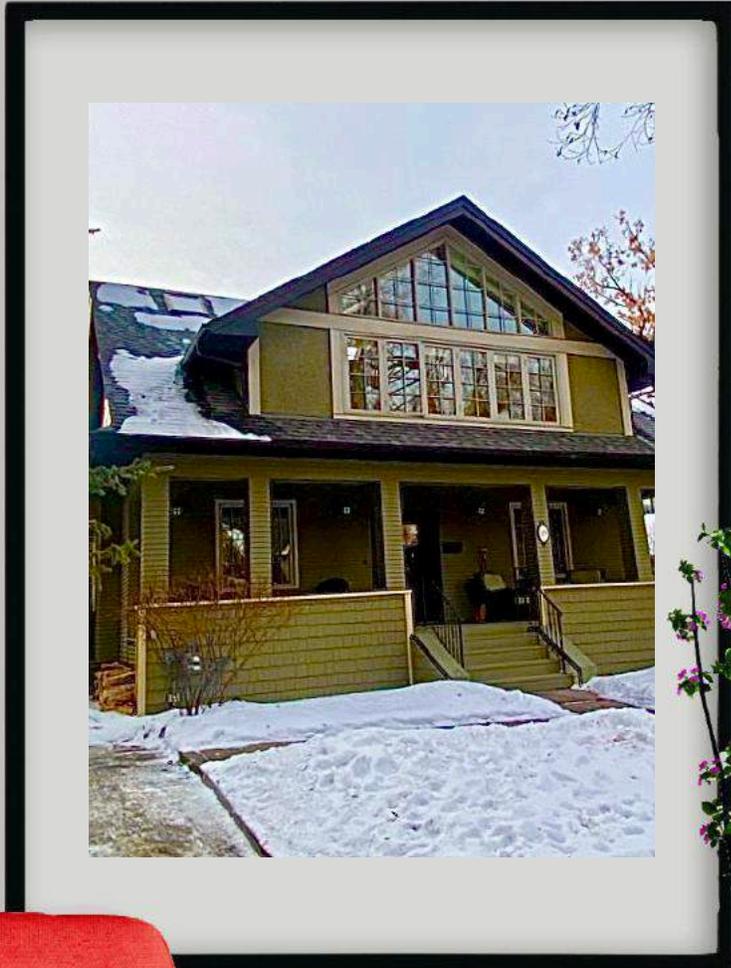


the details



2017 27 ave SW

January 27, 2023

“Every little thing matters. The devil is in the details.”

