A Unique Task

July 29th 2025, 9:28 am

Inspection performed by:
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Get Ahead of the Problem

General Information

BUILDING ADDRESS:	123 Anywhere Ave
CITY:	Winnipeg
STATE:	MB
ZIP CODE:	R2P2K4
INSPECTION DESCRIPTION:	Home Inspection
SQUARE FOOTAGE:	2300

Picture:



Has the PRE-INSPECTION AGREEMENT been signed by the client?
Yes

Is the client present for the inspection?
Only for part of the Inspection

Is the real estate agent present for the inspection?
No

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EXTERNAL AMENITIES

SHED / OUTBUILDINGS Fair

Notes:

Needs maintenance and repairs.



CARPORT Fair

Notes:





ROOF

ROOF TYPE Hip

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Notes:

39 inch two-tone gray brown, architectural style fibreglass shingles appeared to be in reasonable repair although there is exposed Roof checking that does require detention repair. Some lines are out of place as well. Demand attention. No signs of visible impact no signs of recent repair but these roof does need some attention. Recommend repair by a homeowner or handyman. Needs maintenance and repairs.










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ROOF MATERIAL Other

Notes:

Fibreglass

SHINGLES MISSING / DAMAGED? Inspected

Notes:

Please note that on the south and west facing directions and elevations of this roof covering there is a necessity to have these areas repaired as there is exposed roof decking no signs of underlayment. There is about four spots to be considered that need a meeting attention. This area has been open for considerable amount of time And may have water permeated into the interior which may need to be addressed as well. Continue to monitor, if condition deteriorates contact a qualified contractor. Needs maintenance and repairs. Recommend repair by a homeowner or handyman.

ROOF INSTALLATION Fair

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Notes:

CHIMNEY Fair

Notes:

Missing chimney caps Needs maintenance and repairs.

FLASHING Fair

Notes:

Needs maintenance and repairs.





GUTTERS AND DRAINAGE Fair

Notes:

Please note that a majority of the eavesdrops and downpipe are securely in place however, there are a few other areas that do need attention as these downpipe have become detached and the extensions are missing

SKYLIGHTS / ROOF PENETRATIONS Fair

Notes:

MILDEW PRESENT ON ROOF? No

Notes:

EXTERIOR

SIDING MATERIAL Other

Notes:

Exterior façade has a combination of vinyl siding as well as a brick. Appears to be in reasonable repair, although there are minor deficiencies that need to be corrected to some of the downpipe some of the vents. Needs maintenance and repairs. Prime, fill, sand, paint/stain to match. Please note that the extension pipe should lead as far as far with the property as possible to prevent any erosion or settlement back into the property of standing water. Stucco in areas as well as window trim I do require maintenance or repair. Screens in windows Needs maintenance and repairs.

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SIDING CONDITION Fair

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Notes:

FLASHING Fair

Notes:

Needs maintenance and repairs.

EAVES Fair

Notes:

There are a few eavesdrops and downpipe which exhibit signs of denting. This is not inhibit its water shedding ability, although the areas are crushed and do require maintenance or repair.

FASCIA Fair

Notes:

SOFFITS Fair

Notes:

TRIM Poor

Notes:

Please note that the wood sash and sealed window frames demand mediate attention as this area is exhibiting appealing weathering and potential wet dry rod. These areas should be scraped primed and rest stain so they become weather resistant again.

EXTERIOR DOORS Fair

Notes:

Wood trim around the exterior doors requires maintenance repair as well as prime paint

DECKS Poor

Notes:

Needs maintenance and repairs. Note not level. Should be resecured

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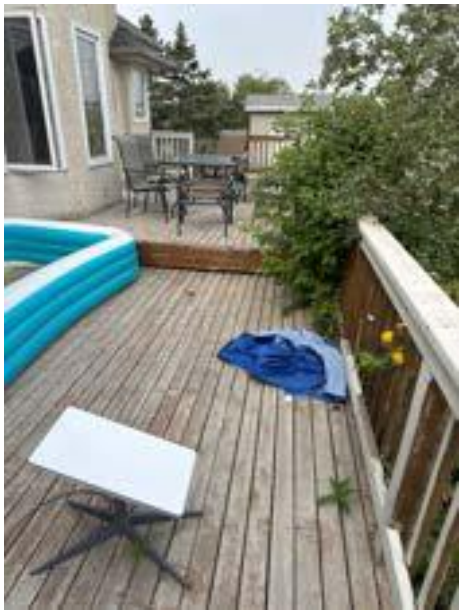





BALCONIES N/A

Notes:

STEPS Poor

Notes:



LANDSCAPE

VEGETATION Poor

Notes:

GRADING Poor

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Notes:

Grading should be increased to allow water to flow away from foundation.

Proper grading around the home is essential to protect the foundation and maintain structural integrity. The ground should slope away from the foundation at a minimum rate of 6 inches over the first 10 feet (a 5% grade) to ensure that surface water drains away rather than pooling near the structure.

Inadequate grading can lead to serious moisture-related issues, including:

* Water intrusion into basements or crawlspaces
* Foundation cracking or shifting
* Mold growth and wood rot
* Elevated indoor humidity and poor air quality
* Deterioration of exterior finishes and landscaping

Maintaining effective grading helps prevent water from infiltrating below-grade walls and minimizes hydrostatic pressure against the foundation. It also reduces the risk of erosion, standing water, and long-term structural concerns.

Homeowner Maintenance Tips:

* Monitor for soil settlement, erosion near downspouts, and negative slope development over time
* Ensure landscaping changes or new construction do not compromise the slope
* Downspouts should discharge a minimum of 6 feet away from the foundation to support proper drainage

Conclusion:(Proper grading is a critical defense aga damage, moisture intrusion, and costly repairs. It is recommended that homeowners periodically inspect grading conditions and make adjustments as needed to maintain positive drainage away from the home.

SURFACE DRAINAGE Fair

Notes:

RETAINING WALL N/A

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Notes:

GARAGE

DRIVEWAY Fair

Notes:

GARAGE DOOR Fair

Notes:

Exterior garage door, showing signs of deterioration and rust and corrosion, as well as signs of denting and movement. This however, does not affect its operation but may need to be readjusted.









