123 Street
Winnipeg, MB R3N 1H9

PREPARED FOR
CLIENT NAME

INSPECTION DATE
Wednesday, July 9, 2025

INSPECTED BY
Mohammad Forman

CARSONDUNLOP

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SUMMARY

123 Street, Winnipeg, MB July 9, 2025

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

Priority Maintenance Items

Exterior

ROOF DRAINAGE \ Gutters

Condition: • Dirty/debris

Debris and dirt accumulation was observed in the gutters, which may obstruct proper water drainage.

Location: Exterior

Task: Recommend cleaning the gutters to restore proper flow and prevent potential water overflow, which could lead to fascia damage or foundation issues.

WALLS \ Soffits (underside of eaves) and fascia (front edge of eaves)

Condition: • A small hole was observed beneath the soffit and at the stucco corner on the front right side of the house, above the left corner of the window.

Implication(s): Unsealed exterior openings can allow water penetration, leading to moisture damage, wood rot, or pest entry into the building envelope.

Location: First Floor Front

Task: Recommend sealing the hole with appropriate exterior-grade sealant or repairing the stucco to prevent potential water or pest intrusion.

WALLS \ Trim

Condition: • Caulking missing or deteriorated

Small gaps appeared on wood siding and bricks.

Implication(s): Chance of water damage to structure, finishes and contents | Material deterioration

Location: Exterior Wall Front

Task: Recommend applying exterior-grade caulking around gaps, joints, and penetrations to help prevent water intrusion and deter pest entry, protecting the building envelope and improving overall durability.

WALLS \ Wood siding

Condition: • Small hole or localized damage was observed on the wood siding, which may expose the underlying structure to environmental elements.

Implication(s): Unrepaired siding damage can allow moisture intrusion, leading to wood rot, structural deterioration, or pest infestation over time.

Location: Exterior Wall Front Left

Task: Recommend sealing or repairing the damaged area using appropriate exterior wood filler or patching materials, followed by repainting to restore protection and appearance.

WALLS \ Plywood, hardboard, and OSB (Oriented Strand Board)

Condition: • Loose

Loose plywood was observed at the bottom side of the exterior wall in the extended portion of the main floor living area.

Implication(s): Chance of water damage to structure, finishes and contents | Material deterioration

Location: Exterior Wall Front Left Side

Task: Recommend securing or replacing the loose plywood to maintain the integrity of the exterior wall and

prevent further deterioration.

WALLS \ Masonry (brick, stone) and concrete
Condition: • Missing, ineffective weep holes or flashings
Weep holes were found covered at the front entrance, left side of the home, which may restrict proper moisture drainage from the wall assembly.
Implication(s): Chance of water damage to structure, finishes and contents | Material deterioration
Task: Recommend clearing or uncovering the weep holes to allow for adequate ventilation and drainage, helping to prevent moisture buildup within the wall cavity.

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings | Stringers
Condition: • Cracking or damaged
Cracks and signs of deterioration were observed on the front concrete stair, particularly along the bottom riser where surface material is spalling and peeling off.
Task: Recommend repairing or resurfacing the affected area to restore structural integrity and prevent further damage or potential tripping hazards.

LANDSCAPING \ Lot grading
Condition: • Improper slope or drainage
Improper grading was observed on both the north and south sides of the house, with the ground sloping toward the foundation.
Implication(s): Chance of water damage to structure, finishes and contents
Location: Exterior South North
Task: Recommend regrading the soil to direct water away from the foundation to help prevent potential moisture intrusion or foundation issues.

Electrical

RECOMMENDATIONS \ General
Condition: • No GFCI (Ground Fault Circuit Interrupter) outlets were found in the bathroom, kitchen, or exterior locations. Current standards require GFCI protection in areas where outlets are within 1 meter (approximately 3 feet) of a water source.
Implication(s): Lack of GFCI protection in wet or damp areas increases the risk of electric shock and may not comply with current electrical safety codes.
Location: Various
Task: Recommend upgrading outlets in the bathroom, kitchen, and exterior to GFCI-protected receptacles to meet current safety standards and enhance protection against electrical shock.

Heating

RECOMMENDATIONS \ General
Condition: • The condenser unit did not appear to be operational at the time of inspection.
Implication(s): A non-functional condenser can result in inadequate cooling, reduced indoor comfort, and potential strain on other HVAC components, leading to higher energy consumption and repair costs.
Location: Basement Furnace Room
Task: Recommend further evaluation by a qualified HVAC technician to determine the cause of the issue and perform necessary repairs or maintenance.

FURNACE \ Air filter
Condition: • Dirty
Air filter was found dirty at the time of inspection
Implication(s): Equipment ineffective | Increased heating costs | Reduced comfort | Increased maintenance costs
Location: Basement Furnace Room
Task: Recommend to replace the air filter once in a month.

Condition: • Installed backwards
Air filter installation was noted as incorrect or missing directional orientation. The airflow arrow on the filter should be pointing toward the furnace/blower unit.
Implication(s): Equipment ineffective | Damage to equipment
Location: Basement Furnace Room
Task: Recommend installing or repositioning the air filter with the arrow indicating airflow direction pointing toward the furnace, as per manufacturer's instructions, to ensure proper filtration and system efficiency.

