



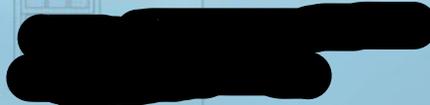
YOUR INSPECTION REPORT

Excellence in home inspection.

PREPARED BY:

Kevin Gable

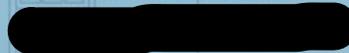
FOR THE PROPERTY AT:



PREPARED FOR:



INSPECTION DATE:



Prairie Peaks Property Inspections O/A Carson Dunlop
0
Airdrie, AB T4B3X1

5875834401

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Inspection Methods and Limitations

Inspection performed: • With a drone

Description

Roofing material:

- [Asphalt shingles](#)

Damaged shingles visible and are in need of replacement. New asphalt shingles are located on the roof ready for installing.



1. Asphalt shingles



2. Asphalt shingles

Flashing material:

- Aluminum



3. Aluminum

Approximate age: • 14 years

Observations and Recommendations

RECOMMENDATIONS \ General

1. **Condition:** • There is a hole in the sheathing that is visible from the interior attic space. This kind of hole can leave access for birds or rodents to access the attic. Recommend having it repaired.



4.



5.



6.

SLOPED ROOF FLASHINGS \ Drip edge flashings

2. **Condition:** • [Too short](#)

Drip edge flashing is an important part of the roofing system. Making sure it's properly installed when the new roofing is constructed is recommended.

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



7. *Too short*



8. *Too short*

Description

Gutter & downspout material:

- [Aluminum](#)



9. Aluminum

Lot slope:

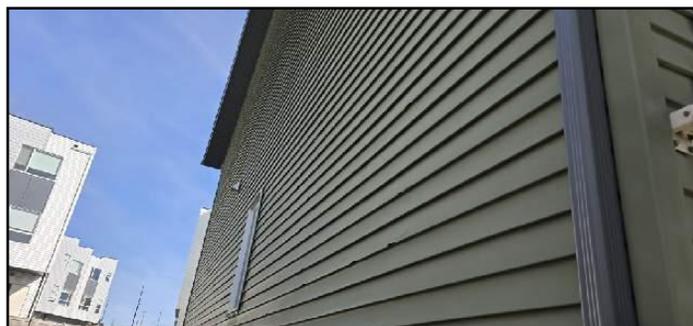
- [Away from building](#)



10. Away from building

Wall surfaces and trim:

- [Vinyl siding](#)



11. Vinyl siding

Retaining wall:

- [Wood](#)

Retaining wall is leaning. It is showing approximately 1.5 inches over a 2 foot span out of alignment. It does not look like it is need of repair at this time. Recommend finding out who is responsible for any future repairs of the wall in the future.



12. Wood



13. Wood



14. Wood

Deck:

- Raised

Deck is stable and secure. To help maintain the long-term life of the wood I recommend repainting it as some of the paint has been removed.



15. Raised



16. Raised



17. Raised

Exterior steps:

- Concrete

Steps are solid and the railings are sturdy. A separation crack is forming due to ground settlement. Recommend contacting a concrete company about methods of stabilizing the stairs.



18. Concrete



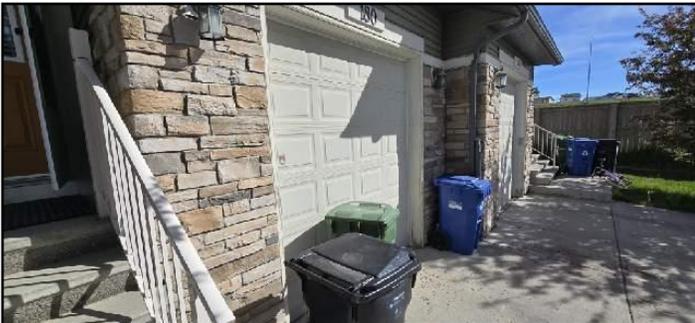
19. Concrete



20. Concrete

Garage:

- Attached



21. Attached



22. Attached

Observations and Recommendations

ROOF DRAINAGE \ Gutters

3. Condition: • Damage

Recommend replacement of the gutters.



23. Damage

WALLS \ Vinyl siding

4. Condition: • [Mechanical damage](#)

Vinyl siding is damaged, but new siding is on site ready to be installed. Recommend this gets done.

