

INSPECTION REPORT



For the Property at:
1627 28 STREET NW
EDMONTON, AB T6T 0K2

Prepared for: SANJAY PATEL and JAGRUTI PATEL

Inspection Date: Friday, March 24, 2017

Prepared by: Samir Patel



Pearl Inspection Ltd.
1531-37C Ave NW
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780-405-9057

www.pearlinspection.com
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Inspect Once Inspect Right



April 24, 2017

Dear Sanjay Patel and Jagruti Patel,

RE: Report No. 1003
1627 28 Street NW
Edmonton, AB
T6T 0K2

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 national Association. 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.

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,

Samir Patel
on behalf of
Pearl Inspection Ltd.

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SUMMARY

1627 28 Street NW, Edmonton, AB March 24, 2017

Report No. 1003

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

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COOLING

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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](#)

Electrical

SERVICE BOX, GROUNDING AND PANEL \ Service box

Condition: • [Not well secured](#)

Missing panel cover screw noted at the time of inspection. Install proper panel screw

Implication(s): Electric shock

Location: Basement

Task: Provide

Time: Immediate

Plumbing

FIXTURES AND FAUCETS \ Toilet

Condition: • [Loose](#)

Toilet was loose at the time of inspection. Provide caulking all around the toilet

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

Location: First Floor Bathroom

Task: Correct

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](#)

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Description

Sloped roofing material:

- [Asphalt shingles](#)

Reference pictures of Asphalt Shingles on roof.



1. Asphalt Shingles. Top roof



2. Asphalt Shingles. Top roof



3. Asphalt Shingles. Top roof



4. Asphalt shingles. Garage roof

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5. Asphalt shingles. Garage roof



6. Asphalt shingles. Garage roof

Sloped roof flashing material: • Metal

Limitations

Roof inspection limited/prevented by:

- Lack of access (too high/steep)

Photos of the roof area that was viewed from the ground as well as roof edge. Due to the limitations of height the roof was not walked on. Roof sheathing was viewed from attic access area.



7. Lack of access (too high/steep)



8. Lack of access (too high/steep)

Inspection performed: • From roof edge • From the ground

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Recommendations

SLOPED ROOFING \ Asphalt shingles

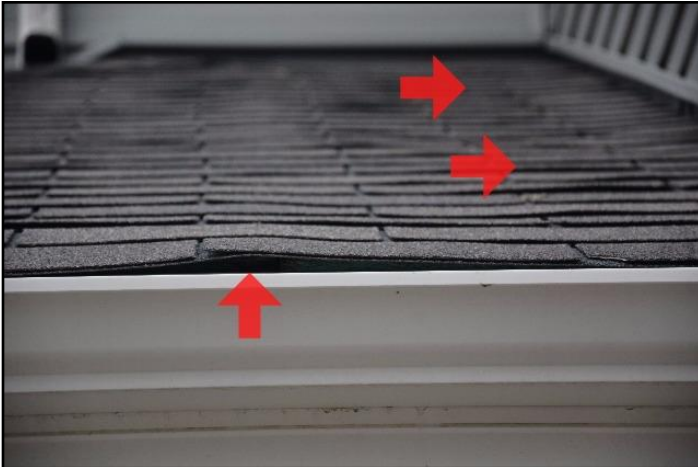
1. Condition: • [Cupping, curling, clawing](#)

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

Location: Garage roof and Top roof

Task: Further evaluation

Time: Less than 1 year



9. Cupping, curling, clawing



10. Cupping, curling, clawing



11. Cupping, curling, clawing



12. Cupping, curling, clawing

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

Exposed nail head was observed on garage roof. Any exposed nail heads should be sealed with suitable sealing material to prevent roof leakage.

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

Location: Garage roof

Task: Provide

Time: As soon as possible

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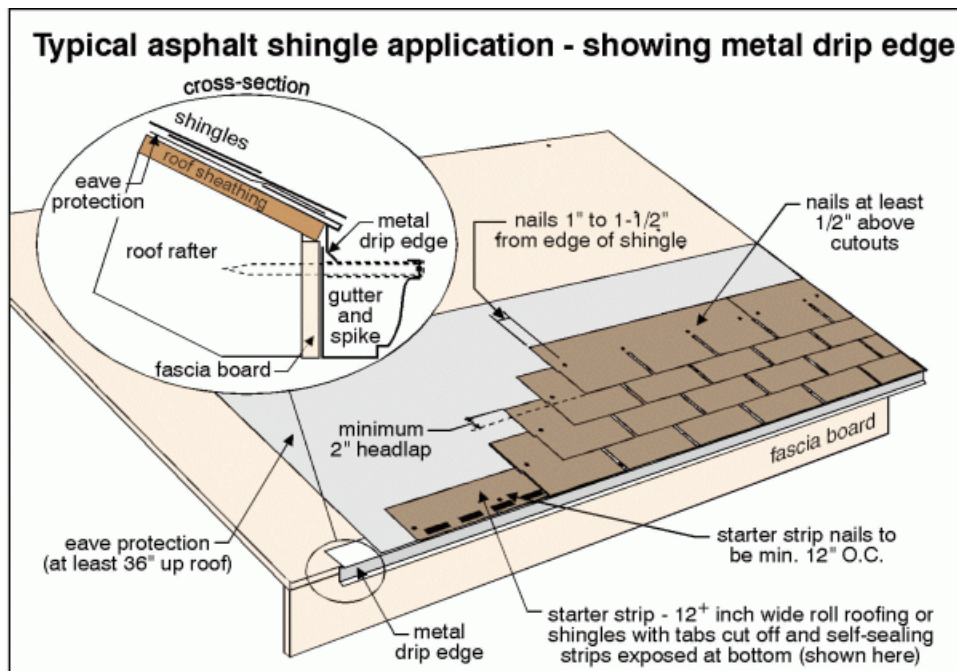
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13. Exposed fastener

SLOPED ROOF FLASHINGS \ Flashings

3. Condition: • Loose static vent flashing on garage roof and top roof was noted at the time of inspection. Also noted that yellow belt was left on roof after installing roof. Recommended to remove belt when opportunity arrives.