FURNACE \ Cabinet
Condition: • Rust
Rust was observed inside the furnace cabinet, particularly at the base of the inducer motor assembly. This may indicate previous or ongoing moisture presence within the unit.
Implication(s): Material deterioration | Reduced system life expectancy
Location: Basement Furnace Room
Task: Recommend having the furnace inspected by a licensed HVAC technician to determine the source of moisture and assess if any components are affected or require maintenance or repair.

Insulation and Ventilation

ATTIC/ROOF \ Hatch/Door
Condition: • Not weatherstripped
The attic access hatch is not weatherstripped, which may allow air leakage between the conditioned living space and unconditioned attic.
Implication(s): Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs
Location: Attic
Task: Recommend installing appropriate weatherstripping around the attic hatch to reduce heat loss, improve energy efficiency, and minimize moisture movement into the attic space.

Plumbing

RECOMMENDATIONS \ General
Condition: • Elevated moisture levels detected on the floor using a moisture meter after flushing the both toilets, indicating possible plumbing leakage.
Implication(s): Undetected plumbing leaks can lead to water damage, mold growth, structural deterioration, and increased utility costs if not addressed promptly.
Location: First Floor Basement Bathroom
Task: Recommend further investigation by a licensed plumber to identify the source of the leak and perform necessary repairs.

WATER HEATER \ Tank
Condition: • Rust
Rust observed on the upper portion of the hot water tank near the combustion vent and vent pipe connection.
Implication(s): System inoperative | No hot water
Location: Basement Furnace Room
Task: Recommend further evaluation by a licensed plumber or HVAC technician to assess for potential venting issues or moisture intrusion and perform necessary repairs or maintenance.

Interior

WINDOWS \ Hardware
Condition: • Loose
Master bedroom window both crank handles were found to be loose, which may affect proper window operation.
Implication(s): Equipment failure
Location: First Floor Master Bedroom
Task: Recommend tightening or replacing the crank handle to ensure smooth and secure operation of the window mechanism.

WINDOWS \ Interior trim
Condition: • Cracked
Crack observed on the basement bedroom window frame.
Implication(s): Material deterioration | Physical injury
Location: Basement Bedroom
Task: Monitor

DOORS \ Doors and frames
Condition: • Weatherstripping missing or ineffective
The weatherstripping on the main exterior door was found to be ineffective, with visible deterioration that may allow air infiltration and reduced thermal efficiency.
Implication(s): Chance of water entering building | Increased heating and cooling costs | Reduced comfort
Location: First Floor Front
Task: Recommend replacing the deteriorated weatherstripping to restore a proper seal, reduce air leakage, and improve comfort and energy efficiency.

Description

Roofing material: • Asphalt shingles

Flashing material: • Aluminum

Approximate age: • 10 years

Typical life expectancy: • 25-30 years

Roof Shape: • Gable

Observations and Recommendations

SLOPED ROOFING \ Asphalt shingles

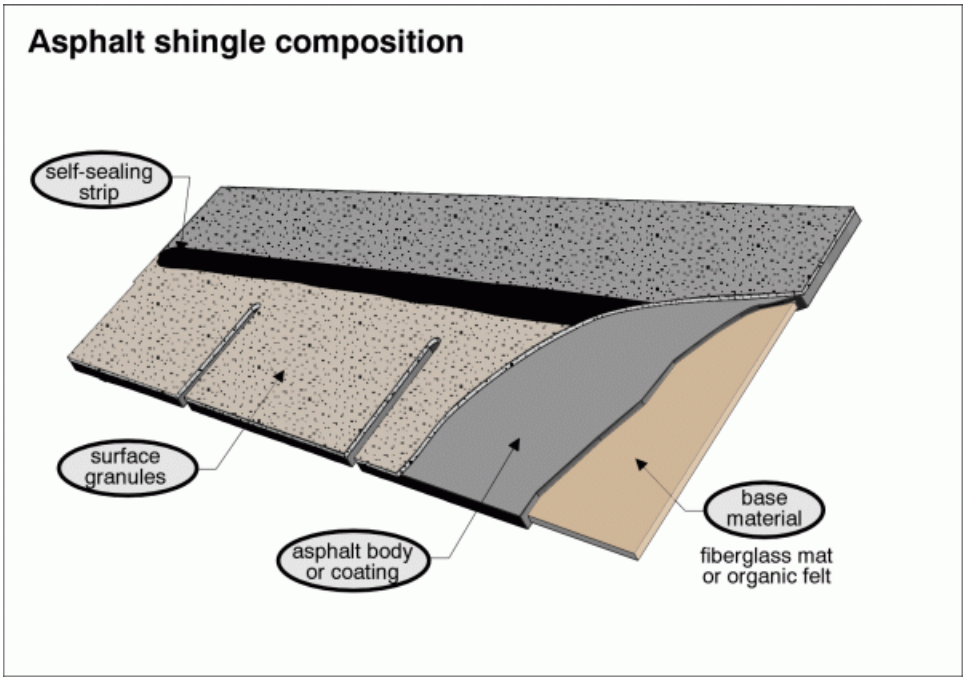
1. Condition: • Granule loss

The asphalt shingles are approximately 10 years old and generally appear to be in serviceable condition. Minor granule loss was observed, consistent with age and normal weathering. The roof surface was dry and unobstructed at the time of inspection, allowing for a clear visual assessment.

