



Your Inspection Report

2 Appletree Lane
Red Deer, AB T4R 3H1



PREPARED FOR:
JOHN DOE

INSPECTION DATE:
Monday, December 5, 2022

PREPARED BY:
Fred Penner, P.Eng., CPI



Sequence Property Inspections

Calgary, AB T2G3T3

403 926-9025

www.sequenceinspections.ca
info@sequenceinspections.ca

Professional home and commercial property inspections.



April 12, 2023

Dear John Doe,

RE: Report No. 1004, v.3
2 Appletree Lane
Red Deer, AB
T4R 3H1

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our home inspector association, InterNACHI. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein.

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

All recommended repairs/upgrades should be performed by a qualified person.

The report itself is copyrighted and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Fred Penner, P.Eng., CPI
on behalf of
Sequence Property Inspections

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Calgary, AB T2G3T3
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SUMMARY

2 Appletree Lane, Red Deer, AB December 5, 2022

Report No. 1004, v.3

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

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: • [Missing](#)

The detached garage did not have eavestroughs or downspouts. The absence of these can lead to premature deterioration of the foundation of the garage. Recommend to hire a suitable contractor to correct.

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

Location: Garage

Task: Provide

Time: Immediate

ROOF DRAINAGE \ Downspouts

Condition: • [Discharge too close to building](#)

The discharge locations of all eavestroughs on the west side of the house need to be corrected as they are discharge within four feet of the foundation.

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

Location: West Yard

Task: Improve

Time: Regular maintenance

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Joists

Condition: • [Fastener problems](#)

The upper deck area of the rear deck is in immediate need of repair and should not be used until this is completed. One of the support columns is no longer supported within it's footing, the deck joists should be attached to the house with lag bolts, not screws and brackets; and the deck is twisting which is likely caused from the at grade footings which should be below the frost line. It is recommended that a qualified contractor be contacted as soon as practical to assess and carry out the required repairs before any further use.

Implication(s): Weakened structure | Chance of movement

Location: South Exterior

Task: Repair

Time: As soon as practical

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

Condition: • [Missing](#)

For safety, it is recommended to add handrails to the front steps and to the porch area.

Implication(s): Fall hazard

Location: North First Floor Porch

Task: Provide

Time: Immediate

SUMMARY

2 Appletree Lane, Red Deer, AB December 5, 2022

Report No. 1004, v.3

www.sequenceinspections.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

GARAGE \ Vehicle doors

Condition: • Dented

Implication(s): Damage to equipment

Location: Garage

Task: Repair

Time: Regular maintenance

Structure

FLOORS \ Sheathing/Subflooring

Condition: • The lino adjacent to the basement bathroom was buckling/cracking. It is recommended that this be further investigated and repaired. It is possible that there may be concealed issues with the basement foundation underneath the lino.

Location: Rear Basement Hall

Task: Repair or replace, Further evaluation

Time: As soon as possible

Electrical

SERVICE BOX, GROUNDING AND PANEL \ Auxiliary panel (subpanel)

Condition: • The auxiliary panel had a missing knockout which should be corrected. Further, in close proximity to this there is a hole in the garage wall that can potentially allow mice inside; leading to damage of the wiring and the inside of the panel.

Location: Garage

Task: Repair

Time: As soon as practical

DISTRIBUTION SYSTEM \ GFCI (Ground Fault Circuit Interrupter) protection not noted at

Condition: • Garage

Recommend all exterior outlet receptacles and garage receptacles be upgraded to GFCI outlets for safety.

Location: Exterior Walls and Garage

Task: Replace

Time: As soon as practical

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

Condition: • Old

The smoke detector on the main floor near the kitchen area appeared to be very old. Recommend that this be upgraded.

Implication(s): Life safety hazard

Location: First Floor Kitchen

Task: Replace

Time: Immediate

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) alarms (detectors)

Condition: • Missing

SUMMARY

2 Appletree Lane, Red Deer, AB December 5, 2022

Report No. 1004, v.3

www.sequenceinspections.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

For safety the home should have a carbon monoxide detector on every floor. There was not one on the main floor. Also, the one in the basement was a plug-in system and may be removed before purchase.

Location: First Floor

Task: Provide

Time: Immediate

Insulation and Ventilation

ATTIC/ROOF \ Hatch/Door

Condition: • [Not insulated and not weatherstripped](#)

Recommend weatherstripping on the attic access hatch to improve heating.

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

Location: East First Floor Bedroom

Task: Improve

Time: When remodelling

FOUNDATION \ Interior insulation

Condition: • Recommend installation of drywall in the basement storage area and furnace room to protect insulation and vapor barrier from damage.

Location: Basement Furnace Room and Storage Room

Task: Improve

Time: When remodelling

Plumbing

COMMENTS \ Additional

Condition: • Evidence of prior water leakage in the ceiling adjacent to the basement bathroom. Was not able to confirm if the leak is still active at the time of the inspection.

Location: Basement Hall

Task: Monitor

Time: Ongoing

Condition: • Evidence of an active leak when the shower was inspected. The shower stall was missing caulking. Recommend that a qualified plumber repair. There may be concealed issues (mold, leaking) behind the wall.

Implication(s): Potential Mold, Leak, Foundation damage

Location: Basement Bathroom

Task: Repair

Time: Immediate

SUMMARY

2 Appletree Lane, Red Deer, AB December 5, 2022

Report No. 1004, v.3

www.sequenceinspections.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

Interior

WALLS \ General notes

Condition: • Typical flaws

Walls throughout the home show minor wear and tear including nail holes.