the summary

what you need to make an informed decision

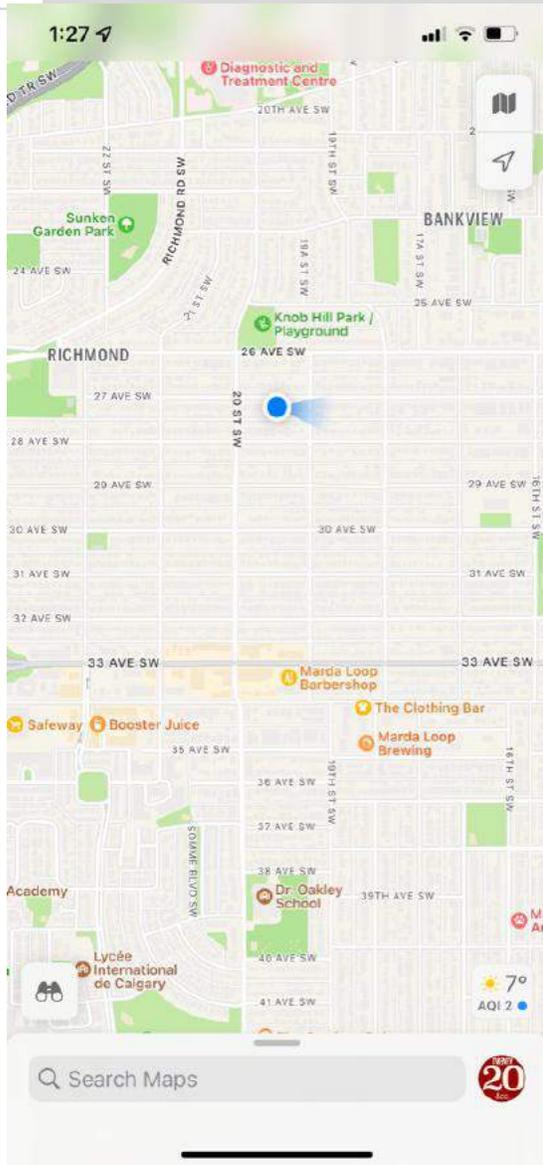
the insurance

stuff you'll need for your insurance policy

20



the elements



2017 27 ave SW



Detached



January 27, 2023



Afternoon



Sunny



Agent & Client



Todd



Fred Flinstone



403.123. 4567



Joeblow@gmail.com



Not Applicable



Not Applicable

Client Name

Client Phone

Client Email

Client Address

Agent Contact

the

contents

Cover

The Elements

The Method

Thank You

Disclaimer Stuff

Icons & Legends

The Summary

The Insurance

72 Seconds

The Agreement

ROOF

EXTERIOR

GARAGE

ATTIC

THERMAL

INTERIOR

KITCHEN

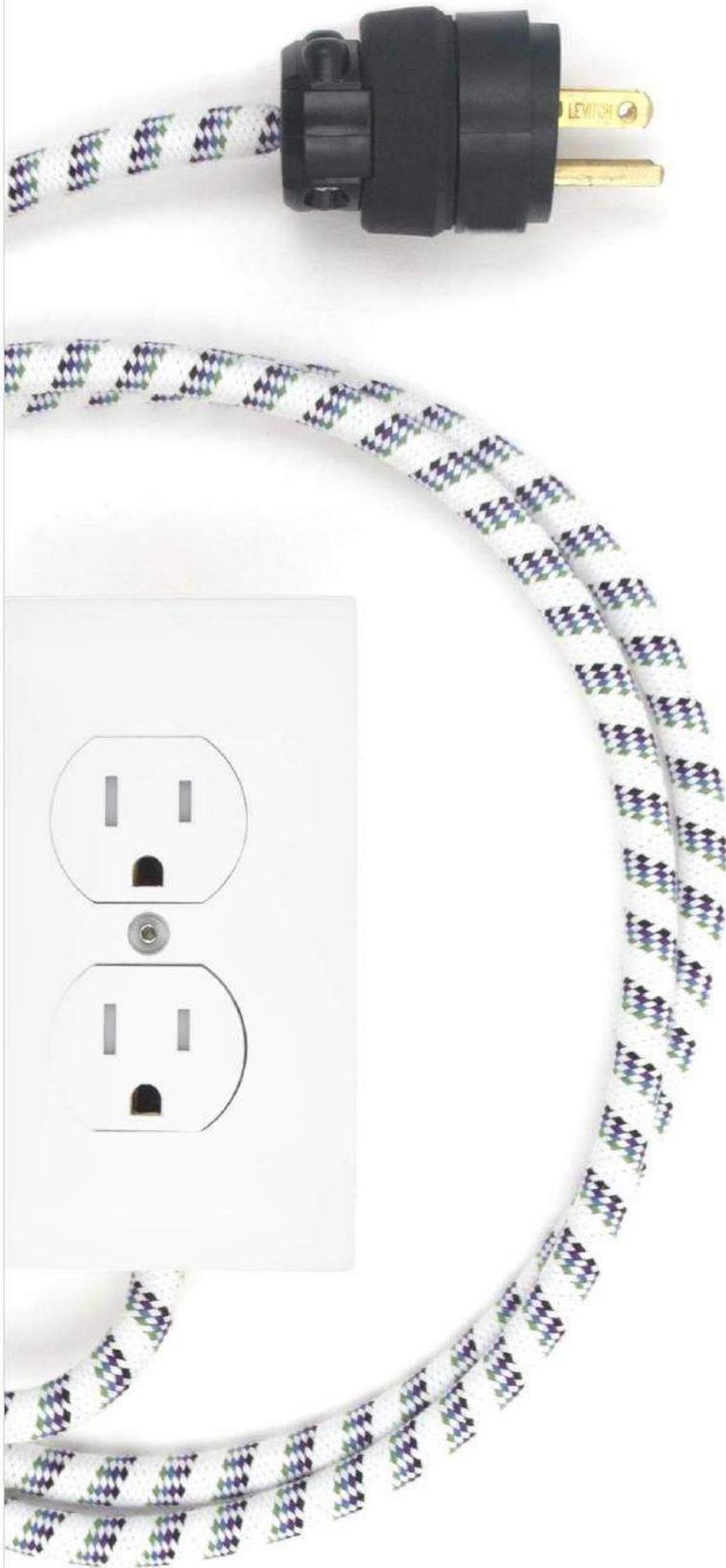
BATHROOM

STRUCTURE

MECHANICAL

the

method



From the disciplined approach of gathering information & curating, to the mixture of photos & clear narratives. The Method was founded on pure construction experience.

Designed to CONNECT you with the information to help make an informed decision & built to do one thing really well:

Drive the point home.

"Tell the story, share the knowledge & inspire action."



thank you

Thanks for choosing us for your home inspection. We appreciate your confidence in us & it was my pleasure to serve you today.

I will be your primary contact & I will do anything I can to make sure you are fully clear on my findings today.

Please feel free to contact us if you have any questions or if you need further information. We will gladly answer any questions.

Kind regards,



Todd Atisme

403-971-5408

reachme@2020mhi.com

72Seconds





Iconography

It's a snap! Here are some key terms you'll see throughout.

Sometimes we use icons or example images when it provides a more effective representation.

Hand Gestures

Non-verbal communication in a photo that packs a punch.



Attention / Repair

Heads up! This may need to be fixed very soon.



Inspected

Inspected and of an acceptable condition on this day.

Not Inspected

Conditions out of our control & or outside of our Standards Of Practice

RCMD

Recommended

RR

Repair or Replace

FE

Further Evaluation

IMP

Improve

NA

Not Applicable

LOF

Light On Fire

WTF

Why The Face?

ROOF

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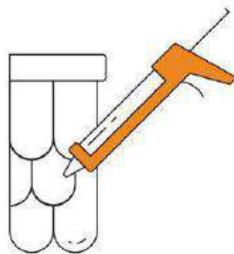
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 [BACK TO SUMMARY](#)



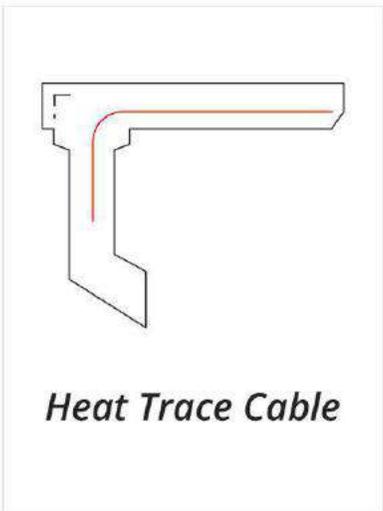
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Roof Caulking

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Heat Trace Cable



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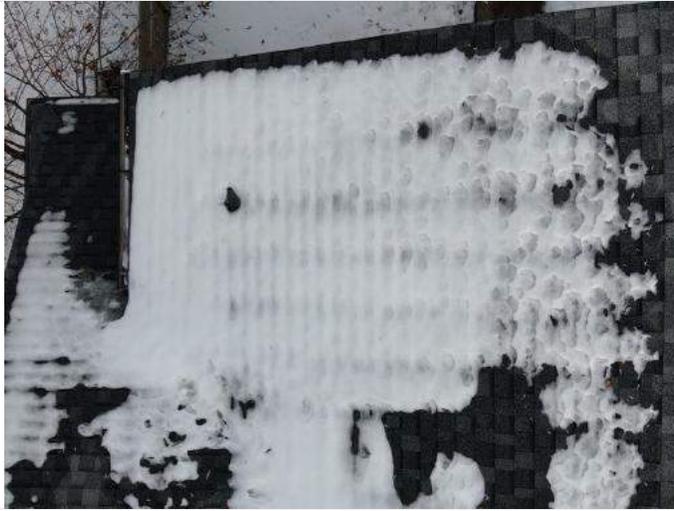
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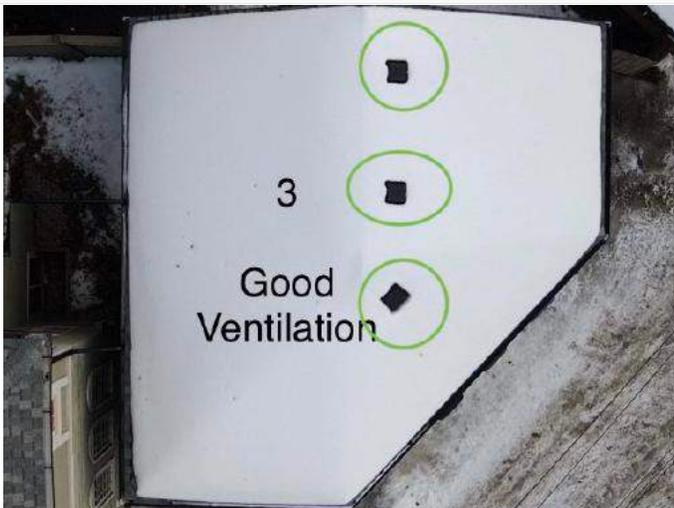


