



YOUR INSPECTION REPORT

Excellence in home inspection.

PREPARED BY:

Kevin Gable

FOR THE PROPERTY AT:

[REDACTED]
[REDACTED]

PREPARED FOR:

[REDACTED]

INSPECTION DATE:

[REDACTED]



Prairie Peaks Property Inspections

0

Airdrie, AB T4B3X1

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Description

Roofing material:

- [Asphalt shingles](#)



1. Asphalt shingles



2. Asphalt shingles

Flashing material:

- Aluminum



3. Aluminum

Approximate age: • 4 Years



4. 4 years

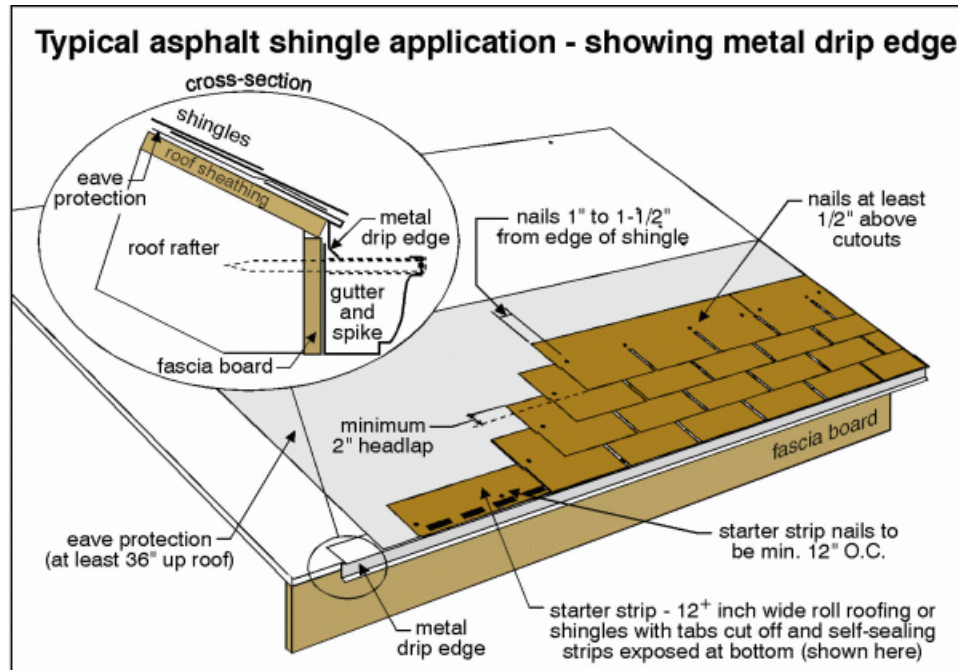
Observations and Recommendations

SLOPED ROOF FLASHINGS \ Drip edge flashings

1. Condition: • [Missing](#)

Recommend having drip edge flashing installed.

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



5. Missing



6. Missing

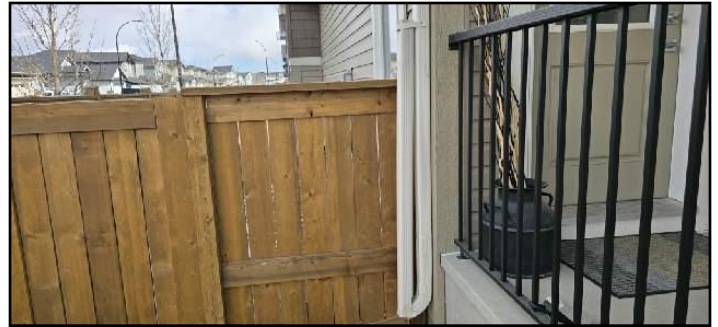
Description

Gutter & downspout material:

- [Aluminum](#)



7. Aluminum



8. Aluminum

Lot slope:

- [Away from building](#)



9. Away from building



10. Away from building

Wall surfaces and trim: • [Vinyl siding](#)

Driveway:

- Concrete

No cracks, settlement or issues found with the Driveway



11. Concrete



12. Concrete

Deck:

