PRECISION HOMEINSPECTIONS

SATURDAY, SEPTEMBER 19, 2026 AT 9:30 AM

HOME INSPECTION

428 MAPLEWOOD AVENUE, SASKATOON, SK, M4C 1L5



PREPARED FOR
Michael & Sarah Jenkins

INSPECTOR
Precision Home Inspections

WEATHER
Partly Cloudy, 8°C

RECENT PRECIPITATION
Light snow 36 hours prior

PROPERTY FACES
North

YEAR BUILT
1998

APPROX. SQ. FT.
2,500 - 3,000 sq. ft.

BEDS / BATHS
3 Bed / 2 Bath

LIMITATIONS: Roof snow covered in minor northern valley intersections. Crawlspace inaccessible due to low clearance.

General Disclaimer & Scope of Inspection

This report is the exclusive property of the Client and **Precision Home Inspections**. The inspection is a non-invasive, strictly visual examination of the readily accessible areas, systems, and components of the property at the time of the inspection. It is performed in accordance with industry-recognized Standards of Practice.

Not a Warranty or Guarantee: This inspection report is an independent professional opinion of the property's visual condition at the time of inspection. It is NOT a warranty, guarantee, or insurance policy against future component failures, latent defects, or undisclosed conditions. Mechanical and electrical components can and will fail without prior warning after the inspection is completed.

Limitations & Exclusions:

- **Concealed & Latent Defects:** The inspector does not move furniture, lift fitted floor coverings, empty personal storage areas, or dismantle equipment. Hidden, latent, subterranean, or concealed defects cannot be discovered during a visual inspection.
- **Code Compliance:** This inspection does not evaluate building code compliance, municipal bylaws, zoning regulations, or land surveys.
- **Environmental Hazards:** Unless explicitly contracted in writing, testing for environmental hazards such as radon, mold, asbestos, lead paint, subterranean oil tanks, or soil contamination is excluded.
- **Wood-Destroying Organisms:** This report does not constitute a pest, termite, or wood-destroying organism clearance certification.

Specialist Evaluations: Where this report identifies deficiencies, safety concerns, or recommends further evaluation, the Client is strongly advised to consult with qualified, licensed trade specialists (e.g., electricians, roofers, plumbers, structural engineers) to determine the exact scope, repair methodology, and cost estimates **prior to the expiration of the inspection contingency period and closing**.

How to Read This Report

The following definitions are used throughout this report to categorize the severity and type of our findings. Please review them carefully.

SAFETY HAZARD

Poses an unreasonable risk of injury. Requires immediate correction by a qualified professional.

REPAIR / REPLACE

A component that is not functioning as intended or has reached the end of its useful life.

MAINTENANCE ITEM

Routine care needed to prevent future water intrusion or premature failure.

MONITOR

Functioning for now, but shows signs of wear. Watch for future degradation.

OK / FUNCTIONAL

Appeared functional at the time of inspection; no hidden or future conditions are guaranteed.

NOT INSPECTED

Was not inspected due to access limitations, safety concerns, or scope exclusions.

Main Inspection Report

Prepared for: **Michael & Sarah Jenkins**
428 Maplewood Avenue, Saskatoon, SK, M4C 1L5

Inspection Summary

This summary lists the most significant issues found during the inspection. It is critical that you read the full report to understand the context of these findings. This report is a snapshot of the property's condition on the date of inspection.

SYSTEM / AREA	SAFETY	DEFECTS	MAINT.	MONITOR
Roofing System	-	2	2	-
Exterior & Grounds	1	2	3	-
Garage	2	-	1	-
Structural Components	-	2	-	1
Heating & Cooling (HVAC)	-	2	1	-
Plumbing System	-	1	2	-
Electrical System	2	2	-	-
Attic & Roof Structure	-	1	1	-
Kitchen & Appliances	1	1	-	-
Bathrooms	-	2	1	-
Interior Living Areas	2	1	1	-
TOTALS	8	16	12	1

ROOFING SYSTEM

ROOF COVERING MATERIAL
Architectural Heavyweight Asphalt Shingle

INSPECTION METHOD
Walked slope & aerial drone

ESTIMATED REMAINING LIFE
10-12 Years

Section Overview

NOTE

The roof system is clad with architectural heavyweight asphalt shingles over a steep-slope timber roof framework on this 1998 traditional two-story suburban residence. Inspection was conducted by walking accessible slopes and utilizing aerial drone imaging. The system shows typical age-related wear, with localized shingle tab damage, weathered vent boots, and flashing sealant maintenance required.