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

Location: Roof

Task: Correct

Time: Less than 1 year

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14. Loose flashing



15. Loose flashing

SLOPED ROOF FLASHINGS \ Drip edge flashings

4. Condition: • [Missing](#)

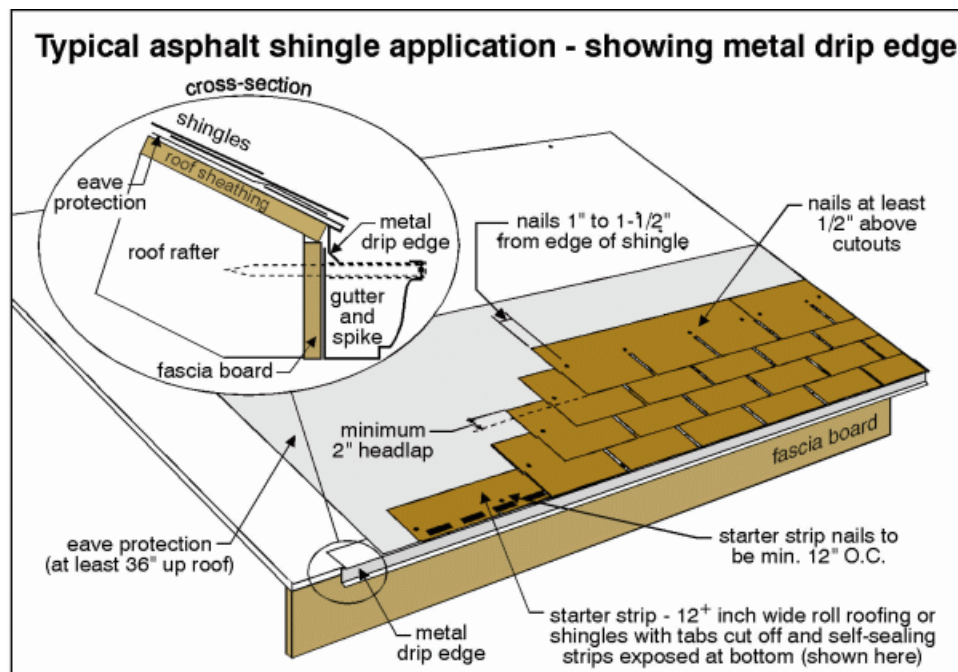
Drip edge flashing was missing on right side of garage roof.

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

Location: Garage roof

Task: Provide

Time: Less than 1 year



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16. *Missing*

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Description

Gutter & downspout material: • [Aluminum](#)

Gutter & downspout discharge: • [Above grade](#)

Lot slope: • [Away from building](#)

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

Soffit and fascia: • [Wood](#) • [Metal](#)

Driveway: • Concrete

Walkway: • Concrete

Deck: • Composite

Exterior steps: • Concrete

Fence: • Pressure-treated wood

Limitations

Inspection limited/prevented by:

- Storage in garage



17. Storage in garage

- Poor access under steps, deck, porch

Exterior inspected from: • Ground level

Recommendations

ROOF DRAINAGE \ Downspouts

5. Condition: • [Downspouts discharging onto roofs](#)

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

Location: Exterior roof

Task: Correct

Time: Less than 1 year

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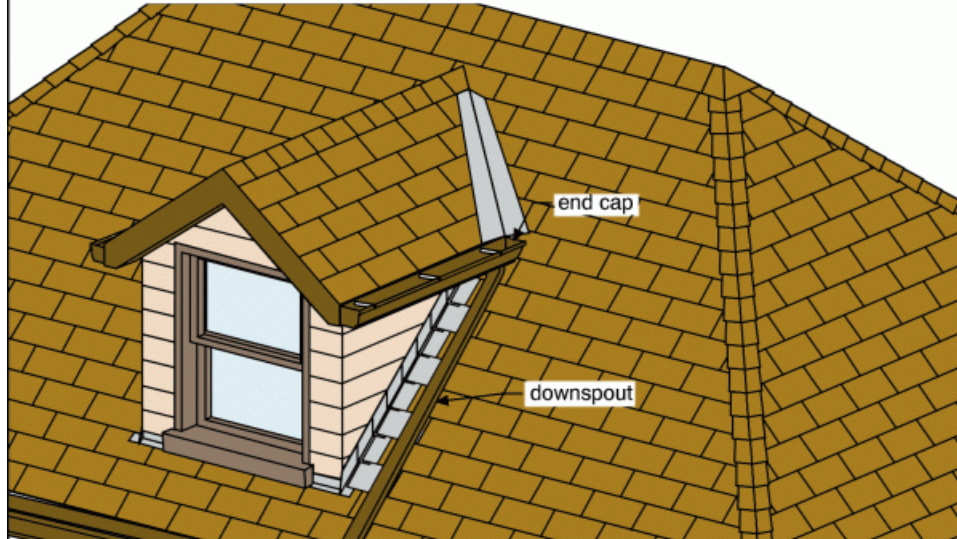
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Downspout running across roof

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



18. Downspouts discharging onto roofs



19. Downspouts discharging onto roofs

6. Condition: • [Too few](#)

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

Location: Rear side exterior roof

Task: Provide

Time: Less than 1 year

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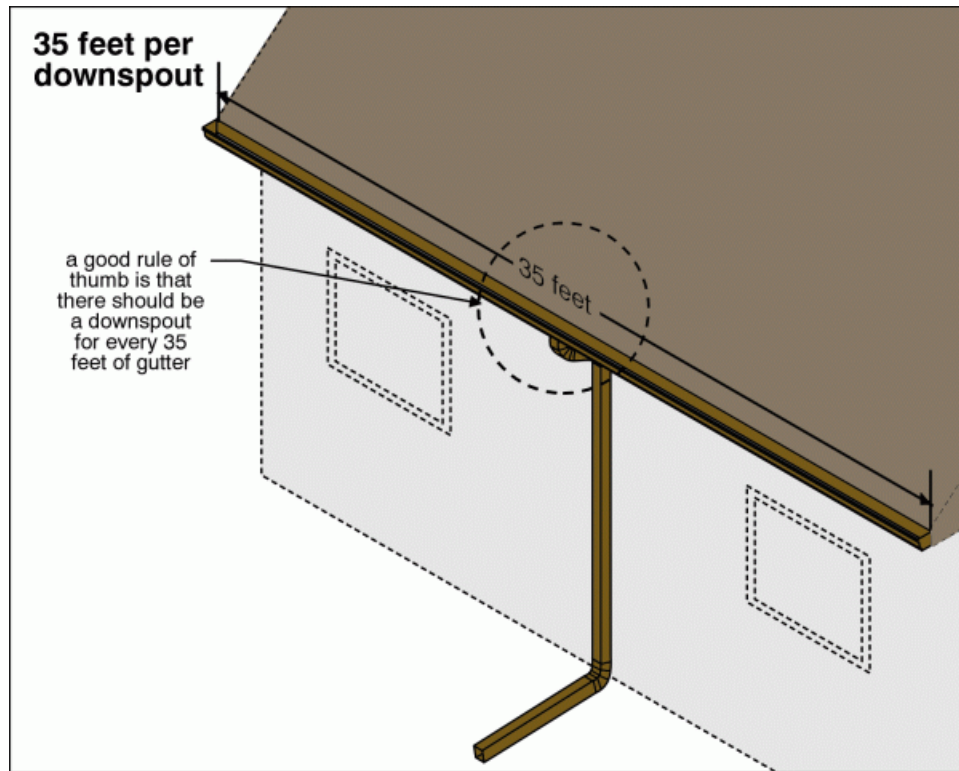
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20. Downspout missing

WALLS \ Vinyl siding

7. Condition: • [Loose or missing pieces](#)

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

Location: Right Side Exterior Wall

Task: Correct

Time: Discretionary

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21. Loose or missing pieces

EXTERIOR GLASS/WINDOWS \ Frames

8. Condition: • Window frame was dirty. Regular cleaning of window frame is recommended.

Implication(s): In order to maintain the integrity of window glass and seals, as well as frames, sills, tracks, and screens, regular window cleaning is necessary.

Location: Throughout

Task: Clean

Time: Ongoing

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

9. Condition: • Deck height was equal or less than 24". Based on the deck height handrail is not mandatory requirement however, it is recommended for the safety of small children.