- Raised



13. Raised

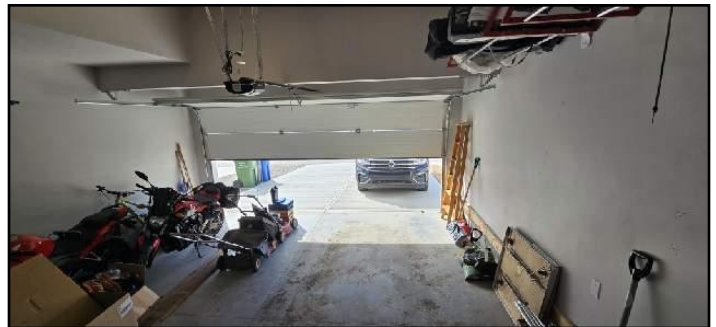
Garage:

- Attached

The operations and safety features of the garage door were tested and no faults could be found.



14. Attached



15. Attached

Observations and Recommendations

RECOMMENDATIONS \ General

2. Condition: • Recommend fixing downspout to allow for proper water flow



16.



17.

ROOF DRAINAGE \ Downspouts

3. Condition: • [Discharge onto roofs](#)

Discharge of the downspouts on to a lower roof can shorten the life of the shingles in that area do to the volume of water. It's best practice to continue the downspouts to the eaves when you can to give your roof and the shingles a longer life.

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

Downspout running across roof

installing a downspout (from the secondary roof to the main gutter below) helps prevent localized roof wear



18. Discharge onto roofs



19. Discharge onto roofs

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General notes

4. Condition: • [Wood/soil contact](#)

Wood in direct contact with the soil will significantly shorten the life of the wood.

Implication(s): Rot | Insect damage



20. Wood/soil contact



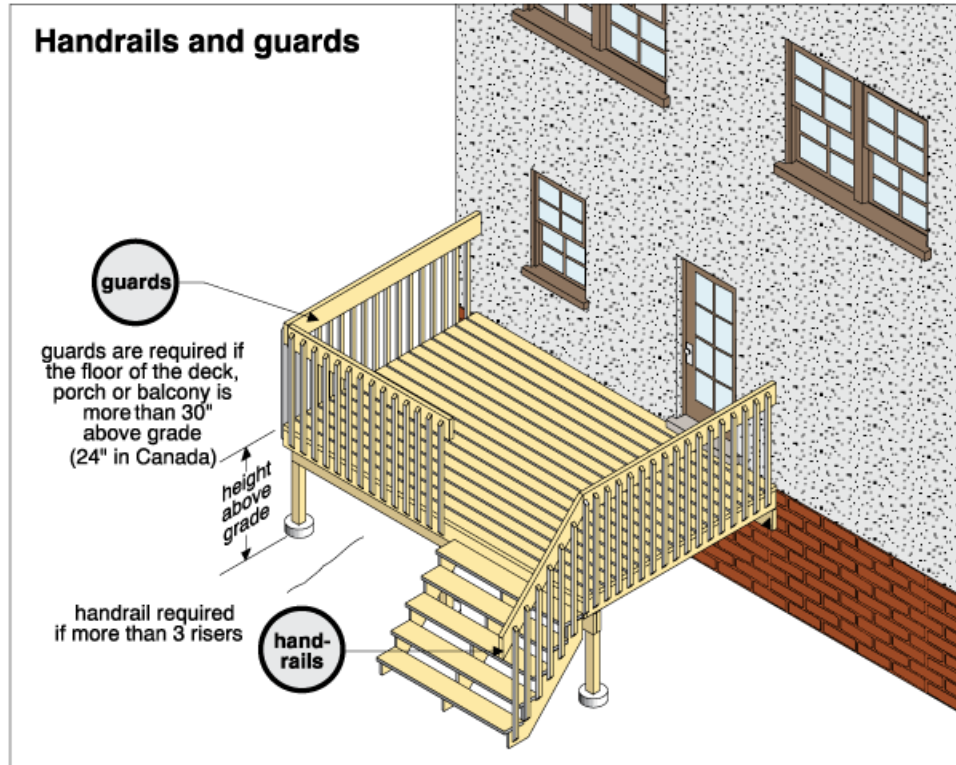
21. Wood/soil contact

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

5. Condition: • Missing

Recommend having railing installed at the steps and around the deck for safe use.

Implication(s): Fall hazard



22. Missing



23. Missing



24. Missing

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

SITE INFO

Description

Foundation material:

- [Poured concrete](#)



25. Poured concrete

Description

General: • A large sampling of outlets both inside and outside were tested and no faults could be found. All GFCI outlets are in the right places and functioning. Only one outlet needs additional attention. Information about that can be found further on in the report.



