

INSPECTION REPORT

[REDACTED]
Calgary, AB T2Z 0S5



PREPARED FOR

INSPECTION DATE

Monday, September 22, 2025

INSPECTED BY

Kevin Gable



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Inspection Methods and Limitations

Inspection performed:

- With a drone



1. With a drone

Description

Roofing material:

- [Asphalt shingles](#)

See recommendation section for areas of improvement.



2. Asphalt shingles



3. Asphalt shingles



4. Asphalt shingles



5. Asphalt shingles

Flashing material:

- Aluminum



6. Aluminum

Approximate age:

- 15-20 years



7. 15-20 years

Observations and Recommendations

SLOPED ROOFING \ Asphalt shingles

1. Condition: • [Near end of life expectancy](#)

Near end of life means that the materials are at or past 80% of their intended life span, and you should budget for replacement. I recommend speaking with a roofing company to get an estimate to help plan for the future.

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

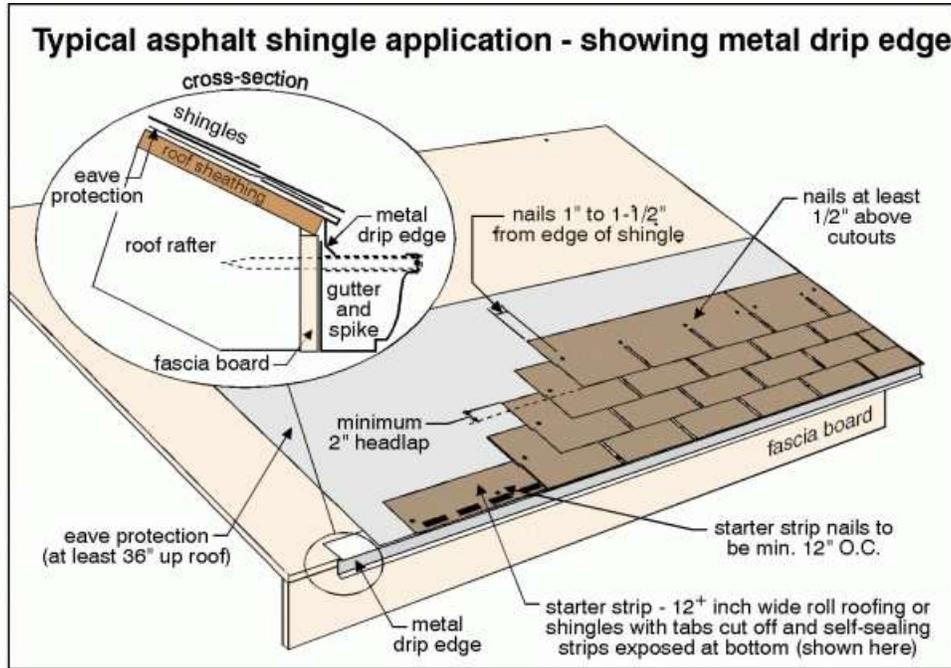


8. Near end of life expectancy

2. Condition: • [Exposed fasteners](#)

All exposed fasteners should be caulked/sealed to prevent the potential for moisture intrusion.

