

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 CURLING/POPPING

 Recommendations

Observed signs of curling on roof shingles, appeared functional though near the end of its service life and will likely need replacing within 3 to 5 years. Recommend further evaluation and Repair/replace by qualified professional.

Recommendation

Contact a qualified roofing professional.



2.2.1 Roof Drainage Systems

DEBRIS

 Maintenance Item

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

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

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

Recommendation
Contact a qualified roofing professional.

2.2.2 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE



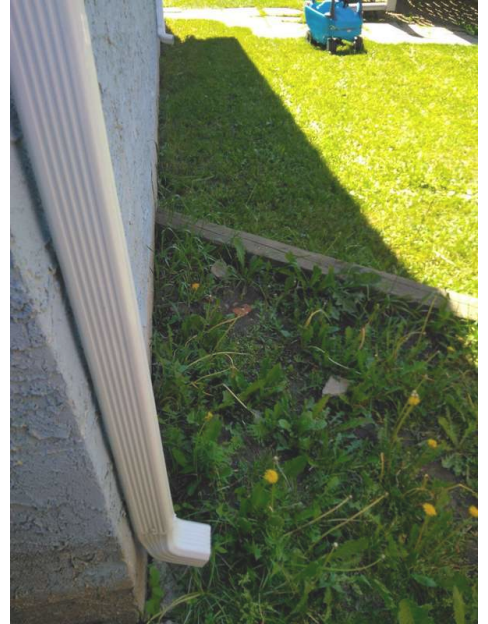
Maintenance Item

GARAGE

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 a qualified contractor 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.



2.2.3 Roof Drainage Systems

GUTTER IMPROPERLY SLOPED

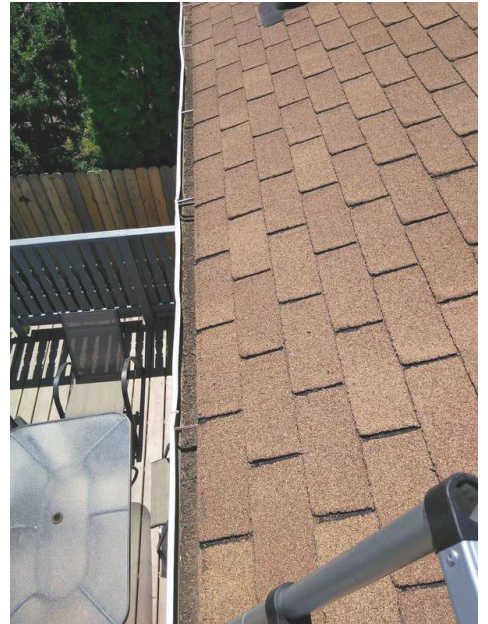


Maintenance Item

WEST-SOUTH

Gutter are improperly sloped in areas, which could result in runoff drainage around the foundation and possible structural shifting. Recommend qualified roofing or gutters contractor repair.

Recommendation
Contact a qualified roofing professional.



2.2.4 Roof Drainage Systems

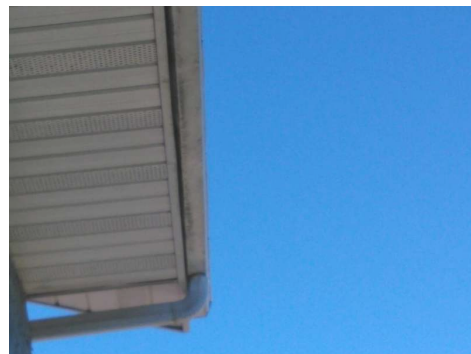
OVERFLOW STAIN



IMMEDIATE/SAFETY ITEMS

EAST

Stains were found at the front of the gutters and indicate that the gutters have overflowed. If they have overflowed, it's usually due to debris clogging gutters or downspouts. The inspector was unable to verify that the gutters and downspouts drained adequately due to lack of recent, significant rainfall. Monitor the roof drainage system in the future while it's raining to determine if problems exist. Then if necessary, recommend that a qualified person clean, repair or replace gutters, downspouts and/or extensions.



2.2.5 Roof Drainage Systems

UNDERGROUND ROOF DRAINAGE



Underground roof drainage observed- recommend discharging rain water 6ft away from the foundation as underground drainage tend to damage or clogged overtime & undetermined of its effectiveness/operation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement.



