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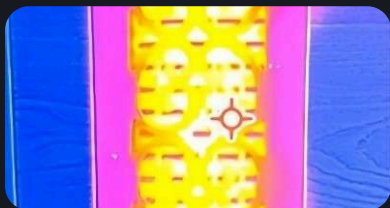
23 HOME INSPECTION

— LICENSED HOME INSPECTOR · EDMONTON

SAMPLE REPORT

Home Inspection Report

What we saw, why it matters, and what to do next — in plain language, sorted by priority.



Drone roof imaging

Thermal scans

Clickable navigation

Same-day report

PROPERTY

Sample Home, Edmonton,
AB

INSPECTION DATE

September 2026

INSPECTOR

John Lee
Licence #359795

This is a sample report. Photos are from a real inspection; names, addresses and some details have been changed or removed.

17 items, sorted by priority.

How to move around

Tap a blue [View details](#) button to open an area. Tap

[↑ Back to overview](#) to come back here.

1

Evaluate

Have a qualified professional take a closer look.

9

Maintain

Repair, or keep up with regular upkeep.

7

Note

Good to know. No action needed now.



2 items are marked **Safety**. These are worth handling first.

How to read each item

What we saw

The condition we observed, in plain words.

Why it matters

What it may mean for your home.

What to do

The next step, and who to call.

By area of the home



1. Roof [View details >](#)

The roof is in sound condition. One raised fastener on the front side should be re-secured.

● 1 Maintain

● 1 Note



2. Exterior & deck [View details >](#)

The exterior is well kept. The deck and stairs need railings, and the walkway cracks should be repaired.

● 2 Maintain

● 1 Note



3. Garage [View details >](#)

The garage door and its safety features all worked.

● 1 Note



4. Attic [View details >](#)

The attic is dry and ventilated. Some insulation is thin or disturbed.

● 1 Maintain



5. Interior [View details >](#)

The interior is in good condition. One outlet had no power, and a thermal scan found no unusual patterns.

● 2 Maintain



6. Kitchen [View details >](#)

The kitchen works well. One range element does not heat.

● 1 Maintain

● 1 Note



7. Laundry & bathrooms

[View details >](#)

The dryer was not powered, so it could not be tested.
The bathrooms work well.

● 1 Evaluate

● 1 Maintain

● 1 Note



8. Electrical & mechanical

[View details >](#)

The panel, furnace and water heater are in good working order. The humidifier pad needs replacing.

● 1 Maintain

● 2 Note

JUMP TO

[The short version](#)[Your home](#)[1. Roof](#)[2. Exterior & deck](#)[3. Garage](#)[4. Attic](#)[5. Interior](#)[6. Kitchen](#)[7. Laundry & bathrooms](#)[8. Electrical & mechanical](#)[Thermal scans](#)[To-do list](#)[About this report](#)

The short version

If you read one page, read this one. Tap any item to jump to its details and photos.

How to move around

Tap any blue button to open the details. Every item ends with a [↑ Back to summary](#) button that brings you right back here.

Have a professional take a closer look

1

Dryer not powered, so not tested

Licensed electrician or appliance technician

[View details · 7.1 >](#)

Safety items to handle first



Deck and stairs have no railings

Have a contractor install a handrail and guards. Check with the City whether a permit is needed.

[View details · 2.1 >](#)



Cracks in the walkway and front steps

Repair or level the walkway and steps. Seal the driveway cracks and watch them for widening.

[View details · 2.2 >](#)

What's working well

✓ **Shingles, vents and gutters in good condition**

No concerns were seen with the roof covering or drainage.



✓ **Siding, windows, doors and outlets**

No concerns were seen. The GFCI reset button for the outside outlet is in the main floor bathroom.



✓ **Garage door and safety features working**

These features protect people and cars, and keep garage air out of the home.



✓ **Hot water at a safe temperature**

Keeping hot water at or below about 49 °C (120 °F) helps prevent scalding.



✓ **Fixtures, toilets and drains working**

No concerns were seen.



✓ **Electrical panel in clean condition**

No problems were seen in the parts of the panel that could be viewed.



✓ **Water heater in good condition**

Electric tanks often last about 8 to 12 years.



Key systems and their ages

Where each major system sits in its expected life, so you can plan ahead. Ages are approximate.