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

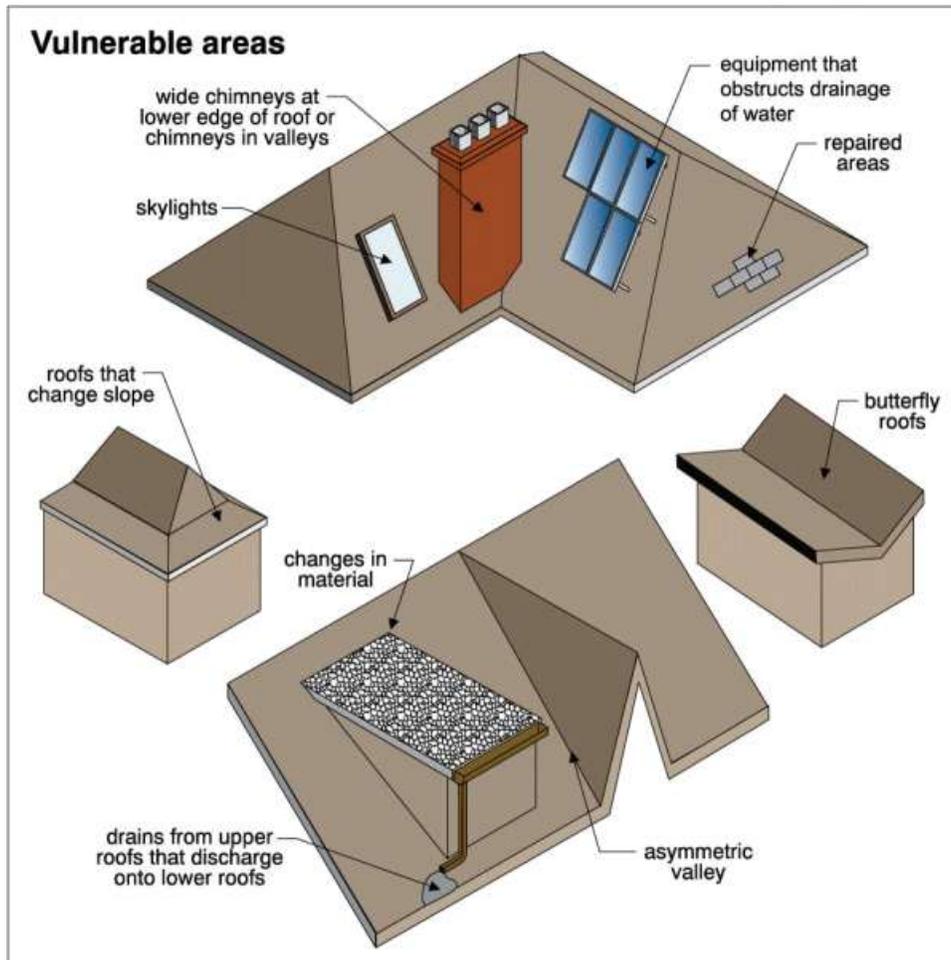


9. Exposed fasteners

3. Condition: • [Vulnerable areas](#)

This shingle is not installed correctly on the capping and the siding is not cut properly along the edge of the roof. There should be a gap between the roof and siding to prevent damage to the siding. Recommend having a roofing company come and repair.

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



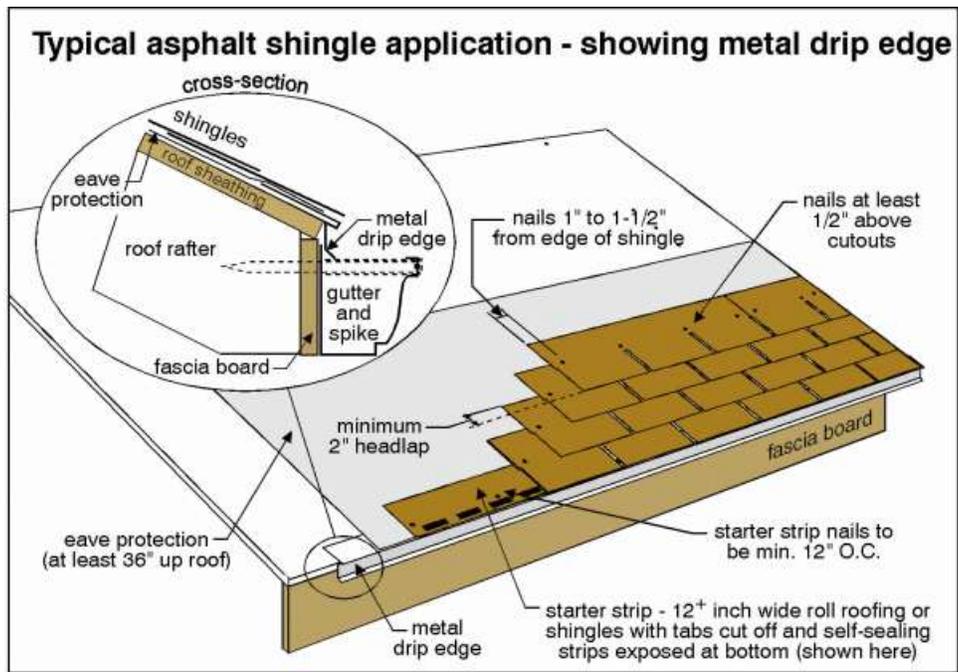
10. Vulnerable areas

SLOPED ROOF FLASHINGS \ Drip edge flashings

4. Condition: • [Missing](#)

I recommend having drip edge flashing installed as a way to help protect the roof sheathing.

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



11. Missing

Description

Lot slope:

- [Away from building](#)



12. *Away from building*

Wall surfaces and trim:

- [Vinyl siding](#)



13. *Vinyl siding*

Walkway:

- Pavers

The pavers are cracked but they do not appear to be a safety or tripping hazard at this point. Recommend monitoring and replacement as needed.



14. *Pavers*

Garage:

- Detached

The garage was inspected and no major issues or maintenance items were found. The insulation in the attic space is sufficient and all the safety features on the vehicle door were functioning as intended. Some typical minor cracking in the

floor is present, but they are not a concern at this point. The electrical subpanel and outlets also appear to be in working order. The roofing shingles are in the same condition as the roofing on the main house, near end of life, and recommend these be replaced at the same time as the house shingles.