Implication(s): Safety issue for small childrens

Location: Rear Deck

Task: Improve

Time: Discretionary



22. Handrail recommended

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LANDSCAPING \ Driveway

10. Condition: • [Cracked or damaged surfaces](#)

Common hairline crack (a 1/8-inch or less) was observed on the driveway.

Implication(s): Trip or fall hazard

Location: Driveway

Task: Monitor

Time: Ongoing



23. Hairline Crack

LANDSCAPING \ Fence

11. Condition: • Gate inoperative

Fence door was jammed and inoperative.

Implication(s): Reduced operability

Location: Rear fence

Task: Repair

Time: Discretionary

GARAGE \ Floor

12. Condition: • [Cracked](#)

Hairline crack were noted in garage floor at the time of inspection.

Implication(s): Uneven floors

Location: Garage

Task: Monitor

Time: Ongoing

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24. Cracked



25. Cracked



26. Cracked

GARAGE \ Walls and ceilings

13. Condition: • A gap was noted at front of garage. Recommended to fill with suitable material.

Implication(s): Small animals may enter in garage through gap

Location: Left Side, Right Side Garage

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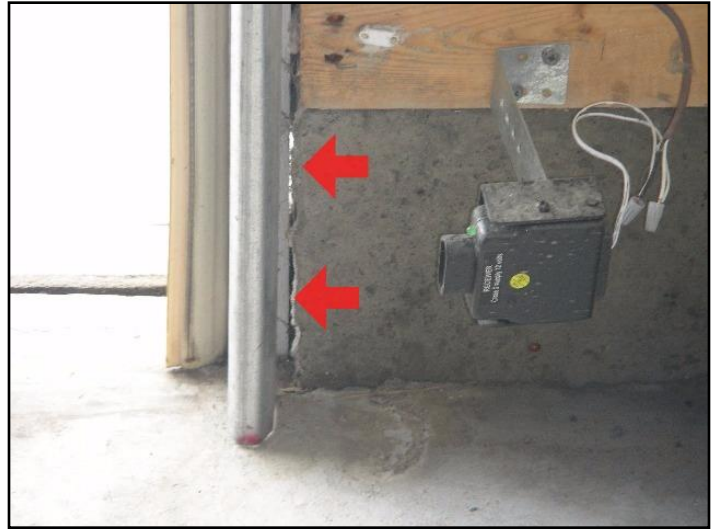
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Task: Repair

Time: Discretionary



27. Gap



28. Gap

GARAGE \ Vehicle doors

14. Condition: • Operation of garage door was noisy. Service is recommended.

Location: Garage

Task: Service

Time: Discretionary

Description

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#) • [Wood I-joists](#) • Steel columns • Wood beams

Exterior wall construction: • [Wood frame](#)

Roof and ceiling framing:

• [Trusses](#)



29. Roof Structure



30. Roof Structure

Limitations

Inspection limited/prevented by:

- Wall, floor and ceiling coverings
- Storage



31. Storage



32. Storage

STRUCTURE

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33. Storage

- Insulation

Attic/roof space:

- Inspected from access hatch



34. Hatch in master bedroom

Percent of foundation not visible: • 99 %

Not included as part of a building inspection: • Visible mold evaluation is not included in the building inspection report

Recommendations

FOUNDATIONS \ Foundation

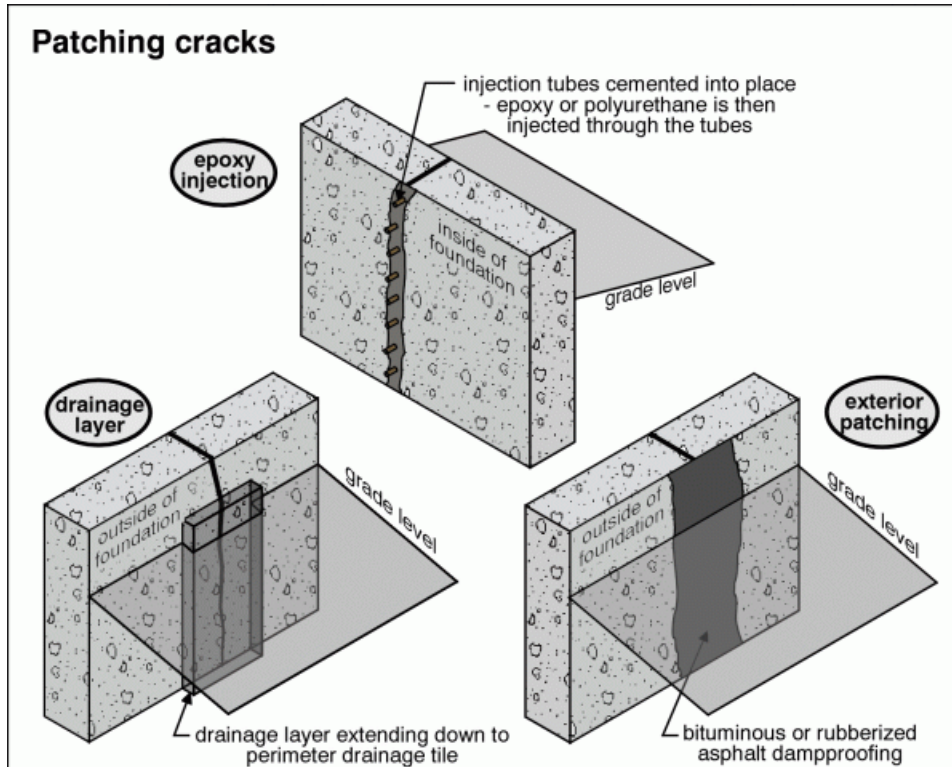
15. Condition: • Typical minor cracks

Implication(s): Chance of water entering building

Location: Right Side Exterior

Task: Monitor

Time: Ongoing



Crack repair - epoxy and polyurethane injection

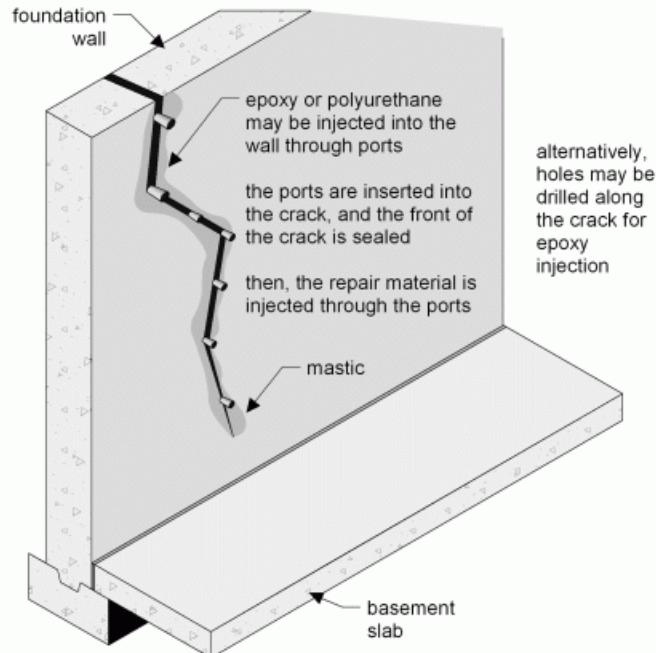
polyurethane is flexible and is not a structural repair, however, it can prevent leakage

it starts out with low viscosity, then expands within the crack

do-it-yourself crack repair kits usually feature polyurethane foam

epoxy is as strong as concrete and forms a structural seal

however, it hardens slowly, and if there is space at the back of the crack, it may leak out