Location: Throughout Basement and First Floor

Task: Monitor

FLOORS \ General notes

Condition: • [Trip hazard](#)

The basement bathroom had an unconventional step-up to the toilet and shower. This is a safety issue, in particular, when existing the shower. Recommend that a suitable contractor be hired to assess and make recommendations to improve.

Implication(s): Physical injury

Location: Basement Bathroom

Task: Further evaluation

Time: Immediate

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

ROOFING

2 Appletree Lane, Red Deer, AB December 5, 2022

Report No. 1004, v.3

www.sequenceinspections.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

Description

Roofing material: • [Asphalt shingles](#)

Inspection Methods and Limitations

General: • Roofing inspection was limited due to snow cover. Most of the roof including the flashing materials were concealed by snow. Recommend re-inspection when visibility can be improved.

Inspection limited/prevented by: • Snow

Inspection performed: • With binoculars • With a camera on a telescopic pole

EXTERIOR

2 Appletree Lane, Red Deer, AB December 5, 2022

Report No. 1004, v.3

www.sequenceinspections.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

Description

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

Driveway: • The house did not have a driveway. The detached garage is accessed through the alley way.

Deck: • Raised • Wood

Garage vehicle door operator (opener): • Manually operated

Observations and Recommendations

RECOMMENDATIONS \ General

1. Condition: • Safety concern. This gate frame needs to be corrected as tall individuals will hit their heads on this beam.

Location: Front West Yard

Task: Repair

Time: Regular maintenance



1.

ROOF DRAINAGE \ Gutters

2. Condition: • [Missing](#)

The detached garage did not have eavestroughs or downspouts. The absence of these can lead to premature deterioration of the foundation of the garage. Recommend to hire a suitable contractor to correct.

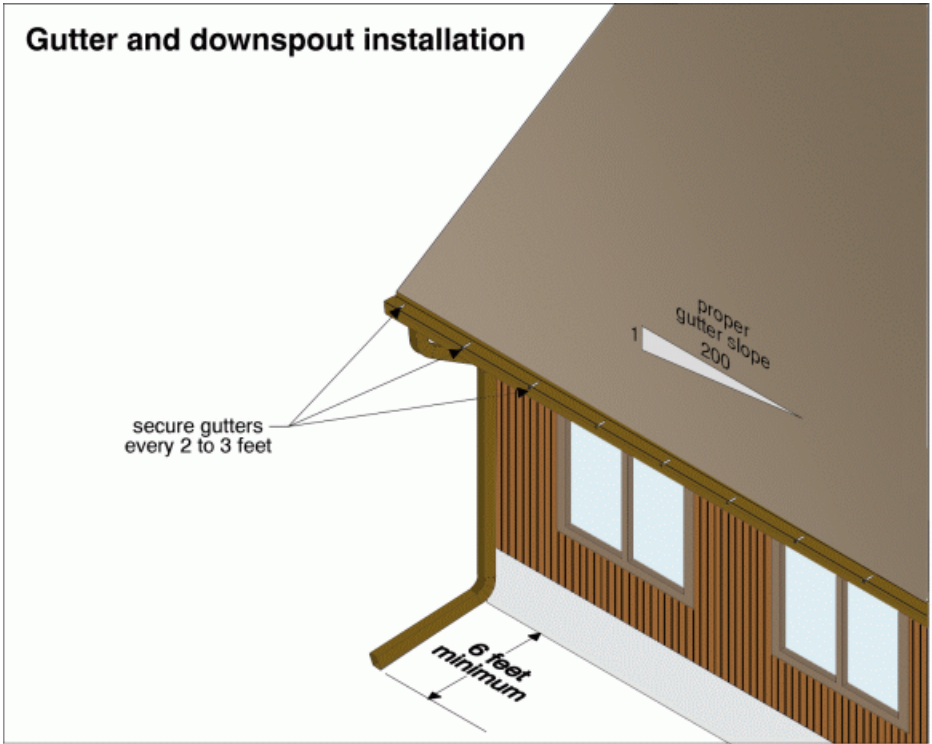
Implication(s): Chance of water damage to structure, finishes and contents

Location: Garage

Task: Provide

Time: Immediate

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



2. Missing



3. Missing

ROOF DRAINAGE \ Downspouts

3. Condition: • [Discharge too close to building](#)

The discharge locations of all eavestroughs on the west side of the house need to be corrected as they are discharge within four feet of the foundation.