15. Detached



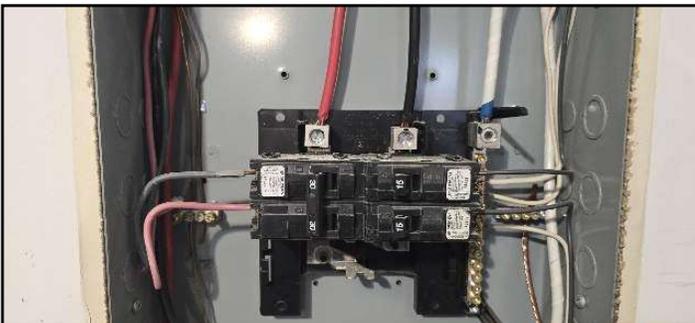
16. Detached



17. Detached



18. Detached



19. Detached



20. Detached



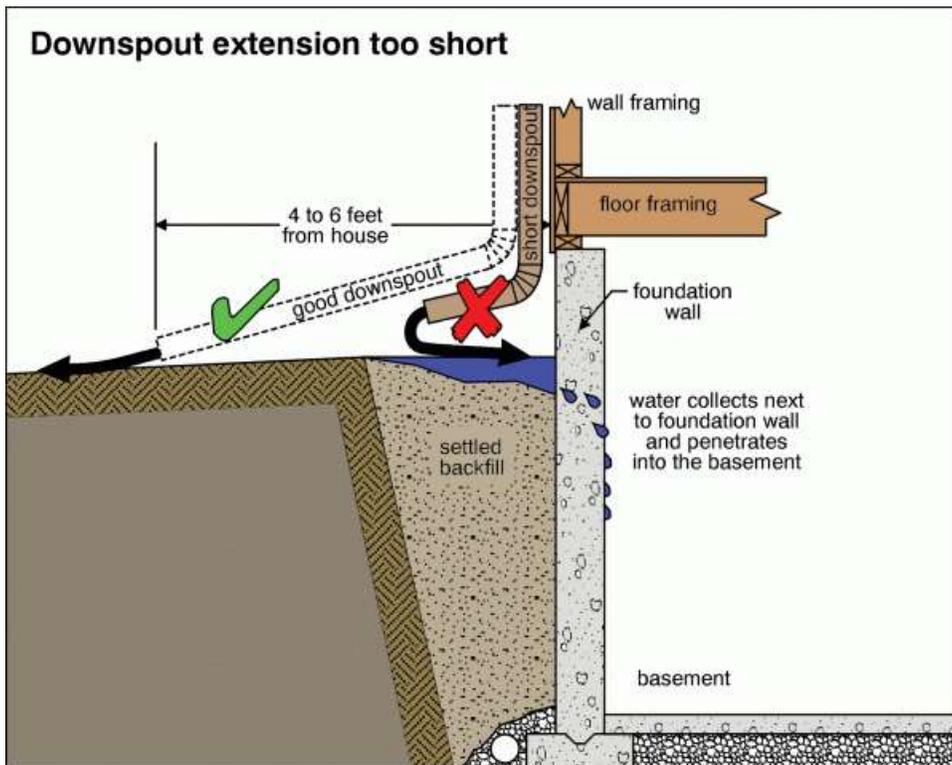
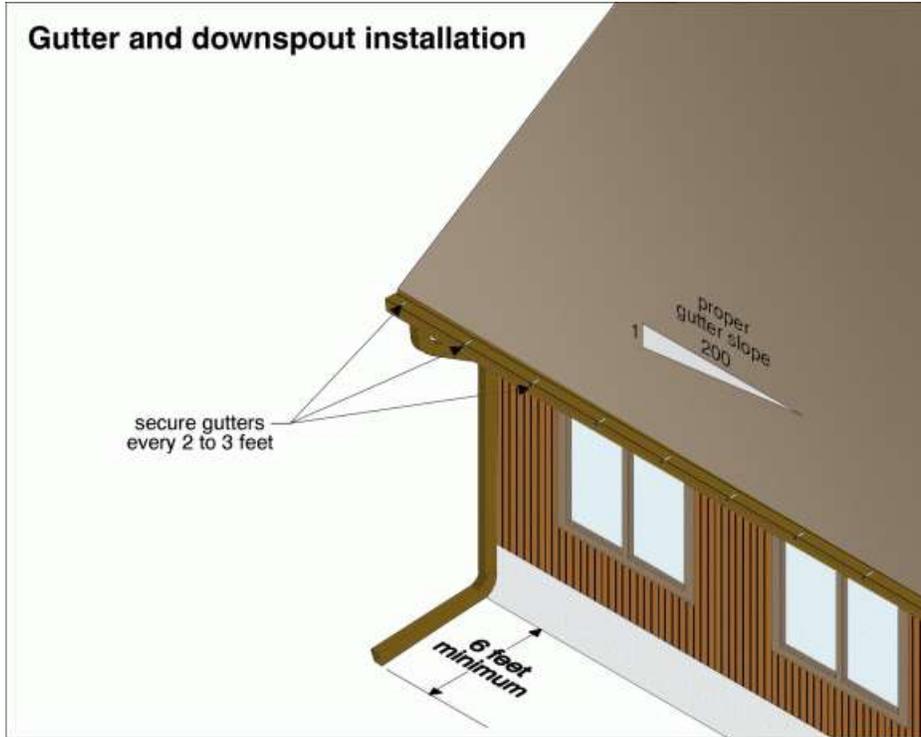
21. Detached