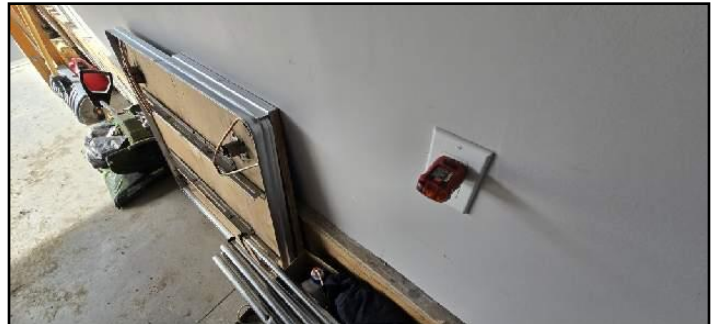
26.



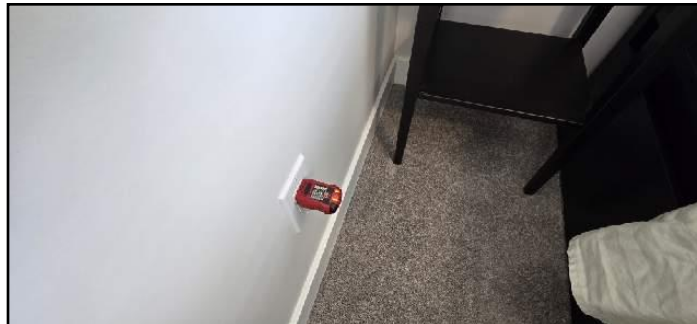
27.



28.



29.



30.

Service size:

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



31. 100 Amps (240 Volts)

Main disconnect/service box type and location:

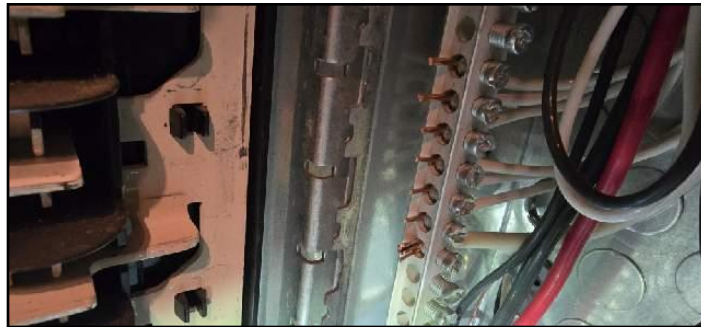
- [Breakers - basement](#)



32. Breakers - basement

Distribution wire (conductor) material and type:

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



33. Copper - non-metallic sheathed

Smoke alarms (detectors):

- [Present](#)

ROOFING

EXTERIOR

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ELECTRICAL

HEATING

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PLUMBING

INTERIOR

SITE INFO



34. Present



35. Present



36. Present

- Combination type (photoelectric and ionization)



37. Combination type (photoelectric and...

Observations and Recommendations

RECOMMENDATIONS \ General

6. Condition: • This electrical outlet in the kitchen to the left of the stove is not properly secured to the wall. When someone tries to unplug something from the outlet it pulls the top of the plug from the wall. I recommend having this outlet inspected by an electrician and fixed on their recommendation.

ROOFING

EXTERIOR

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INTERIOR

SITE INFO



38.



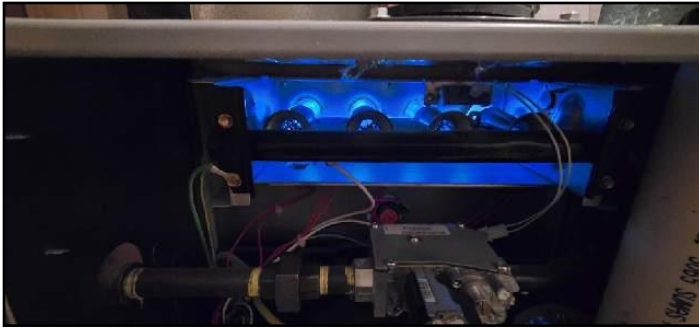
39.