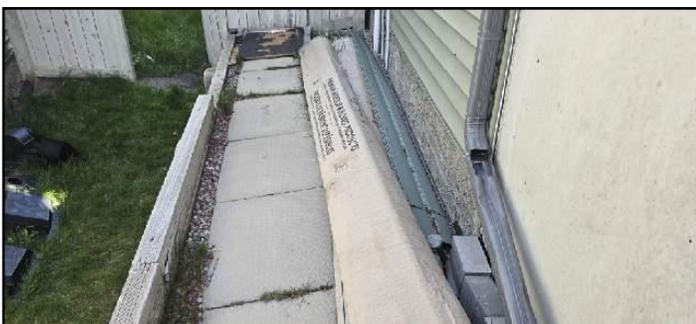
Implication(s): Chance of water damage to structure, finishes and contents



24. Mechanical damage



25. Mechanical damage



26. Mechanical damage



27. Mechanical damage



28. Mechanical damage

WINDOWS AND DOORS \ General notes

5. Condition: • Damage

Glass in the window is broken. Recommend it gets replaced with a new one.



29. Damage

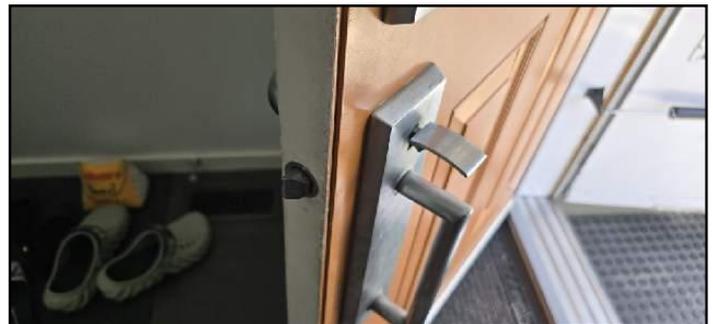
DOORS \ General notes

6. Condition: • Front door handle doesn't operate properly. The latch doesn't fully retract when operating the handle.

Recommend having a locksmith inspect and repair or replace the handle.



30.



31.

GARAGE \ Door into garage from living space (man-door)

7. Condition: • [Does not close fully](#)

Garage man door does not fully close on its own. The self closing hinges need to be adjusted or replaced to prevent any off gasses from entering the home. Recommend repair or replacement of the hinges.

Implication(s): Hazardous combustion products entering home



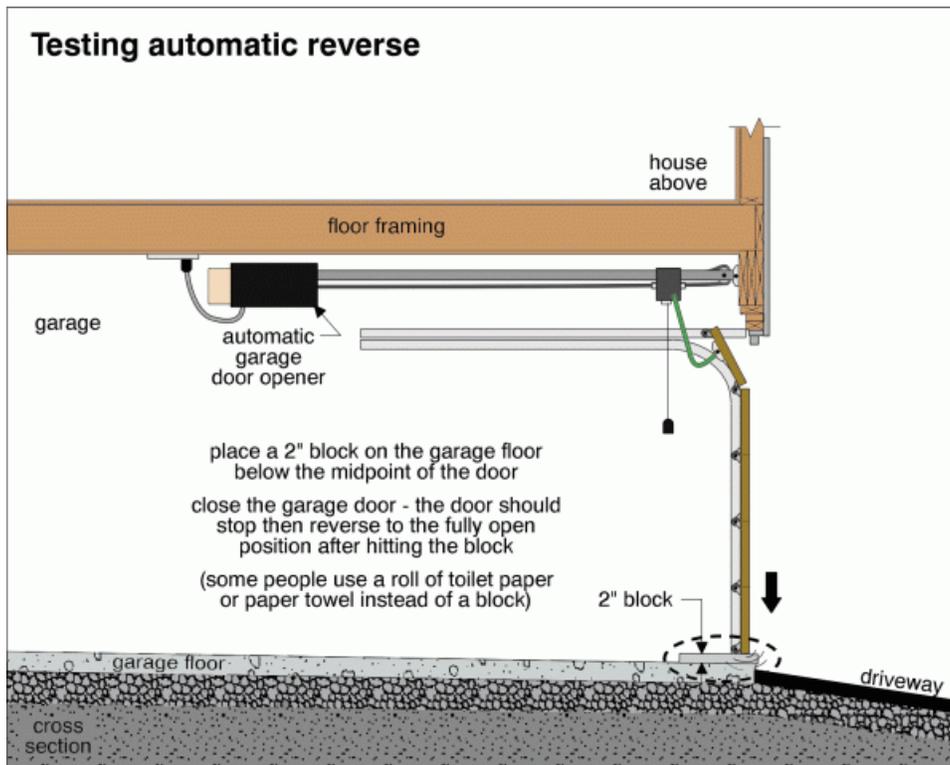
32. Does not close fully

GARAGE \ Vehicle door operators (openers)

8. Condition: • [Fails to auto reverse](#)

Garage door pressure sensor does not work. Recommend repair of this safety feature.