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GARAGE DOOR OPENER Fair

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Notes:

EXTERIOR DOORS Fair

Notes:

Please note missing locks and hardware as well. The threshold into the door requires repair the garage trim, work and flashing at the bottom and weatherstripping does require attention to repair as well. The door showing Signs of misalignment



ATTIC

ROOF SHEATHING Fair

Notes:

Note to the exterior roof recovery requires attention repair as there was at one time leakage into the attic area where the roof shingles are missing. Otherwise the sheathing is in good repair. Good condition.











FRAMEWORK Satisfactory

Notes:

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VENTILATION Fair

Notes:





INSULATION Satisfactory
Notes:





ACCESS Fair
Notes:
Well insulated recommend weatherstripping









MILDEW PRESENT IN ATTIC? No

Notes:

Only residual water staining where shingles are missing, allowing water into the roof decking, but showing no signs of deterioration, wet or dry, rot only steam

SIGNS OF PESTS IN ATTIC? No

Notes:

BATHROOM 1

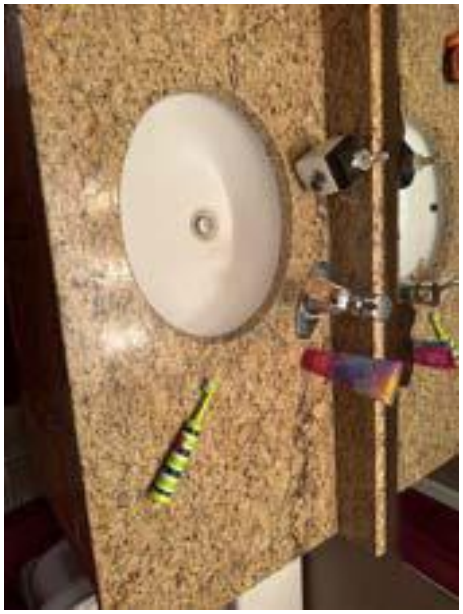
DOORS Satisfactory

Notes:













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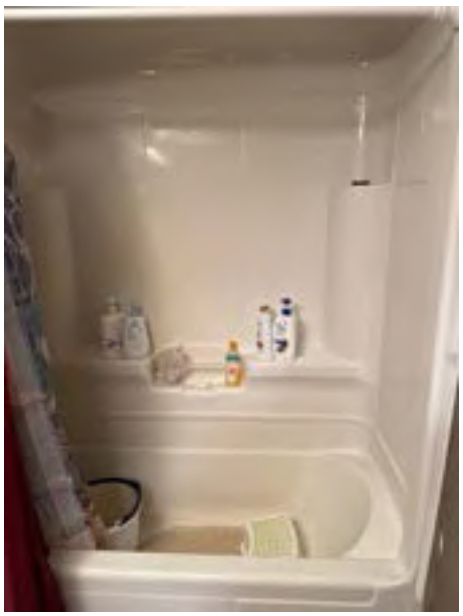





FLOORING Fair

Notes:

Meters dry

WALLS Fair

Notes:

Needs maintenance and repairs. Prime, fill, sand, paint/stain to match

CEILING Fair

Notes:

COUNTERS Fair

Notes:

SINKS Fair

Notes:

Tap showing signs of corrosion

BATHTUB / SHOWER Fair

Notes:

This is not necessarily cause for alarm, but something any homeowner should be aware of. Caulking needs attention on sides

TOILET Fair

Notes:

OUTLETS Satisfactory

Notes:

All test ok gfi

LIGHTING Fair

Notes:

VENTING Poor

Notes:

Cleaning needed

BATHROOM 2

DOORS Satisfactory

Notes:

Primary













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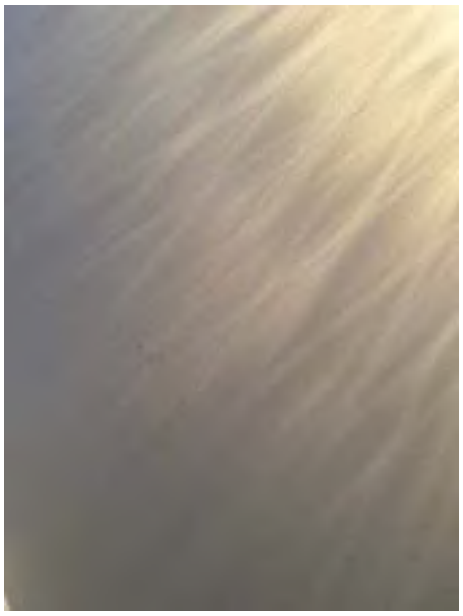
FLOORING Fair

Notes:
Meters dry.
WALLS Fair
Notes:
Prime, fill, sand, paint/stain to match
WINDOWS Fair
Notes:
CEILING Fair
Notes:
Due to poor ventilation humidity is collecting and staining ceiling



COUNTERS Fair
Notes:
SINKS Fair
Notes:
BATHTUB / SHOWER Fair
Notes:
TOILET Fair
Notes:
OUTLETS Fair
Notes:
All test ok recommend gfi outlet
LIGHTING Poor

Notes:

VENTING Poor

Notes:

Cleaning needed

BATHROOM 3

DOORS Satisfactory

Notes:









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FLOORING Fair
Notes:
WALLS Fair
Notes:
CEILING Fair
Notes:
COUNTERS Fair
Notes:
SINKS Fair
Notes:
TOILET Fair

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Notes:

OUTLETS Fair

Notes:

All test ok gfi but staining on outlet

LIGHTING Fair

Notes:

VENTING Poor

Notes:

BATHROOM 4

DOORS Fair

Notes:

Basement

















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FLOORING Fair

Notes:

WALLS Fair

Notes:

Needs maintenance and repairs. Prime, fill, sand, paint/stain to match

CEILING Poor

Notes:

Tiles will absorb moisture. Recommend a different tile product use for bathroom

COUNTERS Fair

Notes:

SINKS Fair

Notes:

BATHTUB / SHOWER Fair

Notes:

Shower head faces door and has overspray onto floor and side walls showing signs of leakage

TOILET Fair

Notes:

OUTLETS Fair

Notes:

All test ok gfi

LIGHTING Fair

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Notes:

VENTING Fair

Notes:

BATHROOM 5

DOORS N/A

Notes:

BEDROOM 1

DOORS Fair

Notes:

Primary









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FLOORING Fair

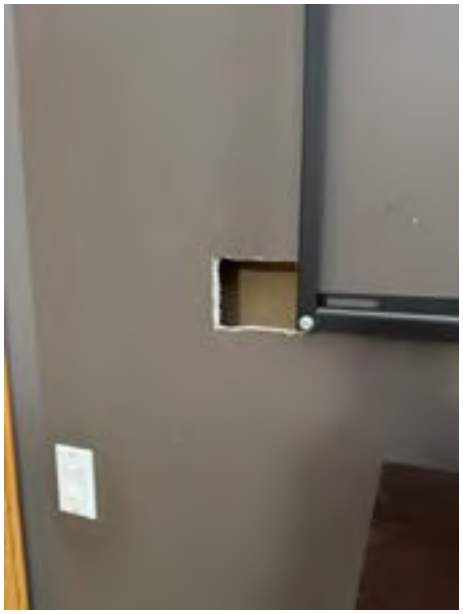
Notes:

Cleaning needed as well visible stains

WALLS Fair

Notes:

Needs maintenance and repairs. Prime, fill, sand, paint/stain to match



WINDOWS Fair

Notes:

CEILINGS Fair

Notes:

CLOSETS Fair

Notes:

OUTLETS Satisfactory

Notes:

All test ok

LIGHTING Fair

Notes:

CEILING FANS Fair

Notes:

BEDROOM 2

DOORS Satisfactory

Notes:





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FLOORING Fair

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Notes:

Cleaning needed note various stains

WALLS Fair

Notes:

Needs maintenance and repairs. Prime, fill, sand, paint/stain to match

WINDOWS Fair

Notes:

Needs maintenance and repairs. Recommend repair by a homeowner or handyman.

CEILINGS Fair

Notes:

Prime, fill, sand, paint/stain to match

CLOSETS Fair

Notes:

Missing doors

OUTLETS Satisfactory

Notes:

All test ok

LIGHTING Fair

Notes:

BEDROOM 3

DOORS Satisfactory

Notes:

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FLOORING Fair

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Notes:

Cleaning needed

WALLS Fair

Notes:

Needs maintenance and repairs. Prime, fill, sand, paint/stain to match

WINDOWS Fair

Notes:

Needs maintenance and repairs.

CEILINGS Fair

Notes:

Prime, fill, sand, paint/stain to match

CLOSETS Fair

Notes:

OUTLETS Satisfactory

Notes:

All test ok

LIGHTING Fair

Notes:

BEDROOM 4

DOORS N/A

Notes:

LIVING AREA 1

DOORS Satisfactory

Notes:

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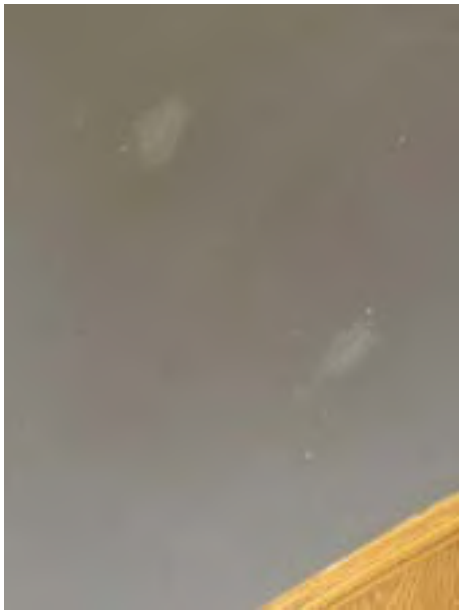



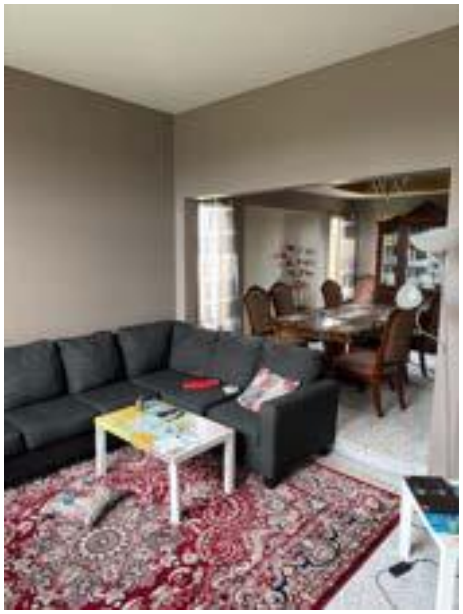













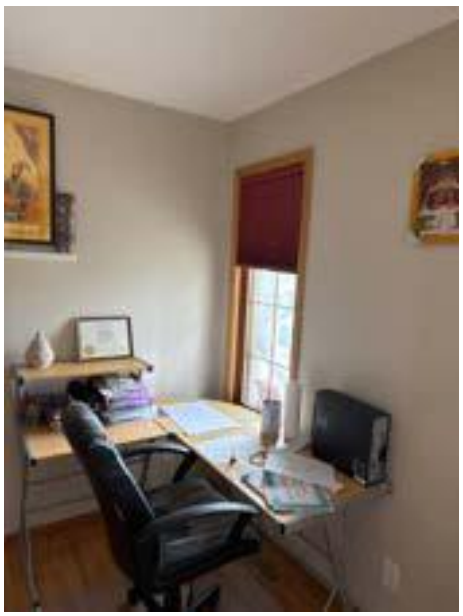

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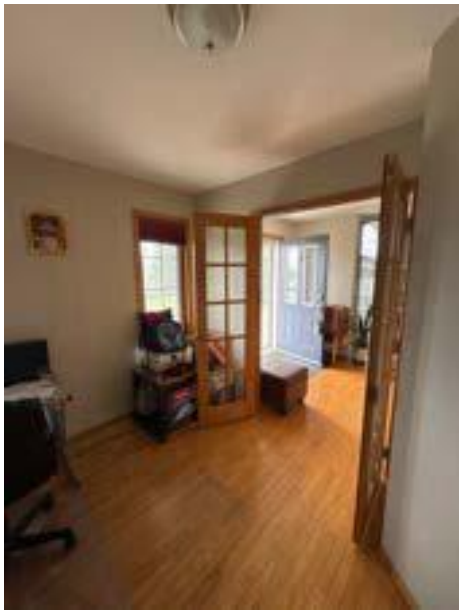