Roof Covering

✦ ITEM DETAILS

LAYERS
1 Layer Installed

REPAIR / REPLACE

Missing & Damaged Shingles

SOUTH

CRITICAL: Multiple asphalt shingle tabs are damaged, lifted, or missing on the south-facing roof slope. Underlayment exposure was observed.

Recommendation: Engage a licensed roofing contractor to evaluate slope damage and replace missing shingle sections prior to closing.



Multiple damaged shingles on south slope



Missing shingle tabs exposing underlayment

Flashings

MAINTENANCE ITEM

Deteriorated Flashing Sealant

The kick-out flashing sealant at the roof-to-siding intersection is dried and cracking.

Recommendation: Clean out old sealant and apply a high-grade polyurethane sealant to divert water into gutters.



Kick-out flashing requires fresh sealant

Gutters & Downspouts

MAINTENANCE ITEM

Debris Buildup

NORTH

Moderate organic debris accumulation noted in north elevation gutters.

Recommendation: Flush gutters and downspouts as part of seasonal maintenance.



Debris buildup restricting gutter drainage

Chimney

ALL GOOD

Masonry Chimney Structure Intact

The masonry chimney crown, cap, and brick veneer were visually inspected and appear structurally sound with intact mortar joints.



Masonry chimney structure intact

Plumbing Vent Boots

REPAIR / REPLACE

Deteriorated Rubber Vent Boot Seal

The rubber neoprene gasket on the main plumbing stack vent boot is cracked and sun-rotted, presenting an active leak risk.

Recommendation: Replace vent boot flashing or install a protective repair collar over the boot.



Cracked rubber seal on plumbing vent boot

EXTERIOR & GROUNDS

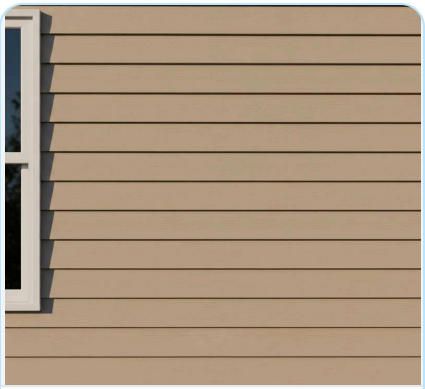
CLADDING TYPE
Vinyl Siding & Brick Veneer

DRAINAGE TYPE
Downspout Extensions & Perimeter Grading

Section Overview

NOTE

The exterior features a traditional mix of vinyl siding and brick veneer masonry typical of late-1990s suburban construction. Elevated pressure-treated rear timber decking provides outdoor living space. Grounds slope gently with typical driveway settlement cracks, weathered deck surfaces, and localized negative grading near the rear foundation wall.



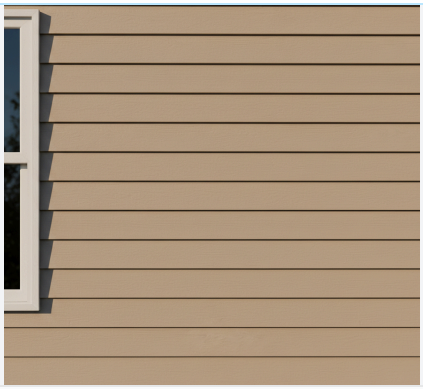
Rear elevation & timber deck overview

Siding & Cladding

ALL GOOD

Vinyl Siding & Brick Veneer Cladding OK

Vinyl siding and brick veneer masonry are in good visual condition with appropriate clearance above finished grade.



Vinyl siding & brick veneer cladding overview

Decking & Porches

SAFETY HAZARD

Deck Ledger Frame Rot

URGENT SAFETY HAZARD: Advanced wood rot and moisture decay were observed along the rear deck ledger board connection and support rim joists.

Recommendation: Restrict access to the rear deck immediately. A licensed deck contractor or structural framer must rebuild damaged timber connections before use.