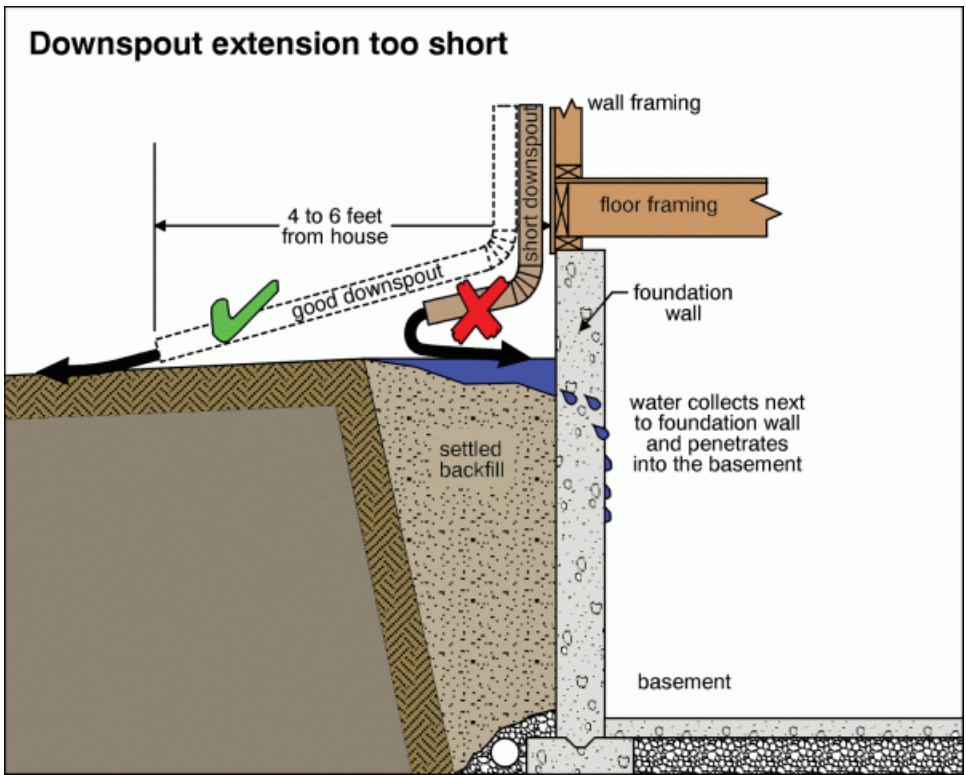
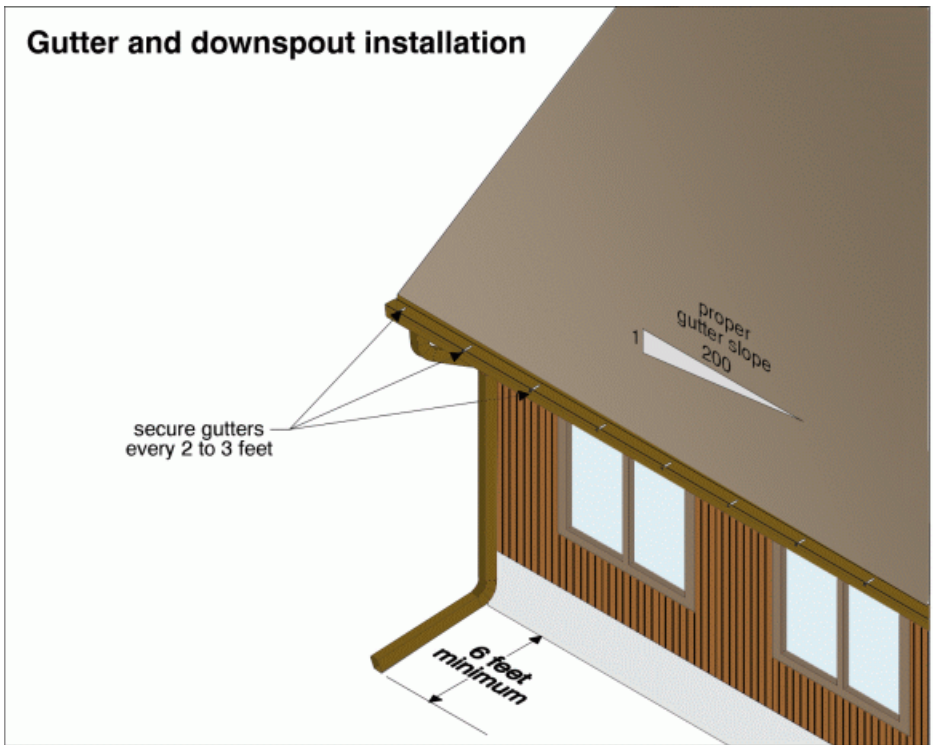
Implication(s): Chance of water damage to structure, finishes and contents

Location: West Yard

Task: Improve

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO									

Time: Regular maintenance



EXTERIOR

2 Appletree Lane, Red Deer, AB December 5, 2022

Report No. 1004, v.3

www.sequenceinspections.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO



4. Discharge too close to building

4. Condition: • [Discharge too close to building](#)

The discharge point could not be determined during the inspection. It is recommended that this be reviewed when visibility can be improved. The downspout should not discharge within four feet of the foundation to prevent damage to the foundation.

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

Location: Rear Yard

Task: Further evaluation

Time: Regular maintenance

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO									



5. Discharge below grade

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Joists

5. Condition: • [Fastener problems](#)

The upper deck area of the rear deck is in immediate need of repair and should not be used until this is completed. One of the support columns is no longer supported within it's footing, the deck joists should be attached to the house with lag bolts, not screws and brackets; and the deck is twisting which is likely caused from the at grade footings which should be below the frost line. It is recommended that a qualified contractor be contacted as soon as practical to assess and carry out the required repairs before any further use.

Implication(s): Weakened structure | Chance of movement

Location: South Exterior

Task: Repair

Time: As soon as practical

EXTERIOR

2 Appletree Lane, Red Deer, AB December 5, 2022

Report No. 1004, v.3

www.sequenceinspections.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

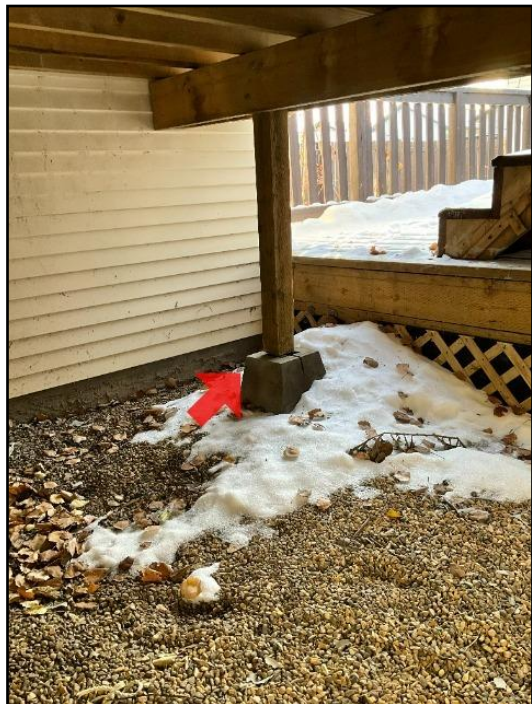
COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO



6. Fastener problems



7. Fastener problems



8. Fastener problems



9. Fastener problems

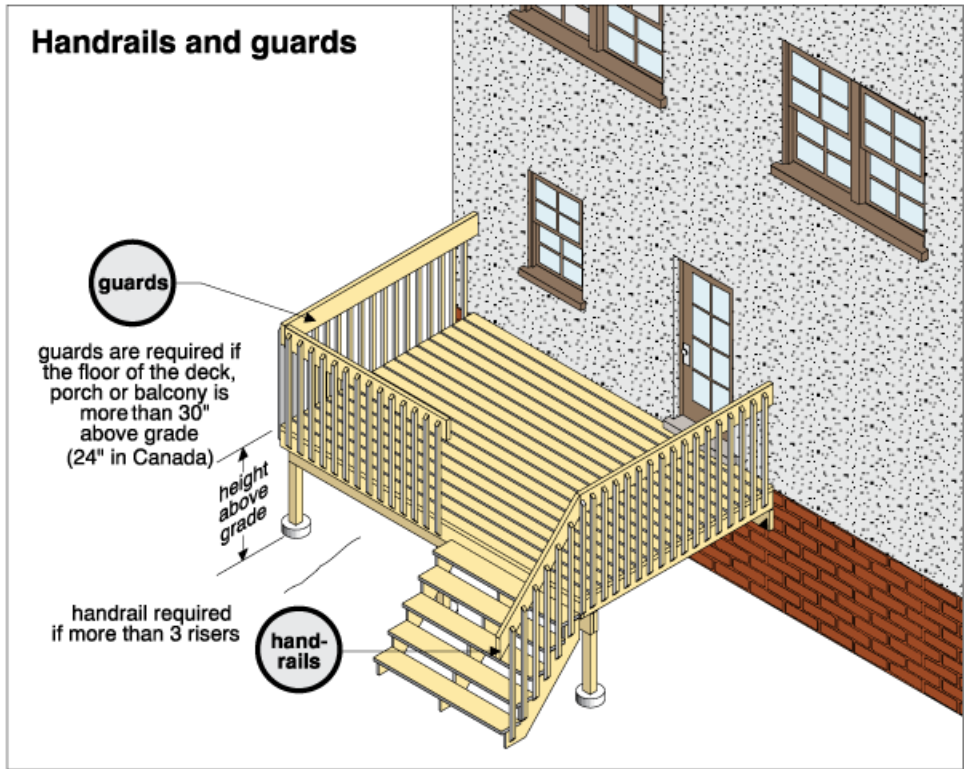
PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

6. Condition: • [Missing](#)

For safety, it is recommended to add handrails to the front steps and to the porch area.

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

Implication(s): Fall hazard
Location: North First Floor Porch
Task: Provide
Time: Immediate



10. Missing

LANDSCAPING \ General notes

7. Condition: • [Trees or shrubs too close to building](#)

EXTERIOR

2 Appletree Lane, Red Deer, AB December 5, 2022

Report No. 1004, v.3

www.sequenceinspections.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

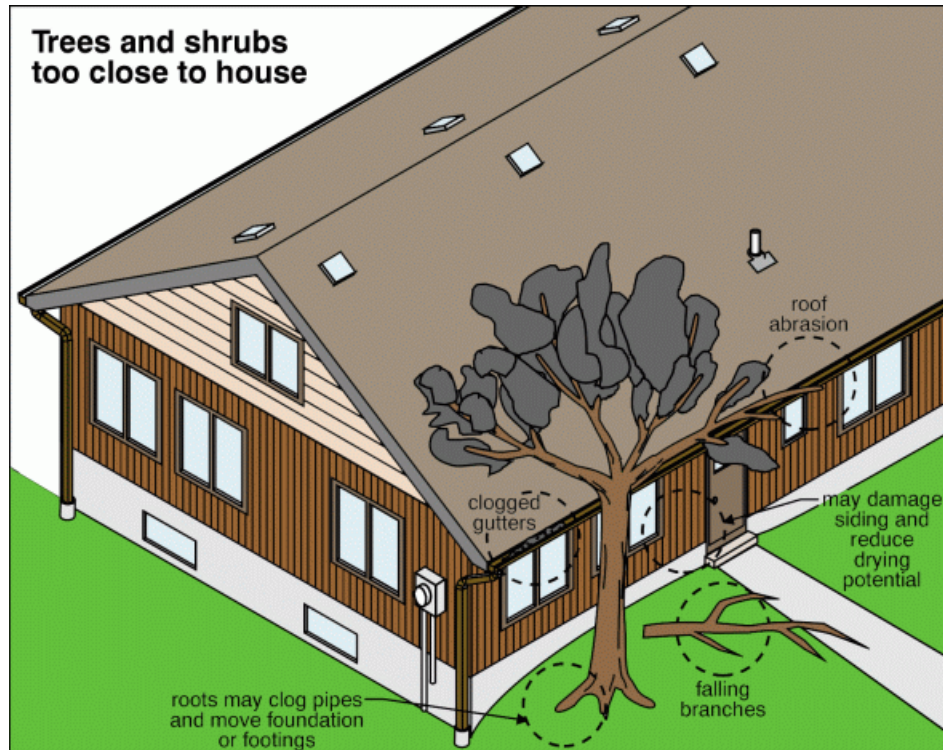
Shrubs/bushes are in contact with the front of the home. To prevent damage to the siding and water intrusion to the basement it is recommend that these be pruned back or removed.