Observations and Recommendations

ROOF DRAINAGE \ Downspouts

5. Condition: • [Should discharge 6 feet from building](#)

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





22. Should discharge 6 feet from building

WALLS \ Vent (fan, clothes dryer, etc.)

6. Condition: • There is very little space between the dryer vent and the communication box below. I recommend having this corrected to prevent clogs or exhaust issues.



23.

Description

Foundation material:

- [Poured concrete](#)



24. Poured concrete

Floor construction:

- [Joists](#)



25. Joists

Exterior wall construction:

- [Wood frame](#)



26. Wood frame

Roof and ceiling framing:

- [Trusses](#)



27. Trusses

Observations and Recommendations

FOUNDATIONS \ General notes

7. Condition: • [Parging damaged or missing](#)

Recommend having the parging repaired to ensure the foundation is protected from potential moisture damage.

Implication(s): Chance of damage to structure | Shortened life expectancy of material



28. Parging damaged or missing

Description

General: • I inspected the electrical circuits throughout the home and found no major issues or areas of concern.



29.



30.



31.



32.



33.



34.



35.

Service entrance cable and location:

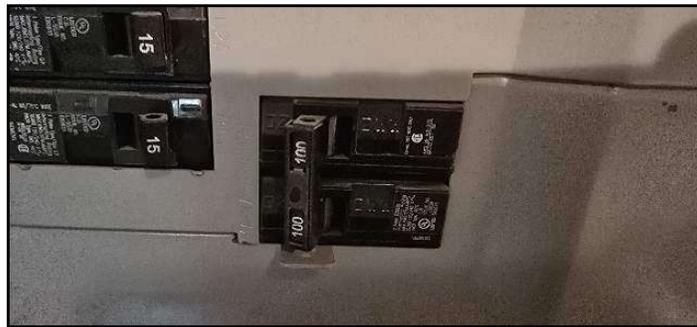
- [Underground aluminum](#)



36. Underground aluminum

Service size:

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



37. 100 Amps (240 Volts)

Main disconnect/service box type and location:

- [Breakers - basement](#)



38. Breakers - basement



39. Breakers - basement

System grounding material and type:

- [Copper - other](#)



40. Copper - other

Distribution wire (conductor) material and type:

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



41. Copper - non-metallic sheathed

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

- [GFCIs present](#)

All known GFCI outlets were inspected and tested. No issues or faults found.



42. GFCIs present

Smoke alarms (detectors):

- [Present](#)

The smoke detectors were noted during the inspection as needing to be replaced in 2027. I recommend an annual inspection and to have them replaced every 10 years at a minimum.

- ROOFING
- EXTERIOR
- STRUCTURE
- ELECTRICAL**
- HEATING
- INSULATION
- PLUMBING
- INTERIOR
- SITE INFO



43. Present



44. Present

Description

Heating system type:

- [Furnace](#)

The furnace was inspected, and I found it to have a slightly delayed ignition, and the safety switch to the lower cabinet was altered. Recommend having the furnace serviced and maintained by a licensed professional. See recommendation section for areas of improvement.



45. Furnace



46. Furnace



47. Furnace



48. Furnace

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

SITE INFO



49. Furnace



50. Furnace

Fuel/energy source:

- [Gas](#)



51. Gas

Approximate capacity: • [55,000 BTU/hr](#)

Exhaust venting method:

- [Direct vent](#)



52. Direct vent

Approximate age: • [15 years](#)

Location of the thermostat for the heating system:

- Kitchen



53. Kitchen

Observations and Recommendations

FURNACE \ General notes

8. Condition: • Service Furnace

Recommend the ductwork for the dryer and furnace get cleaned and serviced by a professional technician. The furnace safety switch for the lower cabinet area is not functioning. This should also be repaired.

I did notice what appeared to be dirt/water stains around one of the duct connections in the utility room. The technician should inspect for a potential cause and repair.