Wood decay & rot at rear deck ledger connection

MAINTENANCE ITEM

Peeling Deck Stain Finish

The protective stain finish on the deck surface boards is weathered and peeling, exposing bare wood to weather elements.

Recommendation: Power wash, sand, and re-apply exterior grade deck sealer.



Weathered & peeling stain on deck boards

Vegetation & Grading

REPAIR / REPLACE

Negative Slope Near Foundation

Negative soil grading was noted along the rear foundation wall, causing rainwater runoff to slope directly toward the basement wall.

Recommendation: Regrade soil around foundation perimeter to maintain a minimum 6-inch fall over the first 10 feet away from the home.



Soil sloping toward foundation wall

MAINTENANCE ITEM

Tree Branches Contacting Roof

WEST

Tree limbs extend over the west roof slope and contact shingle surfaces, posing mechanical abrasion risks.

Recommendation: Trim tree limbs back 6 to 8 feet from roof line.



Tree branches contacting west roof slope

Driveway & Walkways

MAINTENANCE ITEM

Driveway Asphalt Cracking

Minor linear settlement cracks were observed across the asphalt driveway surface.

Recommendation: Clean and fill driveway cracks with rubberized asphalt sealant to prevent water penetration.



Linear cracking in asphalt driveway surface

Exterior Faucets

REPAIR / REPLACE

Non-Frost Free Hose Bibb

The rear exterior hose bibb is a standard brass valve without frost protection or vacuum breaker backflow prevention.

Recommendation: Replace hose bibb with a frost-proof anti-siphon wall hydrant.



Standard hose bibb lacking frost protection

GARAGE

GARAGE TYPE
Attached 2-Car Garage

DOOR OPERATOR
Belt-Drive Smart Opener with Battery Backup

Section Overview

NOTE

The attached 2-car garage was inspected including sectional overhead doors, automatic reverse safety sensors, concrete slab condition, and fire-separation drywall integrity.

Overhead Doors & Hardware

ALL GOOD

Door Tracks & Torsion Springs OK

Overhead door tracks, rollers, and heavy-duty torsion springs are in good operational condition and properly lubricated.



Overhead door tracks & torsion springs

SAFETY HAZARD

Missing Auto-Reverse Photo-Eye Sensors

SAFETY HAZARD: Photoelectric infrared auto-reverse safety sensors are missing or disconnected at the base of the garage door opening.

Recommendation: Have a garage door specialist install and align functional photo-eye safety sensors.



Missing photo-eye auto-reverse sensor

Fire Separation & Doors

SAFETY HAZARD

Broken Fire Door Self-Closing Hinge

SAFETY HAZARD: The spring-loaded self-closing hinge on the fire-separation door between the garage and house living area is damaged and fails to latch closed automatically.

Recommendation: Replace self-closing door hinges to restore fire-rated separation.



Damaged self-closing hinge on fire door

Floor Slab & Electrical

MAINTENANCE ITEM

Concrete Floor Slab Salt Pitting

FLOOR

Minor surface spalling and de-icing salt pitting were noted on the concrete garage floor slab.

Recommendation: Clean slab and apply a concrete penetrating siloxane sealer.



Surface spalling and salt pitting on concrete floor

ALL GOOD

Garage GFCI Outlets Operational

Garage wall outlets tested correctly for Ground Fault Circuit Interrupter (GFCI) protection, correct polarity, and ground continuity.



Receptacle tester confirming correct GFCI wiring

STRUCTURAL COMPONENTS

FOUNDATION TYPE
Poured Concrete Basement

SUBFLOOR FRAMING
Engineered I-Joists & Timber Subflooring

Section Overview

NOTE

Full poured concrete basement foundation with engineered I-joist floor framing typical of late-1990s suburban construction. Accessible foundation walls, posts, and structural members were visually inspected.

Foundation Walls

MONITOR

Vertical Foundation Shrinkage Crack

EAST

A hairline vertical curing shrinkage crack was noted on the east foundation wall. No lateral displacement or active moisture intrusion was detected.

Recommendation: Monitor annually for movement or water seeping.