Furnace

High-efficiency gas, forced air · installed 2016



Middle of its life. Typical life 15–20 years

Water heater

Electric tank, about 50 gal · installed 2022



Early in its life. Typical life 8–12 years

Roof covering

Asphalt shingle · age not known, appears sound



Typical life 20–25 yrs · age not recorded



Home specifications

STRUCTURE

Poured concrete foundation · engineered floor joists and roof trusses

EXTERIOR

Vinyl siding with stone veneer

ROOF

Asphalt shingle · box vents with soffit intake

ELECTRICAL

100-amp service · copper branch wiring · underground service

PLUMBING

City water and sewer · copper supply · ABS drains

HEATING & COOLING

Gas forced-air furnace · no central air-conditioning

LIFE SAFETY

Smoke and CO alarms installed and working · egress windows in bedrooms



Roof

● 1 Maintain

● 1 Note

[↑ Back to overview](#)

In short: The roof is in sound condition. One raised fastener on the front side should be re-secured.

1.1 Raised fastener on the front side

● Maintain



Raised area at a fastener, front side

👁 WHAT WE SAW

A fastener is pushing up at the front-side flashing.

📌 WHY IT MATTERS

A raised fastener can break the seal around it and let water in over time.

🔗 WHAT TO DO

Re-secure and seal the fastener during routine roof maintenance.

📞 Who to call: Roofing contractor

↑ Back to summary

To-do list

1.2 Shingles, vents and gutters in good condition

● Note



Asphalt shingles



Plumbing vent and flashing

👁 WHAT WE SAW

The roof was checked from a ladder at the edge and by drone. The shingles, box vents, plumbing vent, flashings and valleys are in good condition. The gutters show minimal granule loss.

📄 WHY IT MATTERS

No concerns were seen with the roof covering or drainage.

🔗 WHAT TO DO

No action needed. Clean the gutters each autumn.

[↑ Back to summary](#)[To-do list](#)[← Your home](#)[↑ Overview](#)[Exterior & deck →](#)

SECTION 02

Exterior & deck

[● 2 Maintain](#)[● 1 Note](#)[↑ Back to overview](#)

In short: The exterior is well kept. The deck and stairs need railings, and the walkway cracks should be repaired.

2.1 Deck and stairs have no railings

[🔒 Safety](#)[● Maintain](#)

Deck stairs without a handrail



Deck without guards along its open side

👁 WHAT WE SAW

The deck stairs have no handrail, and the deck has no guard along its open side.

WHY IT MATTERS

Handrails and guards are standard safety features that help prevent falls.

WHAT TO DO

Have a contractor install a handrail and guards. Check with the City whether a permit is needed.

 Who to call: Deck or carpentry contractor

[↑ Back to summary](#)

[To-do list](#)

2.2 Cracks in the walkway and front steps

 Safety

 Maintain

WHAT WE SAW

The walkway and steps have cracks with uneven edges. The driveway has typical settlement cracks.

WHY IT MATTERS

Uneven edges are easy to trip on, and open cracks let water reach the soil below.

WHAT TO DO

Repair or level the walkway and steps. Seal the driveway cracks and watch them for widening.

 Who to call: Concrete contractor

[↑ Back to summary](#)

[To-do list](#)

2.3 Siding, windows, doors and outlets

Note



Exterior GFCI outlet tested



Hose bib working

WHAT WE SAW

The siding and stone veneer show only minor wear. Windows are in good condition, and the front door has minor cosmetic wear. The outside GFCI outlet and hose bib worked, and the vents are clear.

WHY IT MATTERS

No concerns were seen. The GFCI reset button for the outside outlet is in the main floor bathroom.

WHAT TO DO

No action needed. Test the GFCI outlet monthly.

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[To-do list](#)

[← Roof](#)

[↑ Overview](#)

[Garage →](#)



Garage

● 1 Note

[↑ Back to overview](#)

In short: The garage door and its safety features all worked.

3.1

Garage door and safety features working

● Note



Garage door opener



Photo-eye safety sensor

👁 WHAT WE SAW

The opener, photo-eye sensors and auto-reverse were tested and worked. The weatherstripping is in good condition, and the wall to the house is sealed. The floor has typical hairline cracks.

📄 WHY IT MATTERS

These features protect people and cars, and keep garage air out of the home.

➡ WHAT TO DO

No action needed. Test the auto-reverse once a month.