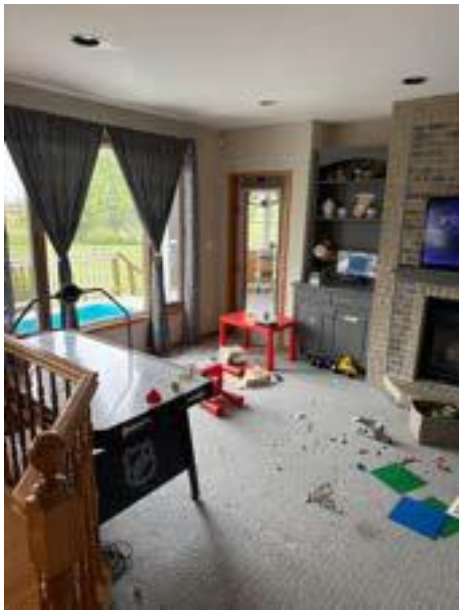

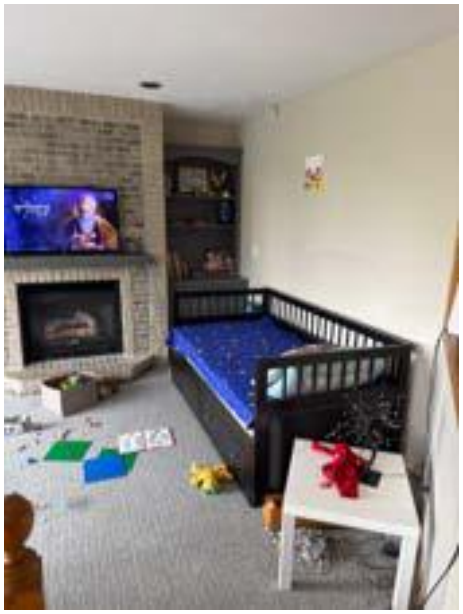

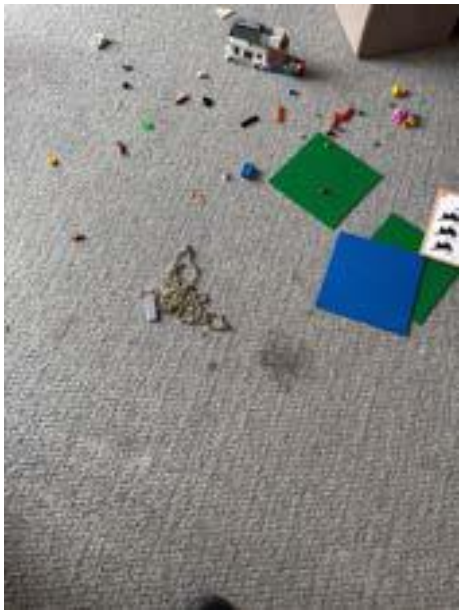





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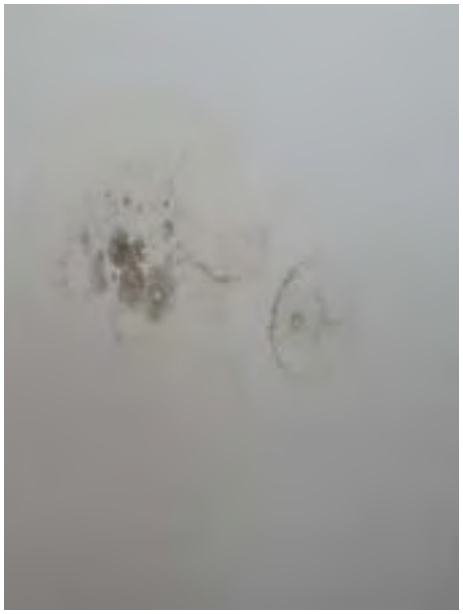





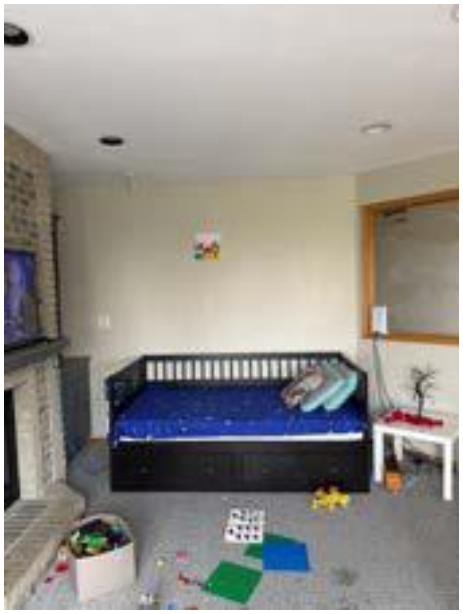

FLOORING Poor

Notes:

Cleaning needed

STAIRWAYS Fair

Notes:

Cleaning needed

WALLS Fair

Notes:

Needs maintenance and repairs. Prime, fill, sand, paint/stain to match

WINDOWS Fair

Notes:

Needs maintenance and repairs.

CEILING Fair

Notes:

OUTLETS Satisfactory

Notes:

All test ok

LIGHTING Poor

Notes:

FIREPLACE Not Inspected

Notes:

I am not wett certified. Please note that this is a gas furnace and appears to be in reasonable operation.