Implication(s): Chance of water damage to structure, finishes and contents

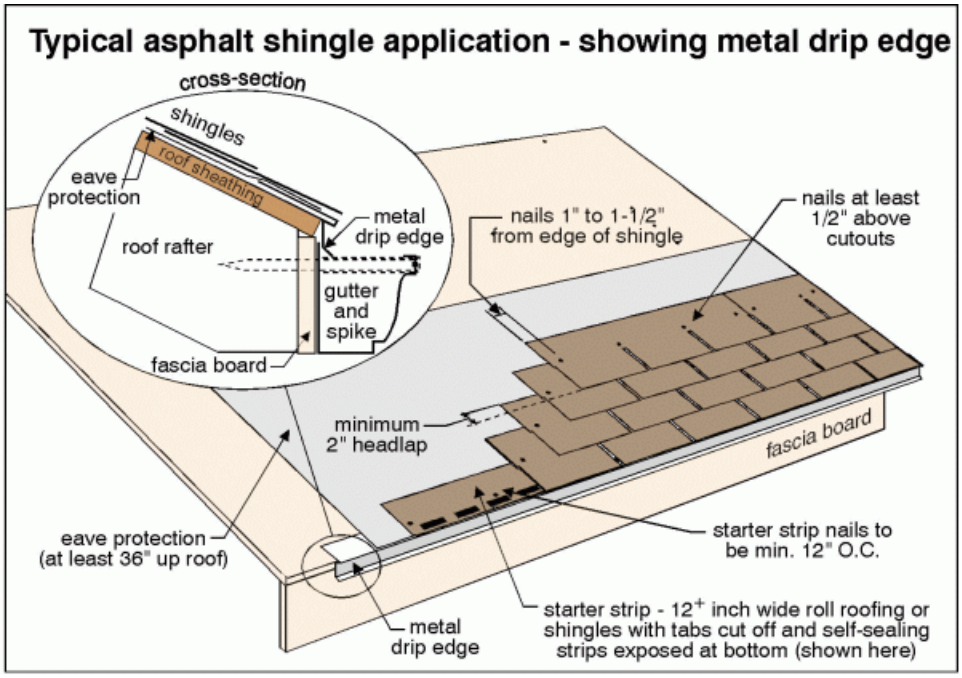
Location: Roof

Task: Monitor



1. *Granule loss*

2. Condition: • Exposed fasteners
Exposed fasteners were observed on the turtle vent flashing and some areas on the roof surface. Exposed fasteners can allow moisture intrusion and may lead to premature roof deterioration.
Implication(s): Chance of water damage to structure, finishes and contents
Task: Recommend sealing or replacing exposed fasteners with appropriate roofing screws and sealant to prevent potential water infiltration.



2. *Exposed fasteners*

3. *Exposed fasteners*

4. *Exposed fasteners*

ELECTRICAL

123 Street, Winnipeg, MB July 9, 2025

Description

Service entrance cable and location: • Overhead

Service size: • 100 Amps (240 Volts)

Main disconnect/service box rating:

• 100 Amps

30. *100 Amps*

Main disconnect/service box type and location: • Fuses - basement

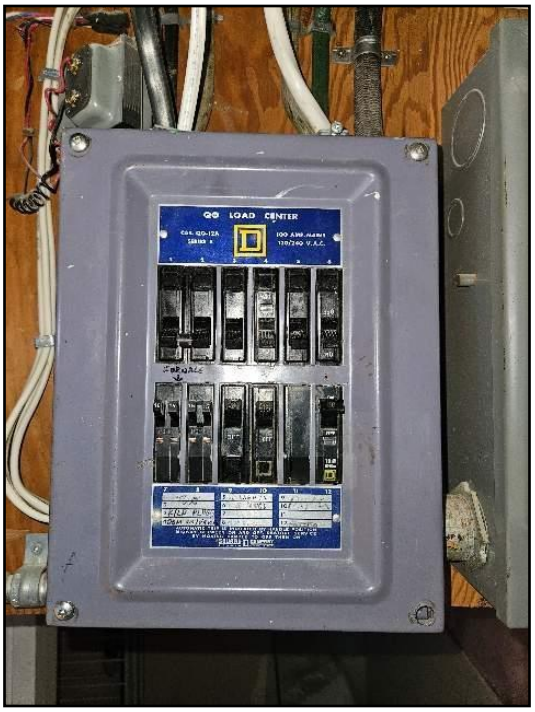
System grounding material and type: • Not visible