3.1.1 Siding, Flashing & Trim

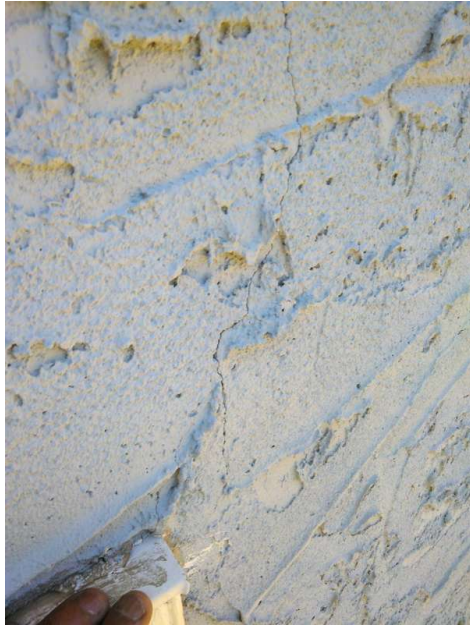
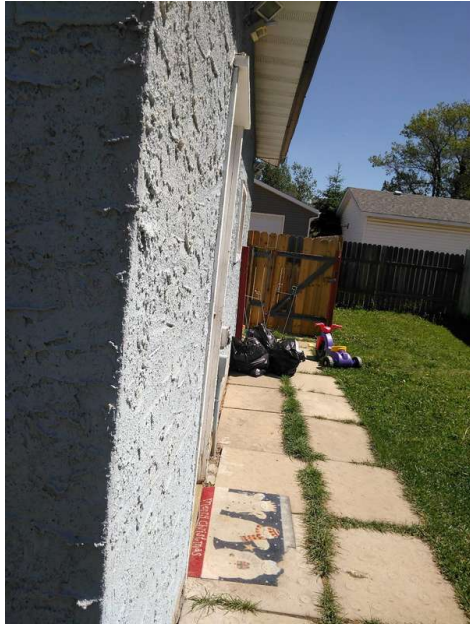
CRACKING - MINOR



NORTH, SOUTH, WEST, EAST AND GRARAGE

Siding showed minor cracking in one or more places. This is a result of temperature changes, and typical as homes with age. Recommend Repair and monitoring.

Recommendation
Recommended DIY Project



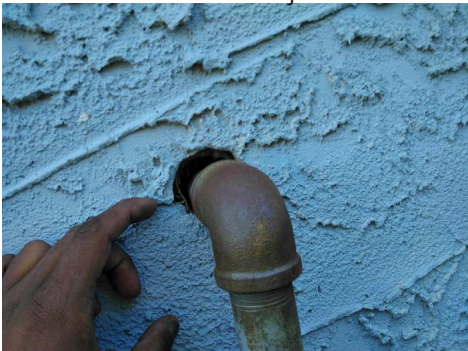
3.1.2 Siding, Flashing & Trim

EXTERIOR PENETRATION

 Maintenance Item

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

Recommendation
Recommended DIY Project



3.1.3 Siding, Flashing & Trim

VENT CAP

NORTH

Observed Dryer Vent cap is damage & Clogged, recommend replacing and cleaning to avoid moisture and fire hazards.

Recommendation

Contact a qualified professional.

 IMMEDIATE/SAFETY ITEMS



Damage replace recommended

3.3.1 Walkways, Patios & Driveways

DRIVEWAY CRACK - MODERATE

GARAGE

Moderate cracks observed. Recommend concrete contractor evaluate and repair.

Recommendation

Contact a qualified concrete contractor.

 Recommendations



3.3.2 Walkways, Patios & Driveways

UNEVEN WALKWAYS

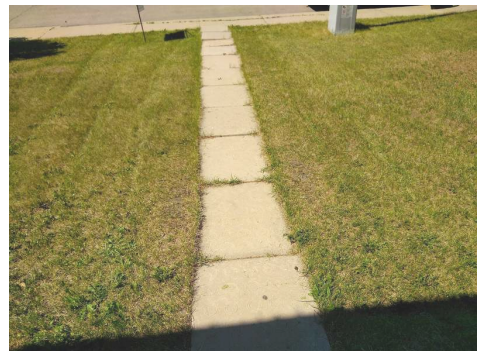
WEST

Observed uneven concrete block on walkways, its a trip hazards recommend correction.

Recommendation

Contact a qualified professional.