[↑ Back to summary](#)[To-do list](#)[← Exterior & deck](#)[↑ Overview](#)[Attic →](#)

SECTION 04

Attic

[● 1 Maintain](#)[↑ Back to overview](#)

In short: The attic is dry and ventilated. Some insulation is thin or disturbed.

4.1 Insulation thin or disturbed in places

[● Maintain](#)

About 14 inches of insulation at the hatch



Roof sheathing, dry

WHAT WE SAW

The attic was viewed from the hatches. The insulation measured about 14 inches at the hatch, with some areas that look thin or disturbed. The roof sheathing is dry, and daylight at the soffit vents shows the attic is ventilated.

 WHY IT MATTERS

Thin spots let more heat escape, which can raise energy costs and add to ice dams in winter.

 WHAT TO DO

Have an insulation contractor level out the disturbed areas and top up any low spots.

 Who to call: Insulation contractor

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[To-do list](#)

[← Garage](#)

[↑ Overview](#)

[Interior →](#)



Interior

● 2 Maintain

[↑ Back to overview](#)

In short: The interior is in good condition. One outlet had no power, and a thermal scan found no unusual patterns.

5.1 Bedroom outlet has no power

● Maintain



Outlet tester showing no power

👁 WHAT WE SAW

One outlet in the primary bedroom had no power during testing.

📄 WHY IT MATTERS

It may be controlled by a wall switch or a tripped GFCI, or there may be a loose connection. The cause could not be confirmed.

➔ WHAT TO DO

Check for a wall switch or tripped GFCI first. If it still has no power, have a licensed electrician check it.

📞 Who to call: Licensed electrician

↑ Back to summary

To-do list

5.2 Scratched flooring near the stairs

● Maintain



Damage at the stair edge

👁 WHAT WE SAW

The flooring and trim at the bottom of the stairs are deeply scratched.

📄 WHY IT MATTERS

This is cosmetic, but damaged edges can wear faster.

🔗 WHAT TO DO

Repair or replace the damaged trim and flooring.

📞 Who to call: Flooring installer

↑ Back to summary

To-do list



THERMAL IMAGING

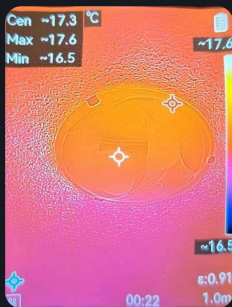
13 areas scanned. No unusual patterns found.

↑ Back to summary

A thermal camera shows surface temperatures, which can reveal hidden moisture, missing insulation or air leaks. Areas scanned: Heat supply, ceilings, walls, windows, doors, hot water, drain traps, toilets, dishwasher, attic hatch, flooring, bathtub and water heater.



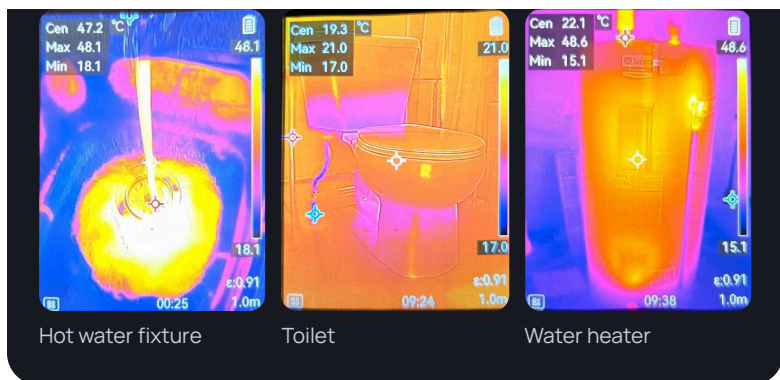
Heat supply



Ceiling



Window



← Attic

↑ Overview

Kitchen →



SECTION 06

Kitchen

● 1 Maintain

● 1 Note

↑ Back to overview

In short: The kitchen works well. One range element does not heat.

6.1 One range element does not heat

● Maintain



Range with elements turned on

👁 WHAT WE SAW

One element on the right side of the cooktop did not heat when turned on. The other elements worked.

📌 WHY IT MATTERS

This is usually a failed element or switch.

➡ WHAT TO DO

Have an appliance technician repair it.