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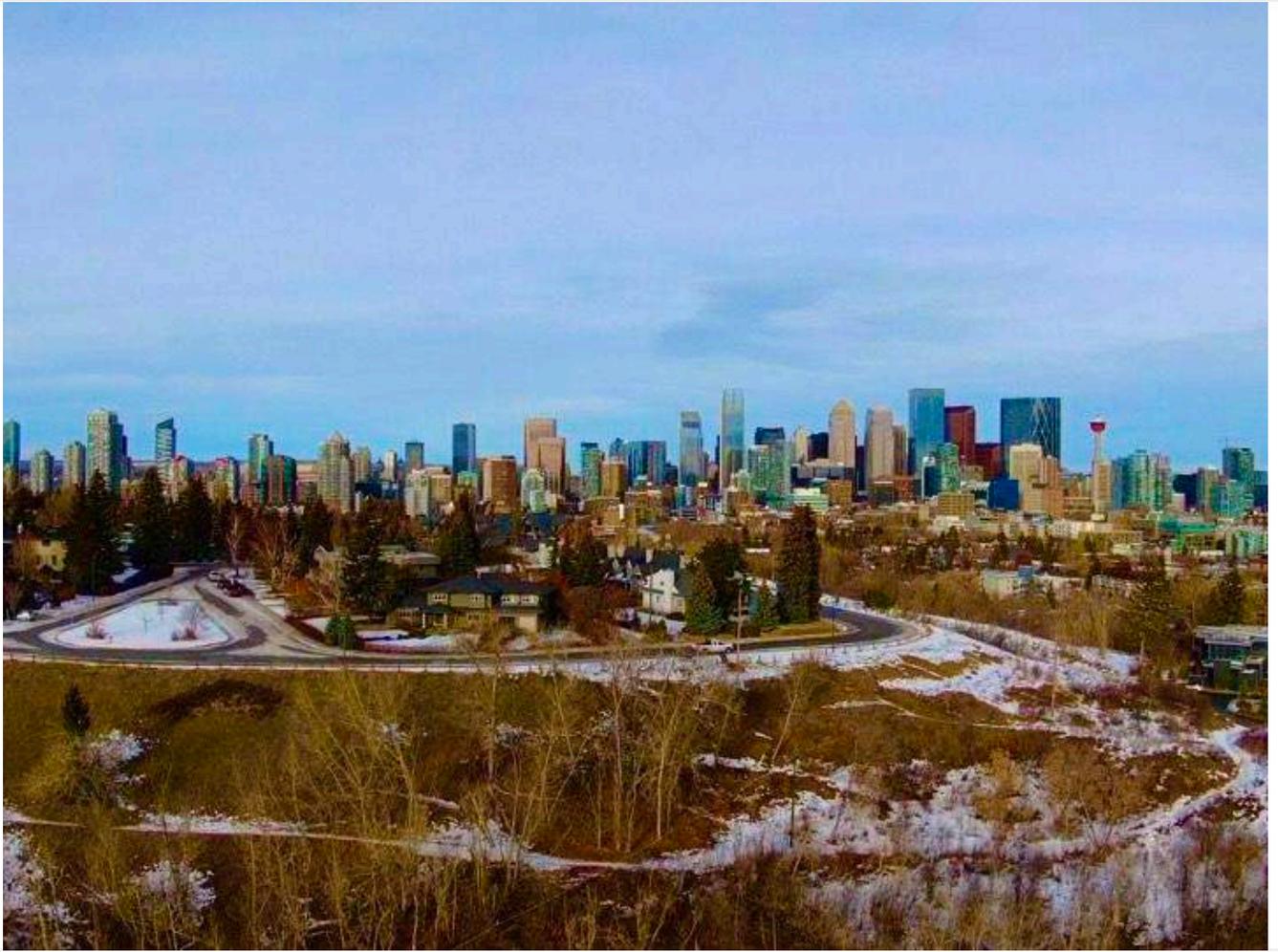
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DRONE

twenty20 Master Home Inspections



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BACK TO SUMMARY



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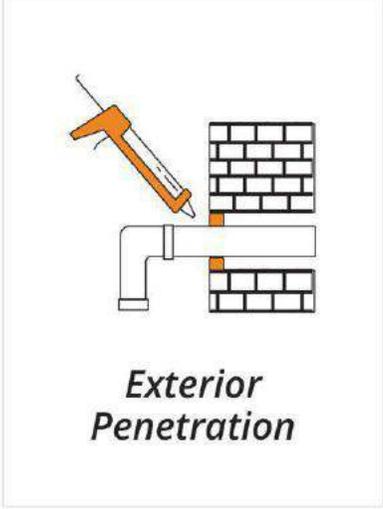
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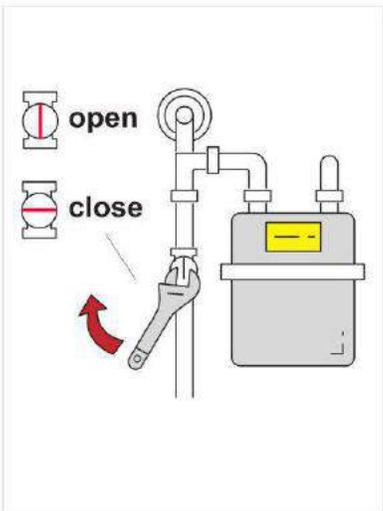
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Home Security