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

Location: North

Task: Correct

Time: Regular maintenance



EXTERIOR

2 Appletree Lane, Red Deer, AB December 5, 2022

Report No. 1004, v.3

www.sequenceinspections.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO



11. *Trees or shrubs too close to building*

GARAGE \ General notes

8. Condition: • The garage entry walk-in door handle and lock were damaged. Recommend repair.

Location: East Garage

Task: Repair

Time: Regular maintenance



12.

GARAGE \ Floor

9. Condition: • [Cracked](#)

The garage floor had cracking on it. The cause is unknown but possibly from the poor drainage of the roof. It is recommend to correct the roof drainage and monitor the garage floor degree of cracking.

Implication(s): Uneven floors

Location: Various Garage

Task: Monitor

EXTERIOR

2 Appletree Lane, Red Deer, AB December 5, 2022

Report No. 1004, v.3

www.sequenceinspections.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO



13. Cracked

GARAGE \ Vehicle doors

10. Condition: • Dented

Implication(s): Damage to equipment

Location: Garage

Task: Repair

Time: Regular maintenance



14. Dented



15. Dented

11. Condition: • The garage door did not easily reverse when pressure was applied upwards to it while closing. This is a safety hazard that a suitable contractor should investigate.

Location: Garage

Task: Further evaluation

Time: Regular maintenance

Inspection Methods and Limitations

Inspection limited/prevented by:

- Snow / ice / frost

Yard drainage was not able to be inspected due to snow cover. Recommend that this be completed when visibility is improved.

EXTERIOR

2 Appletree Lane, Red Deer, AB December 5, 2022

Report No. 1004, v.3

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO



16. Snow / ice / frost

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

Description

- Configuration:** • [Basement](#)
- Foundation material:** • [Poured concrete](#)
- Floor construction:** • [Joists](#)
- Exterior wall construction:** • [Wood frame](#)
- Roof and ceiling framing:** • Not visible

Observations and Recommendations

FLOORS \ Sheathing/Subflooring

- 12. Condition:** • The lino adjacent to the basement bathroom was buckling/cracking. It is recommended that this be further investigated and repaired. It is possible that there may be concealed issues with the basement foundation underneath the lino.
- Location:** Rear Basement Hall
- Task:** Repair or replace, Further evaluation
- Time:** As soon as possible

Description

General: • The home had lateral (underground) servicing.

Service size:

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

The distribution panel was located in the west basement bedroom.



17. 100 Amps (240 Volts)



18. 100 Amps (240 Volts)

Main disconnect/service box rating: • [125 Amps](#)

Main disconnect/service box type and location: • [Breakers - basement](#)

Auxiliary panel (subpanel) type and location:

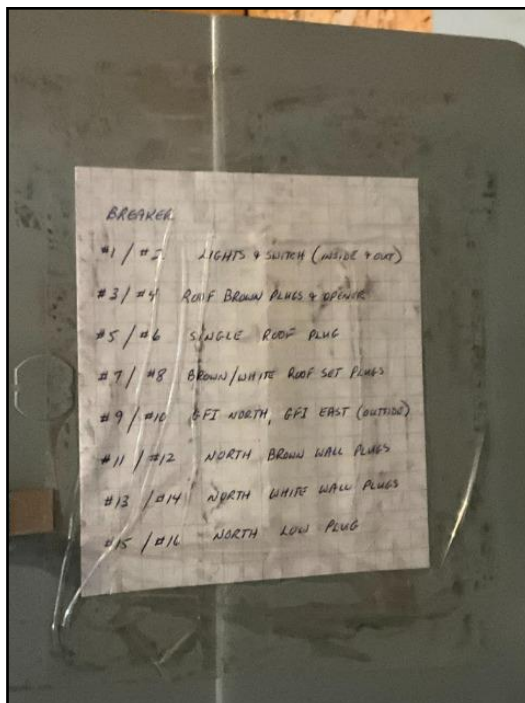
- [Breakers - garage](#)



19. Breakers - garage



20. Breakers - garage



21. Breakers - garage

Distribution wire (conductor) material and type: • [Copper - non-metallic sheathed](#)

Smoke alarms (detectors): • [Present](#)

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO									

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

Observations and Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Auxiliary panel (subpanel)

13. Condition: • The auxiliary panel had a missing knockout which should be corrected. Further, in close proximity to this there is a hole in the garage wall that can potentially allow mice inside; leading to damage of the wiring and the inside of the panel.

Location: Garage

Task: Repair

Time: As soon as practical



22.



23.

DISTRIBUTION SYSTEM \ GFCI (Ground Fault Circuit Interrupter) protection not noted at

14. Condition: • Garage

Recommend all exterior outlet receptacles and garage receptacles be upgraded to GFCI outlets for safety.