LIVING AREA 2

DOORS Satisfactory

Notes:

To basement

Needs maintenance and repairs. Recommend repair by a homeowner or handyman.













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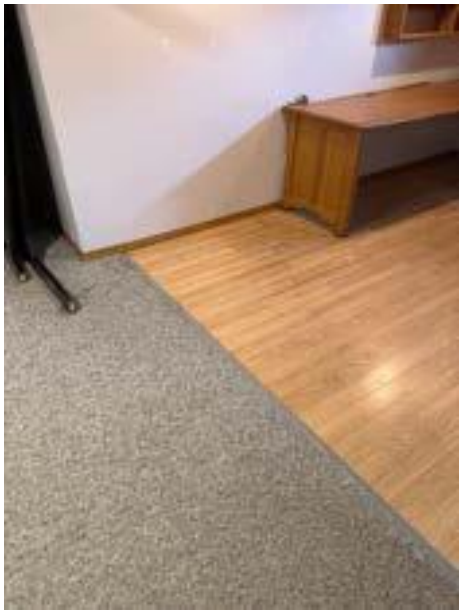



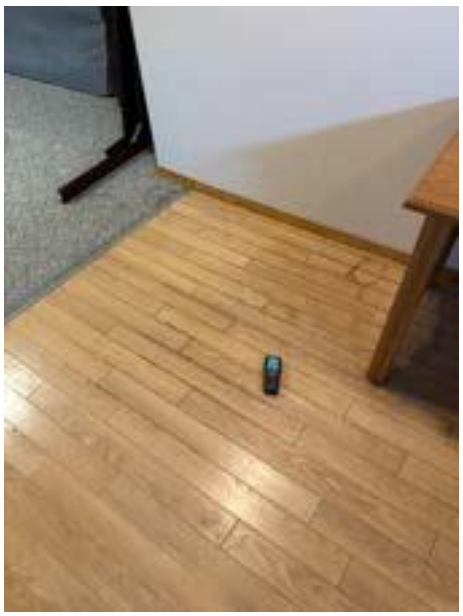

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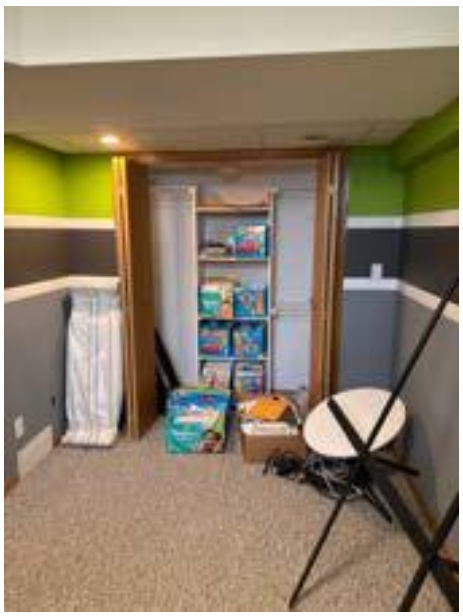

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FLOORING Poor

Notes:

Basement floor meters wet in corners signs of seepage and continuous leakage from poor grading

STAIRWAYS Fair

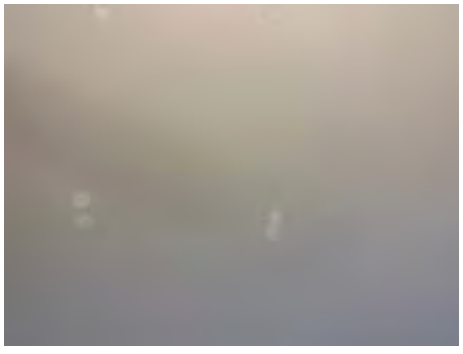
Notes:

WALLS Fair

Notes:

Due to standing water drywall is wet and requires mitigation.
Recommend repair / replacement by a homeowner or handyman. Needs maintenance and repairs. Prime, fill, sand, paint/stain to match.
Recommend further evaluation by a qualified contractor. Basement has seepage





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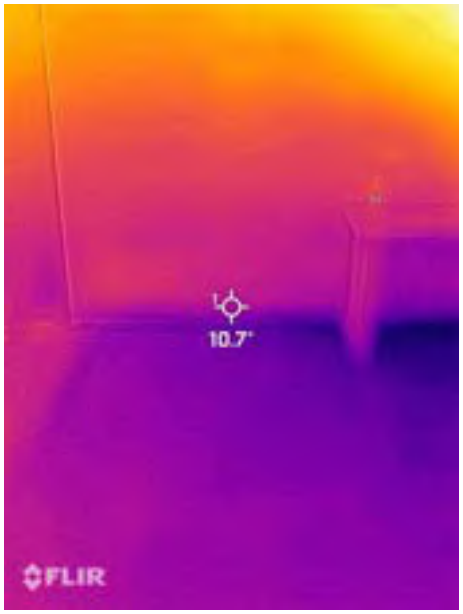






WINDOWS Fair

Notes:

CEILING Fair

Notes:

Needs maintenance and repairs.

OUTLETS Fair

Notes:

All test ok

LIGHTING Fair

Notes:

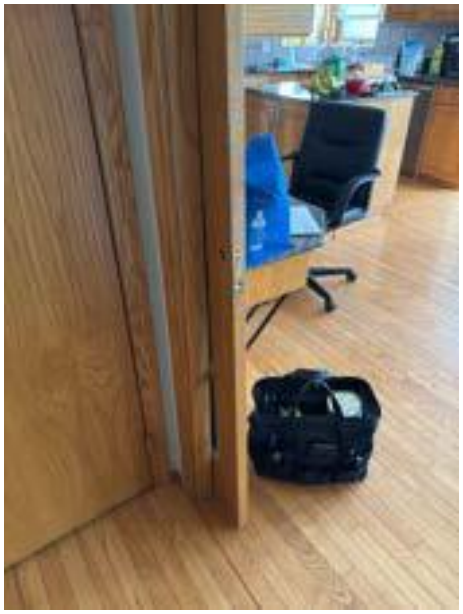
KITCHEN

DOORS Poor

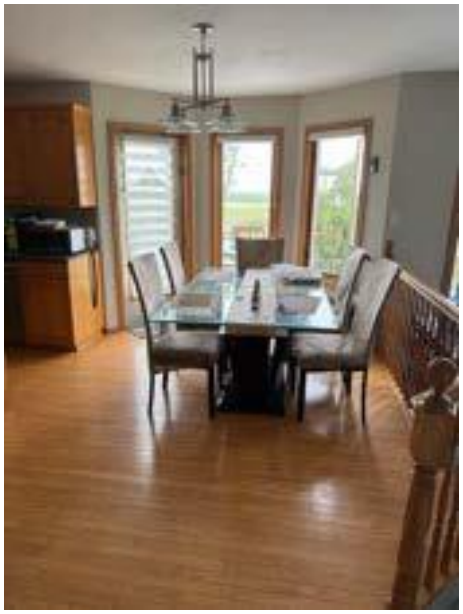
Notes:

Needs maintenance and repairs. Prime, fill, sand, paint/stain to match

















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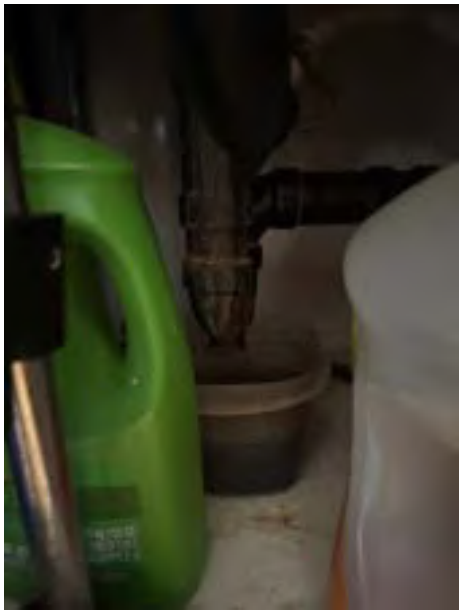

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FLOORING Fair

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Notes:

Needs maintenance and repairs.

WALLS Fair

Notes:

Prime, fill, sand, paint/stain to match

WINDOWS Fair

Notes:

Needs maintenance and repairs.

CEILING Poor

Notes:

Various areas, exhibiting signs of potential ice damage or severe leakage at one time or another in the residences age. Please note that the area currently metres dry however there is signs of mould and mildew, as well as movement when water must’ve been saturating this area and has since been sealed up either on the exterior or could’ve been called Ice damming Continue to monitor, if condition deteriorates contact a qualified contractor.

COUNTERTOPS Fair

Notes:

CABINETS Fair

Notes:

Cleaning needed

PANTRY Fair

Notes:

SINK / GARBAGE DISPOSAL Fair

Notes:

Please note that the plumbing underneath the cabinetry for the drain has been congested and is a consistent leak into a bucket Recommend repair / replacement by a homeowner or handyman. Needs maintenance and repairs.

DISHWASHER Fair

Notes:

Cleaning needed

STOVE / OVEN Fair

Notes:

Cleaning needed

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EXHAUST HOOD Fair

Notes:

Cleaning needed

REFRIGERATOR Fair

Notes:

OUTLETS Fair

Notes:

All test ok

DINING ROOM

DOORS Fair

Notes:

Formal





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FLOORING Fair

Notes:

Cleaning needed. Note stains on carpets

STAIRWAYS Fair

Notes:

Cleaning needed

WALLS Fair

Notes:

Prime, fill, sand, paint/stain to match Needs maintenance and repairs.

WINDOWS Fair

Notes:

CEILING Fair

Notes:

OUTLETS Fair

Notes:

All test ok

LIGHTING Fair

Notes:

LAUNDRY ROOM

OUTLETS Satisfactory

Notes:



FOUNDATION

FOUNDATION MATERIAL Poured Concrete

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Notes:







SLAB Fair

Notes:

Minor movement cracks normal no signs of heaving

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WALLS Fair

Notes:

Minor seepage due to improper grading on exterior



FRAMEWORK Fair

Notes:

DRAINAGE Fair

Notes:

Recommendation have a company called Roto-Rooter out to provide preventative maintenance to the sewer lines and drain

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SUMP PUMP & PIT Fair

Notes:

Recommendation to have a proper outlet put in place so that it can be plugged into the wall, not from a hanging extension cord



VENTILATION Fair

Notes:

OUTLETS Fair

Notes:

MILDEW PRESENT AT FOUNDATION? A small amount

Notes:

Cleaning needed Needs maintenance and repairs.

PLUMBING

WATER SUPPLY PRESSURE Fair

Notes:

WATER SUPPLY PIPING SIZE Fair

Notes:

MAIN SHUTOFF VALVE Fair

Notes:







SINK / TOILET SHUTOFF VALVES Fair

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Notes:

PRESSURE AT FAUCETS Fair

Notes:

DRAINAGE Fair

Notes:

SEWER / SEPTIC Fair

Notes:

Recommendation to have Roto-Rooter come out and clean out sewer and drain lines as preventative maintenance

WATER HEATER Poor

Notes:

Older unit, exhibiting signs of pressure leakage as well corrosion along the bottom from standing water.
Manufacturer: Rheem
Model Number: PRO50-45FV1
Serial Number: 0207535569
Manufacture Date: 2002
Type: Natural gas
Capacity: 50 US gallons
Input: 45,000 BTU/h
Notable Features: EverKleen self-cleaning system
Condition: Corrosion and active leakage present at tank base. Recommend licensed plumber evaluation. Regular maintenance is essential to prevent premature failure. Recommend repair / replacement by a homeowner or handyman.

