



2.2.1 Grading & Lot Drainage

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



2.6.1 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

 Deficiency

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

 Deficiency

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 an 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.



2.10.2 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

Deficiency

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

Recommendation

Contact a qualified professional.



2.11.1 Exterior Windows

WINDOW BEADS/SEALS

 Deficiency

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.



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



2.12.2 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.



Deficiency

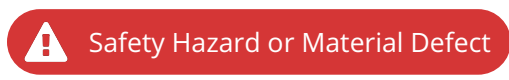


2.13.1 Decks, Balconies & Porches

GUARDRAIL LOOSE

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.

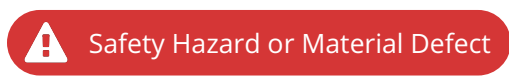


Safety Hazard or Material Defect



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 & Porches

PROTECTION MISSING

 Deficiency

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 & Porches

WOOD ON CONCRETE

 Deficiency

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.



3.2.1 Flashing/Vents

PLUMBING VENT TOO LOW

 Deficiency

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.



North facing roof on south side of house

3.3.1 Shingles

SHINGLE DETERIORATION



One in three 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.



East



East



West



South

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

SETTLING



Deficiency

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

SELF-CLOSE FUNCTION

Deficiency

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

NO POWER AT RECEPTACLE

Deficiency

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

5.6.2 Windows

HARDWARE MISSING

Deficiency

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

Deficiency

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.



6.2.1 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

EVIDENCE OF LEAKING WATER LINE

Deficiency

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.



6.14.1 Lighting Fixtures, Switches & Receptacles

NO GFCI PROTECTION INSTALLED

 Safety Hazard or Material Defect

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.



8.7.1 Lighting Fixtures, Switches & Receptacles

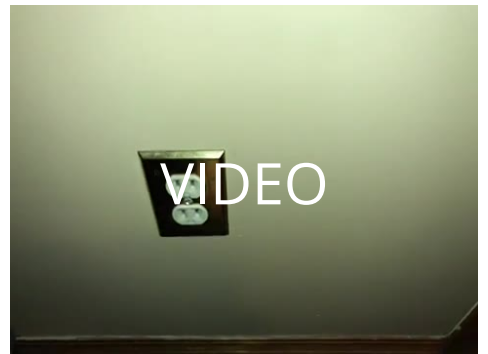
RECEPTACLE LOOSE

 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.



10.7.1 Lighting Fixtures, Switches & Receptacles

LIGHT FIXTURE MISSING GLOBE OR OTHER HARDWARE

 Deficiency

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

Recommendation

Contact a qualified electrical contractor.

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.



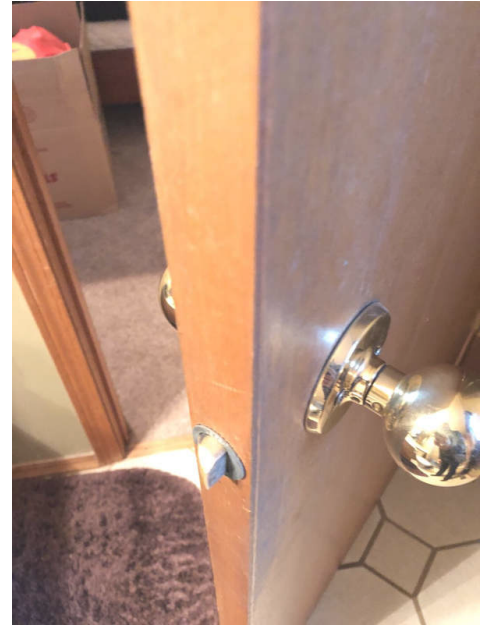
11.10.2 Doors

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.



12.2.1 Toilets

MISSING TANK LID



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

Recommendation
Contact a qualified plumbing contractor.



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.



15.7.1 Lighting Fixtures, Switches & Receptacles
FLUORESCENT TUBING NOT COVERED

Deficiency

Recommendation
Contact a qualified electrical contractor.



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.



17.2.1 Toilets

MISSING TANK LID

 Deficiency

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

Recommendation

Contact a qualified plumbing contractor.



17.6.1 Sink/countertop

SINK DRAINS SLOW

 Deficiency

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.



18.3.1 Smoke Detectors

NOT INSTALLED IN BEDROOMS

 Deficiency

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.

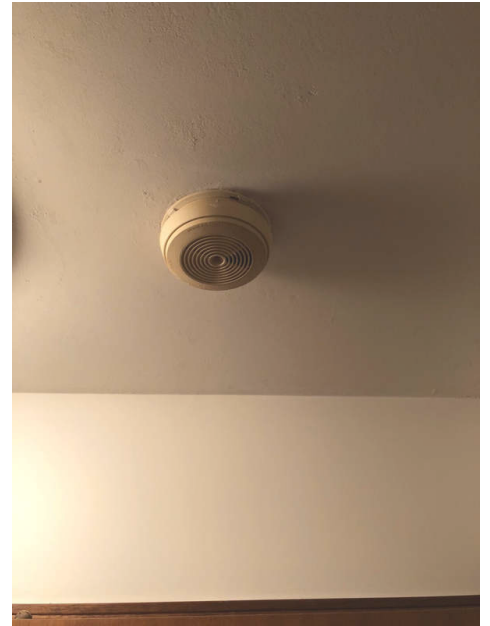
18.3.2 Smoke Detectors

SMOKE ALARM >10 YRS

 Safety Hazard or Material Defect

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

18.4.1 Carbon Monoxide Detectors

CO ALARMS NONE

 Safety Hazard or Material Defect

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 & Receptacles

RECEPTACLE LOOSE

 Deficiency

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.

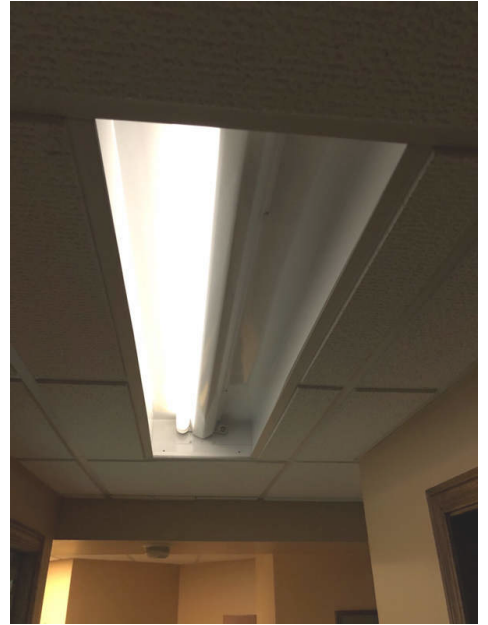


18.10.3 Lighting Fixtures, Switches & Receptacles

FLUORESCENT TUBING NOT COVERED

 Deficiency

Recommendation
Contact a qualified electrical contractor.



21.4.1 Branch Wiring Circuits, Breakers & Fuses

INCORRECT SIZING

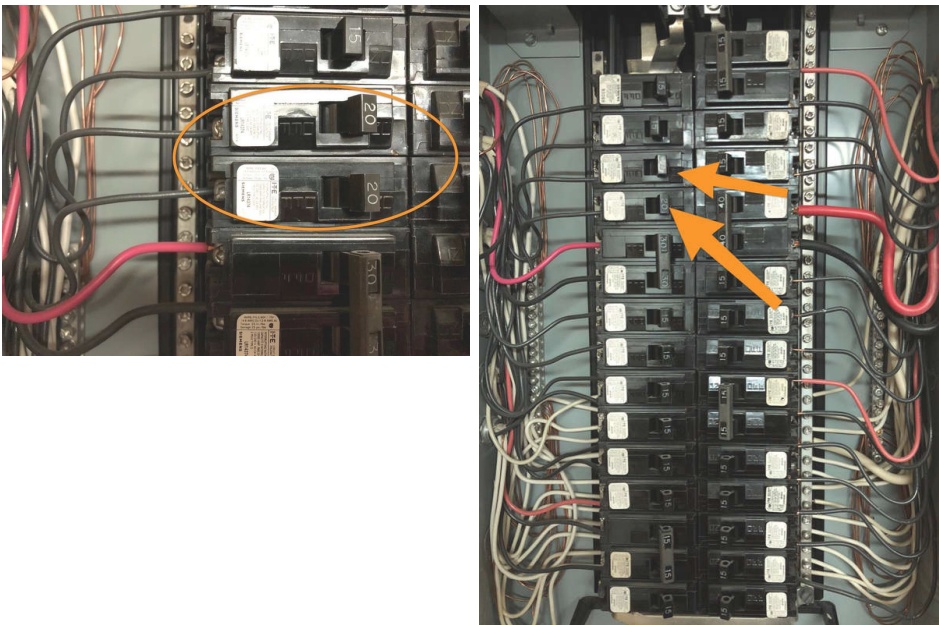
Deficiency

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.



23.6.1 Water Heater

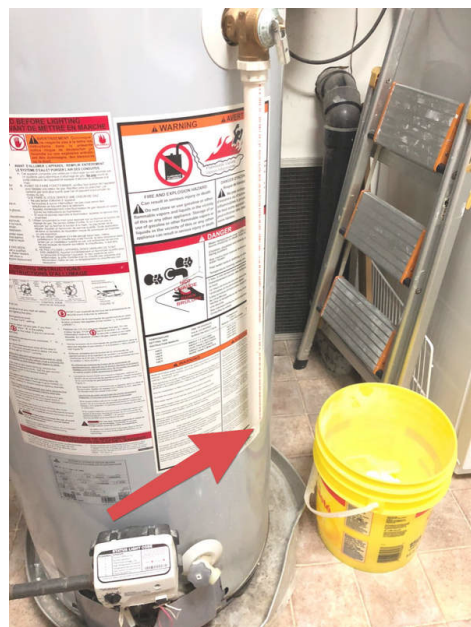
TPR EXTENSION TOO SHORT

Deficiency

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

NEAR LIFE EXPECTANCY

Deficiency

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.

24.2.1 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.

25.2.1 Attic Hatch

NO WEATHERSTRIP-LIVING SPACE

Deficiency

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

NO INSULATION OVER

Deficiency

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.