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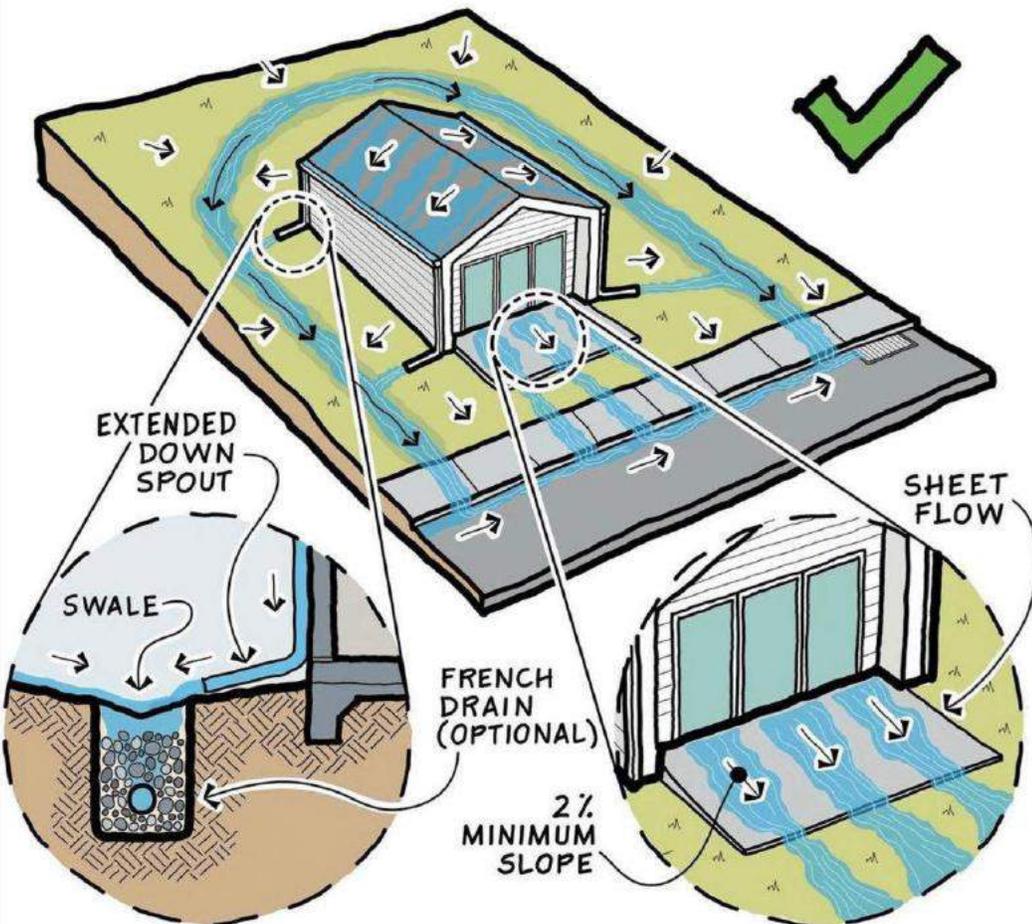
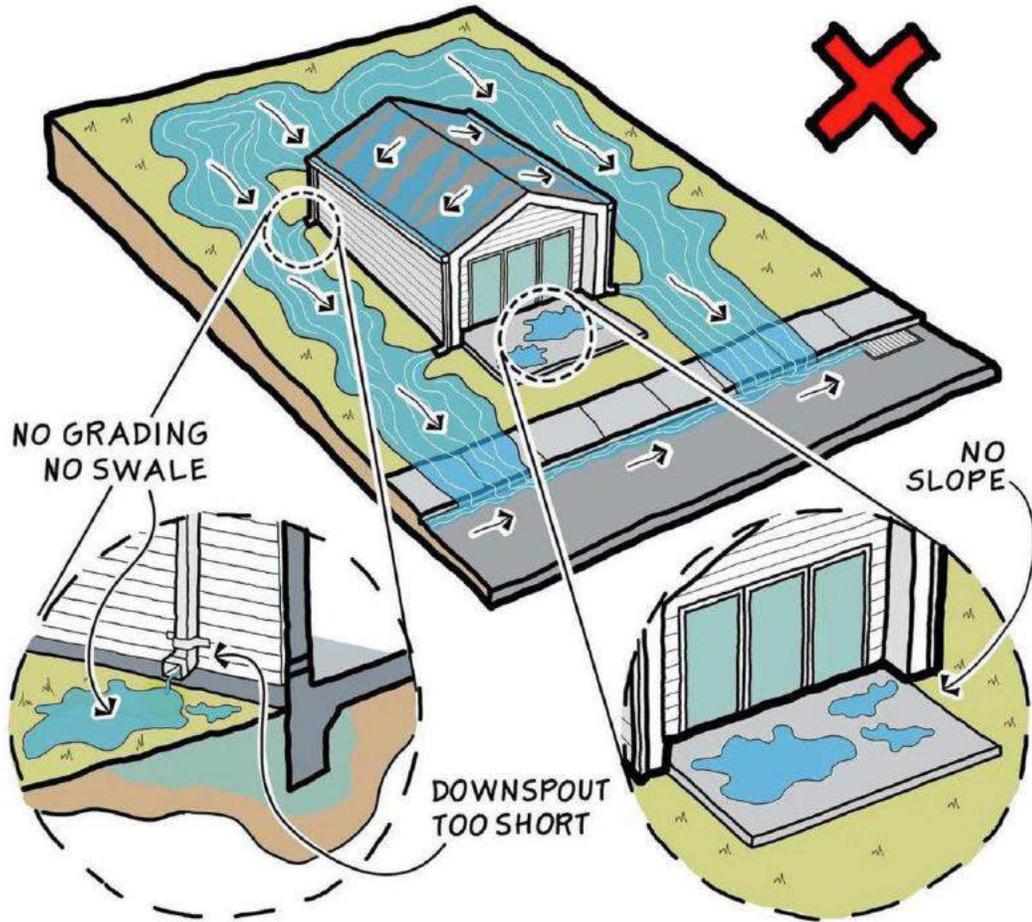
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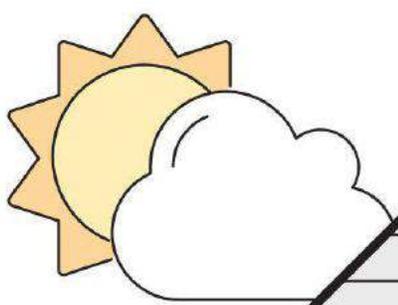
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surface drainage techniques

EXTERIOR





Exterior Monthly List

Routine maintenance is important for every home's upkeep & well-being. Check-ups on your exterior, will help prevent breakdowns, save \$ \$\$, & keep your home looking its best.

Roof & Exterior Penetrations

Examine the roof for cracking, buckling, loose or missing granules. Check flashing around plumbing vents (stacks), skylights, chimneys, furnace or hot water exhaust vents, windows & doors. Depleted sealant should be cut away & replaced.

Gutters, Downspouts & Grading

Check for loose, leaky or separating gutters. Improper drainage can lead to water in the basement or crawl space. Make sure downspouts drain away from the foundation & are clear & free of debris.

Foundation Inspect concrete flatwork, parging & foundation for signs of cracking or movement. Fill cracks with a concrete crack filler to prevent moisture intrusion. When weather permits, powerwash flat works & seal with the proper product.

"There's birth, there's death & in between there's maintenance."