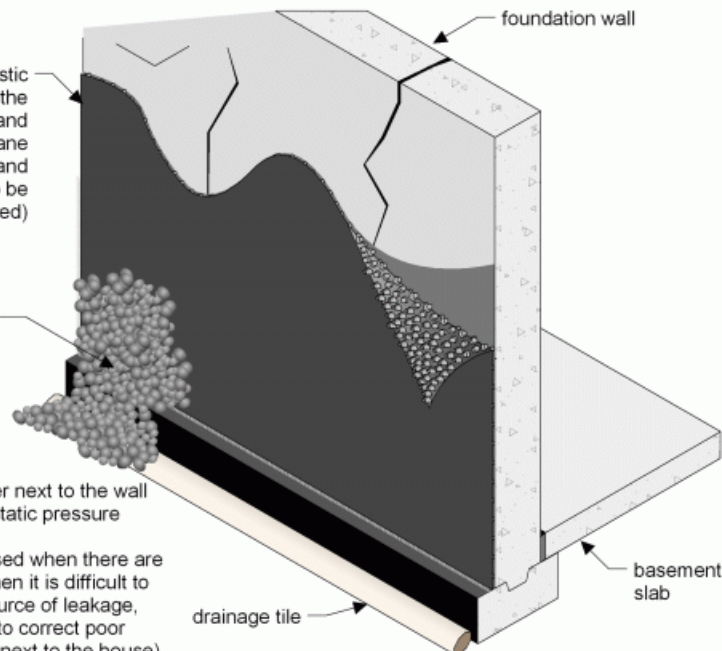
Crack repair - drainage layer

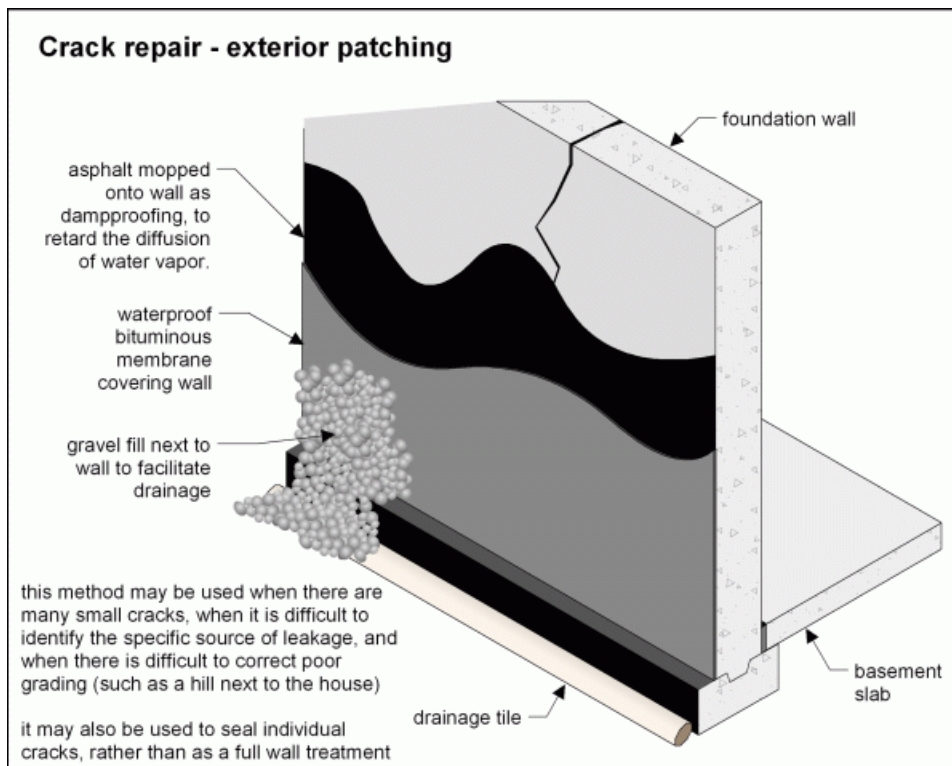
dimpled plastic membrane protects the wall from moisture and provides drainage plane (other membranes and methods may also be used)

gravel fill next to wall to facilitate drainage

adding a drainage layer next to the wall helps to relieve hydrostatic pressure

this method may be used when there are many small cracks, when it is difficult to identify the specific source of leakage, and when it is difficult to correct poor grading (such as a hill next to the house).





35. Typical minor cracks



36. Typical minor cracks

FLOORS \ Concrete slabs

16. Condition: • Repaired minor cracks were observed at the time of inspection.

Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure | Trip or fall hazard

Location: Basement

Task: Monitor

Time: Ongoing

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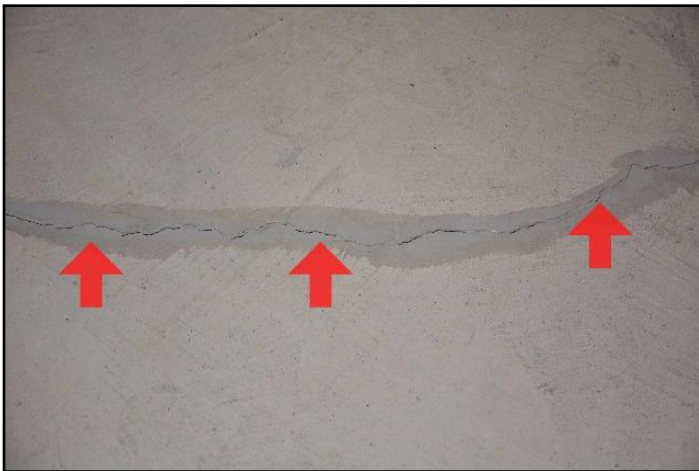
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37. Crack (repaired)



38. Crack (repaired)



39. Crack (repaired)



40. Crack (repaired)

Description

Service entrance cable and location: • [Underground - cable material not visible](#)

Service size:

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

Reference photos of main service, underground lines.