Location: Exterior Walls and Garage

Task: Replace

Time: As soon as practical

DISTRIBUTION SYSTEM \ Cover plates

15. Condition: • [Loose](#)

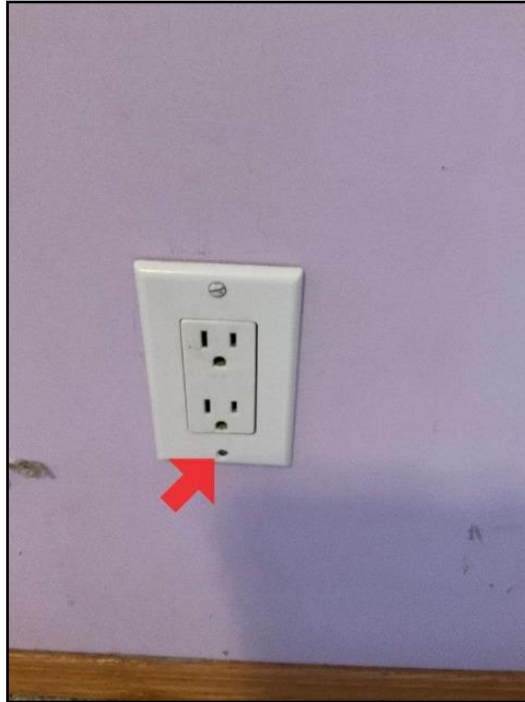
One of the outlets in the master bedroom was missing a screw and was loose. Recommend repair as soon as practical for safety.

Implication(s): Electric shock

Location: First Floor Master Bedroom

Task: Repair or replace

Time: Immediate



24. Loose

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

16. Condition: • Old

The smoke detector on the main floor near the kitchen area appeared to be very old. Recommend that this be upgraded.

Implication(s): Life safety hazard

Location: First Floor Kitchen

Task: Replace

Time: Immediate



25. Old

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) alarms (detectors)

17. Condition: • Missing

For safety the home should have a carbon monoxide detector on every floor. There was not one on the main floor. Also, the one in the basement was a plug-in system and may be removed before purchase.

Location: First Floor

Task: Provide

Time: Immediate



26. Missing

Description

Heating system type:

- [Furnace](#)

Furnace is a International Comfort Products brand high efficiency system.

Model number: 696VTN0601714A Serial number: A193948873



27. Furnace



28. Furnace

Fuel/energy source: • [Gas](#)

Heat distribution: • [Ducts and registers](#)

Approximate capacity: • [60,000 BTU/hr](#)

Efficiency: • [High-efficiency](#)

Combustion air source: • Interior of building

Approximate age: • [3 years](#)

Main fuel shut off at: • Exterior wall

Air filter:

- 16" x 25"

Air filter was inspected. Clean and in good condition.

- 1" thick

Fireplace/stove: • None

Location of the thermostat for the heating system: • Kitchen

Observations and Recommendations

FURNACE \ Ducts, registers and grilles

18. Condition: • Missing

Location: Basement Staircase

Task: Provide

Time: Regular maintenance



29. Missing

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

Description

Air conditioning type:

- Central

Was not able to determine the age of the Goodman Company air conditioner from the ID photo that was taken during the inspection. It appears to be a fairly old system and recommend servicing.

Model number: VSX130241DA



30. Central



31. Central

Manufacturer: • Goodman

Cooling capacity: • Not determined

Compressor approximate age: • 20 years

Typical life expectancy: • 10 to 15 years

Location of the thermostat for the cooling system: • Kitchen • First Floor

Observations and Recommendations

RECOMMENDATIONS \ General

19. Condition: • Recommend the unit be covered during the seasons it's not in use to prevent rusting and weathering. Was not able to determine it's age but the unit is old and recommend servicing as part of regular maintenance.

Location: East Yard

Task: Correct

Time: Regular maintenance

COOLING & HEAT PUMP

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Report No. 1004, v.3

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

Inspection Methods and Limitations

Inspection limited/prevented by: • Low outdoor temperature

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

Description

Attic/roof insulation material: • [Glass fiber](#)

Attic/roof insulation amount/value:

- 8 inches

The insulation had an average depth of approximately eight inches. The R-value is unknown.

Attic/roof air/vapor barrier: • [None found](#)

Attic/roof ventilation: • [Roof and soffit vents](#)

Wall insulation material: • [Glass fiber](#)

Wall insulation amount/value: • Not visible

Wall air/vapor barrier: • Plastic

Foundation wall insulation material: • [Glass fiber](#)

Floor above basement/crawlspace insulation material: • [Glass fiber](#)

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

Floor above basement/crawlspace air/vapor barrier: • Plastic

Floor above porch/garage insulation material:

- None found

The detached garage was unheated and did not have insulation.