📞 Who to call: Appliance technician

↑ Back to summary

To-do list

6.2 Hot water at a safe temperature

● Note



Hot water checked at the kitchen tap

👁 WHAT WE SAW

Hot water measured 45 to 49 °C. The island and sink outlets are GFCI protected, the range hood vents outside, and the sink trap was dry.

📄 WHY IT MATTERS

Keeping hot water at or below about 49 °C (120 °F) helps prevent scalding.

➡ WHAT TO DO

No action needed.

↑ Back to summary

To-do list

[← Interior](#)[↑ Overview](#)[Laundry & bathrooms →](#)

SECTION 07



Laundry & bathrooms

[● 1 Evaluate](#)[● 1 Maintain](#)[● 1 Note](#)[↑ Back to overview](#)

In short: The dryer was not powered, so it could not be tested. The bathrooms work well.

7.1 Dryer not powered, so not tested

[● Evaluate](#)

Dryer unplugged at the outlet



Dryer breaker in the panel

👁 WHAT WE SAW

The dryer was unplugged and its breaker was off, so it could not be tested. The washer was clean and worked.

📄 WHY IT MATTERS

The reason the dryer was shut off is not known. It could be simple, or it could point to an electrical or appliance issue.

🔗 WHAT TO DO

Ask the seller why it was turned off. Have the dryer and its circuit checked before use.

📞 Who to call: Licensed electrician or appliance technician

↑ Back to summary

To-do list

7.2 Dusty bathroom fan upstairs

● Maintain



Dust on the upper bathroom fan

👁 WHAT WE SAW

The fan in an upper-floor bathroom has dust build-up. The other fans worked well.

📌 WHY IT MATTERS

Dust slows the airflow that removes moisture from the room.

➡ WHAT TO DO

Clean the fan cover and blades.

☎ Who to call: Homeowner

↑ Back to summary

To-do list

7.3 Fixtures, toilets and drains working

● Note



Dry drain trap under a sink

👁 WHAT WE SAW

Each toilet was flushed three times and stayed stable with no leaks. Faucets and drains worked, the traps were dry, and the tub drained well. Bathroom GFCI outlets worked.

📘 WHY IT MATTERS

No concerns were seen.

➡ WHAT TO DO

No action needed.

[↑ Back to summary](#)[To-do list](#)[← Kitchen](#)[↑ Overview](#)[Electrical & mechanical →](#)

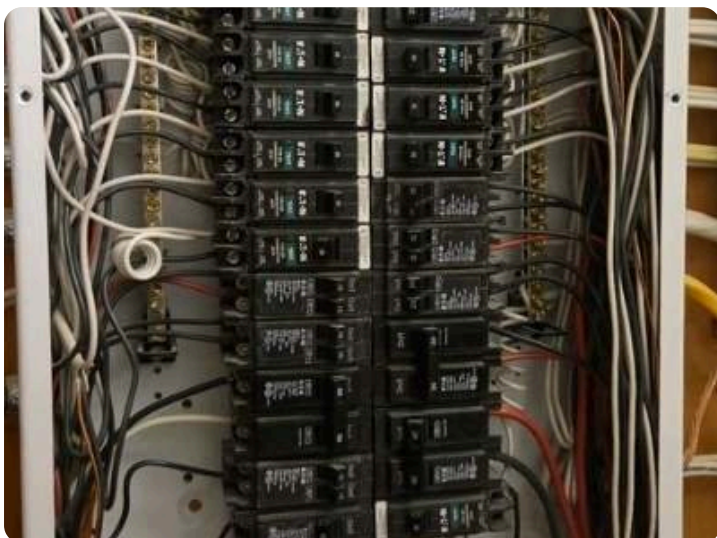
SECTION 08

Electrical & mechanical

[● 1 Maintain](#)[● 2 Note](#)[↑ Back to overview](#)

In short: The panel, furnace and water heater are in good working order. The humidifier pad needs replacing.

8.1 Electrical panel in clean condition

[● Note](#)

Panel with the cover removed

👁 WHAT WE SAW

The 100-amp panel was opened for a visual check. No arcing, corrosion or heat damage was seen, and there were no double-tapped breakers or aluminum branch wiring.

📄 WHY IT MATTERS

No problems were seen in the parts of the panel that could be viewed.

➡ WHAT TO DO

No action needed.