Hairline vertical shrinkage crack on foundation wall

Floor Framing & Joists

REPAIR / REPLACE

Over-Notched Floor Joist

FLOOR

An engineered floor joist in the basement mechanical room has been over-notched to accommodate a plumbing drain line, weakening load-bearing capacity.

Recommendation: Have a licensed framing contractor or structural engineer specify and install joist sistering / reinforcement.



Floor joist notched excessively for plumbing drain
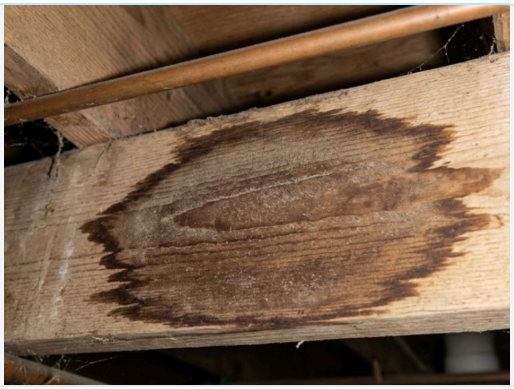
REPAIR / REPLACE

Active Water Stain at Wall

NORTH

Active moisture staining and elevated dampness readings were recorded along the north basement foundation wall.

Recommendation: Evaluate exterior waterproofing and perimeter drainage with a foundation waterproofing specialist.



Moisture staining along basement foundation wall

Support Columns & Beams

ALL GOOD

Steel Teleposts & Main Beam OK

Adjustable steel telepost support columns are plumb, securely anchored, and properly supporting the main steel girder beam.



Steel telepost support column & main beam

HEATING & COOLING (HVAC)

HEATING TYPE
Mid-to-High Efficiency Gas Forced-Air Furnace

COOLING TYPE
Central A/C Condenser Unit

FILTER LOCATION
Return Plenum - 20x25x4 High MERV Media Filter

Section Overview

NOTE

Forced-air gas furnace paired with an exterior central AC condenser unit. Heating and cooling systems were tested for operational readiness.

Furnace Unit & Cabinet

ALL GOOD

Gas Furnace Unit Condition OK

Primary gas furnace burner compartment inspected. Electronic ignition and induced draft blower operated normally upon heat call.



Gas furnace burner compartment overview

REPAIR / REPLACE

Furnace Heat Exchanger Corrosion

Surface rust and moisture corrosion were noted inside the lower furnace cabinet near condensate trap fittings.

Recommendation: A licensed HVAC technician should service the furnace burner unit and verify heat exchanger integrity.



Corrosion observed in lower furnace cabinet

Air Conditioning Condenser

REPAIR / REPLACE

Low Cooling Output (Delta-T)

The central air conditioning unit was activated, but the temperature differential (Delta-T) measured at supply and return registers was inadequate.

Recommendation: Require a full evaluation and servicing by a licensed HVAC technician prior to closing.



Exterior central A/C condenser unit

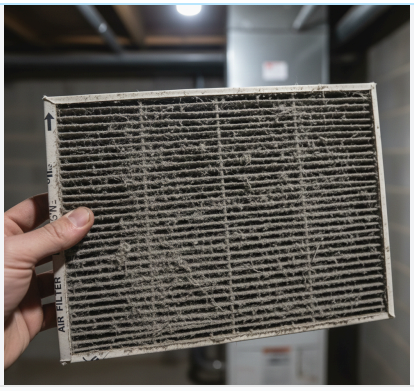
Air Filtration & Ductwork

MAINTENANCE ITEM

Clogged Furnace Filter

The primary 4-inch media filter is heavily loaded with dust and restriction debris, reducing system airflow.

Recommendation: Replace air filter immediately and quarterly thereafter.



Clogged MERV air filter restricting airflow

ALL GOOD

Main Supply & Return Ductwork OK

Sheet metal main distribution plenum and supply ductwork are insulated and securely suspended in the basement.



Main supply & return duct trunk line

PLUMBING SYSTEM

WATER HEATER
50-Gallon Gas Tanked Unit

MAIN WATER SHUT-OFF
Basement Mechanical Room - East Wall

SUPPLY PIPING
Copper & PEX Supply Lines

DRAIN PIPING
ABS Plastic Drainage

Section Overview

NOTE

Copper and PEX supply piping with ABS waste lines. Functional flow and drainage were verified at all accessible fixtures throughout the home.