 Maintenance Item



3.4.1 Decks, Balconies, Porches & Steps

HANDRAIL/GUARDRAIL

EAST

Observed loose, recommend monitoring if worsen seek repair to avoid fall hazards.



3.6.1 Vegetation, Grading, Drainage & Retaining Walls

NEGATIVE GRADING

SOUTH

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.

Recommendation

Contact a qualified landscaping contractor



4.1.1 Foundation

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

Contact a qualified structural engineer.



4.3.1 Floor Structure

MINOR CRACK

UTILITY ROOM

Minor crack observed in the basement concrete floor near sum pump, these cracks are common when the pumps are install near edge of the slab, recommend monitoring.

Recommendation

Recommend monitoring.





5.1.1 Equipment

BLOWER - EXCESSIVE NOISE

Recommendations

Furnace blower was excessively noisy during operation. Recommend a qualified HVAC technician evaluate and repair.

Recommendation

Contact a qualified HVAC professional.



5.1.2 Equipment

NEAR/BEYOND END OF FURNACE LIFE

Recommendations

Observed 39 years old Airco furnace functional at the of inspection. Recommend upgrading in near future for better efficiency and Air quality.

Recommendation

Contact a qualified HVAC professional.



5.1.3 Equipment

MANIFOLD DIRTY

IMMEDIATE/SAFETY ITEMS

Manifold was dirty. Cleaning manifolds will result in better air quality.

Recommendation
Contact a qualified HVAC professional.

5.1.4 Equipment

NEEDS SERVICING/CLEANING

 IMMEDIATE/SAFETY ITEMS

No cleaning label found- 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.



5.3.1 Distribution Systems

RETURN AIR SYSTEM MISSING/INSUFFICIENT

 Recommendations

BASEMENT

Return air registers were missing or insufficient. This can result in poor heating efficiency. Recommend a qualified HVAC contractor evaluate and remedy.

Recommendation
Contact a qualified HVAC professional.

6.2.1 Drain, Waste, & Vent Systems

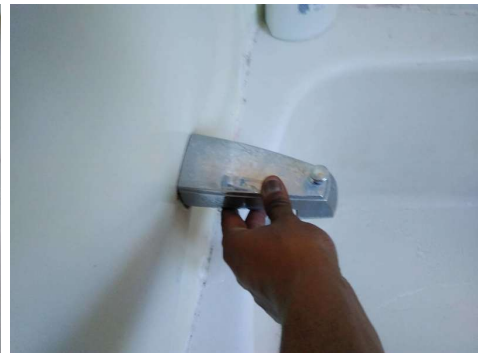
BATH TUB

 IMMEDIATE/SAFETY ITEMS

BASEMENT AND MAIN FLOOR

Bath tub and shower had some poor caulking/sealant, Bath Faucet in main floor were loose. this can lead to water damage, recommend replacing or repair.

Recommendation
Contact a qualified professional.



6.2.2 Drain, Waste, & Vent Systems

SHUT OFF VELVE

 Recommendations

BASEMENT FULL BATHROOM

Observed no shut off valve near toilet, recommend upgrading.

Recommendation
Contact a qualified plumbing contractor.



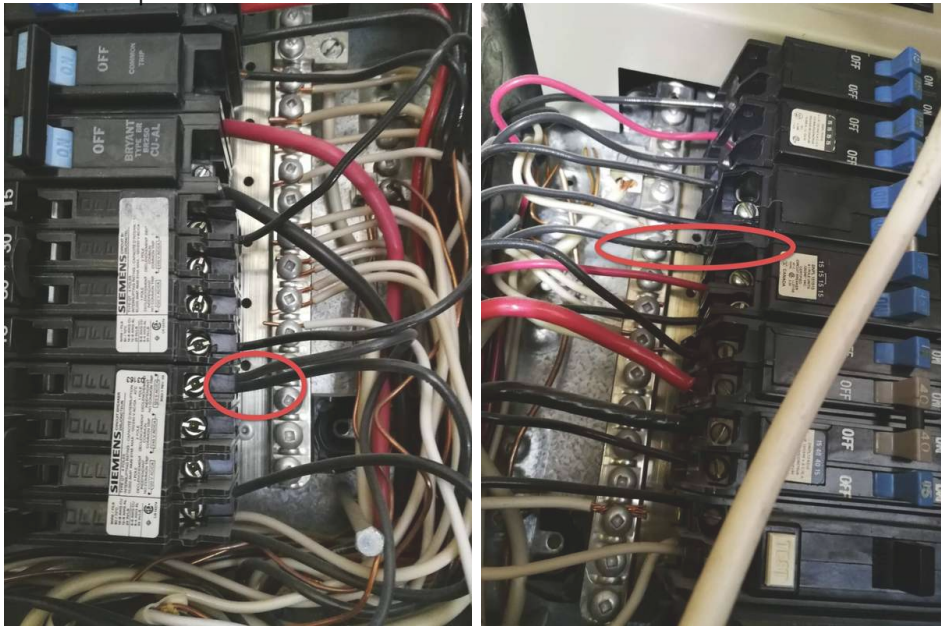
7.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