G

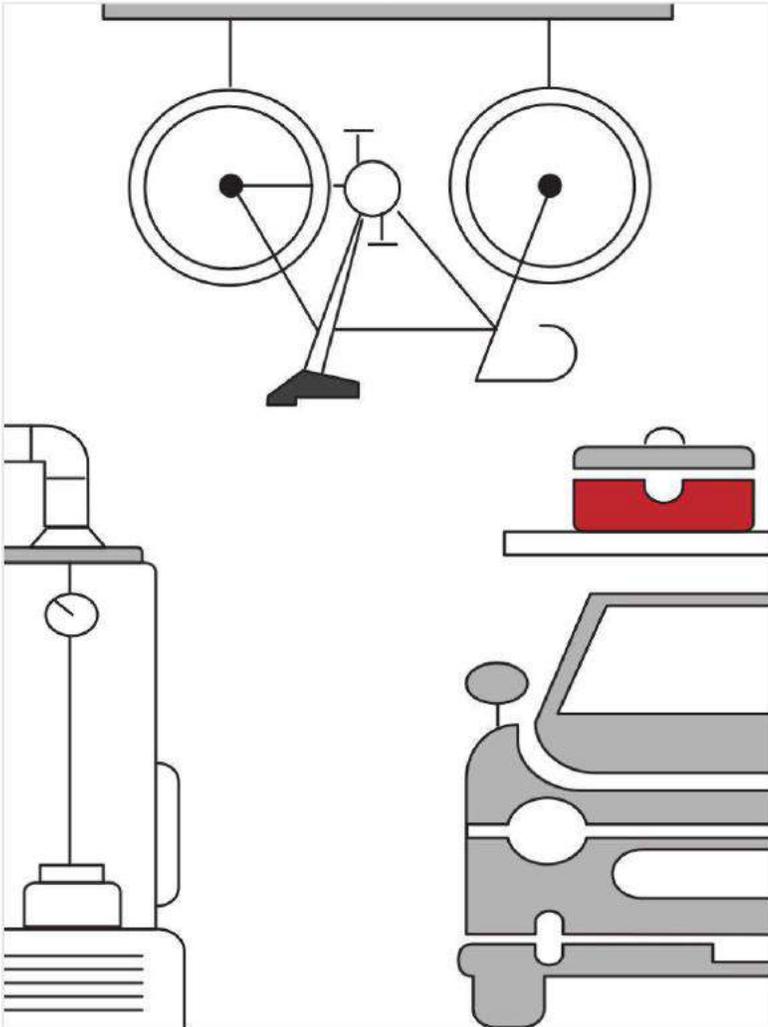
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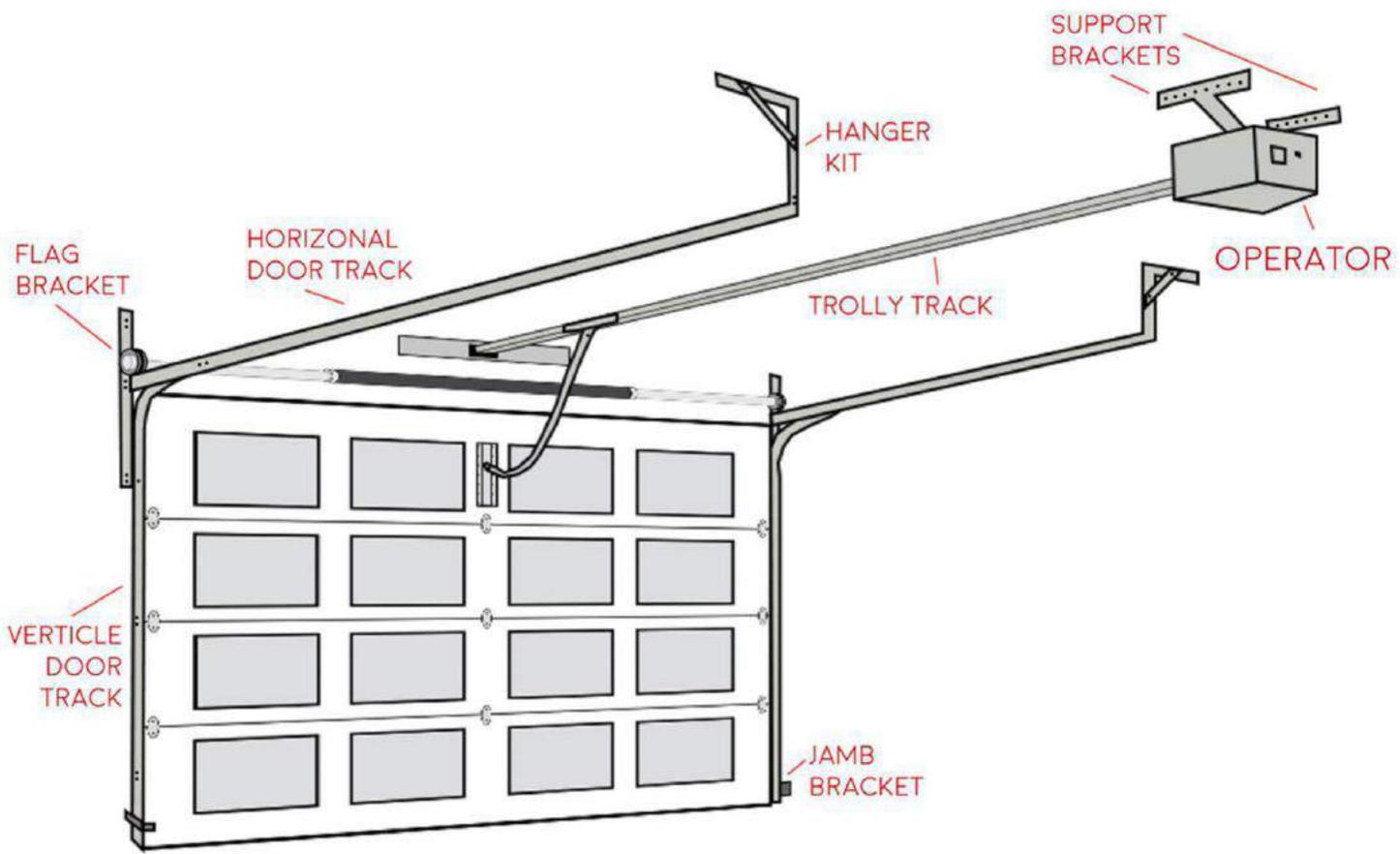
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Garage Door Spring Example