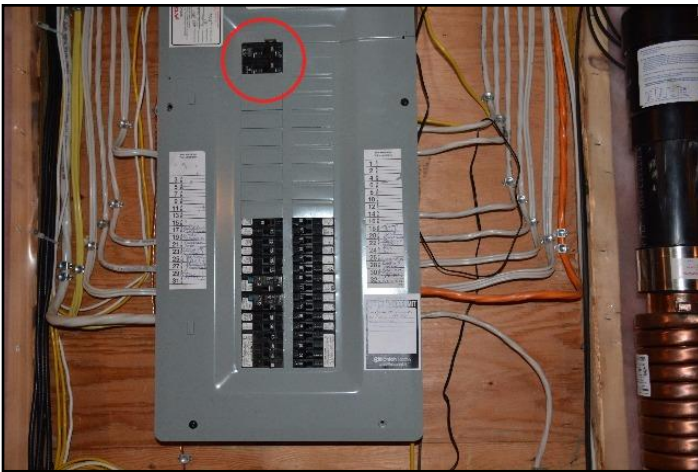


41. 200 Amps (240 Volts)

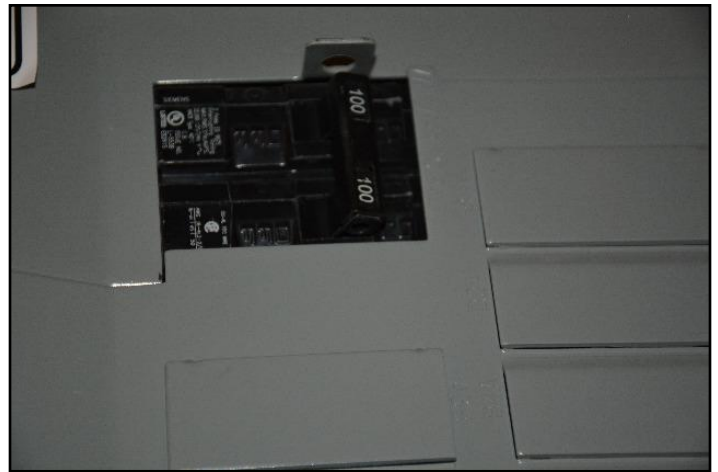
Main disconnect/service box rating:

- [100 Amps](#)

Reference photo of main electrical shut off, location near furnace in basement.



42. 100 Amps



43. 100 Amps

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

System grounding material and type:

- [Copper - ground rods](#)

Reference photo of grounding rod in basement near water heater.

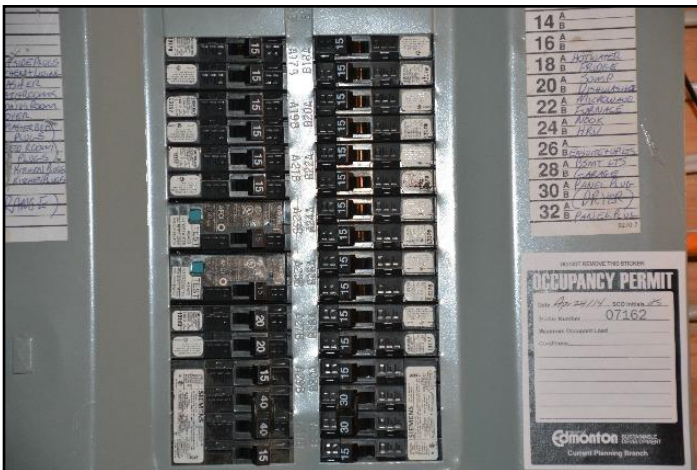


44. Grounding rod

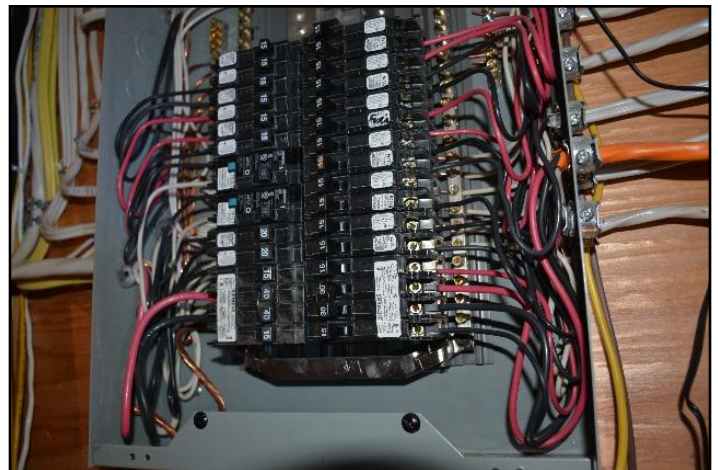
Distribution panel rating: • [100 Amps](#)

Distribution panel type and location:

- [Breakers - basement](#)



45. Breakers - basement



46. Breakers - basement

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

Type and number of outlets (receptacles): • [Grounded - typical](#)

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

- [GFCI - kitchen](#)
- [GFCI - bathroom and exterior](#)

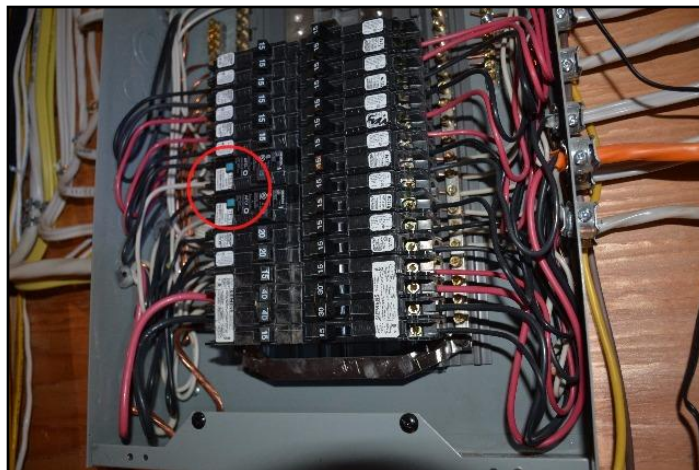
Reference photo of GFCI reset located in basement for all exterior outlets. It is recommended to install GFCI receptacle to exterior (front and rear) to prevent unnecessary movement to basement for reset in case of trip.



47. GFCI reset - Exterior

- [AFCI - panel](#)

An Arc Fault Circuit Interrupter (AFCI) breakers were observed in panel to protect electrical outlets in all bedrooms. The AFCI is intended to prevent fire from arcs.



48. AFCI - panel

Smoke detectors:

- [Present](#)

Combination of smoke and carbon monoxide alarm were noted on all floors including basement. Check date stamp for replacement.

Carbon monoxide (CO) detectors:

- Present

Combination of smoke and carbon monoxide alarm were noted on all floors including basement. Check date stamp for replacement.

Limitations

System ground: • Continuity not verified • Quality of ground not determined

Circuit labels: • The accuracy of the circuit index (labels) was not verified.

Recommendations

General

17. • Unused communication cable conduit was noted. Recommended to remove or pull inside the basement and close the box weathertight.

Implication(s): Water or any small insect/animal may get in the house.