Water Supply & Main Valve

ALL GOOD

Copper & PEX Supply Manifold OK

Main water distribution manifold constructed of copper and PEX-A expansion tubing shows normal water pressure (65 PSI).



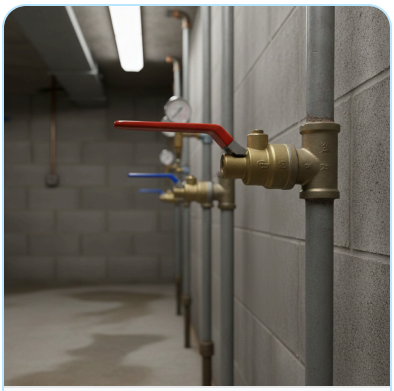
PEX & copper main supply piping manifold

ALL GOOD

Main Water Shut-Off Valve Located

EAST

The main water shut-off ball valve is located on the east basement mechanical room wall and is accessible.



Main water shut-off valve location

Water Heater Unit

REPAIR / REPLACE

Water Heater Tank Base Corrosion

Corrosion and mineral efflorescence were observed at the water heater bottom drain valve fitting.

Recommendation: Have a licensed plumber replace drain valve fitting and service the unit to prevent leaks.



Corrosion at water heater drain fitting

Supply Lines & Fixture Drainage

MAINTENANCE ITEM

Damaged Pipe Thermal Insulation

Foam thermal insulation is missing or damaged along hot water recirculation lines in the mechanical room.

Recommendation: Re-insulate exposed copper and PEX lines.



Exposed hot water piping requiring foam wrap

MAINTENANCE ITEM

Ensuite Sink Drainage Flow Test

Slow drainage noted during high-volume flow testing at the ensuite bathroom basin.

Recommendation: Clear P-trap debris as part of regular maintenance.



Ensuite sink basin drainage flow testing

ELECTRICAL SYSTEM

MAIN SERVICE RATING
200-Amp 120/240V Main Circuit Breakers

PANEL LOCATION
Garage North Interior Wall

WIRING TYPE
Copper Romex NM-B

Section Overview

NOTE

200-amp main breaker service panel located in the garage with copper Romex branch wiring. Safety devices, GFCI protection, and representative sample of outlets were tested throughout the home.

Main Panel & Breakers

SAFETY HAZARD

Double-Tapped Circuit Breaker

SAFETY HAZARD: A 20-amp single-pole circuit breaker in the main panel has two conductor wires attached under one terminal screw ('double tap') not rated for dual conductors.

Recommendation: A licensed electrician must install a dual-rated breaker or add a sub-circuit breaker to correct the connection.



Two conductor wires under single breaker terminal

SAFETY HAZARD

Missing Panel Knockout Plug

SAFETY HAZARD: An open knockout hole exists on the main panel dead-front cover, exposing internal live bus bars to accidental contact.

Recommendation: Insert a plastic electrical panel knockout plug immediately.



Open knockout hole on panel dead-front cover

Outlets & Receptacles

REPAIR / REPLACE

Kitchen Island Receptacle Missing GFCI

A countertop outlet on the kitchen island within 6 feet of the sink lacks Ground Fault Circuit Interrupter (GFCI) protection.

Recommendation: Upgrade outlet to a GFCI receptacle to prevent shock hazards.



Standard outlet near sink requiring GFCI protection

ALL GOOD

Receptacle Polarity & Grounding OK

Representative sample of 120V wall outlets tested throughout living areas showed correct hot/neutral polarity and equipment grounding.



Receptacle tester indicating correct polarity & ground

REPAIR / REPLACE

Damaged Exterior Outlet Weather Cover

The plastic weather-protective cover on the patio exterior GFCI outlet is broken, allowing rainwater intrusion.

Recommendation: Replace with an 'In-Use' wet-location outlet cover.



Damaged exterior outlet weather cover

ATTIC & ROOF STRUCTURE

INSULATION TYPE & DEPTH
Blown Loose-Fill Cellulose - R-49 / 15 Inches

ACCESS LOCATION
Second Floor Hallway Scuttle Hatch

Section Overview

NOTE

Attic space inspected via second-floor hallway scuttle hatch access. Blown insulation over engineered roof trusses with continuous soffit and ridge ventilation.

