

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.

3.1.1 Siding, Flashing & Trim

CRACKING - MINOR

OUTSIDE GARAGE CORNER WALL

Loose siding observed. This is a result of temperature changes, and typical as homes with stucco age. Recommend monitoring.

Recommendation
Recommended DIY Project



3.2.1 Exterior Doors

DOORBELL

FRONT DOOR

Observed doorbell not operational, Recommend Correction.



4.4.1 Wall Structure

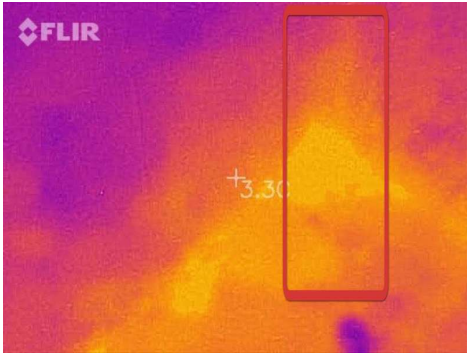
CRACKS - MINOR

BASEMENT/GARAGE

Minor cracking was observed in the wall structure. This is common in homes. Recommend monitoring.

Recommendation
Contact a qualified professional.





Cracks are not visible in thermal images, which is cosmetic repair, recommended. Basement

4.5.1 Ceiling Structure

EVIDENCE OF STRUCTURAL DAMAGE



IMMEDIATE/SAFETY ITEM

Evidence of structural repair was found in the ceiling structure. Recommend a structural engineer evaluate repair.

Recommendation

Contact a qualified structural engineer.



5.1.1 Equipment

NEEDS SERVICING/CLEANING



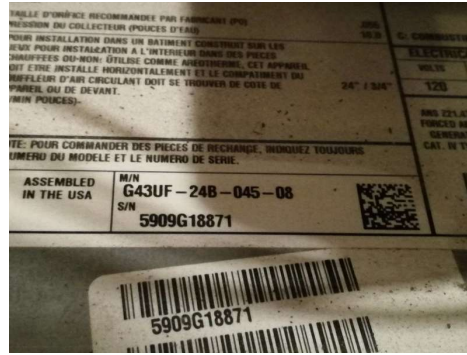
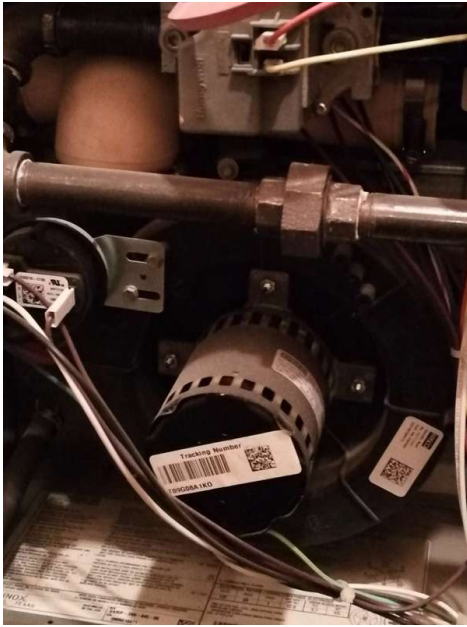
Recommendation

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.



6.2.1 Drain, Waste, & Vent Systems **IMPROPER CONNECTION**

BASEMENT

loose connection and leak observed at a drain, waste pipe. Recommend a qualified plumber evaluate and repair.

Recommendation

Contact a qualified plumbing contractor.



Recommendation



6.4.1 Hot Water Systems, Controls, Flues & Vents **WATER STAINS - LEAKAGE**

BASEMENT

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

Recommendation

Contact a qualified plumbing contractor.



Recommendation

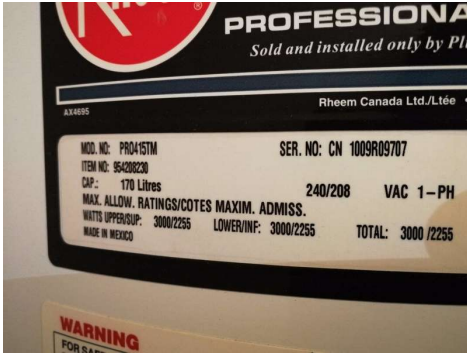
6.4.2 Hot Water Systems, Controls, Flues & Vents **NOT OPERATIONAL**

BASEMENT

Couldn't determine power source for operation, Recommend Contacting seller/condo management for its operational.



Recommendation



6.6.1 Bathroom Fixture

SINK

MAIN FLOOR HALF BATHROOM

Loose fitting observed at Mainfloor Haf bathroom, Recommend Repair by qualified Professional.

 IMMEDIATE/SAFETY ITEM



6.6.2 Bathroom Fixture

TOILET

2ND FLOOR ENSUITE BATHROOM

Loose fitting observed, Recommend Repair by qualified Professional.

 Recommendation



6.7.1 Kitchen Fixture

SINK

Recommendation

MAIN FLOOR KITCHEN

Observed leak while operating kitchen Faucet, Recommend Repair by qualified professional.



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

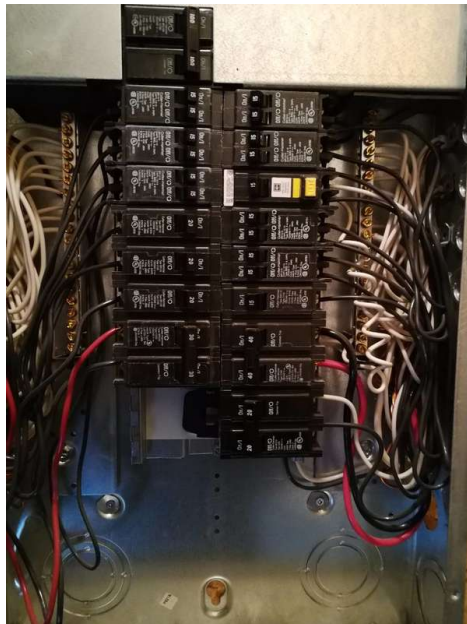
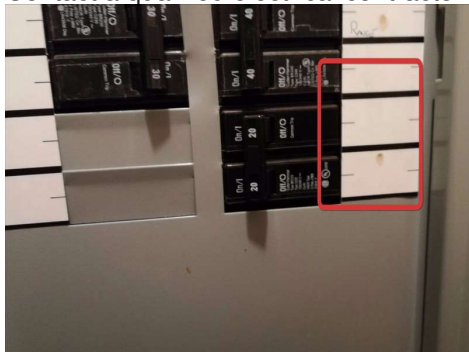
MISSING LABELS ON PANEL

Recommendation

At the time of inspection, panel was missing labeling. Recommend a qualified electrician or person identify and map out locations.

Recommendation

Contact a qualified electrical contractor.



7.4.1 Lighting Fixtures, Switches & Receptacles

LIGHT INOPERABLE

Recommendation

EXTERIOR, LIVING ROOM, 2ND FLOOR

One or more lights are not operating. New light bulb possibly needed.

Recommendation

Contact a qualified electrical contractor.



7.5.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

MAIN FLOOR HALF BATHROOM

No GFCI protection present in all locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

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

Recommendation

Contact a qualified electrical contractor.



IMMEDIATE/SAFETY ITEM



7.6.1 Smoke Detectors

RECOMMEND INSTALLATION

Recommend Installing Smoke Detector and CO2 Detector in basement and garage.



IMMEDIATE/SAFETY ITEM

9.1.1 Doors

DOOR DOESN'T LATCH

2ND FLOOR BEDROOM

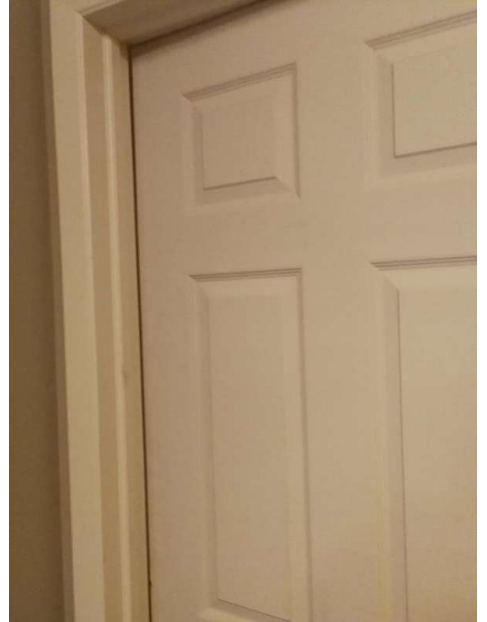
Door doesn't latch properly. Recommend handyman repair latch and/or strike plate.

Recommendation

Contact a qualified handyman.



Recommendation



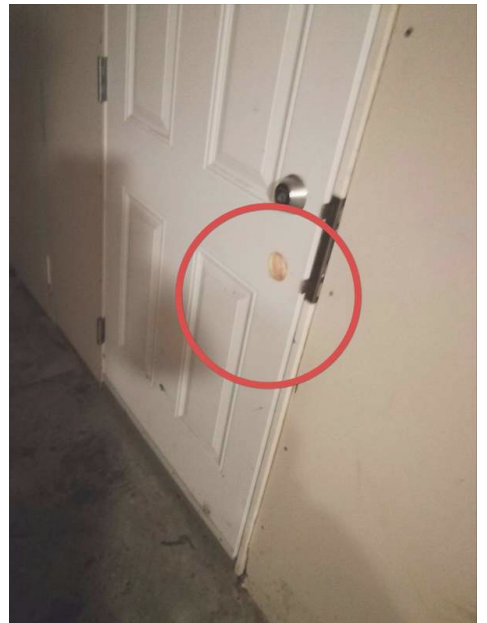
9.1.2 Doors

DOOR KNOBS MISSING

Missing knobs in basement. Recommend Correction



IMMEDIATE/SAFETY ITEM



11.1.1 Ceiling

DAMAGED

Garage ceiling was damaged. Recommend qualified contractor evaluate and repair.

Recommendation

Contact a qualified professional.



Recommendation



DAMAGE GARAGE TRIM

 IMMEDIATE/SAFETY ITEM

GARAGE

Observed Garage door' trim damage and missing cover plate to protect from deterioration.

Recommendation

Contact a qualified garage door contractor.