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Thermal Info

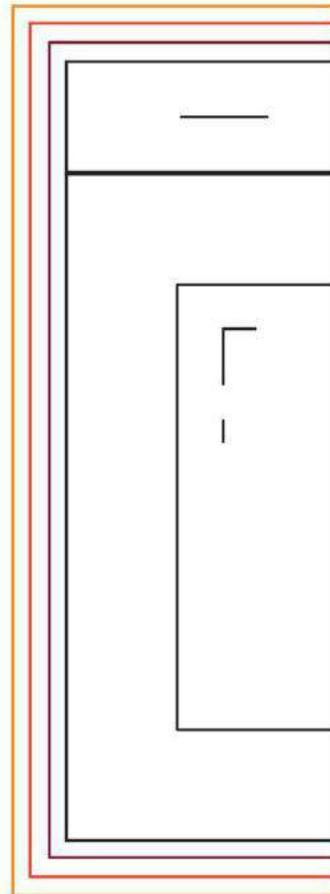
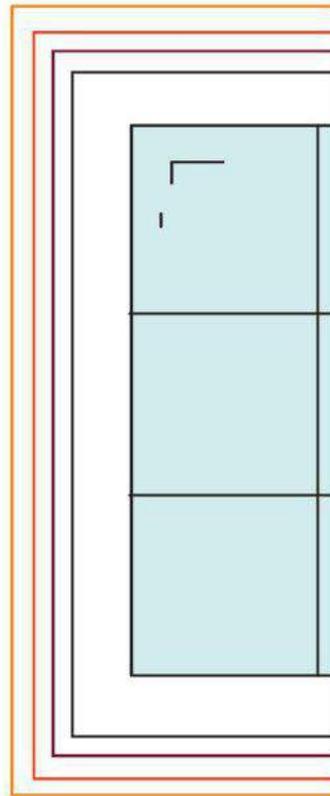
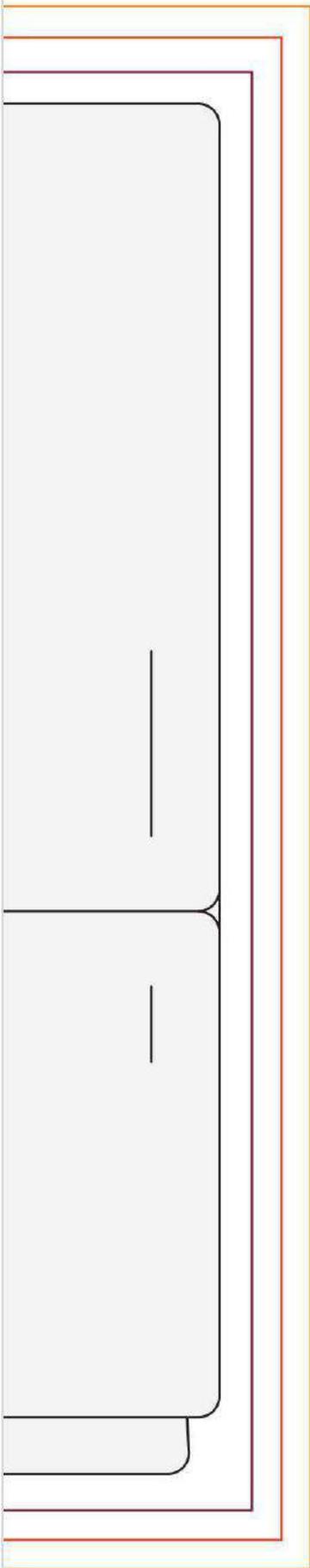
Thermal imaging may scan the state of the environment inside & outside the home at the time of the inspection.

Please remember that this technology has its limitations & cannot predict past or future conditions of the dwelling.

A thermal camera is a device that detects infrared energy (heat) and converts it into a visual image. They don't work like regular cameras.

Regular cameras and the human eye both work on the same basic principle: visible light energy hits something, bounces off it, a detector receives the reflected light, and then turns it into an image.

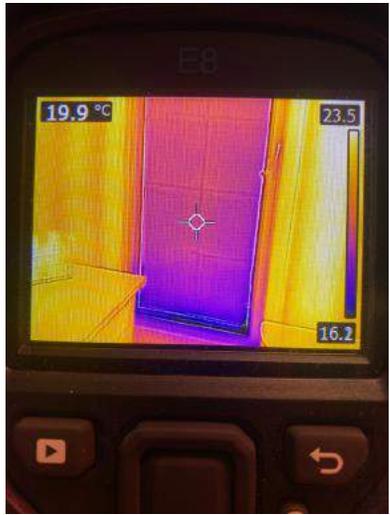
Thermal imagers make pictures from heat, not visible light.





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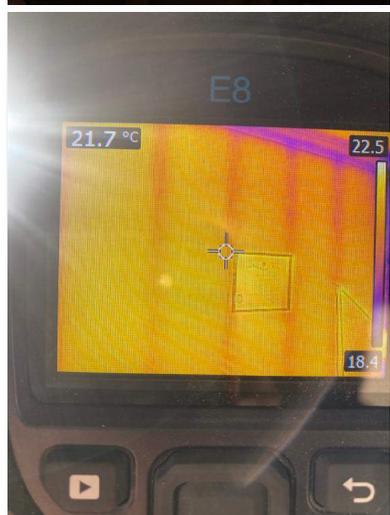
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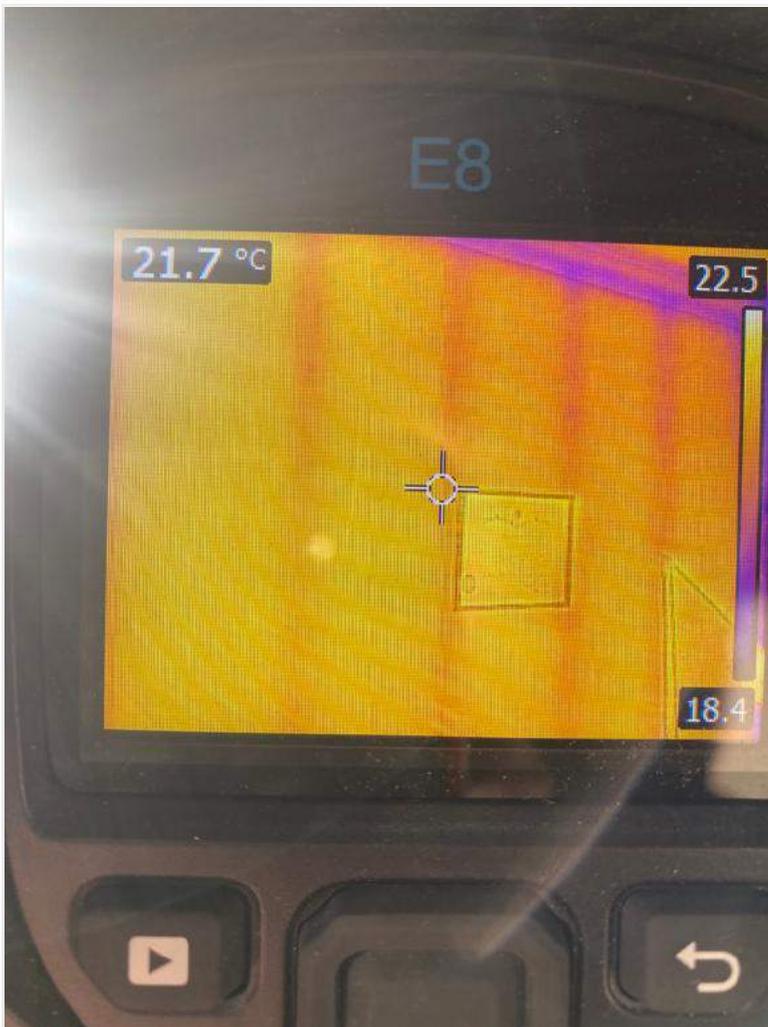
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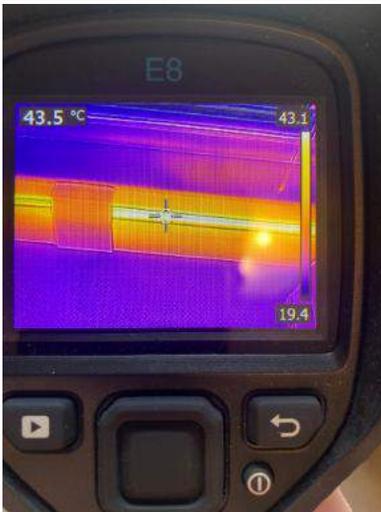
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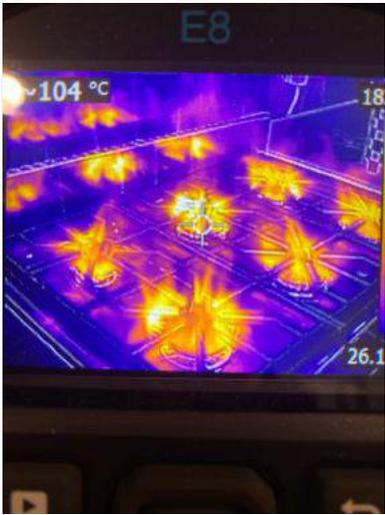
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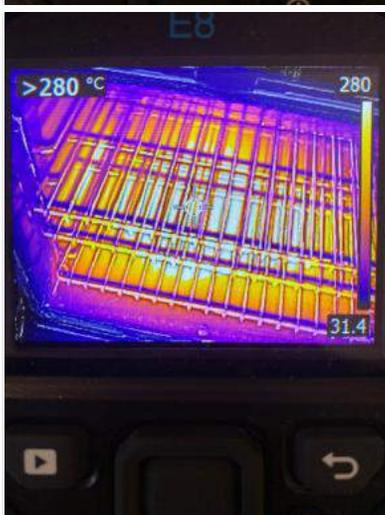