[↑ Back to summary](#)

[To-do list](#)

8.2 Furnace working, humidifier pad scaled

● Maintain



Steady blue burner flame



Furnace shut-off switch

👁 WHAT WE SAW

The furnace is about 10 years old. It ran with a steady blue flame, the filter was clean, and the ducts are sound. The shut-off switch is in an easy-to-reach spot. The humidifier pad has mineral build-up.

ⓘ WHY IT MATTERS

A scaled pad works less well and can affect indoor air quality.

➔ WHAT TO DO

Replace the humidifier pad. Have the furnace serviced once a year.

☎ Who to call: Homeowner or HVAC technician

[↑ Back to summary](#)

[To-do list](#)

8.3 Water heater in good condition

● Note



Electric water heater

👁 WHAT WE SAW

The electric water heater is about 4 years old, with no sign of leaks. The pressure relief valve has a proper discharge pipe.

ⓘ WHY IT MATTERS

Electric tanks often last about 8 to 12 years.

➔ WHAT TO DO

No action needed. Flush the tank once a year.

↑ Back to summary

To-do list

← Laundry & bathrooms

↑ Overview

To-do list →

Your to-do list

Every item that needs a next step, in one place. Tick them off as you go. Items marked Safety are best handled first.

● Evaluate

Have a qualified professional take a closer look.



Dryer not powered, so not tested

[View details · 7.1 >](#)

Licensed electrician or appliance technician

● Maintain

Repair, or keep up with regular upkeep.



Raised fastener on the front side

[View details · 1.1 >](#)

Roofing contractor



Deck and stairs have no railings

🚫 Safety

[View details · 2.1 >](#)

Deck or carpentry contractor



Cracks in the walkway and front steps

🚫 Safety

[View details · 2.2 >](#)

Concrete contractor

-
- ☐ **Insulation thin or disturbed in places**

[View details · 4.1 >](#)

Insulation contractor

- ☐ **Bedroom outlet has no power**

[View details · 5.1 >](#)

Licensed electrician

- ☐ **Scratched flooring near the stairs**

[View details · 5.2 >](#)

Flooring installer

- ☐ **One range element does not heat**

[View details · 6.1 >](#)

Appliance technician

- ☐ **Dusty bathroom fan upstairs**

[View details · 7.2 >](#)

Homeowner

- ☐ **Furnace working, humidifier pad scaled**

[View details · 8.2 >](#)

Homeowner or HVAC technician

Inspection details and limitations

INSPECTION

Pre-purchase home inspection, visual and non-invasive

PROPERTY

Detached multi-level home with attached garage

CONDITIONS

Partly sunny, early evening. Home occupied and furnished.

METHODS

Visual inspection, ladder at the roof edge, drone roof imaging, thermal imaging (13 areas), receptacle and GFCI tester, water temperature check, three-flush toilet test

This inspection was visual and non-invasive. The roof was checked from a ladder at the edge and by drone. The attic was viewed from the hatches only.

The home was occupied and furnished, which limited the view of some areas. The dryer was unplugged with its breaker off, so it was not tested.

Thermal images show surface temperatures on the day of the inspection. They point to areas worth a closer look but cannot confirm what is behind a surface.

This report describes the condition of the home on the date of inspection. It is not a code compliance inspection, an engineering assessment, a warranty or a guarantee of future performance.



INSPECTED AND REPORTED BY

John Lee

Licensed Home Inspector, Alberta #359795

IAC2-Certified Indoor Air Consultant

23 Home Inspection (2798008 Alberta Ltd.)



23 HOME INSPECTION

Questions about your report? We're happy to walk you through any item.

780-740-5939

23homeinspection@gmail.com ·

23homeinspection.com

A note from John →



THANK YOU

This isn't the end. It's the beginning.

Thank you for trusting 23 Home Inspection with one of the biggest decisions you'll ever make. It was a privilege to walk through this home with you.

An inspection is a snapshot of one day. But a home keeps changing, and new questions will come up: after you move in, when the seasons turn, or when you're planning a repair. When they do, I hope you'll think of us first.

Call or text anytime, for as long as you own this home. We're glad to be part of the story that starts here.

With gratitude,

A handwritten signature in black ink, appearing to read 'John Lee'.

John Lee

Licensed Home Inspector · Alberta #359795
23 Home Inspection

Questions, anytime

Call or text about any item in this report, today or years from now.

A walk-through on request

We're happy to go through the report with you, item by item.

Home-care know-how

You're invited to our free seminars on seasonal care for Edmonton homes.