Distribution panel type and location: • Breakers - basement

Distribution panel rating: • 100 Amps

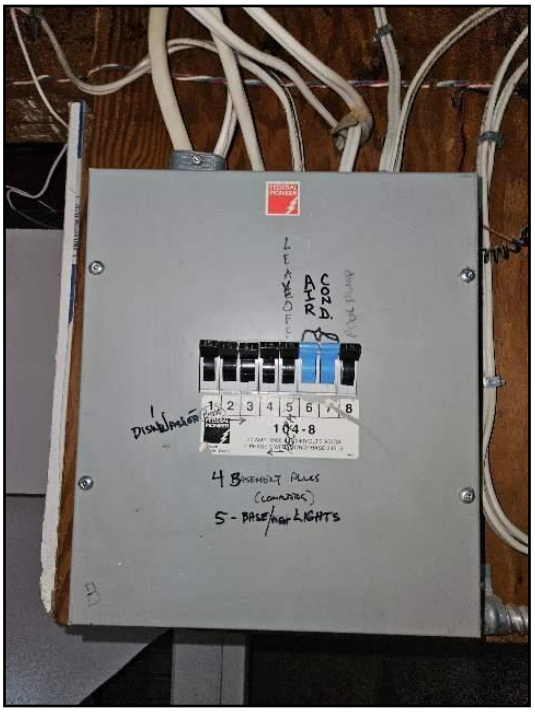
Electrical panel manufacturers:

• Square D



31. *Square D*

• Federal Pioneer



32. *Federal Pioneer*

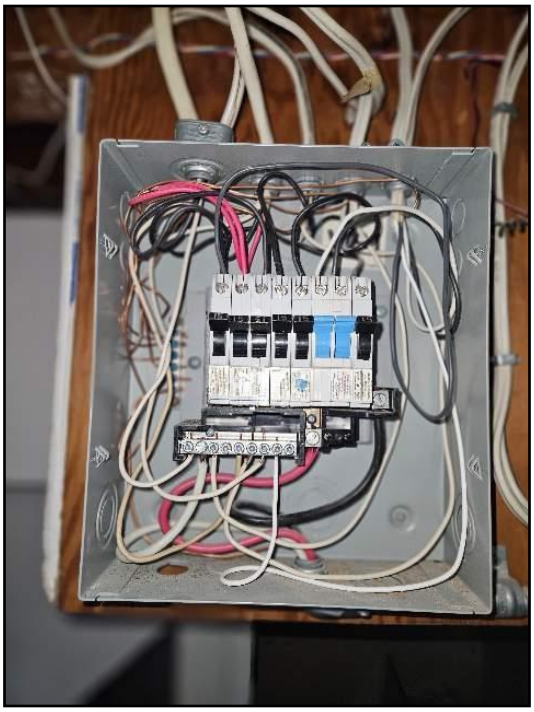
Auxiliary panel (subpanel) type and location: • Breakers - basement

Auxiliary panel (subpanel) rating: • 100 Amps

Auxiliary panel (subpanel) rating: • 70 Amps

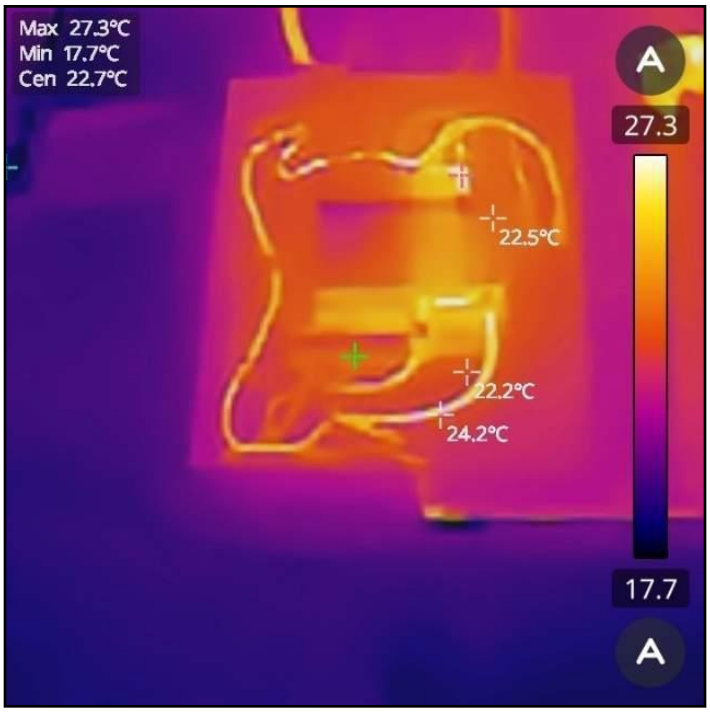
Distribution wire (conductor) material and type:

• Copper - non-metallic sheathed

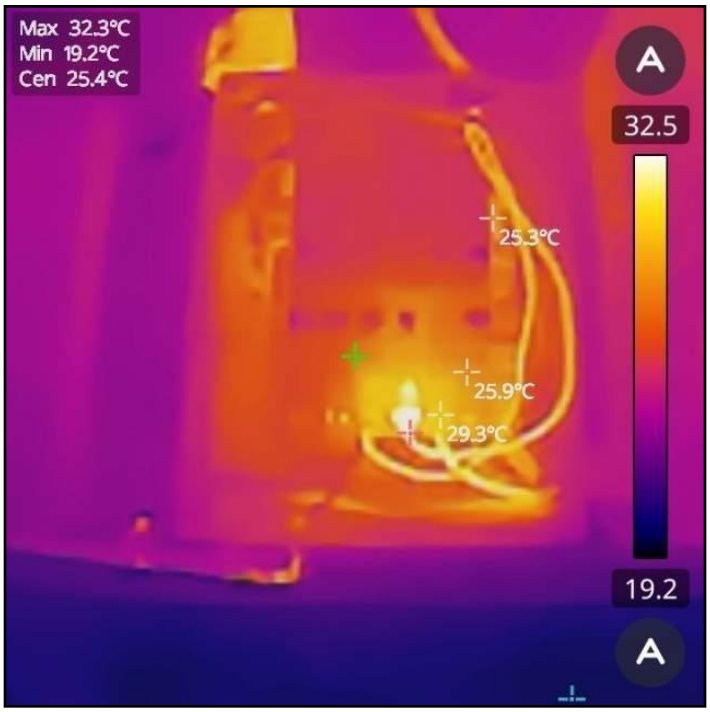


33. *Copper - non-metallic sheathed*

34. *Copper - non-metallic sheathed*



35. *Copper - non-metallic sheathed*



36. *Copper - non-metallic sheathed*

Type and number of outlets (receptacles):

• Ungrounded - typical

37. *Ungrounded - typical*

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • None

Smoke alarms (detectors): • Present

Carbon monoxide (CO) alarms (detectors): • None noted

Fire Extinguishers: • None

Observations and Recommendations

RECOMMENDATIONS \ General

15. Condition: • No GFCI (Ground Fault Circuit Interrupter) outlets were found in the bathroom, kitchen, or exterior locations. Current standards require GFCI protection in areas where outlets are within 1 meter (approximately 3 feet) of a water source.

Implication(s): Lack of GFCI protection in wet or damp areas increases the risk of electric shock and may not comply with current electrical safety codes.

Location: Various

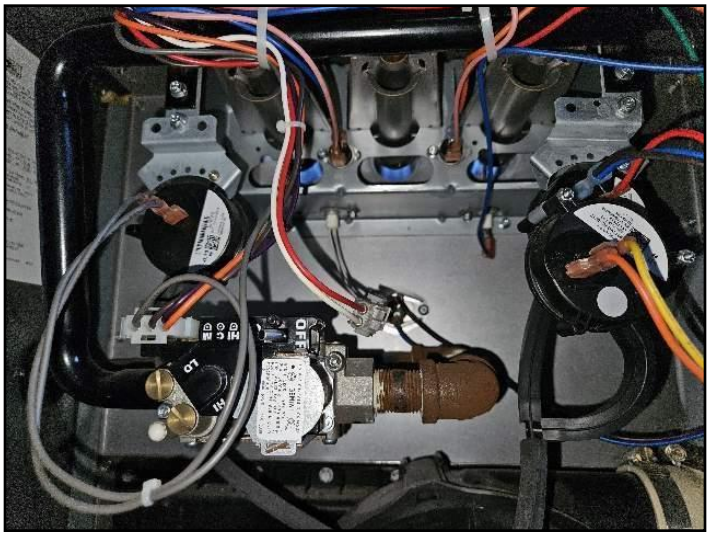
Task: Recommend upgrading outlets in the bathroom, kitchen, and exterior to GFCI-protected receptacles to meet current safety standards and enhance protection against electrical shock.

Description

Heating system type:

• Furnace

No issue found with it's performance. Furnace is near end of it's life expectancy.



38. *Furnace*

Fuel/energy source: • Gas

Furnace manufacturer:

• Goodman

39. *Goodman*

Heat distribution: • Ducts and registers

Approximate capacity: • 70,000 BTU/hr

Efficiency: • High-efficiency

Exhaust venting method: • Direct vent

Combustion air source: • Interior of building

Approximate age: • 19 years

Typical life expectancy: • Furnace (high efficiency) 15 to 20 years

Main fuel shut off at: • Basement • Utility room

Failure probability: • High

Air filter:

• Disposable

40. *Disposable*

• 16" x 25"

• 1" thick

Chimney/vent: • Metal

Chimney liner: • Metal

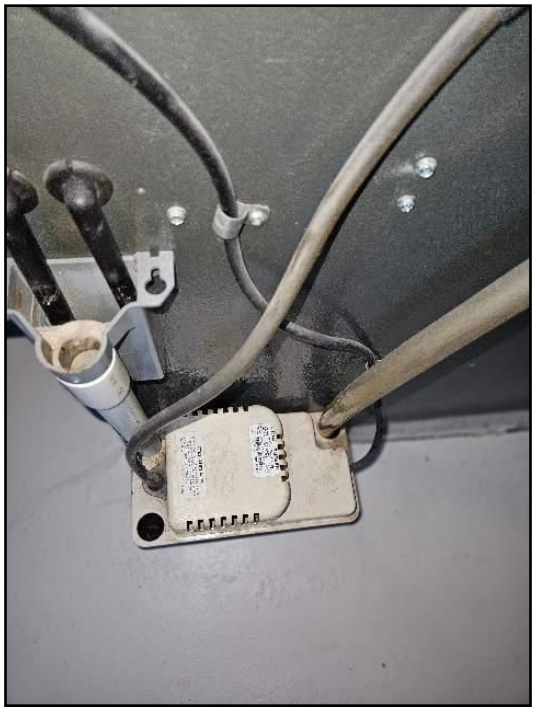
Location of the thermostat for the heating system: • Living Room • Hallway

Condensate system: • Automatic shut-off device in place

Observations and Recommendations

RECOMMENDATIONS \ General

16. Condition: • The condenser unit did not appear to be operational at the time of inspection.
Implication(s): A non-functional condenser can result in inadequate cooling, reduced indoor comfort, and potential strain on other HVAC components, leading to higher energy consumption and repair costs.
Location: Basement Furnace Room
Task: Recommend further evaluation by a qualified HVAC technician to determine the cause of the issue and perform necessary repairs or maintenance.



