CALL YEG HOME



Before You Trust That Home Inspection Report, *Read This*

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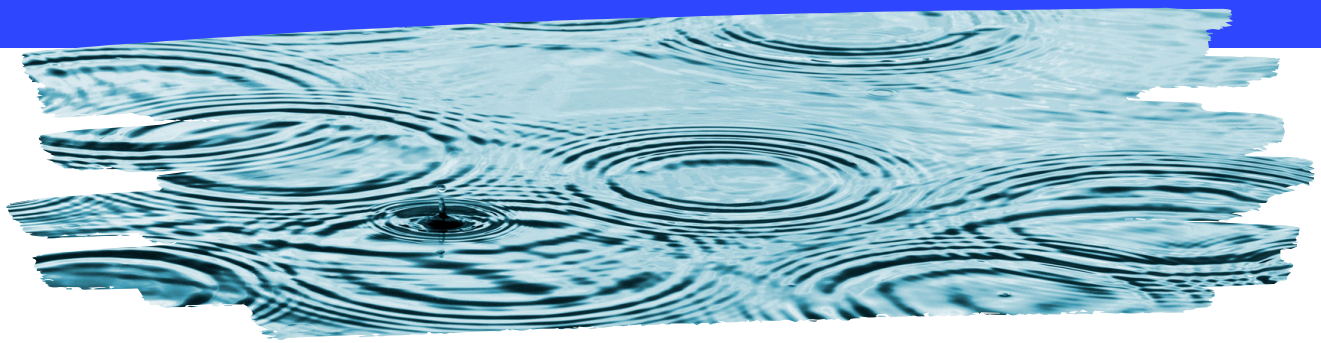
What to check first

An inspection report tells you what the inspector could see and assess on the day of the visit. Use it to understand the findings, identify what still needs checking, and decide which risks you are comfortable taking on. **Start with water.**

Follow the water

Look at where runoff goes during Edmonton's spring melt or a heavy rain. Do downspouts carry it away from the house? Does the ground slope toward the foundation or window wells? Inside, ask about staining, damp materials, unusual odours, and signs of past repairs. A dry basement on inspection day cannot rule out an earlier problem.

The City says homeowners are responsible for maintaining lot grading. EPCOR also offers Edmonton homeowners a free flood prevention inspection that can help identify drainage concerns after purchase.



Think through a winter

Ask what the inspector could see of the roof and attic, including insulation, ventilation, moisture, and signs of ice damming. Review the furnace's condition and maintenance history. Its age is useful context, but its condition is what needs assessment.

Review the major systems

Have the inspector explain electrical safety concerns, plumbing leaks, and equipment that may need a qualified tradesperson's opinion. **Ask which findings require prompt action and which belong on a routine maintenance list.**

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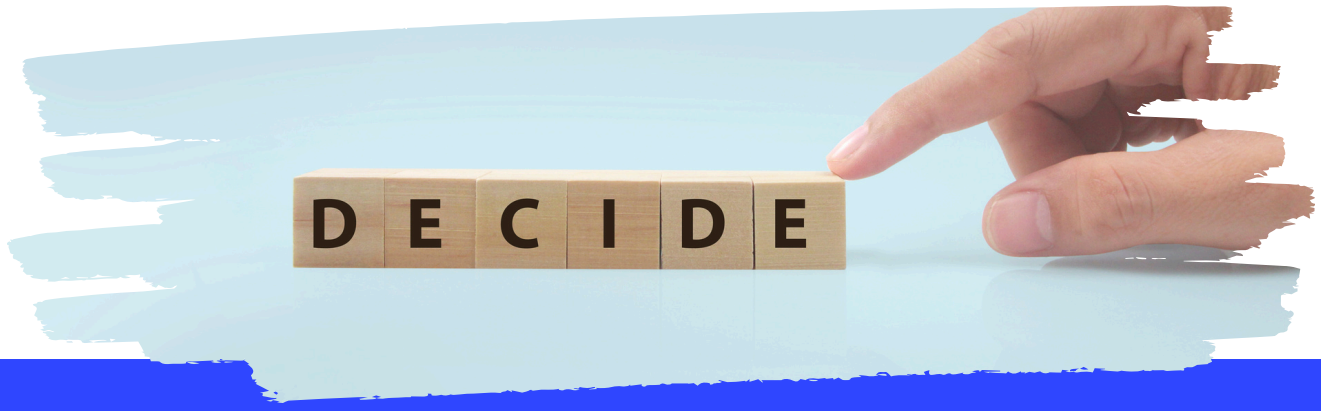
What to check next

Know the report's limits

A standard inspection assesses accessible, visible areas. It cannot confirm what is behind finished walls or inside an underground sewer line.

For an older home or a lot with mature trees, ask whether a **sewer camera inspection** makes sense. If a basement suite or major renovation matters to you, **check the City's permit records**. A typical inspection cannot establish a home's radon level; Health Canada recommends a long-term test of at least three months.

For a condo, arrange a separate review of its documents and reserve fund information.



Decide before the deadline

Read the report with your inspector. Separate immediate safety or active damage concerns from specialist follow-ups and ordinary upkeep. If a finding could change your decision, seek the right assessment while your inspection condition is still in effect. Then discuss your options with your REALTOR®.

Before you remove conditions, know what you have confirmed, what remains uncertain, and what you may need to budget for.

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Questions about Buying?

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Keep exploring.

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