BREAKER INCORRECTLY WIRED

BASEMENT

Circuit breaker was incorrectly wired / installed, observed double tapping and overheated wiring that poses a safety hazard. Recommend that a licensed electrician check the entire panel and repair and replace as need.

Recommendation
Contact a qualified electrical contractor.



7.4.1 Lighting Fixtures, Switches & Receptacles

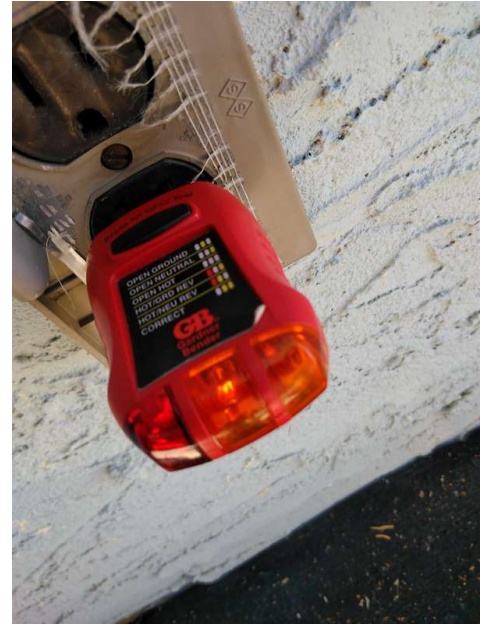
REVERSE POLARITY

EAST-DECK

receptacle had been wired with reverse polarity. This can create a shock hazard. Recommend licensed electrician evaluate & repair.

Recommendation
Contact a qualified electrical contractor.





7.5.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

Recommendations

BASEMENT FULL BATHROOM

No GFCI protection present. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations, except 2nd floor washroom.

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

Recommendation

Contact a qualified electrical contractor.



7.6.1 Smoke Detectors

RECOMMEND INSTALLATION

IMMEDIATE/SAFETY ITEMS

BASEMENT

Recommend Installation of smoke detector near Fireplace and utilities rooms.

7.7.1 Carbon Monoxide Detectors

MISSING

Recommendations

Recommend installing CO detector near furnace.

8.1.1 Attic Insulation

INSUFFICIENT INSULATION

Recommendations

ATTIC

Insulation depth was inadequate. Recommend a qualified attic insulation contractor install additional or replacing the insulation.

Recommendation
Contact a qualified insulation contractor.



8.3.1 Ventilation

PLUMBING VENTS LOOSE

ATTIC

observed damage/loose Plumbing Vent into attic and signs of previous moisture intrusion near the vent. recommend correction to avoid moisture intrusion or possibly mold.

Recommendation
Contact a qualified professional.

 IMMEDIATE/SAFETY ITEMS



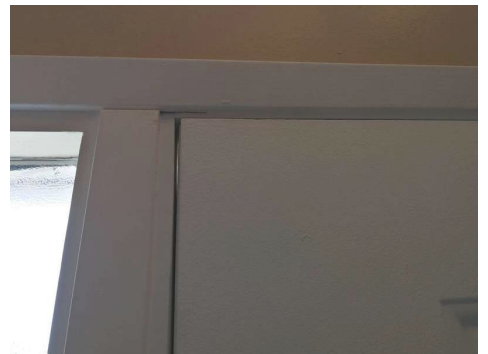
9.1.1 Doors

NOTICEABLE GAP

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

Recommendation
Contact a qualified door repair/installation contractor.