54. Service Furnace

Inspection Methods and Limitations

Attic inspection performed:

- From access hatch



55. From access hatch

Description

Attic/roof insulation material:

- [Glass fiber](#)



56. Glass fiber

Attic/roof insulation amount/value:

- 16 inches



57. 16 inches

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

Description

General: • The plumbing throughout the home was inspected using a combination of sight, touch, moisture and thermal imaging. I did not find any signs of leaks. There are a couple of areas of improvement. See recommendation section.



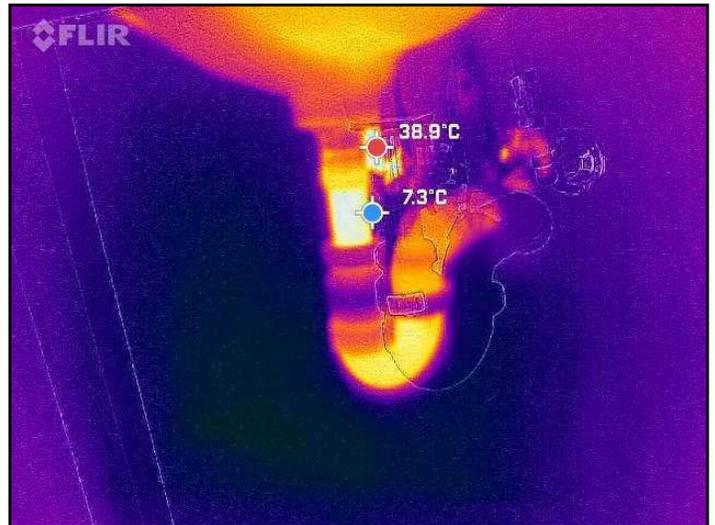
58.



59.



60.



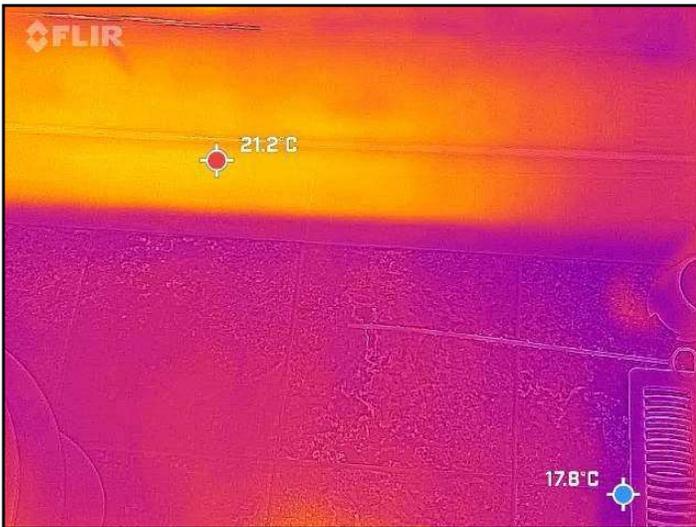
61.



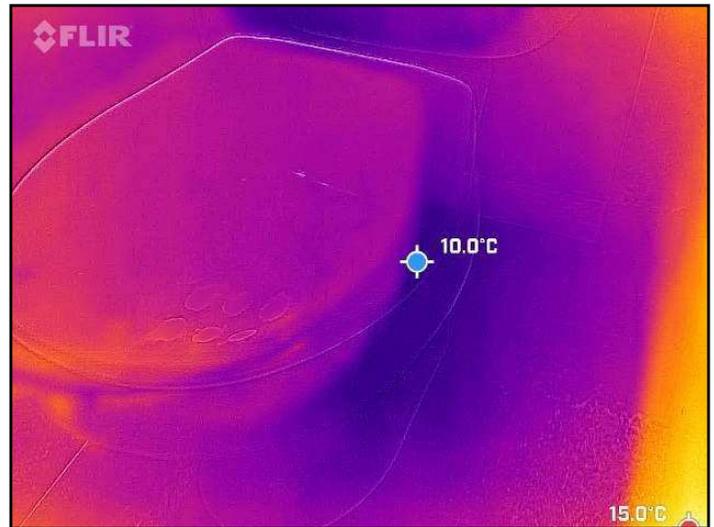
62.



63.



64.



65.



66.

