITEM



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.



Recommendation

5.1.2 Equipment

NEEDS SERVICING/CLEANING

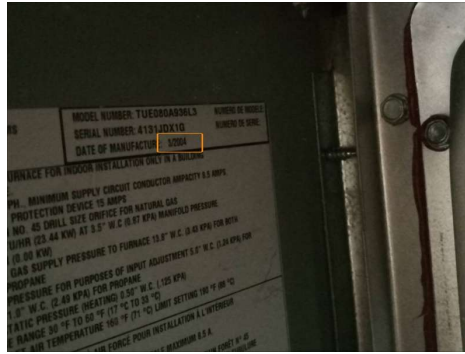
Furnace should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify furnace.

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



Recommendation

Recommendation
Contact a qualified HVAC professional.



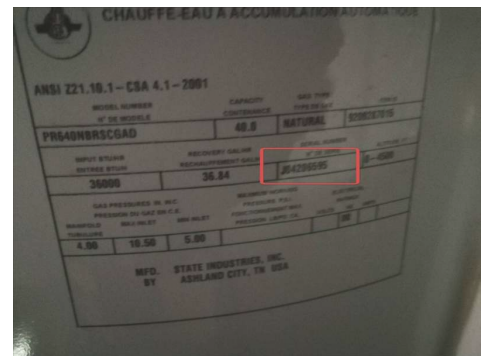
7.4.1 Hot Water Systems, Controls, Flues & Vents

 Recommendation

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

 IMMEDIATE/SAFETY ITEM

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.



8.7.1 Carbon Monoxide Detectors

MISSING

BASEMENT

 Recommendation

Recommend installing CO2 detector in basement.

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

Recommendation
Recommended DIY Project

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

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

LOOSE BATHROOM'S CURTAINS HANGER

FULL BATHROOM ENSUITE BATHROOM

Observed loose/not secure , Reommed



Recommendation
Contact a qualified handyman.



10.7.1 Countertops & Cabinets

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.