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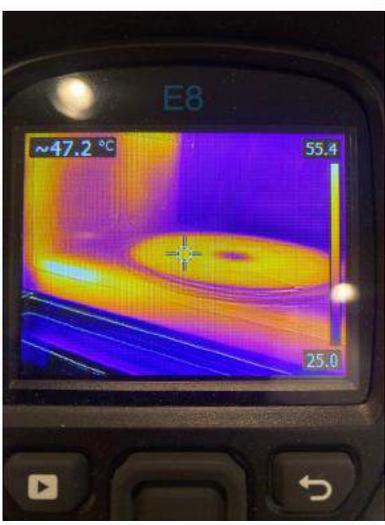
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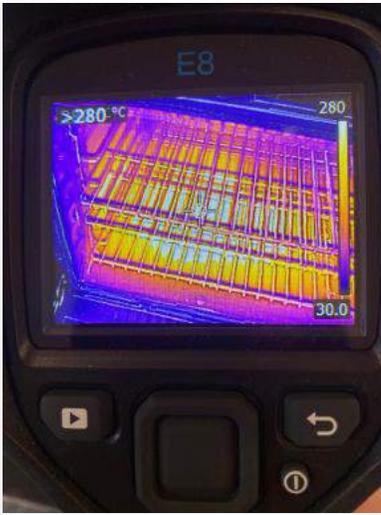
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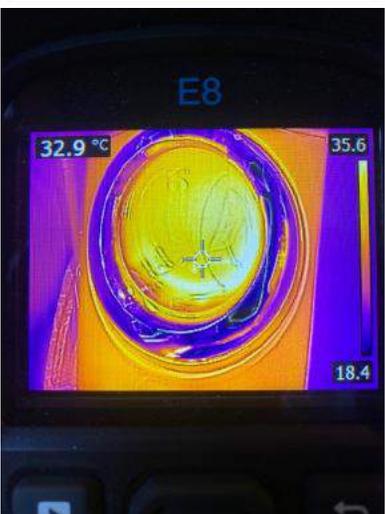
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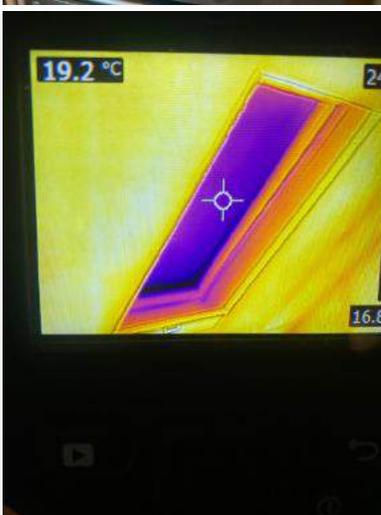
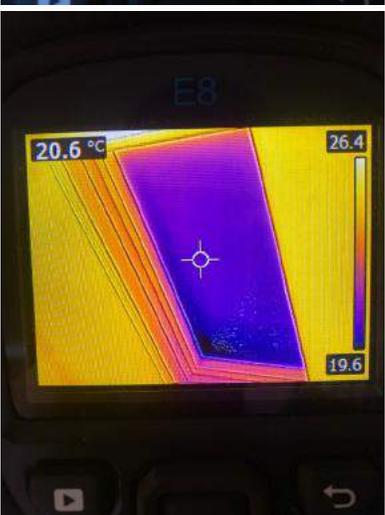
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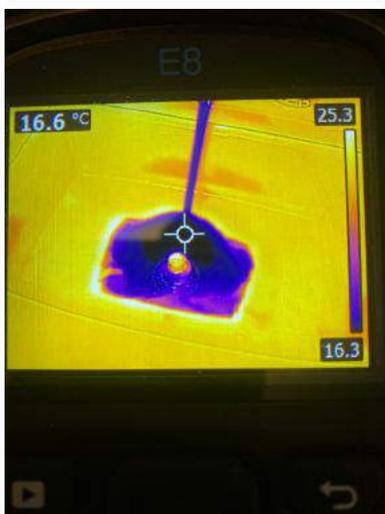
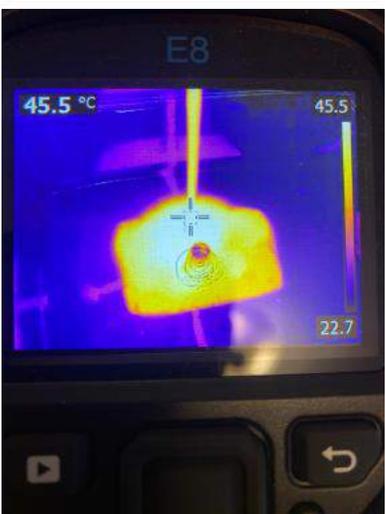
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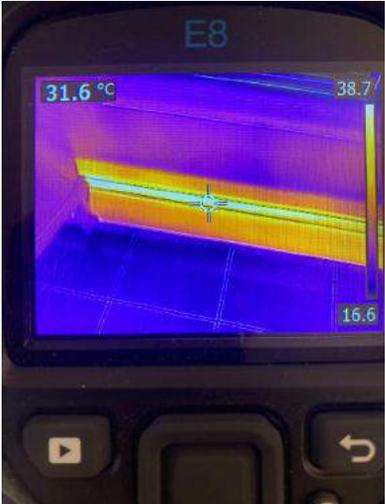
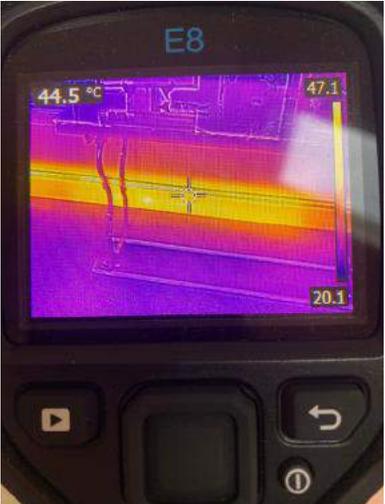
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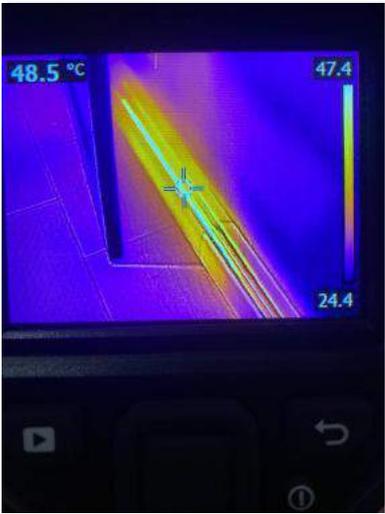
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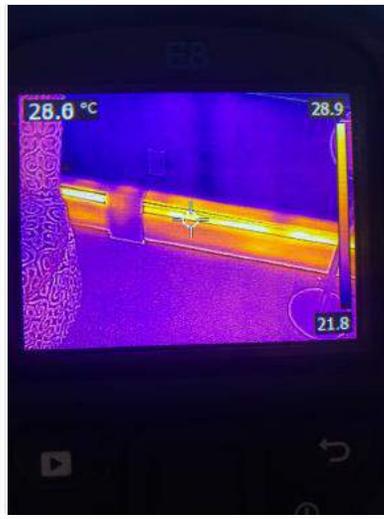
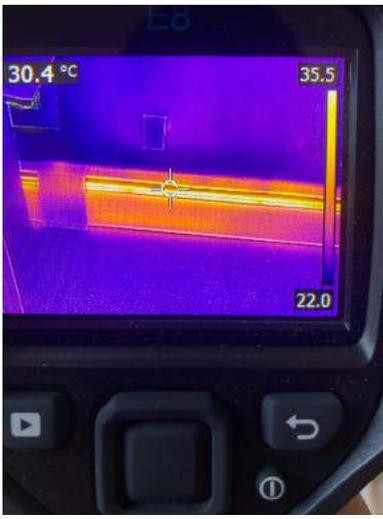