41.

FURNACE \ Air filter

17. Condition: • Dirty
Air filter was found dirty at the time of inspection
Implication(s): Equipment ineffective | Increased heating costs | Reduced comfort | Increased maintenance costs
Location: Basement Furnace Room
Task: Recommend to replace the air filter once in a month.

18. Condition: • Installed backwards
Air filter installation was noted as incorrect or missing directional orientation. The airflow arrow on the filter should be pointing toward the furnace/blower unit.
Implication(s): Equipment ineffective | Damage to equipment
Location: Basement Furnace Room
Task: Recommend installing or repositioning the air filter with the arrow indicating airflow direction pointing toward the furnace, as per manufacturer's instructions, to ensure proper filtration and system efficiency.

FURNACE \ Life expectancy

19. Condition: • Near end of life expectancy

Implication(s): Equipment failure | No heat for building

FURNACE \ Cabinet

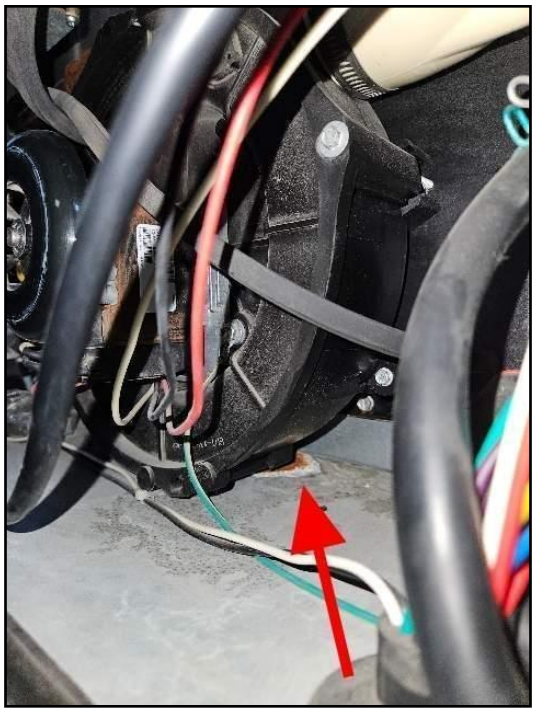
20. Condition: • Rust

Rust was observed inside the furnace cabinet, particularly at the base of the inducer motor assembly. This may indicate previous or ongoing moisture presence within the unit.

Implication(s): Material deterioration | Reduced system life expectancy

Location: Basement Furnace Room

Task: Recommend having the furnace inspected by a licensed HVAC technician to determine the source of moisture and assess if any components are affected or require maintenance or repair.



42. *Rust*

FURNACE \ Ducts, registers and grilles

21. Condition: • Leaky joints

Air leakage observed at multiple furnace duct joints.

Implication(s): Increased heating costs | Reduced comfort

Location: Basement Furnace Room

Task: Recommend sealing the leaking joints using appropriate duct sealant or foil tape to improve system efficiency.

43. *Leaky joints*

44. *Leaky joints*

Inspection Methods and Limitations

Inspection prevented/limited by: • Chimney clean-out not opened • Chimney interiors and flues are not inspected • Vent connectors, chimney interiors and flues are not inspected

Warm weather: • Prevents testing heating effectiveness

Heat loss calculations: • Not done as part of a building inspection

Not included as part of a building inspection: • Heat loss calculations

Description

Attic/roof insulation material: • Cellulose

Attic/roof insulation amount/value: • 6 inches

Attic/roof air/vapor barrier: • Not visible

Attic/roof ventilation: • Roof and soffit vents

Wall insulation material: • Not visible

Wall insulation amount/value: • Not visible

Wall air/vapor barrier: • Not determined

Foundation wall insulation material: • Glass fiber

Foundation wall insulation amount/value: • Not determined

Foundation wall air/vapor barrier: • Plastic

Floor above basement/crawlspace insulation material: • Not visible

Floor above basement/crawlspace insulation amount/value: • Not visible

Floor above basement/crawlspace air/vapor barrier: • Not determined

Mechanical ventilation system for building: • Bathroom exhaust fan

Observations and Recommendations

ATTIC/ROOF \ Insulation

23. Condition: • Amount less than current standards

Attic is insulated with loose-fill cellulose. The measured depth appears to be below the recommended level for Manitoba, which is R-50 (approximately 14-15 inches of cellulose).