Location: Exterior

Task: Protect

Time: As soon as possible



49. Box not weather-tight

SERVICE BOX, GROUNDING AND PANEL \ Service box

18. Condition: • [Not well secured](#)

Missing panel cover screw noted at the time of inspection. Install proper panel screw

Implication(s): Electric shock

Location: Basement

Task: Provide

Time: Immediate

ELECTRICAL

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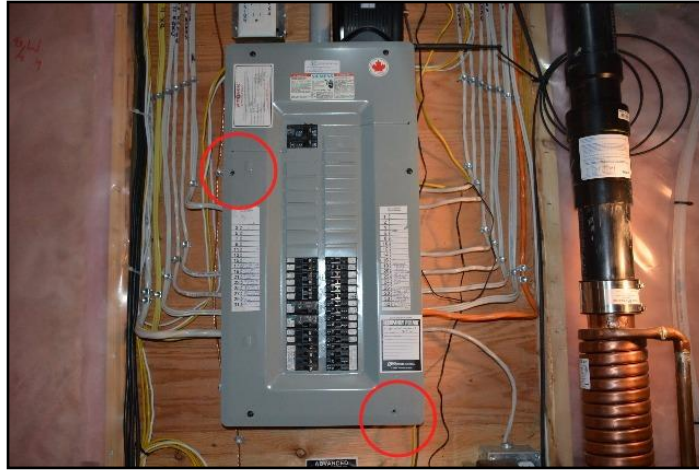
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50. Missing screw

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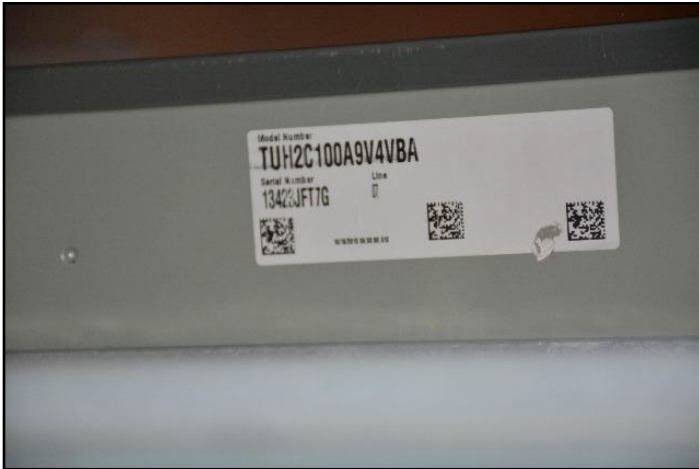
System type: • [Furnace](#) • [Fireplace](#)

Fuel/energy source: • [Gas](#)

Furnace manufacturer:

• Trane

Model number: XV95



51. Trane Furnace



52. Trane Furnace

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

Approximate capacity: • 61,800/95,000 BTU/hr (stage 1/stage 2)

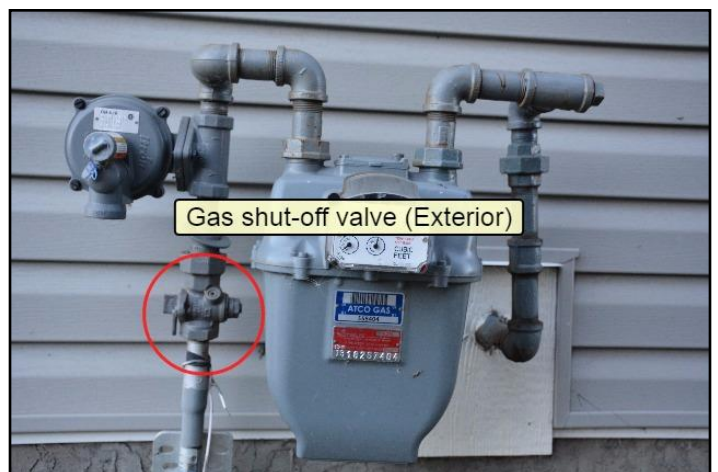
Efficiency: • [High-efficiency](#)

Approximate age: • [4 years](#)

Main fuel shut off at: • In addition to main shut-off valve with meter, all gas burning appliance has gas shut off valve installed separately.



53. Gas shut-off valve



54. Gas Meter and main shut-off valve

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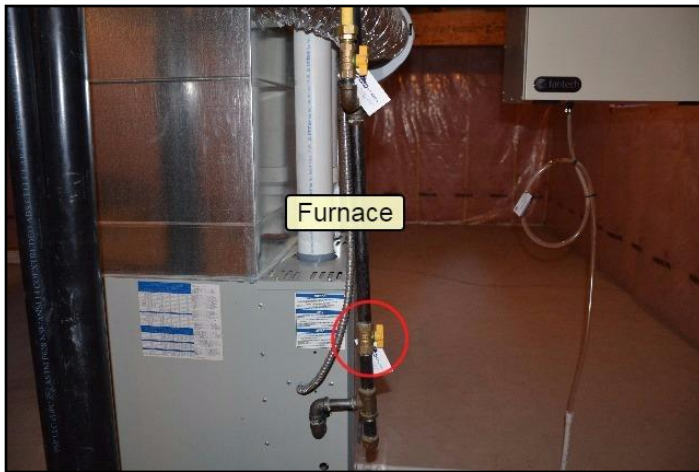
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55. Gas shut-off valve



56. Gas shut-off valve

Exhaust pipe (vent connector): • PVC (BH Class IIA)



57. Furnace and Water heater

Exhaust pipe (vent connector):

• Coaxial (exhaust pipe inside combustion air inlet pipe)

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58. Fireplace

Fireplace/stove:

- [Gas fireplace](#)

Hearth & Home make Gas Fireplace was noted on first floor at the time of inspection.

Model number: DV3732SBI



59. Gas fireplace

Humidifiers: • Evaporative type humidifier was noted at the time of inspection.

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60. Humidifier



61. Humidifier

Mechanical ventilation system for home:

- Heat recovery ventilator (HRV)

Reference photo of HRV

Model number: VHR 1404 Serial number: 1262076_1193H_024



62. Heat recovery ventilator (HRV)

- Kitchen exhaust fan
- Bathroom exhaust fan



63. Heat recovery ventilator (HRV)

Limitations

Safety devices: • Not tested as part of a building inspection

Heat loss calculations: • Not done as part of a building inspection

Fireplace/wood stove: • Quality of chimney draw cannot be determined

Heat exchanger: • Not visible

Recommendations

GAS FURNACE \ Humidifier

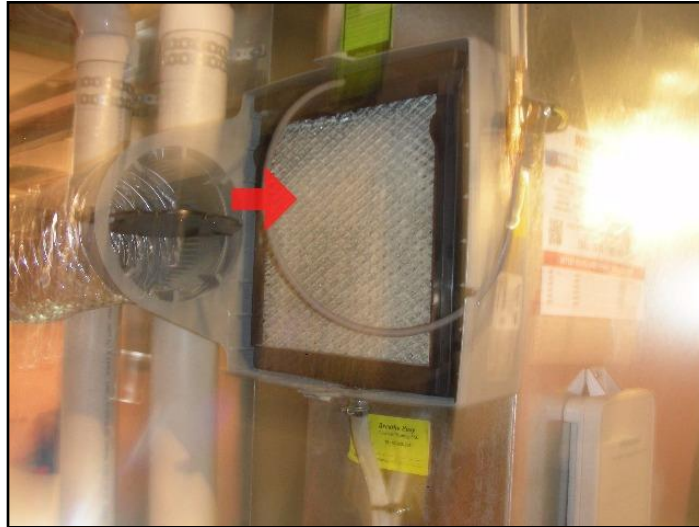
19. Condition: • [Clogged pad, mesh or nozzle](#)

Implication(s): Equipment not operating properly

Location: Basement

Task: Clean or Replace

Time: Ongoing



64. Clogged pad, mesh or nozzle

GAS FURNACE \ Ducts, registers and grilles

20. Condition: • [Dirty, obstructed or collapsed](#)

Supply duct were dirty at various locations. Annual duct cleaning is recommend.

Implication(s): Increased heating costs | Reduced comfort

Location: Various

Task: Clean

Time: Ongoing

HEAT RECOVERY VENTILATOR \ Filters

21. Condition: • [Dirty](#)

Inside unit and fresh air-intake filter were dirty at the time of inspection. Recommended to clean or replace filter.