Implication(s): Physical injury



33. Fails to auto reverse

Description

Foundation material:

- [Poured concrete](#)



34. Poured concrete

Floor construction:

- [Joists](#)



35. Joists

Roof and ceiling framing:

- [Trusses](#)



36. Trusses



37. Trusses

Description

General: • Electrical system was inspected including GFCI and AFCI systems. No faults found.



38.



39.



40.



41.

Service size:

- [100 Amps \(240 Volts\)](#)



42. 100 Amps (240 Volts)

Main disconnect/service box type and location:

- [Breakers - basement](#)



43. Breakers - basement

System grounding material and type:

- [Copper - ground rods](#)



44. Copper - ground rods

Distribution wire (conductor) material and type:

- [Copper - non-metallic sheathed](#)



45. Copper - non-metallic sheathed

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):

- [GFCIs present](#)



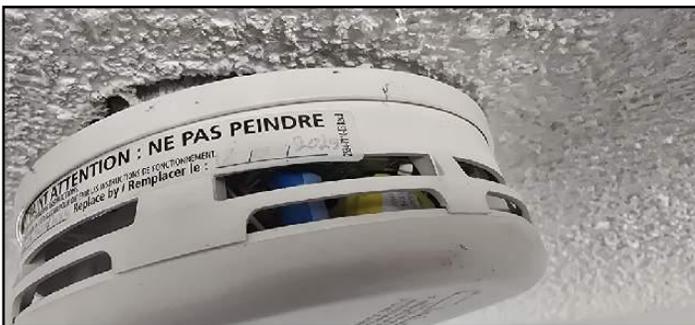
46. GFCIs present



47. GFCIs present

Smoke alarms (detectors):

- [Present](#)



48. Present



49. Present



50. Present

Carbon monoxide (CO) alarms (detectors): • Present

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

SITE INFO

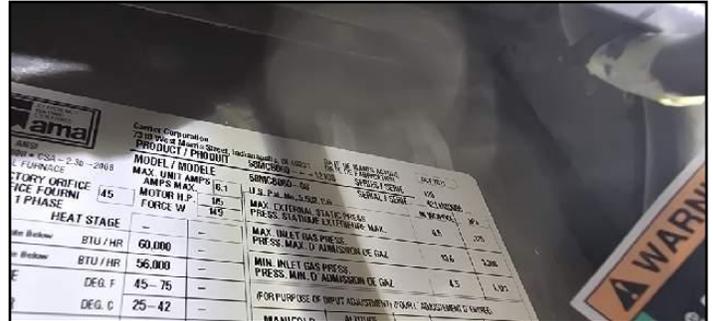
Description

Heating system type:

- [Furnace](#)



51. Furnace



52. Furnace



53. Furnace

Fuel/energy source:

- [Gas](#)



54. Gas

Exhaust venting method:

- [Direct vent](#)



55. Direct vent

Approximate age: • [14 years](#)

Location of the thermostat for the heating system:

- Hallway



56. Hallway

Inspection Methods and Limitations

Attic inspection performed:

- From access hatch



57. From access hatch

Description

Attic/roof insulation material:

- [Glass fiber](#)



58. Glass fiber

Attic/roof insulation amount/value:

- 13 inches

Modern standards are between 12-16 inches. So this is a good amount but an area that can be improved for thermal efficiency.