Description

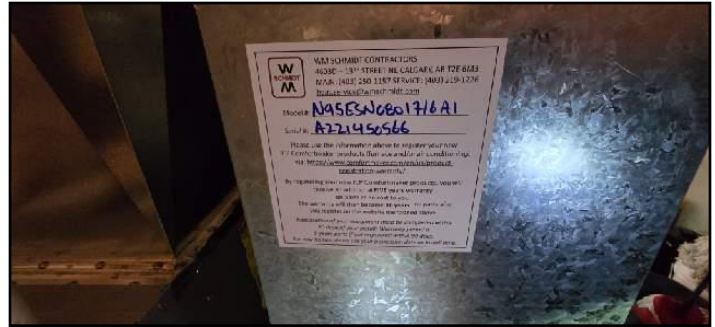
Heating system type:

• [Furnace](#)

The furnace is functioning well. However when I was inspecting the furnace I could detect a small gas odor. I checked with my Tiff for signs of a gas leak and found positive readings. This can be a a common thing with high efficiency furnaces. I recommend having the furnace serviced by a professional to ensure proper functioning.



40. Furnace



41. Furnace



42. Furnace



43. Furnace

Approximate capacity: • [80,000 BTU/hr](#)

Location of the thermostat for the heating system:

• Hallway

This thermostat is located in the hallway on the top floor outside the bathroom.



44. *Hallway*

Inspection Methods and Limitations

Attic inspection performed:

- From access hatch



45. From access hatch

Description

General: • Attic space was inspected and no signs of water intrusion or attic rain could be found. Thermal imaging from below was used to verify. This indicates proper use of venting and vapor/moisture barriers.



46.



47.



48.

TREC Approximate Average Depth of Insulation:

- 16 inches

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

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INTERIOR

SITE INFO



49. 16 inches

Description

General: • Inspection performed with thermal imaging and moisture meter in all bathrooms and under sinks. No faults or leaks detected in the system. Hot water is working and at the recommended temperature.



50.



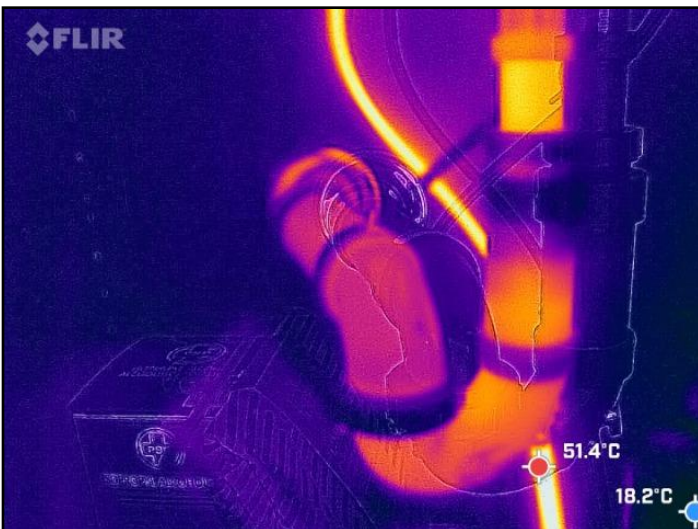
51.



52.



53.



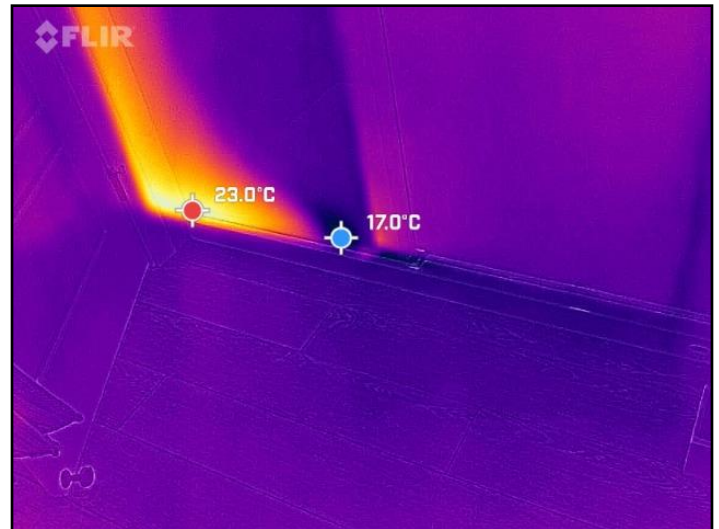
54.



55.



56.



57.

Water supply source (based on observed evidence):

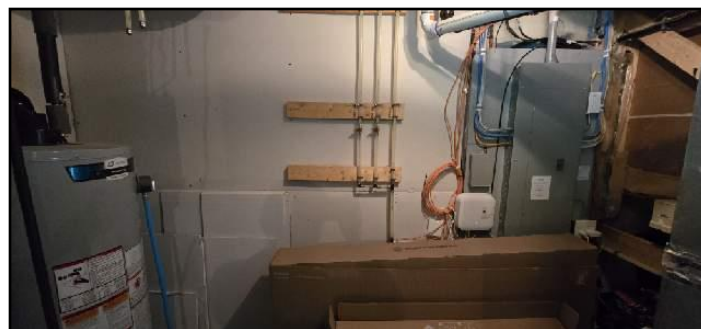
- Public



58. Public

Supply piping in building:

- [Plastic](#)



59. Plastic

Main water shut off valve at the:

- Basement



60. Basement

Waste disposal system: • [Public](#)

Description

Major floor finishes:

- [Carpet](#)



61. Carpet

- Vinyl



62. Vinyl



63. Vinyl

Windows:

- [Sliders](#)

A large sampling of windows were tested and checked for defects and no faults could be found.



64. Sliders



65. Sliders



66. Sliders

Doors:

• Inspected

The doors in the house were all inspected including the patio door. The only fault found was the self closing function on the door to the garage from the house is not fully operational. This is a safety feature that prevents off gases from vehicles from entering the house. In this case it appears that the hinge is not quite strong enough and may need adjustment or replacement.



67. Inspected

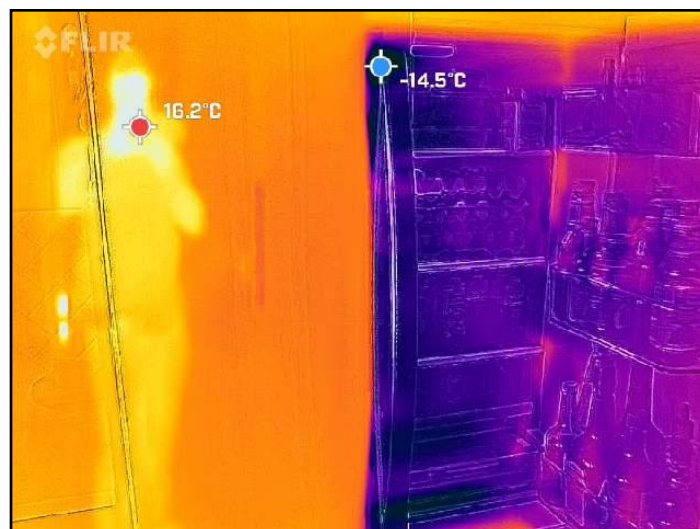


68. Inspected

Appliances:

• Refrigerator

All kitchen appliances were tested and double checked with thermal imaging for efficiency. No faults found with any of the appliances.