Implication(s): Increased heating and cooling costs

Location: Attic

Task: Recommend adding additional cellulose insulation to achieve a minimum R-50 rating in accordance with Manitoba Building Code and energy efficiency standards. Upgrading to R-60 is also beneficial for improved thermal performance and energy savings

ATTIC/ROOF \ Hatch/Door

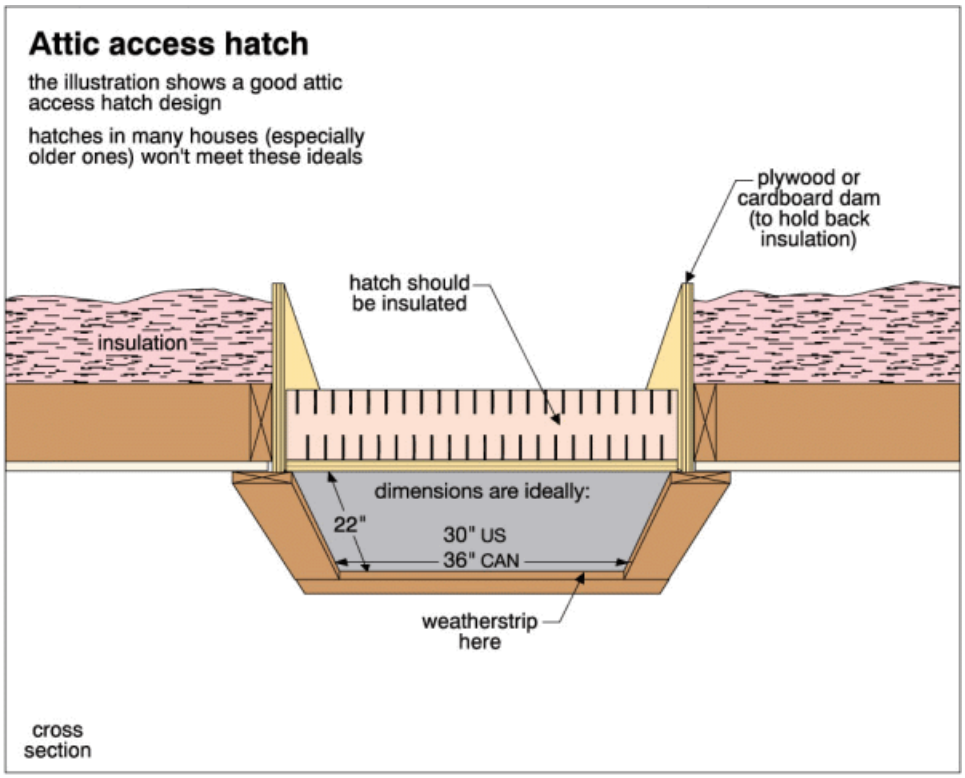
24. Condition: • Not weatherstripped

The attic access hatch is not weatherstripped, which may allow air leakage between the conditioned living space and unconditioned attic.

Implication(s): Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs

Location: Attic

Task: Recommend installing appropriate weatherstripping around the attic hatch to reduce heat loss, improve energy efficiency, and minimize moisture movement into the attic space.



47. *Not weatherstripped*

PLUMBING

123 Street, Winnipeg, MB July 9, 2025

Description

Water supply source (based on observed evidence): • Public

Service piping into building: • Lead

Supply piping in building: • Copper • Plastic

Main water shut off valve at the: • Basement • Utility room • Meter

Water flow and pressure: • Functional

Water heater type: • Tank

Water heater location: • Basement • Utility room

Water heater fuel/energy source: • Gas

Water heater exhaust venting method: • Direct vent - sealed combustion

Water heater manufacturer:

• Rheem

49. *Rheem*

50. *Rheem*

Water heater tank capacity: • 40 gallons

Water heater approximate age: • 11 years

Water heater typical life expectancy: • 8 to 12 years

Water heater failure probability: • High

Waste disposal system: • Public

Waste and vent piping in building: • PVC plastic • Cast iron

Sewer cleanout location: • Basement

Floor drain location: • None

Gas meter location:

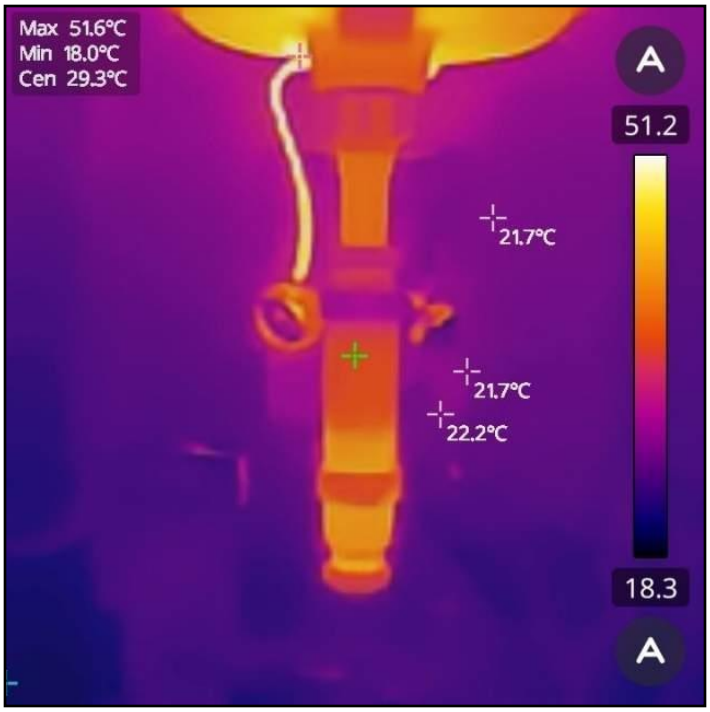
• Exterior right side

51. *Exterior right side*

Main gas shut off valve location: • Gas meter

Plumbing 1: • Plumbing system has been inspected visually, using thermal camera and moisture meter; Everthing appeared to be fine except toilet drain(Please see recomendation section for more details)

52.