Observations and Recommendations

ATTIC/ROOF \ Hatch/Door

20. Condition: • [Not insulated and not weatherstripped](#)

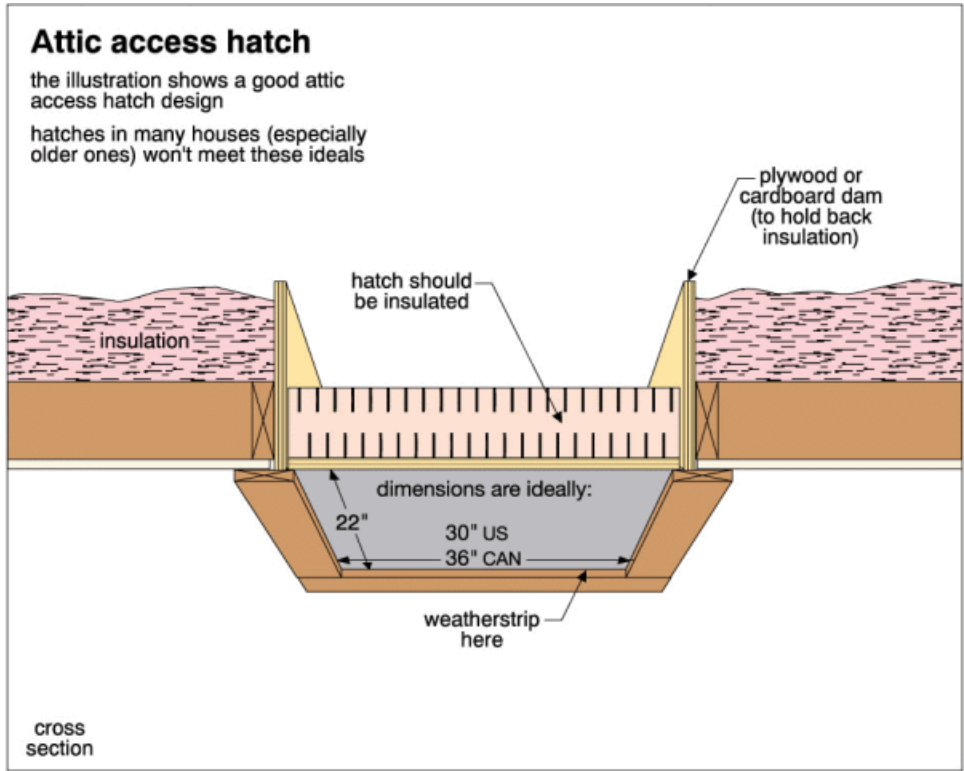
Recommend weatherstripping on the attic access hatch to improve heating.

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

Location: East First Floor Bedroom

Task: Improve

Time: When remodelling



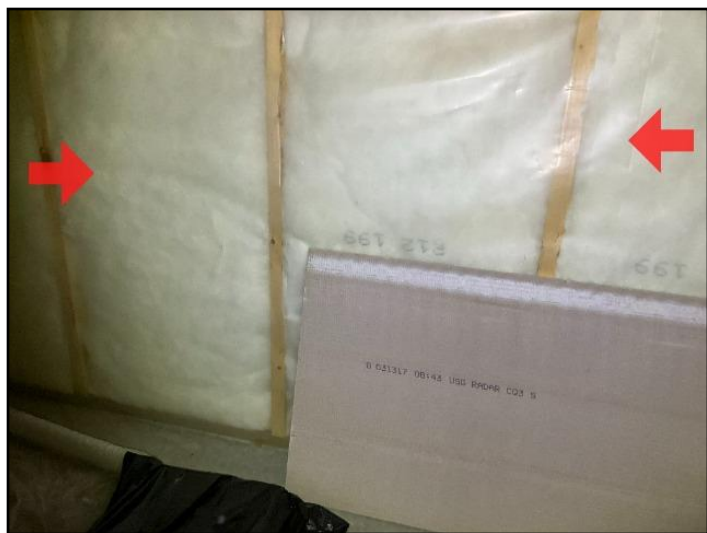
FOUNDATION \ Interior insulation

21. Condition: • Recommend installation of drywall in the basement storage area and furnace room to protect insulation and vapor barrier from damage.

Location: Basement Furnace Room and Storage Room

Task: Improve

Time: When remodelling



32.

INSULATION AND VENTILATION

2 Appletree Lane, Red Deer, AB December 5, 2022

Report No. 1004, v.3

www.sequenceinspections.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

Inspection Methods and Limitations

Attic inspection performed: • From access hatch

Roof space inspection performed: • From access hatch

Description

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

Supply piping in building: • [Copper](#) • PEX (cross-linked Polyethylene)

Main water shut off valve at the: • Utility room

Water heater type: • [Conventional](#)

Water heater location: • Basement • Utility room

Water heater fuel/energy source:

• [Gas](#)

Supplier: ATCO



33. Gas

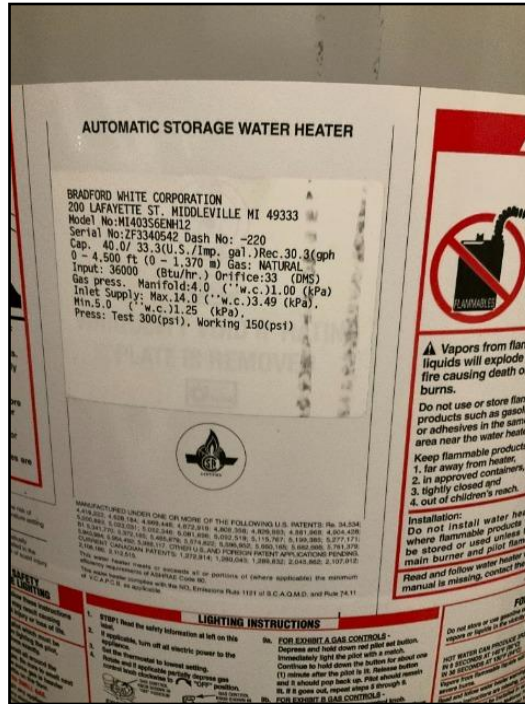
Water heater tank capacity:

• [40 gallons](#)

Manufacturer: Bradford White

Manufactured: 2003

Model number: MI403S6ENH12 Serial number: ZF3340542



34. 40 gallons

Waste disposal system: • [Public](#)

Floor drain location: • Near laundry area

Gas meter location: • Exterior left side

Main gas shut off valve location: • Gas meter

Observations and Recommendations

COMMENTS \ Additional

22. Condition: • Evidence of prior water leakage in the ceiling adjacent to the basement bathroom. Was not able to confirm if the leak is still active at the time of the inspection.