Implication(s): Equipment ineffective

Location: Basement

Task: Clean Replace

Time: Ongoing

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ELECTRICAL

HEATING

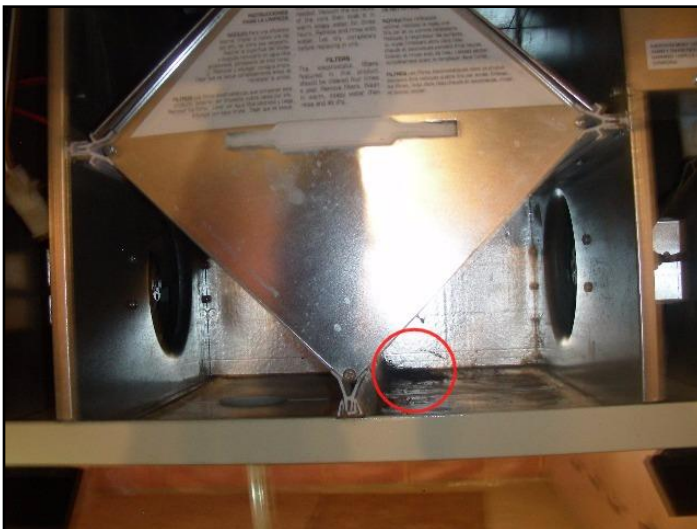
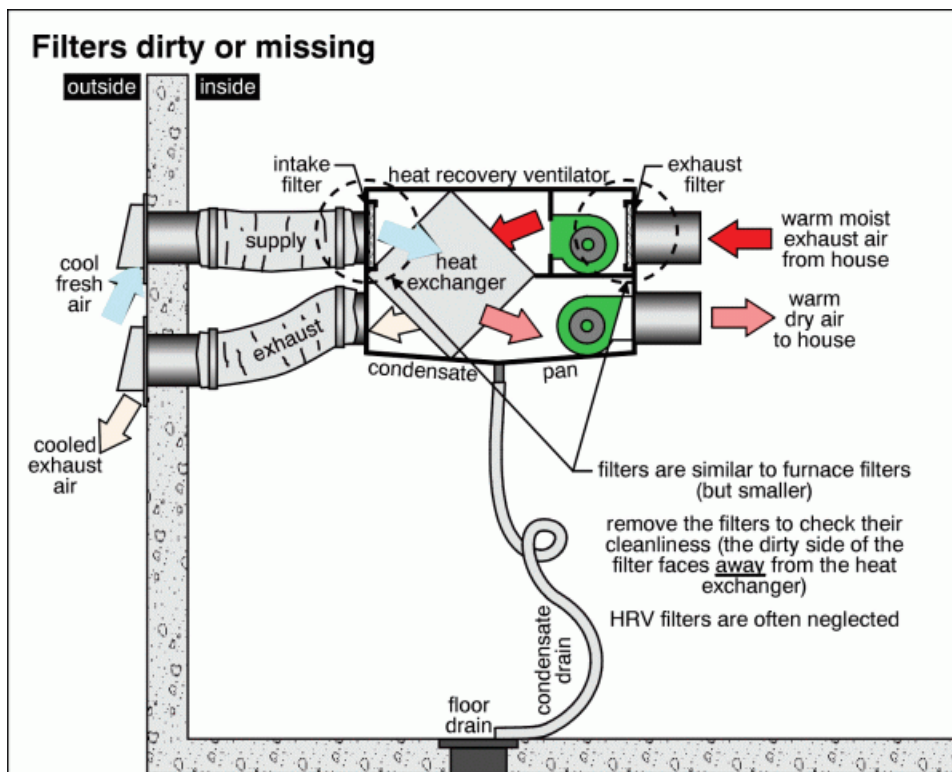
COOLING

INSULATION

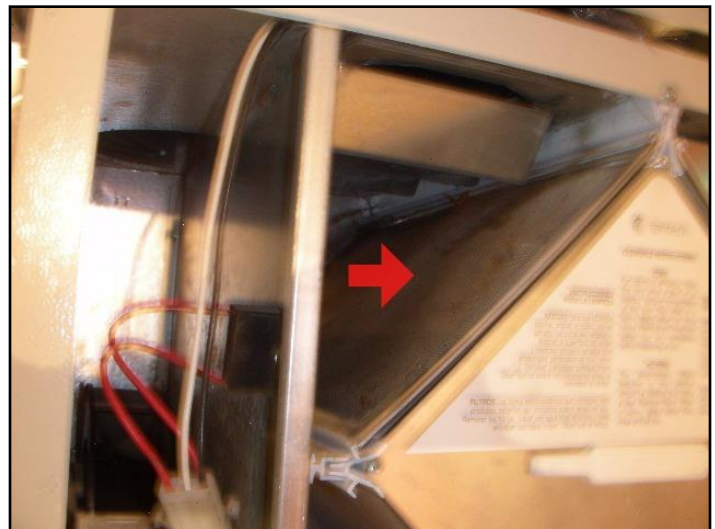
PLUMBING

INTERIOR

REFERENCE



65. Dirty



66. Dirty- Fresh air-intake filter

COOLING & HEAT PUMP

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SUMMARY

ROOFING

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Description

Air conditioning type: • None present

INSULATION AND VENTILATION

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Description

Attic/roof insulation material:

- [Glass fiber](#)

Fibre glass batt insulation was noted in garage roof at the time of inspection.



67. Garage roof insulation



68. Garage roof insulation

- [Cellulose](#)

9" of Cellulose blown in insulation was noted in attic at the time of inspection.



69. Attic Insulation



70. Attic Insulation

INSULATION AND VENTILATION

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71. Attic Insulation

Attic/roof insulation amount/value: • R-36

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

Attic/roof air/vapor barrier: • [Not visible](#)

Wall insulation material: • Not determined • Not visible

Wall insulation amount/value: • Not determined

Wall air/vapor barrier: • Not determined

Foundation wall insulation material:

• [Glass fiber](#)



72. Glass fiber



73. Glass fiber

INSULATION AND VENTILATION

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74. Glass fiber



75. Glass fiber

Foundation wall insulation amount/value: • [R-20](#)

Foundation wall air/vapor barrier: • Plastic

Floor above basement/crawlspace insulation material: • Not determined

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

Floor above basement/crawlspace air/vapor barrier: • Not determined

Floor above porch/garage insulation material: • Not determined

Floor above porch/garage insulation amount/value: • Not determined

Floor above porch/garage air/vapor barrier: • Not determined

Limitations

Inspection prevented by no access to: • Roof space • Wall space • Floor space • Walls, which were spot checked only

Attic inspection performed: • From access hatch

Roof space inspection performed: • From access hatch

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

Mechanical ventilation effectiveness: • Not verified

Description

General: • Drain Water Heat Recovery (DWHR) system was installed at the time of inspection



76. DWHR System

Water supply source: • Public

Service piping into building: • PE (polyethylene)

Supply piping in building: • PEX (cross-linked Polyethylene)

Main water shut off valve at the:

• Basement

In addition to main shut-off valve with meter, all water faucet and appliances has water shut off valve installed separately.