 Recommendations



9.1.2 Doors

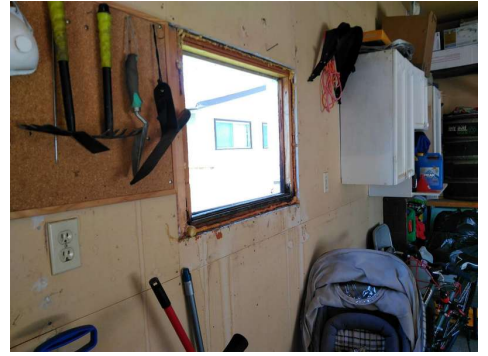
WATER STAINING

GARAGE

Doors and windows near garage shows noticeable water staining, which could lead to further deterioration. Monitor for future repair or replacement.

Recommendation
Contact a qualified handyman.

 Recommendations



9.2.1 Windows

BEYOND LIFESPAN

Recommendations

Observed signs of deterioration but functional, recommend maintenance like repair and/or upgrading in future .

Recommendation

Contact a qualified window repair/installation contractor.



9.4.1 Walls

COLD SPOT

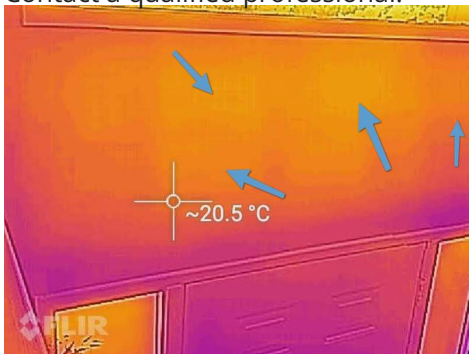
MAIN FLOOR

Recommendations

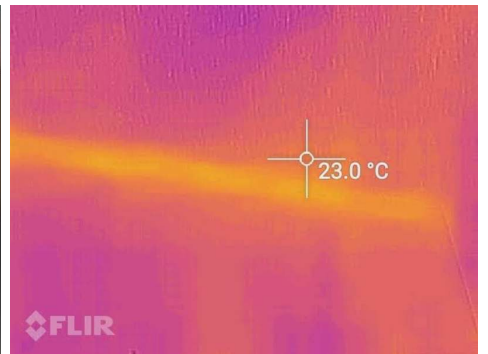
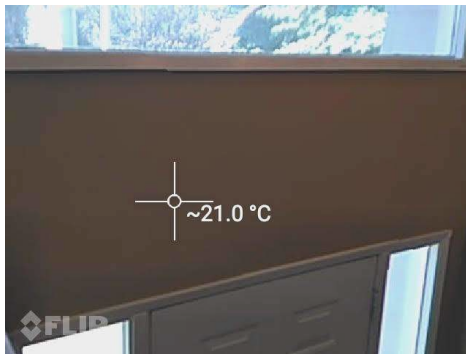
Observed Cold spot one or more area, no active leak or moisture detected at the time of inspection. could be missing insulation.

Recommendation

Contact a qualified professional.



Missing Insulation above main door.



Main floor Bedroom



9.5.1 Ceilings

PREVIOUSLY REPAIRED

 Recommendations

MAIN FLOOR

Observed previously repaired ceiling cracks, Recommend knowing more about these areas from seller and monitor in future.

Recommendation
Recommend monitoring.



9.6.1 Steps, Stairways & Railings

NO HANDRAIL

 IMMEDIATE/SAFETY ITEMS

Staircase had no handrails. This is a safety hazard. Recommend a qualified handyman install a handrail.

Recommendation
Contact a qualified handyman.



9.7.1 Countertops & Cabinets

COUNTERTOP NOT SECURED

 Maintenance Item

MAIN FLOOR FULL BATHROOM

Main Floor Full Bathroom countertop appeared insecure/loose. Recommend qualified countertop contractor evaluate and secure countertop properly.

Recommendation
Contact a qualified countertop contractor.



9.7.2 Countertops & Cabinets

GROUT DETERIORATING

 Maintenance Item

Grout lines were cracked or severely deteriorated. Recommend a qualified contractor repair or replace grout.

Recommendation
Contact a qualified countertop contractor.



10.2.1 Floor

MINOR CRACK/DAMAGE

GARAGE

Observed minor crack and some damage, recommend repair and monitoring.

Recommendation
Recommended DIY Project

 Recommendations



11.1.1 Dishwasher

DISHWASHER DOOR

Observed the latch is damage, recommend correction.

 Recommendations