Max 51.6°C
Min 18.0°C
Cen 29.3°C
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21.7°C
22.2°C
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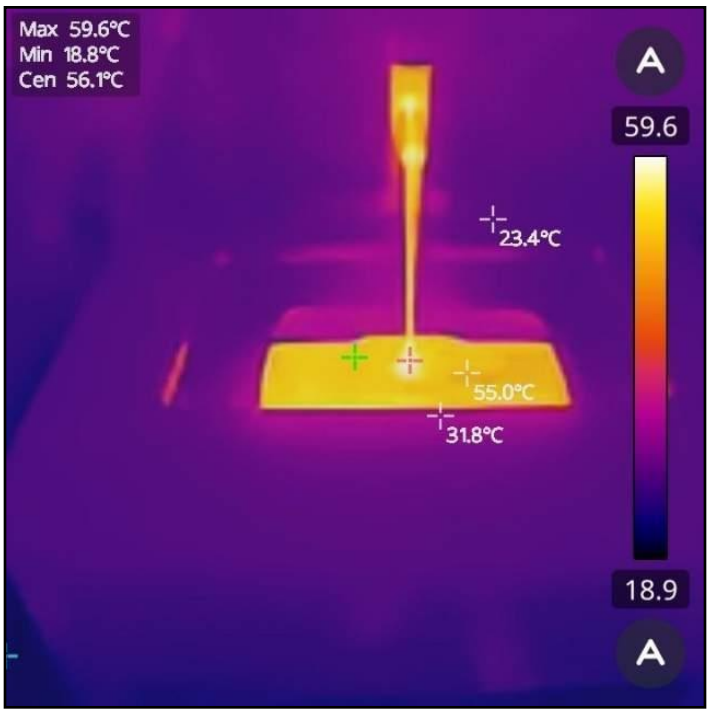
53.

54.


Max 59.6°C
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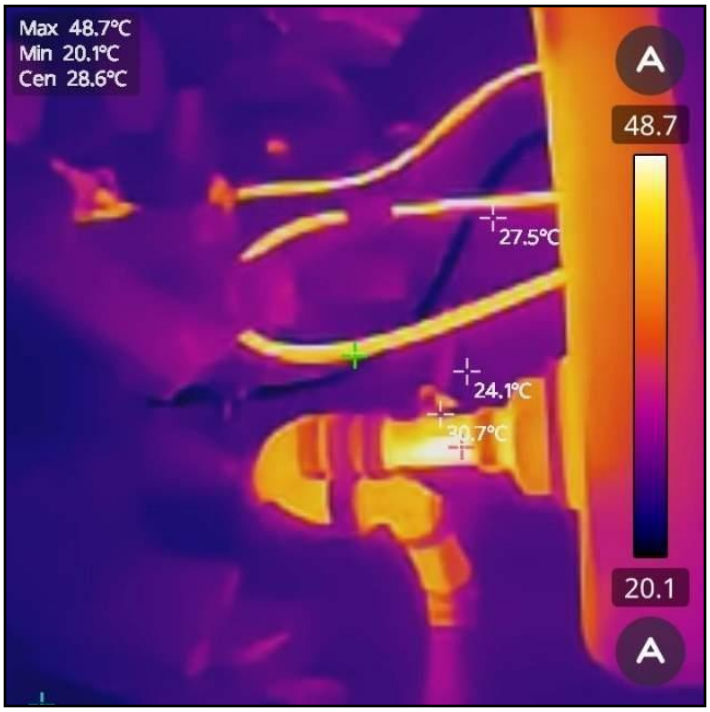

60.

Observations and Recommendations

RECOMMENDATIONS \ General

25. Condition: • Elevated moisture levels detected on the floor using a moisture meter after flushing the both toilets, indicating possible plumbing leakage.

Implication(s): Undetected plumbing leaks can lead to water damage, mold growth, structural deterioration, and increased utility costs if not addressed promptly.

Location: First Floor Basement Bathroom

Task: Recommend further investigation by a licensed plumber to identify the source of the leak and perform necessary repairs.

61.

62.

WATER HEATER \ Life expectancy

26. Condition: • Near end of life expectancy
Implication(s): No hot water

WATER HEATER \ Tank

27. Condition: • Rust
Rust observed on the upper portion of the hot water tank near the combustion vent and vent pipe connection.
Implication(s): System inoperative | No hot water
Location: Basement Furnace Room
Task: Recommend further evaluation by a licensed plumber or HVAC technician to assess for potential venting issues or moisture intrusion and perform necessary repairs or maintenance.

63. *Rust*

64. *Rust*

Inspection Methods and Limitations

Items excluded from a building inspection: • Water quality • Septic system • Isolating/relief valves & main shut-off valve • Concealed plumbing • The performance of floor drains or clothes washing machine drains • Pool

Not included as part of a building inspection: • Not readily accessible interiors of vent systems, flues, and chimneys