77. Main water shut-off valve

Water flow and pressure: • [Typical for neighborhood](#)

Water heater type:

• [Tankless/indirect](#)

Reference photo of water heater

PLUMBING

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78. Water heater



79. Water heater

Water heater fuel/energy source: • [Gas](#)

Water heater exhaust venting method: • Direct vent

Tank capacity: • 0.5 - 11.2 gpm

Water heater approximate age: • 3 years

Waste disposal system: • [Public](#)

Waste and vent piping in building: • [ABS plastic](#)

Pumps:

• [Sump pump](#)



80. Sump pump



81. Sump pump discharge

Floor drain location:

• Near heating system

PLUMBING

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82. floor drain

Gas piping: • Steel • CSST (Corrugated Stainless Steel Tubing)

Backwater valve:

- Present. These valves help prevent sewer backup. Many insurance companies insist these be installed before they will offer a sewer backup endorsement, which we strongly recommend you obtain.



83. Back water valve

Exterior hose bibb:

- Frost proof
- Drain bleed valve before freezing yearly

Limitations

Fixtures not tested/not in service: • Exterior hose bibs/bibbs shut off for winter

Items excluded from a building inspection: • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains

Recommendations

FIXTURES AND FAUCETS \ Toilet

22. Condition: • Loose

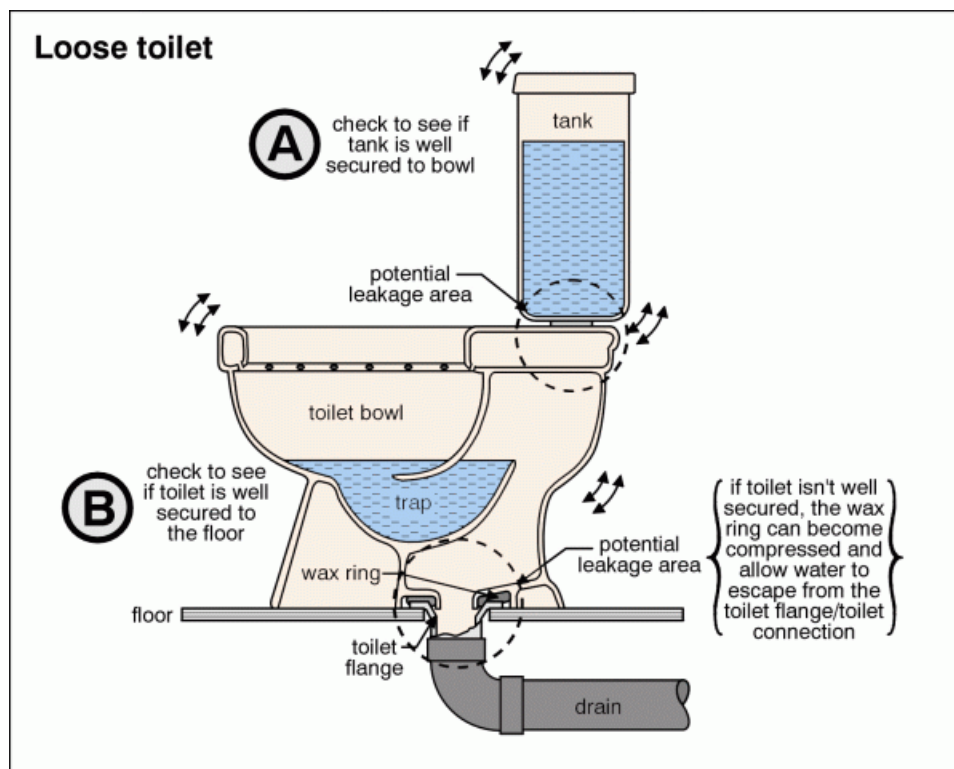
Toilet was loose at the time of inspection. Provide caulking all around the toilet

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

Location: First Floor Bathroom

Task: Correct

Time: Immediate



PLUMBING

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84. Loose

Description

Major floor finishes: • [Carpet](#) • [Hardwood](#) • [Concrete](#) • Tile

Major wall finishes: • [Plaster/drywall](#)

Major ceiling finishes: • [Plaster/drywall](#)

Windows: • [Sliders](#) • Vinyl

Glazing: • [Triple](#)

Exterior doors - type/material: • Hinged • [Wood](#) • Garage door - wood

Doors: • Inspected

Oven type: • Conventional

Oven fuel: • Electricity

Range fuel: • Electricity

Laundry facilities: • Washer • Hot/cold water supply • Dryer • Vented to outside • Waste standpipe

Kitchen ventilation: • Exhaust fan • Discharges to exterior

Bathroom ventilation: • Exhaust fan

Laundry room ventilation: • Clothes dryer vented to exterior

Counters and cabinets: • Inspected

Stairs and railings: • Inspected

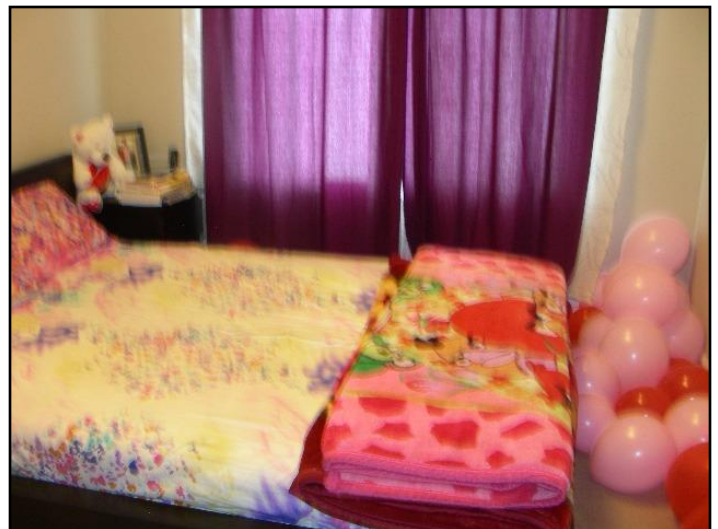
Limitations

Inspection limited/prevented by:

- Carpet
- Storage/furnishings



85. Storage/furnishings



86. Storage/furnishings

INTERIOR

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87. Storage/furnishings

- Storage in closets/cupboards



88. Storage/furnishings

Not included as part of a building inspection: • Carbon monoxide detectors, security systems, central vacuum • Perimeter drainage tile around foundation, if any

Appliances: • Appliances are not inspected as part of a building inspection • Effectiveness of dishwasher drying cycle not tested • Appliances are not moved during an inspection

Percent of foundation not visible: • 99 %

Recommendations

EXHAUST FANS \ Exhaust fan

23. Condition: • Second floor common bathroom exhaust fan grille was dirty at the time of inspection. Recommended to clean ongoing to prevent moisture problem.

Location: Second Floor Common Bathroom

Task: Clean

Time: Ongoing



89. Dirty grille

EXHAUST FANS \ Kitchen range exhaust system

24. Condition: • Dirty filter

Dirty filters noted at the time of inspection. Recommended to clean filters ongoing

Implication(s): Equipment ineffective

Location: Kitchen

Task: Clean

Time: Ongoing



90. *Dirty filter*

END OF REPORT

REFERENCE LIBRARY

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The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS