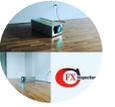


SUMMARY
1234 Main St.Red Deer Alberta
Buyer Name
10/28/2018 9:00AM



Jesse Fox
Red Seal Journeyman Carpenter,
Licensed Home inspector #344341,
Licensed Mold Inspector, Licensed
Ozone Shock Treatment Specialist,
Certified WETT Inspector



FXC Inspections
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2.1.1 Coverings

CALKING ON EXPOSED NAILS IS MISSING OR DETERIORATING

Recommend that all exposed nails are fully covered with tar or silicone

Tar is beginning to deteriorate on Exposed nails, or is not present

Recommend monitoring and replacing as needed.

Recommendation

Contact a qualified professional.



2.1.2 Coverings

DELAMINATION

The asphalt shingle roof shows signs of delamination. Delamination is separation of the surface layer of asphalt.

This is one of the beginning stages of deterioration .

Recommend this be monitored on an ongoing basis and repair as needed.

Overall condition of the roof was in satisfactory condition.

Recommendation

Contact a qualified roofing professional.



2.2.1 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE/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 adjusting the downspout extensions to drain at least 4 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.



3.2.1 Exterior Doors

DORR HANDLE IS NOT FUNCTIONING PROPERLY

Recommendation

Contact a qualified professional.



3.7.1 Exterior penetration

EXTERIOR VENTS NEED TO BE CLEANED OF DEBRIS

Clogged vents can become a fire hazard, or create less ventilation for the appliances, making it less efficient and lowering its life span.

Recommend constant monitoring and cleaning of vents as needed.

This should be done when your furnace, ducts and dryer vent get cleaned.

Recommendation
Recommended DIY Project



5.1.1 Equipment

MAINTAIN FURNACE AS NEEDED TO PROLONG LIFE EXPECTANCY

Recommend service and cleaning of the heating system and vents every 1-3 years depending on cleanliness and animals living in the home.

If this is something you need once you move in, we can provide furnace and duct cleaning at a reduced rate.

Because of your home inspection your will receive a 15% discount .

www.ozonafx.com

Recommendation

Contact a qualified professional.

5.2.1 Normal Operating Controls

THERMOSTAT WAS NOT FUNCTION PROPERLY

Recommend this item be repaired.

Was turning off and on, appears to be a loose connection.

Recommendation

Contact a qualified professional.



7.3.1 Floor Structure

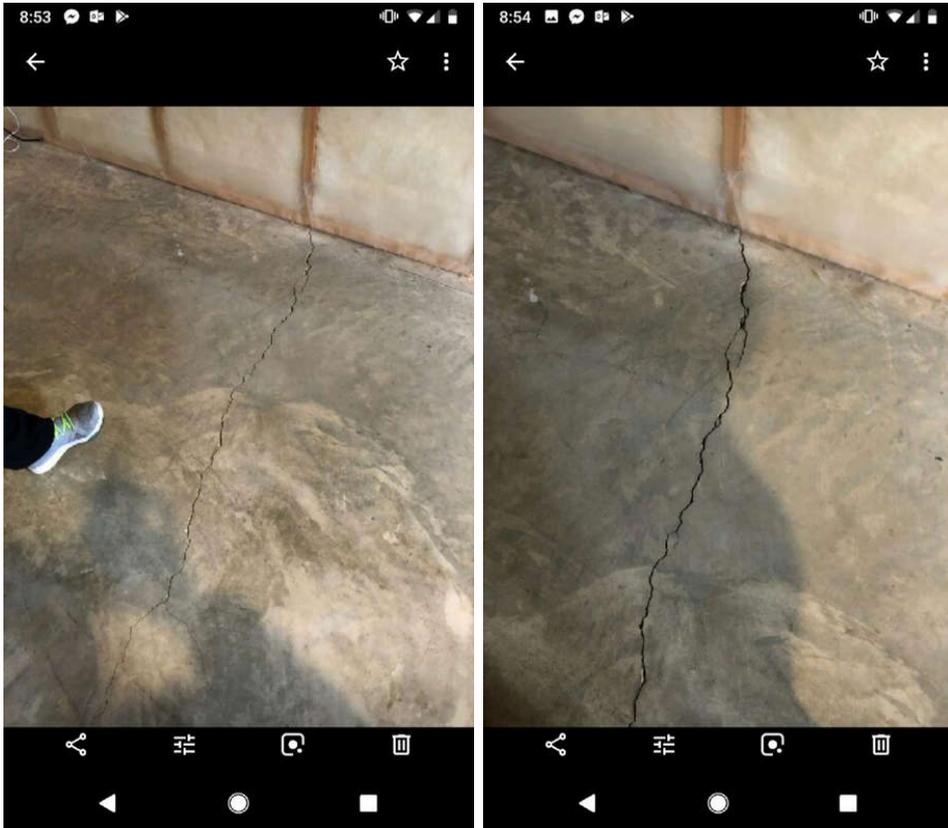
SETTLEMENT CRACKS

basement slabs are not a structural component of a home and it is not abnormal to see this type of settlement cracking.

Recommend these areas be monitored on an ongoing basis

Recommendation

Recommend monitoring.



8.2.1 Drain, Waste, & Vent Systems

SIGNS OF PAST LEAK

Recommend asking what the issues may have been and if they have been fixed.

Recommendation

Contact a qualified professional.



8.9.1 Ensuite bath

TOILET DOES NOT PROPERLY FUNCTION

Recommend this item be repaired if you feel it's necessary.

The handle needs to be held down to properly flush.

Recommendation

Contact a qualified professional.

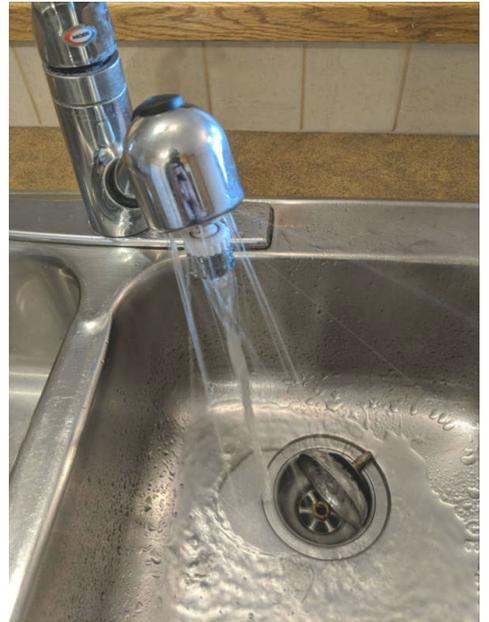


8.10.1 Kitchen plumbing

TAPS NEED TO BE CLEANED OR REPLACED

Recommendation

Contact a qualified professional.



8.11.1 Main bath

TOILET CONSTANTLY RUNS.

Recommend this item be repaired or replaced

Recommendation

Contact a qualified professional.



8.14.1 Exterior hose bib

HANDLE MISSING

Recommendation

Contact a qualified professional.



8.14.2 Exterior hose bib

TAPS HAVE BEEN WINTERIZED AND WERE NOT TESTED

Recommend in the spring these be checked for functionality and any potential leaks.

Recommendation

Contact a qualified professional.



9.4.1 Lighting Fixtures, Switches & Receptacles

SCORTCHING ON WALL PLUG

Recommend this item be checked and replaced if its needed.

Recommendation

Contact a qualified professional.