59. 13 inches

Attic/roof air/vapor barrier: • [Plastic](#)

Description

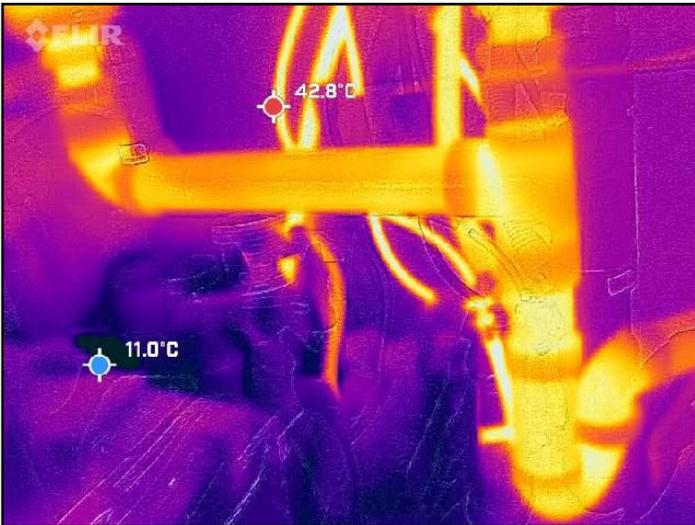
General: • The plumbing throughout the home was inspected using sight, touch, moisture meter, and thermal imaging. No active leaks found. See recommendation section for areas of improvement.



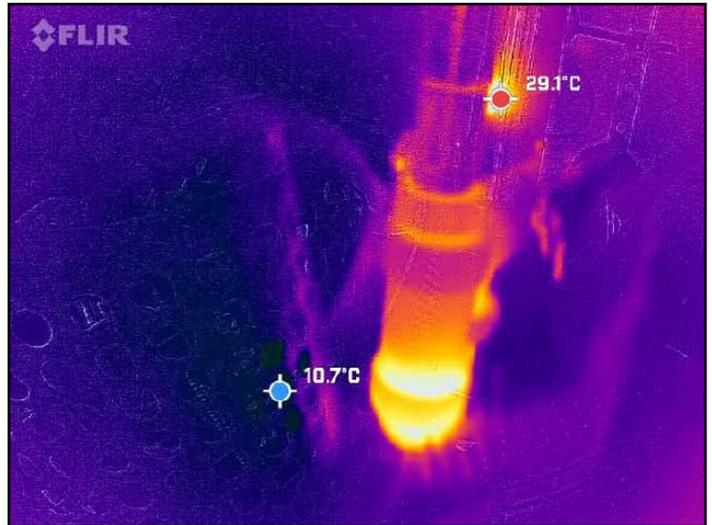
60.



61.



62.



63.

Supply piping in building:

- PEX (cross-linked Polyethylene)



64. PEX (cross-linked Polyethylene)

Main water shut off valve at the:

- Basement



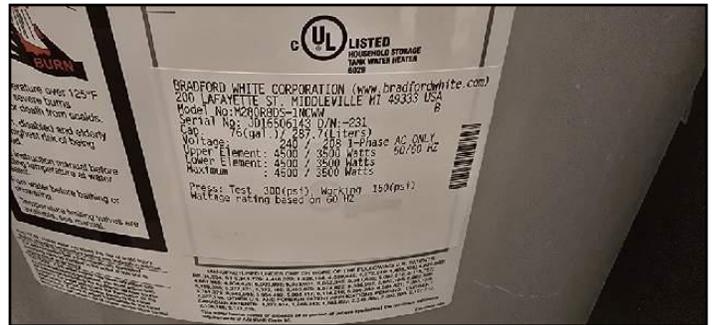
65. Basement

Water heater type:

- [Conventional](#)



66. Conventional



67. Conventional

Water heater fuel/energy source:

- [Electric](#)



68. Electric

Water heater approximate age: • 13 years

Floor drain location:

- Near water heater



69. Near water heater

Main gas shut off valve location:

- Gas meter



70. Gas meter

Observations and Recommendations

FIXTURES AND FAUCETS \ Faucet

9. Condition: • [Loose](#)

Implication(s): Equipment failure



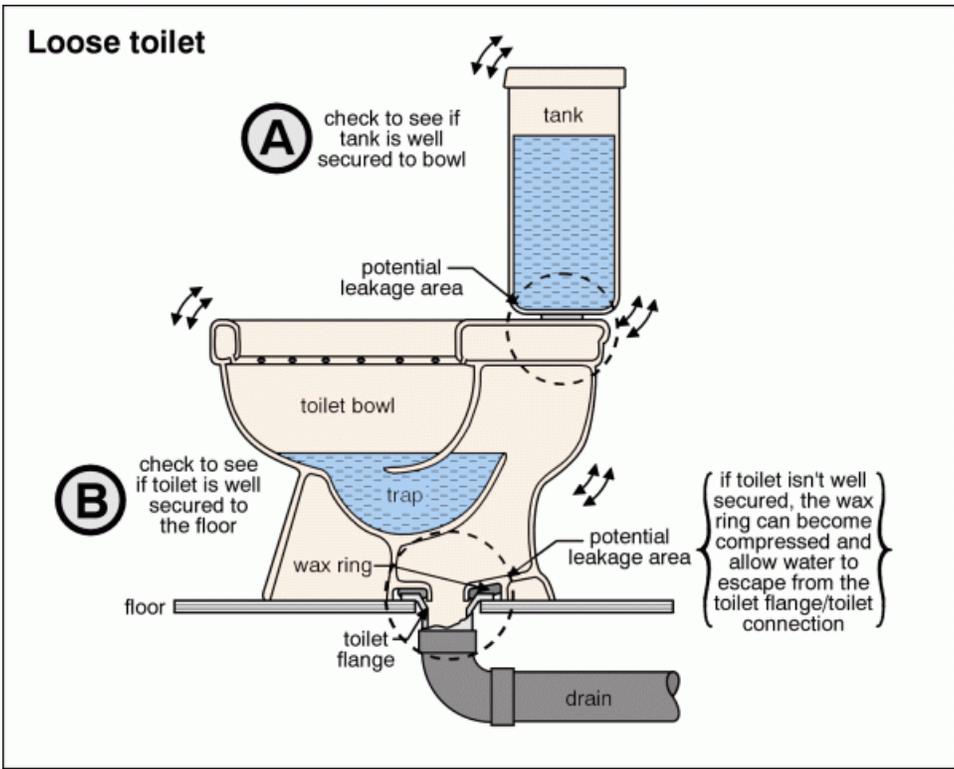
71. Loose

FIXTURES AND FAUCETS \ Toilet

10. Condition: • [Loose](#)

Toilet moves side to side easily which can cause leaks. Recommend having this corrected.

Implication(s): Chance of water damage to structure, finishes and contents | Sewage entering the building | Possible hidden damage



72. Loose

Description

Major floor finishes:

- [Carpet](#)

I inspected the flooring for wrinkles or worn-out sections. Only one small defect found on the stairs.



73. Carpet



74. Carpet



75. Carpet

- Vinyl

Inspected, and no defects found.



76. Vinyl

- Tile

Inspected, no defects found.

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77. Tile

Major wall finishes:

- [Plaster/drywall](#)



78. Plaster/drywall

Major ceiling finishes:

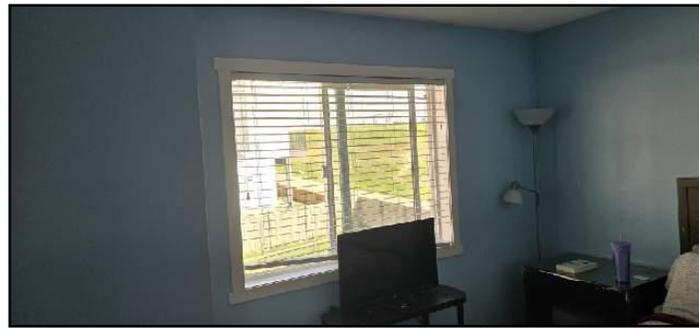
- [Stucco/texture/stipple](#)



79. Stucco/texture/stipple

Windows:

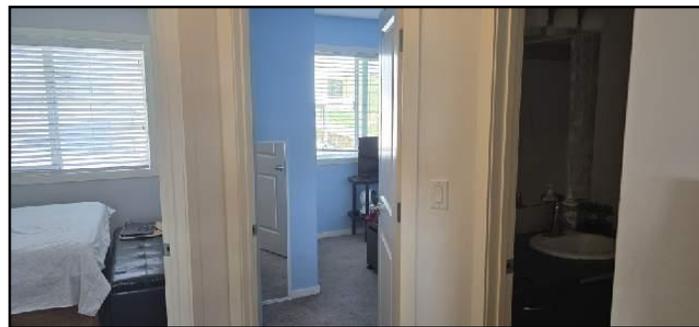
- [Sliders](#)



80. Sliders

Doors:

- Inspected



81. Inspected

Appliances:

- Refrigerator
Inspected and functioning.



82. Refrigerator



83. Refrigerator

- Range hood
Inspected and functioning.