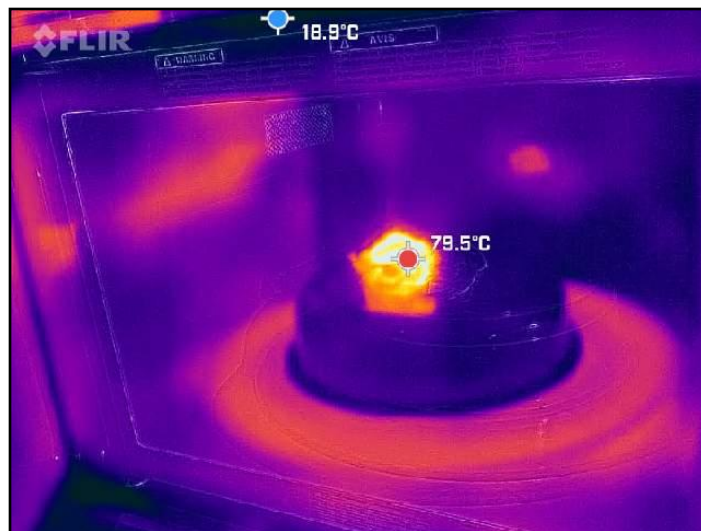
69. Refrigerator

- Range hood



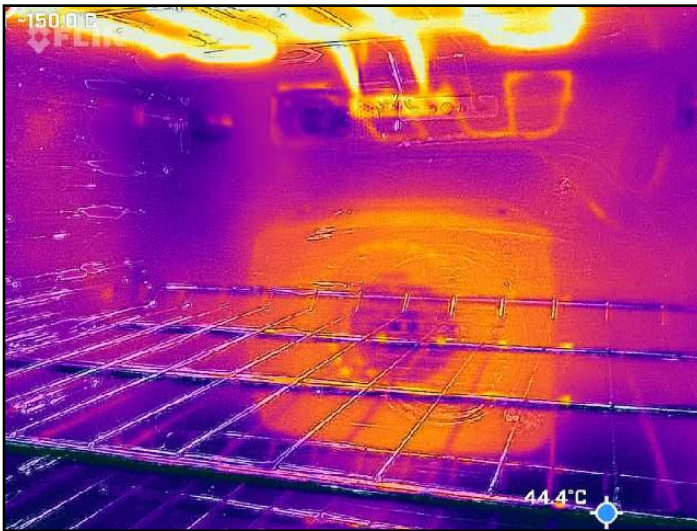
70. Range hood

- Dishwasher
- Microwave oven



71. Microwave oven

- Wall Oven (or Oven)



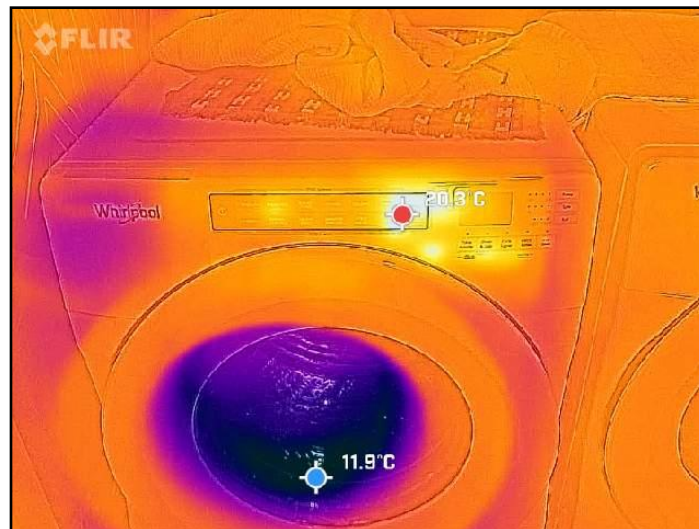
72. Wall Oven (or Oven)



73. Wall Oven (or Oven)

Laundry facilities:

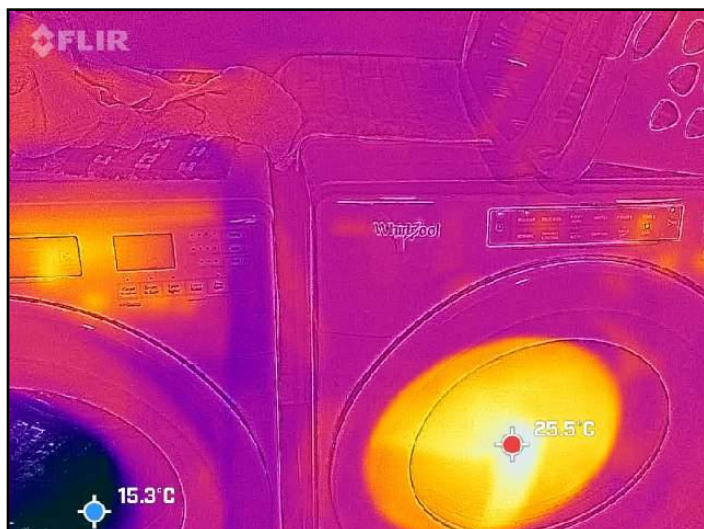
- Washer



74. Washer

- Dryer

The washer and dryer were tested and no faults could be found. It is noted though that there does not appear to be a floor drain in the laundry room area. It is best practice to have one in this area to help minimize any damage and protect the property if the washer does develop a leak.



75. Dryer



76. Dryer

Description

Occupancy:

- The home was occupied at the time of the inspection.



77. The home was occupied at the time of the...



78. The home was occupied at the time of the...

Building type:

- Detached home



79. Detached home

END OF REPORT