Supply piping in building:

- PEX (cross-linked Polyethylene)



67. PEX

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

SITE INFO

Main water shut off valve at the:

- Basement



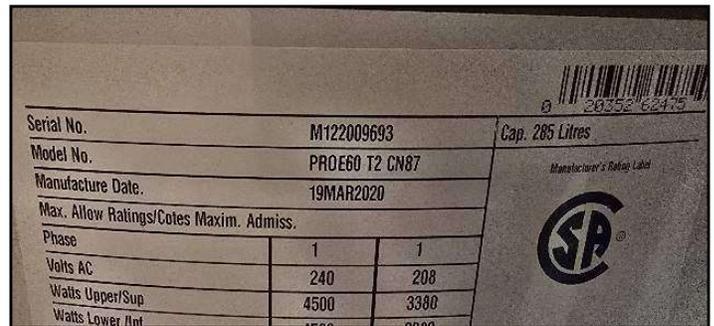
68. Basement

Water heater type:

- [Conventional](#)



69. Conventional



70. Conventional

Water heater fuel/energy source:

- [Electric](#)



71. Electric

Water heater approximate age: • 5 years**Waste and vent piping in building:**

- [Plastic](#)



72. Plastic

Floor drain location:

- Near laundry area



73. Near laundry area

Main gas shut off valve location:

- Gas meter



74. Gas meter

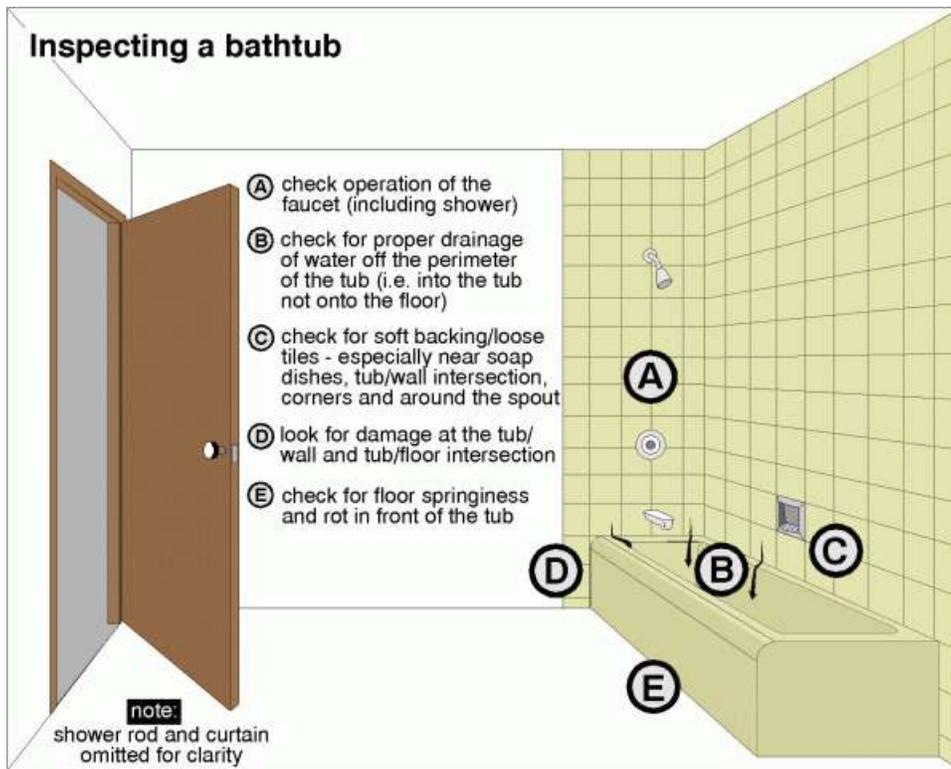
Observations and Recommendations

FIXTURES AND FAUCETS \ Bathtub

9. Condition: • [Slow drain](#)

Basement bathtub drains slow. Recommend having a plumber come and inspect/repair.

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



75. Slow drain

10. Condition: • [Loose or unstable](#)

Recommend securing and sealing the bathroom fixtures to prevent moisture damage.