VENT SYSTEM Fair

Notes:

Plumbing system primarily made up a copper piping

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ELECTRICAL

SERVICE DROP / LATERAL Satisfactory

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Notes:

All copper
Type: Main service panel
Manufacturer: Federal Pioneer (Stab-lok)
Model: (RH)BE132-64
Main Breaker: 200 Amps
Date stamp: April 27, 1992

Notable Components

- Stab-lok type breakers
- 64 single-pole breaker capacity
- Circuit labeling present (handwritten directory on panel cover)

Overall Condition Assessment

- Interior is generally clean with no visible signs of corrosion or rust
- No apparent water intrusion or burn marks
- Breakers and wires appear intact

Deficiency Identification

- Multiple conductors (double-taps) visible under single terminal lugs—this is not approved on most breakers and presents a fire hazard
- Overcrowded wiring and excessive bending radius may impede heat dissipation and future servicing
- Some neutral and ground wires share the same terminal, which may violate current code if panel is not configured as main bonding location
- Wiring entering the panel lacks proper strain relief in areas
- Use of Federal Pioneer Stab-lok breakers, which are known for historical safety concerns including failure to trip under overcurrent conditions

Professional Recommendation

Due to observed double-taps, crowded wiring, and presence of Stab-lok breakers with known reliability concerns, recommend evaluation by a licensed electrician for correction and potential panel replacement.

Additional Notes

Routine inspection and maintenance by a qualified electrician is advised to ensure continued safe operation.

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CONDUCTORS Satisfactory
Notes:
OVERCURRENT PROTECTION Satisfactory
Notes:
RECEPTACLES Satisfactory
Notes:
AMP RATING 200 Amps
Notes:
MAIN DISCONNECT Satisfactory
Notes:
WIRING METHOD Non-Metallic Sheathed Cable

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Notes:

CIRCUIT PANEL Satisfactory

Notes:

HEATING & COOLING

ENERGY SOURCE Natural Gas

Notes:

Manufacturer: Napoleon
Model Number: NPV080T3B
Serial Number: 3418WFO7502
Manufacture Date: 2018 (based on serial number convention)

Fuel Type: Natural Gas
BTU Output: 80,000 BTU/h (maximum input), 76,800 BTU/h (maximum output)
Ignition Type: Electronic ignition
Stage Type: Not specified
Additional Features: ECM blower motor, suitable for high altitude use, sealed combustion configuration

Observed Conditions:
The furnace shows advanced rust and corrosion along the lower panel and internal compartment, indicating prolonged condensate accumulation. Drainage piping displays visible mineral buildup and staining, with multiple signs of leakage at joints and terminations. The condensate tubing appears crimped and obstructed, which may impair proper drainage. Electrical wiring and internal control board components are exposed to a visibly rusted and damp environment. The air intake screen is heavily dust-laden and requires immediate cleaning or replacement.

Maintenance Recommendation:
Routine annual servicing by a licensed HVAC technician is strongly advised. This includes condensate line flushing, filter replacement, burner inspection, and verification of blower operation. Addressing these maintenance needs promptly will help extend the furnace’s operational life and ensure safe, efficient performance.

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NAPOLEON

















VENTING / CHIMNEY Fair

Notes:

Cleaning needed

HEATING SYSTEM Forced Air

Notes:

HEATING SYSTEM OPERATION Fair

Notes:

DUCTWORK / PIPING Fair

Notes:

Cleaning needed

COOLING SYSTEM Fair

Notes:



COOLING SYSTEM OPERATION Fair

Notes:

THERMOSTAT Fair

Notes:

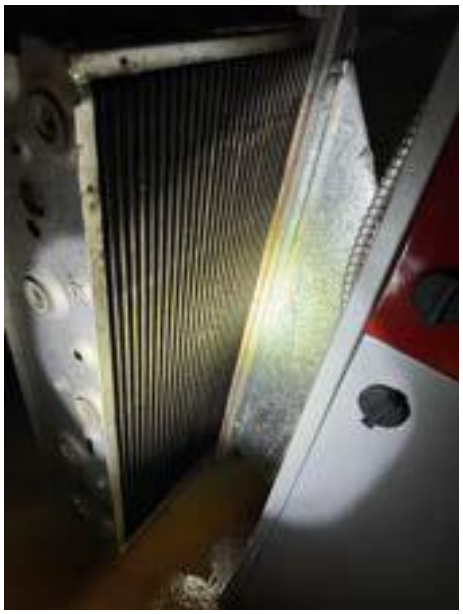
AIR FILTER(S) Poor

Notes:

Cleaning needed

Clean electrostatic furnace filters monthly with water and mild detergent; allow to dry fully before reinstalling to maintain airflow and efficiency.





SMOKE ALARM(S) Fair

Notes:

ADDITIONAL DETAILS

SUMMARY:

1. Summary of Deficiencies

- **Roof: Exposed decking noted in multiple areas; missing shingles and underlayment require urgent repair to prevent water intrusion.**
- **Chimney: Lacks cap; exposed to weather entry.**
- **Eaves and Downspouts: Some sections detached or missing extensions, reducing drainage effectiveness.**
- **Exterior Trim and Siding: Wood window trim shows weathering and potential rot; maintenance overdue.**
- **Deck and Steps: Not level and structurally compromised; repairs needed.**
- **Grading and Drainage: Negative slope around foundation with poor runoff control, contributing to basement seepage.**
- **Garage Door: Shows rust, misalignment, and missing weatherstripping; minor functional issues observed.**
- **Basement and Foundation: Moisture seepage noted with signs of drywall damage and mildew; grading is a contributing factor.**
- **Water Heater: Corrosion and active leakage at base. Unit dated 2002 is past typical service life.**
- **Furnace: Significant corrosion, blocked condensate drain, and exposed electronics; active leakage observed.**
- **Electrical Panel: Federal Pioneer Stab-lok breakers installed—known safety hazard. Double-tapped wires and improper terminations noted.**
- **Bathroom Venting: Poor ventilation in all bathrooms, leading to humidity and staining.**
- **Interior Finishes: Multiple areas with stained flooring, water-damaged ceilings, and deteriorating paint throughout.**
- **Kitchen Plumbing: Active drain leak under sink into bucket; signs of long-term issue.**
- **Attic Sheathing: Water staining near previous shingle failure; no current leakage observed.**

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2. Maintenance, Repair & Prevention Guidance