Roof Framing & Sheathing

ALL GOOD

Engineered Roof Trusses & OSB Sheathing OK

Engineered timber roof trusses are properly webbed and gusseted with dry OSB roof sheathing free of water stains.



Engineered roof trusses & dry OSB sheathing

Attic Ventilation & Insulation

ALL GOOD

Soffit Baffles & Attic Vents Clear

Continuous cardboard soffit ventilation baffles are properly installed at eaves, ensuring unobstructed airflow into attic cavity.



Soffit baffles clear of insulation obstruction

REPAIR / REPLACE

Disconnected Bathroom Fan Duct

The flexible exhaust duct from the master bathroom fan has disconnected from its roof vent hood, venting warm moist air directly into the attic space.

Recommendation: Re-attach and clamp exhaust duct securely to roof cap hood to prevent attic mold growth.



Disconnected bath fan flex duct spilling moist air into attic

MAINTENANCE ITEM

Compressed Insulation

Cellulose insulation is compressed near the access hatch, reducing effective R-value thermal performance.

Recommendation: Fluff and restore insulation depth around hatch dam.



Compressed cellulose insulation near attic hatch

KITCHEN & APPLIANCES

COOKTOP TYPE
Gas 6-Burner Professional Range

DISHWASHER BRAND
Bosch Stainless Steel Quiet Series

Section Overview

NOTE

Spacious suburban kitchen equipped with built-in cabinetry, gas range, built-in dishwasher, and solid countertops. Built-in appliances were tested for operational readiness.



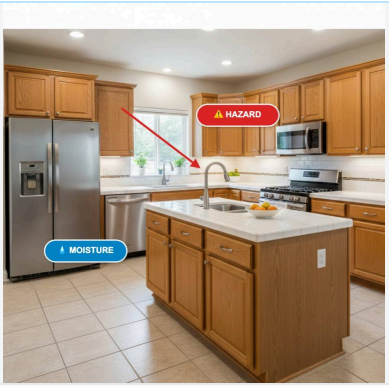
Kitchen & custom cabinetry overview

Cabinets & Countertops

ALL GOOD

Custom Cabinetry & Countertops OK

Solid wood cabinet doors, soft-close hardware, and quartz countertop surfaces are in excellent condition.



Custom kitchen cabinetry & island quartz countertop

ALL GOOD

Under-Sink Plumbing Leak-Free

Primary kitchen sink basin drain lines, garbage disposal connections, and supply valves inspected with no active leaks.



Under-sink plumbing dry & leak-free

Built-In Appliances

SAFETY HAZARD

Missing Range Anti-Tip Bracket

FLOOR

SAFETY HAZARD: The freestanding gas range tilts forward when downward force is applied to the open oven door because the rear anti-tip bracket is not engaged.

Recommendation: Install and secure range anti-tip safety bracket to floor/wall.



Range tilting forward due to missing anti-tip bracket

REPAIR / REPLACE

Dishwasher Drainage & Standing Water Fault

Standing dirty water remained in the dishwasher basin at the conclusion of the test cycle. The drain hose lacks a high loop under the sink.

Recommendation: Install high drain loop and have dishwasher pump serviced by an appliance technician.



Standing water failing to drain from dishwasher basin



Video: Standing water failing to drain

BATHROOMS

MASTER BATH FLOORING
Heated Porcelain Tile

TUB / SHOWER TYPE
Custom Tile Walk-In Shower & Soaker Tub

Section Overview

NOTE

Second-floor ensuite, main family bath, and ground-floor powder room inspected. Fixtures, drainage, tub/shower surrounds, and mechanical exhaust fans were functionally tested.



Master ensuite bathroom overview

Sanitary Fixtures & Seals

REPAIR / REPLACE

Loose Master Ensuite Toilet

FLOOR

The toilet base in the master bathroom rocks when tested. A loose base damages the underlying wax seal, causing concealed subfloor leaks.

Recommendation: Remove toilet, replace wax ring, and bolt fixture securely to floor flange.



Loose toilet base causing movement at tile joint

MAINTENANCE ITEM

Deteriorated Shower Caulking

SHOWER

Silicone caulking along the master shower curb is cracked and separating.

Recommendation: Re-caulk shower joints to prevent water migration behind wall tile.



Caulking separation at shower tile junction

REPAIR / REPLACE

Exhaust Fan Bearing Noise

The master bath ventilation fan emits a loud grinding noise indicative of worn motor bearings.

Recommendation: Replace exhaust fan motor assembly.



Exhaust fan housing in master bath

Audio Note

(View digital report)

INTERIOR LIVING AREAS

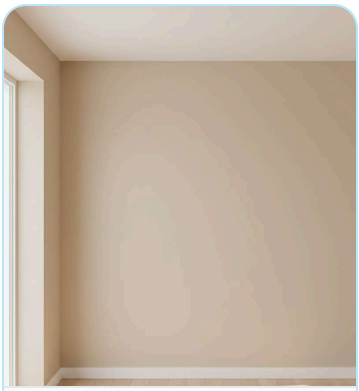
WINDOW TYPE
Vinyl Double-Pane Low-E Argon

FIREPLACE TYPE
Direct-Vent Sealed Gas Fireplace

Section Overview

NOTE

Traditional two-story suburban living areas featuring drywall partitions, double-pane vinyl windows, direct-vent gas fireplace, and finished staircase between floors.



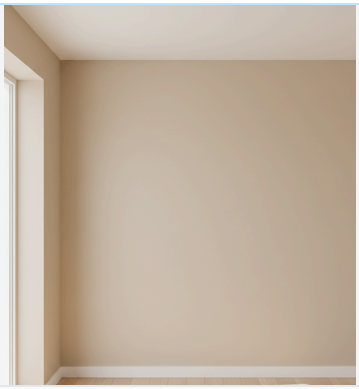
Living area interior overview

Walls & Ceilings

ALL GOOD

Drywall Surface & Settlement Condition OK

Painted drywall surfaces in living room areas are smooth and in good overall condition with typical minor hair-line corner settlement.



Living area painted drywall surface condition

Life Safety Alarms

SAFETY HAZARD

Aged Smoke & Carbon Monoxide Detector

SAFETY HAZARD: Hallway smoke/CO combination alarm unit is yellowed and aged past its 10-year manufacturer service life.

Recommendation: Replace all smoke and carbon monoxide detectors with fresh dual-sensor units.



Aged hallway smoke detector casing

Windows & Glazing

REPAIR / REPLACE

Thermal Seal Failure

Thermal seal failure (fogging/condensation) noted between glass panes of the west living area window.

Recommendation: Have a glass contractor replace double-pane insulated glass unit.



Condensation fogging between glass panes

MAINTENANCE ITEM

Missing Bedroom Window Screen

Exterior insect bug screen is missing on the second floor east bedroom window.

Recommendation: Replace missing window screen mesh frame.



Missing window screen frame

Stairs & Guardrails

SAFETY HAZARD

Missing Staircase Handrail Return

SAFETY HAZARD: The handrail leading to the basement lacks a smooth wall return at the bottom, creating a clothing/strap snag hazard.

Recommendation: Install wall return fittings on handrail ends.



Open handrail end requiring wall return

Conclusion & Next Steps

Thank you for choosing **Precision Home Inspections** to conduct your property inspection. Purchasing a property is a major financial commitment, and our goal is to empower you with an authoritative, objective understanding of the property's condition.

No home is perfect. Even newly constructed luxury homes experience installation anomalies and minor deficiencies. The findings identified in this report are common to properties of this age and style and can generally be addressed through routine maintenance or professional repairs. Please read the *entire* report, including all section summaries, photos, and technical notes.

Critical Pre-Closing Checklist:

- **Prioritize Urgent Safety Items:** Immediately address any items designated as "Safety Hazards" to protect occupants and property.
- **Consult Licensed Contractors:** For all items marked "Repair / Replace," obtain formal written estimates from licensed contractors before your inspection contingency period expires.
- **Perform Final Walk-Through:** Conduct a thorough final walk-through of the property immediately prior to closing to confirm that all negotiated repairs were completed satisfactorily and no new damage has occurred.

If you have any questions regarding the findings in this report, please do not hesitate to contact us. We are here to help!