

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.

2.2.1 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE

NORTH SOUTH WEST EAST

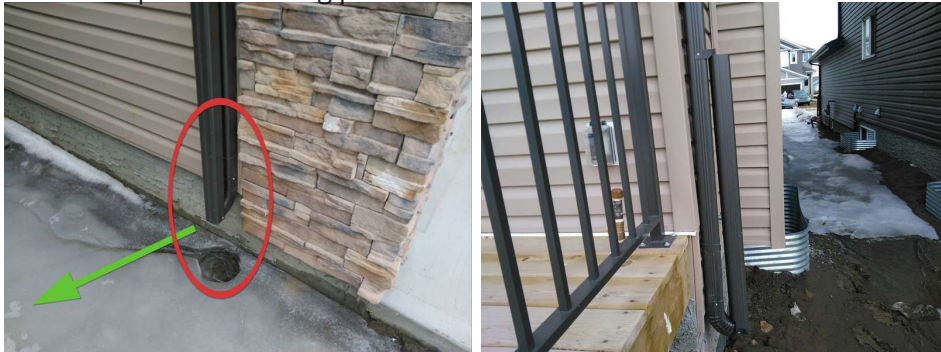


One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend Homeowner to adjust downspout extensions to drain at least 6 feet from the foundation.

[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

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

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.

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

EGRESS WINDOW

NORTH SOUTH WEST EAST

Recommendations

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

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.

 IMMEDIATE/SAFETY ITEMS



3.5.1 Eaves, Soffits & Fascia

CLOSED SOFFITS

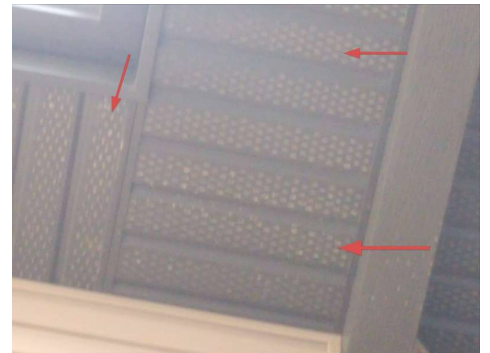
NORTH

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.

 IMMEDIATE/SAFETY ITEMS



4.1.1 Foundation

FOUNDATION CRACKS - MINOR

 Recommendations

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.



5.1.1 Equipment

FILTER MISSING

FURNACE

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.



6.3.1 Water Supply, Distribution Systems & Fixtures

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

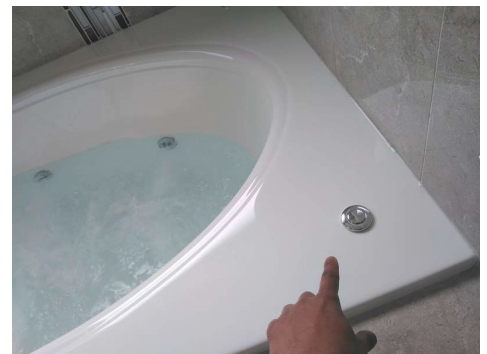
ENSUITE BATHROOM

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.



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

9.2.1 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

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**

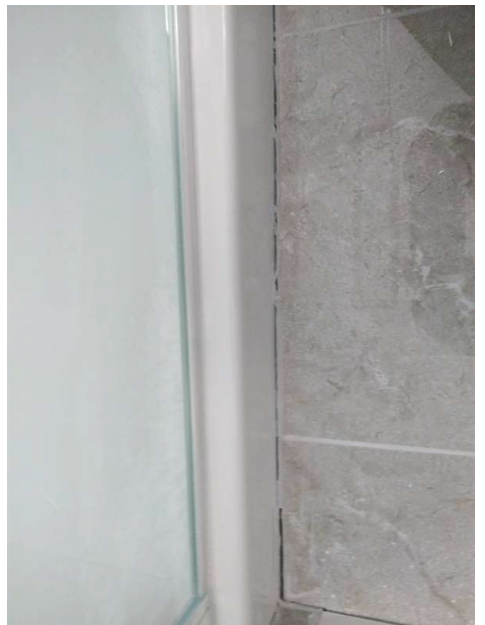
 **IMMEDIATE/SAFETY ITEMS**

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



10.1.1 Dishwasher **DISHWASHER** MAIN FLOOR KITCHEN

 **IMMEDIATE/SAFETY ITEMS**

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.