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



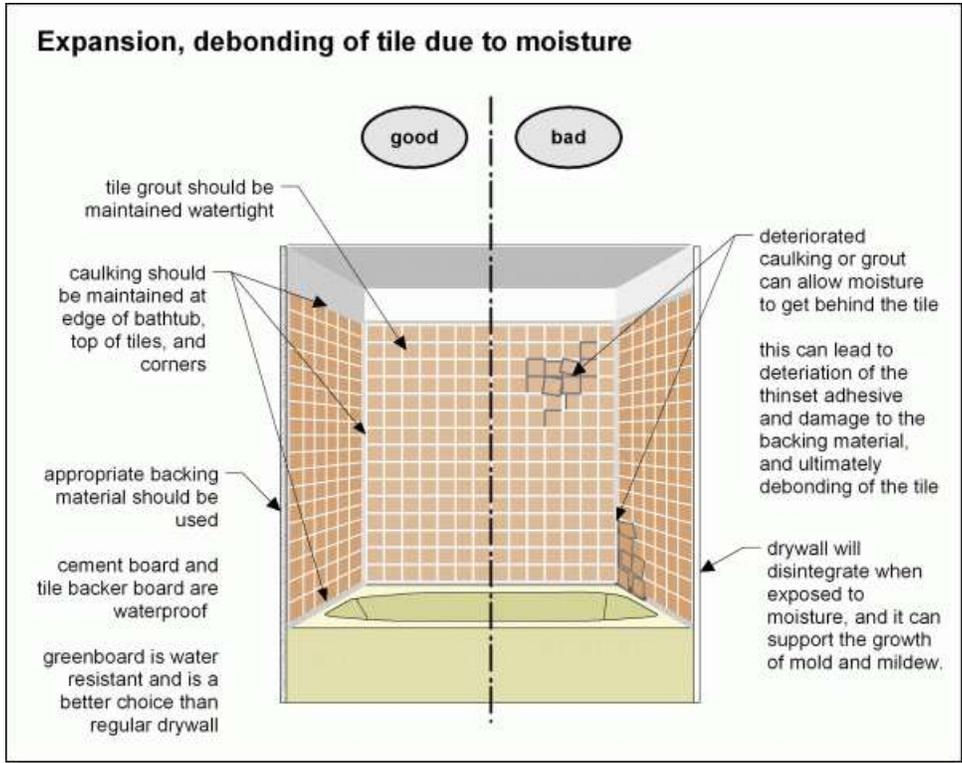
76. Loose or unstable

FIXTURES AND FAUCETS \ Bathtub enclosure

11. Condition: • [Leak](#)

The shower head connection is leaking. Recommend monitoring and having it repaired as needed.

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



77. Leak

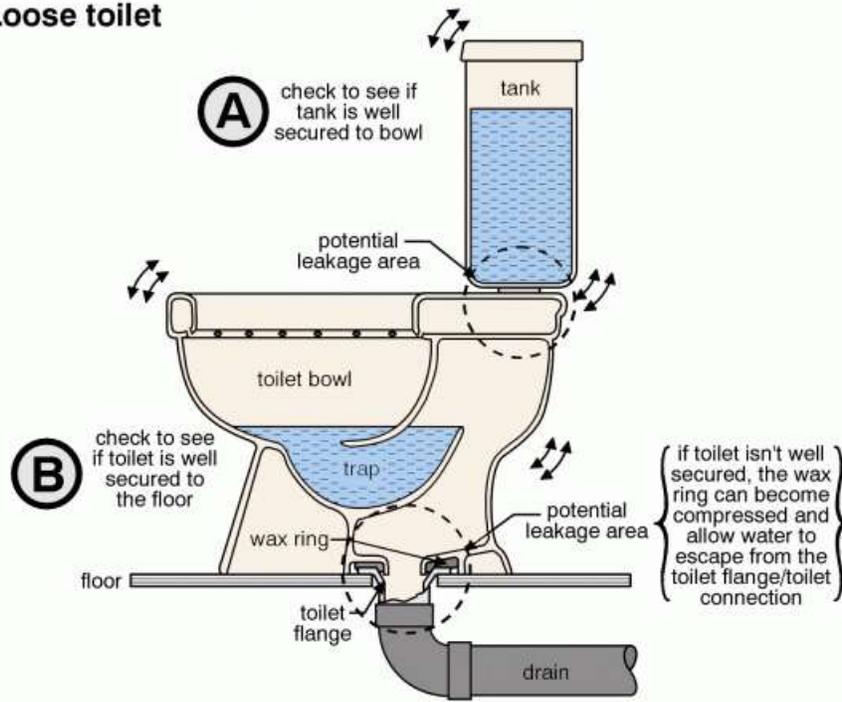
FIXTURES AND FAUCETS \ Toilet

12. Condition: • [Loose](#)

Recommend having the toilet secured to prevent the potential for a leak.

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

Loose toilet



78. Loose

Description

Major floor finishes:

- [Carpet](#)



79. Carpet

- [Hardwood](#)



80. Hardwood

Major wall finishes:

- [Plaster/drywall](#)



81. Plaster/drywall

Major ceiling finishes:

- [Stucco/texture/stipple](#)



82. Stucco/texture/stipple

Windows:

- [Fixed](#)

A Random sampling of the windows were inspected around the home and no major issues or areas of concern were found.