- **Roof Repairs: Replace damaged shingles and install underlayment. Inspect attic for past water damage.**
- **Chimney: Install a cap to prevent debris and moisture intrusion.**
- **Downspouts: Reattach loose sections and add extensions to divert water at least 6 feet from the foundation.**
- **Trim and Siding: Scrape, prime, and repaint or restain weathered areas. Seal joints to prevent moisture entry.**
- **Deck and Steps: Re-secure decking and replace deteriorated components for safe use.**
- **Grading: Regrade soil to slope away from the foundation. Extend downspouts and monitor for erosion.**
- **Garage Door: Clean, repaint, and inspect for mechanical adjustment. Replace or repair threshold seals.**
- **Basement Moisture: Apply interior sealant, monitor sump pump function, and consider foundation waterproofing if seepage persists.**
- **Water Heater: Replace due to advanced corrosion and active leak. Inspect plumbing for damage due to leakage.**
- **Furnace: Clean and repair condensate lines. Replace corroded parts and perform full HVAC servicing.**
- **Electrical: Replace panel due to Stab-lok breakers. Address all double-taps and install proper strain relief.**
- **Ventilation: Clean all bathroom exhaust fans. Add timers or improve ducting for better humidity control.**
- **Interior Repairs: Patch and repaint walls and ceilings. Replace damaged ceiling tiles in bathrooms.**
- **Plumbing: Repair or replace drain lines under kitchen sink. Inspect other wet areas for hidden leaks.**

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3. General Homeownership Guide

- **Roofing: Inspect bi-annually and after major storms. Clear debris and monitor flashing, vents, and edges.**
- **Gutters and Drainage: Clean in spring and fall. Confirm downspouts discharge well away from the home.**

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- **Grading and Foundation: Ensure soil slopes away from the home. Reassess grading annually, especially after freeze-thaw cycles.**
- **HVAC: Replace filters every 30–60 days. Service systems annually. Ensure proper condensate drainage.**
- **Plumbing: Check for leaks under sinks, around toilets, and water heaters monthly. Flush water heater annually.**
- **Electrical: Test smoke and CO detectors monthly. Review panel annually for corrosion or heat marks.**
- **Interior Care: Keep humidity between 30–50% to avoid mold. Reseal caulking in bathrooms and kitchens annually.**
- **Exterior: Inspect trim, siding, and caulking every spring. Repaint as needed to preserve surfaces.**

Post-Inspection Notes

Inspection Report Delivery

This inspection report was provided to the client(s) within 1–2 hours following the site visit and client meeting. It includes observations made during the walkthrough and any additional findings noted during the review phase.

Weather Conditions at Time of Inspection

Sunny

Summary of Findings

This report outlines visible conditions, potential issues, and their implications. Clients are encouraged to prioritize the most critical items first. For clarification or further detail on any observations, please contact the inspector directly.

Table of Contents

External Amenities(Gates, fences, sheds/outbuildings, houses, equipment, carports

Roof(Roof type, material, missing/damaged shingles, i chimney, flashing, gutters, skylights, roof penetrations, mildew presence

Exterior(Siding, flashing, eaves, fascia, soffits, trim, balconies, porches, patios, steps

Landscape(Vegetation, grading, drainage, retaining wa

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Garage(Driveway, garage doors and openers, exterior
Attic(Sheathing, framework, ventilation, insulation, ch
mildew or pest activity
Bathrooms (1–5+)(Doors, flooring, walls, ceilings, win
tubs/showers, toilets, outlets, ventilation, lighting
Bedrooms (1–6+)(Doors, flooring, walls, ceilings, wind
lighting, ceiling fans
Living Areas(Doors, flooring, stairways, walls, ceiling
lighting, ceiling fans, fireplaces
Kitchen(Doors, flooring, walls, ceilings, windows, cou
pantry, sink/disposal, dishwasher, stove/oven, exhaust, refrigerator, outlets
Dining Room(Doors, flooring, walls, ceilings, windows
ceiling fans, fireplaces
Laundry Room(Doors, outlets, water/gas supply, drain
countertops, cabinets
Foundation(Material, visible slab/wall condition, fram
pit and pump, ventilation, outlets, signs of mildew
Plumbing(Water pressure, supply piping, shut-off valv
drainage, sewer/septic observations, water heater, venting
Electrical(Service drop, conductors, overcurrent prote
AMP rating, main disconnect, wiring, circuit panel
Heating & Cooling(Fuel source, chimney/venting, HVAC
ductwork, thermostat, air filters, smoke and carbon monoxide alarms

Rating Key
*** Satisfactory: Functioning as intended**
*** Fair: Typical wear and tear; may require maintenance**
*** Poor: Needs repair or may pose a hazard**
*** N/A: Not applicable**
*** Inspected: Fully assessed; comments included**
*** Not Inspected: Inaccessible or not applicable; reason noted**

General Recommendations
*** Maintain proper grading: slope soil away from the foundation (minimum 6 inches over 10 feet)**
*** Keep gutters and downspouts clear; discharge water at least 6 feet away**

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from the home
*** Monitor for new foundation cracks or signs of movement**
*** Inspect the roof twice annually; typical lifespan is 20–25 years**
*** Conduct radon testing after move-in (per Health Canada guidance)**
*** Replace sump pumps every 10 years**
*** Use licensed professionals for all electrical, plumbing, HVAC, roofing, and structural work**
*** Review home insurance coverage and endorsements with your broker**
*** Arrange for utility connections before move-in**
*** Label circuit breakers for easy identification and emergency response**
*** Test heating and cooling systems seasonally**
*** Install a programmable thermostat for energy efficiency**
*** Consider a smart water shutoff system for added protection**
*** Test smoke and CO detectors monthly; replace batteries annually**
*** Replace furnace filters monthly**
*** Inspect attic during winter for ice damming or signs of air leaks**

Inspection Standards
This inspection was conducted in accordance with the 2023 National Standards of Practice established by the Canadian Association of Home & Property Inspectors (CAHPI). These standards define the scope, limitations, and methodology of residential inspections. This report does not constitute a code compliance audit, engineering analysis, or invasive assessment.

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