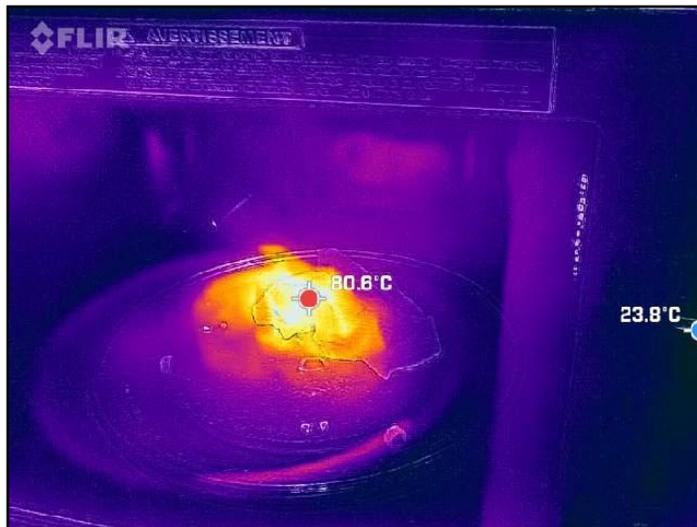
84. Range hood

- Dishwasher
Inspected and functioning.



85. Dishwasher

- Microwave oven
Inspected and Functioning.

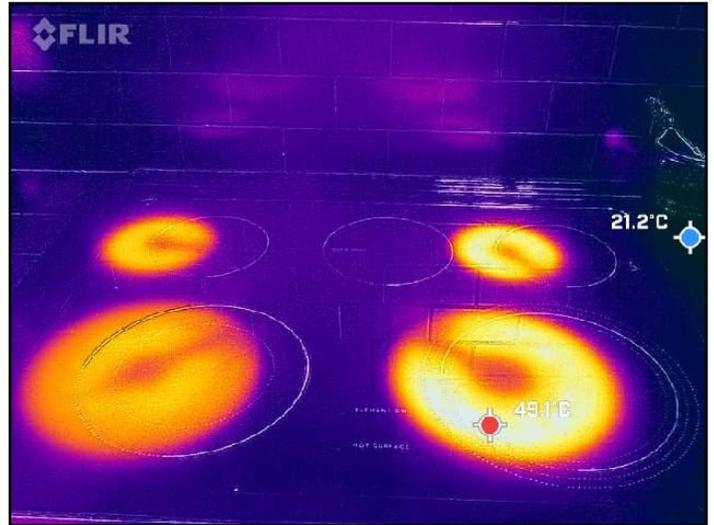


86. Microwave oven

- Wall Oven (or Oven)
Inspected and functioning.



87. Wall Oven (or Oven)



88. Wall Oven (or Oven)



89. Wall Oven (or Oven)

Laundry facilities:

- Washer
Inspected and functioning.



90. Washer

ROOFING

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PLUMBING

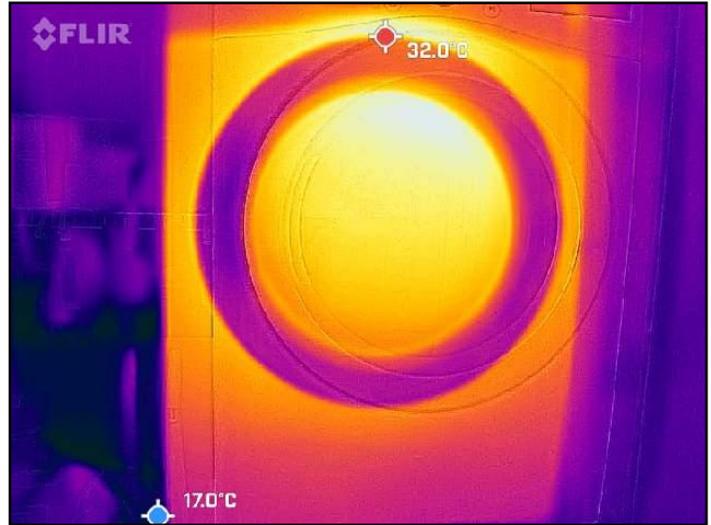
INTERIOR

SITE INFO

- Dryer
Inspected and functioning.



91. Dryer



92. Dryer

Bathroom ventilation:

- Exhaust fan
Inspected and functioning. These fans meet minimum requirements. I recommend upgrading them in the future.



93. Exhaust fan



94. Exhaust fan

ROOFING

EXTERIOR

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HEATING

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PLUMBING

INTERIOR

SITE INFO

Description

Occupancy: • The home was occupied at the time of the inspection.

Building type:

- Semi-detached home



95. *Semi-detached home*

END OF REPORT