Location: Basement Hall

Task: Monitor

Time: Ongoing

23. Condition: • Evidence of an active leak when the shower was inspected. The shower stall was missing caulking. Recommend that a qualified plumber repair. There may be concealed issues (mold, leaking) behind the wall.

Implication(s): Potential Mold, Leak, Foundation damage

Location: Basement Bathroom

Task: Repair

Time: Immediate



35.



36.

- SUMMARY
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- SITE INFO

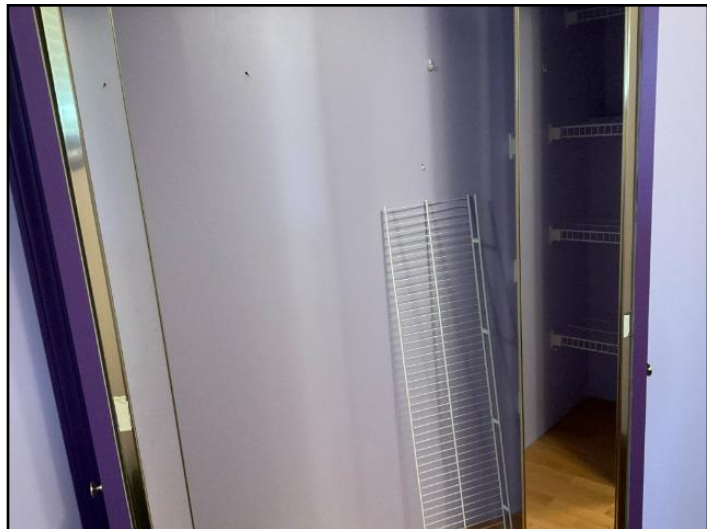
Description

Major floor finishes: • [Carpet](#) • Vinyl
Major wall and ceiling finishes: • [Plaster/drywall](#)
Windows: • [Fixed](#) • [Single/double hung](#) • [Sliders](#)
Exterior doors - type/material: • [Hollow wood](#) • Garage door - wood

Observations and Recommendations

RECOMMENDATIONS \ General

24. Condition: • Closet shelving should be repaired for future use.
Location: West Basement Bedroom
Task: Repair



37.

CEILINGS \ Plaster or drywall

25. Condition: • Damage to ceiling stucco in the kitchen / living room area. Recommend repair.
Location: First Floor Living Room Kitchen
Task: Repair
Time: Regular maintenance



38.

WALLS \ General notes

26. Condition: • Typical flaws

Walls throughout the home show minor wear and tear including nail holes.

Location: Throughout Basement and First Floor

Task: Monitor

27. Condition: • For safety, it is recommended that upper clips be added to the bathroom mirrors. The clips were only present on the bottom of the mirrors.

Location: Various Bathroom

Task: Correct

Time: Regular maintenance



39.

FLOORS \ General notes

28. Condition: • [Trip hazard](#)

The basement bathroom had an unconventional step-up to the toilet and shower. This is a safety issue, in particular, when exiting the shower. Recommend that a suitable contractor be hired to assess and make recommendations to improve.

Implication(s): Physical injury

Location: Basement Bathroom

Task: Further evaluation

Time: Immediate



40. Trip hazard

FLOORS \ Resilient flooring

29. Condition: • [Damage](#)

Implication(s): Material deterioration | Trip or fall hazard

Location: First Floor Dining Room

Task: Repair

Time: Discretionary



41. Damage

DOORS \ Hardware

30. Condition: • The door stop was missing in the master bedroom.

Implication(s): Correction will prevent damage to the wall.

Location: Master Bedroom

Task: Repair

Time: Regular maintenance

FIRE EGRESS/ESCAPE \ General notes

31. Condition: • Windows in both basement bedrooms were too high, approximately 5 feet, for many people to allow for emergency escape. For safety, I recommend that a bed or chair be placed in proximity to these to allow for this.

Location: Basement Bedroom



42.

Inspection Methods and Limitations

General: • It was requested that the dishwasher was excluded from inspection as it required repairs.

The microwave was inspected for operation.

Inspection limited/prevented by:

- Storage/furnishings
- Furniture in second main floor bedroom prevented inspection of some wall and carpeting areas. There may be issues behind and underneath the furniture that were not able to be observed.



43. Storage/furnishings

SITE INFO

2 Appletree Lane, Red Deer, AB December 5, 2022

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO									

Description

Weather: • Cloudy • Snow • There was snow on the ground. • There was snow on the roof.

Approximate temperature: • -14°

Attendees: • Seller's representative

Access to home provided by: • Seller's representative

Occupancy: • The home was vacant during the inspection.

Utilities: • All utilities were on during the inspection.

Approximate inspection Start time: • The inspection started at 10:00 a.m.

Approximate inspection End time: • The inspection ended at 3:00 p.m.

Approximate age of home: • 10 to 20 years • 30 to 35 years

Approximate date of construction:

• 2003

Age based on city inspection sticker on the electrical panel.

Approximate size of home: • 900 ft.²

Building type: • Detached home

Number of dwelling units: • Single-family

Number of stories: • 1

Number of rooms: • 10

Number of bedrooms: • 4

Number of bathrooms: • 3

Number of kitchens: • 1

Below grade area: • Basement

Garage, carport and outbuildings: • Detached two-car garage

Area: • City

Street type: • Residential

Street surface: • Paved

END OF REPORT