83. Fixed

- [Sliders](#)



84. Sliders

- [Casement](#)



85. Casement

Doors:

- Inspected



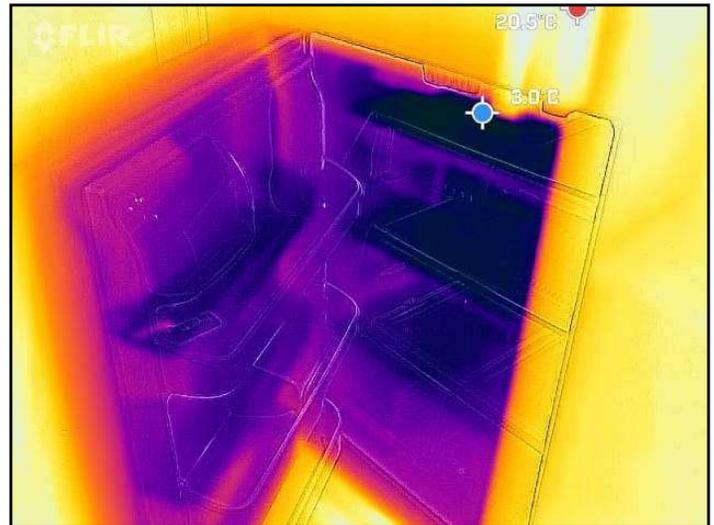
86. Inspected

Appliances:

- Refrigerator
Inspected and functioning



87. Refrigerator



88. Refrigerator

- Dishwasher
Inspected and functioning



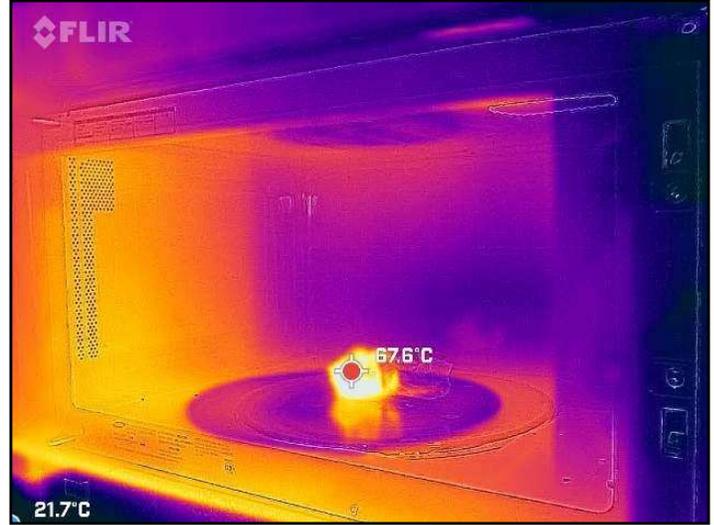
89. Dishwasher

- Microwave/Exhaust Fan Combo

Inspected and functioning



90. Microwave/Exhaust Fan Combo



91. Microwave/Exhaust Fan Combo

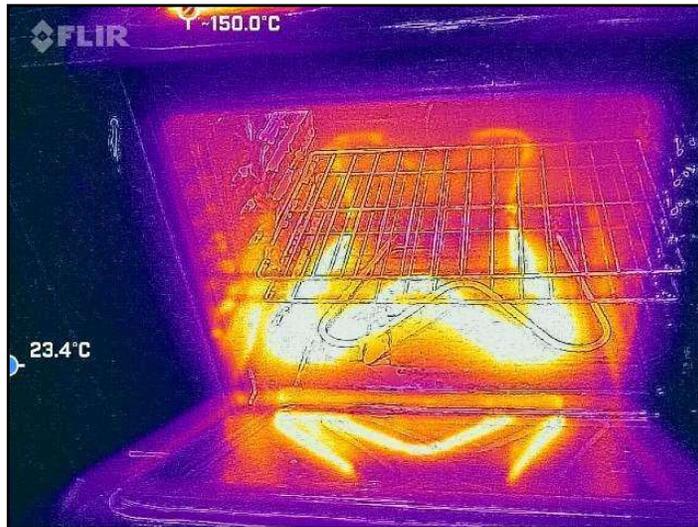
• Wall Oven (or Oven)
Inspected and functioning



92. Wall Oven (or Oven)



93. Wall Oven (or Oven)



94. Wall Oven (or Oven)

Laundry facilities:

- Washer



95. Washer

- Dryer



96. Dryer



97. Dryer

Bathroom ventilation:

- Exhaust fan
- Tested and functioning



98. Exhaust fan

Counters and cabinets:

- Inspected
- No issues or areas of concern.



99. Inspected

Observations and Recommendations

DOORS \ Hardware**13. Condition:** • [Broken](#)

The main floor bathroom and basement bathroom handles are either not securing or locking. Recommend having both bathroom door handles repaired or replaced for added privacy and comfort.

Implication(s): System inoperative or difficult to operate



100. Broken



101. Broken

Description

Occupancy:

- The home was vacant during the inspection.



102. The home was vacant during the inspectio

Building type:

- Detached home



103. Detached home

END OF REPORT