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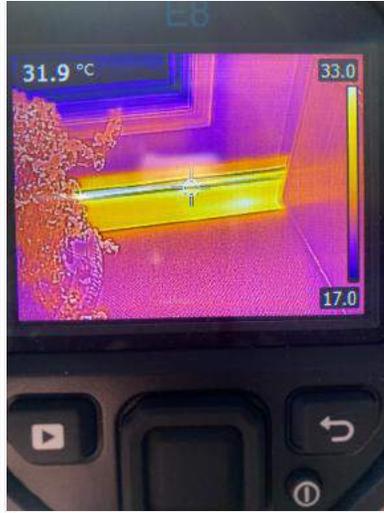
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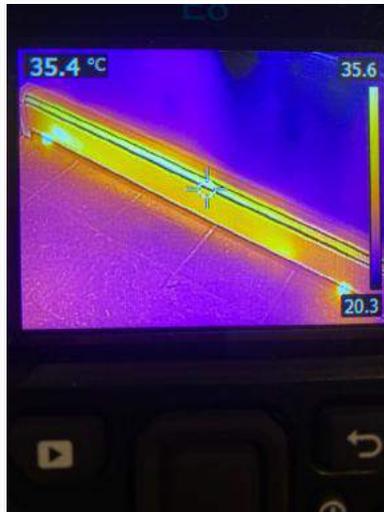
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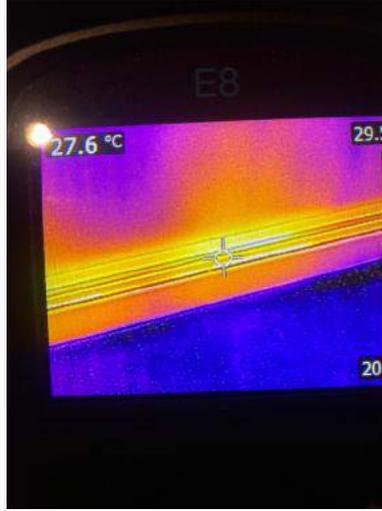


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Thermal scan example of Basement baseboard heaters.



Following images are of cold spots seen through the home. This is common to see in older homes. Minimal temperature difference was observed in some areas where other areas were on exterior walls where it's hard to insulate.

Monitor these areas for changing conditions.

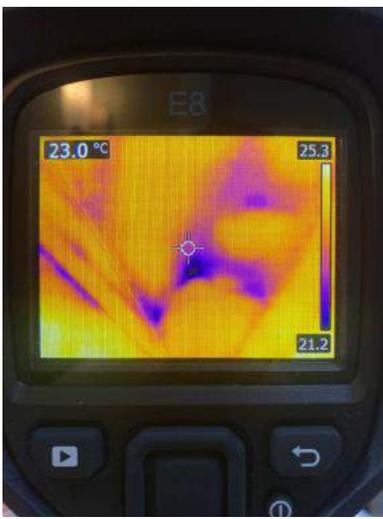
Next to fireplace



Following images are of cold spots seen through the home. This is common to see in older homes. Minimal temperature difference was observed in some areas where other areas were on exterior walls where it's hard to insulate.

Monitor these areas for changing conditions.

Living room.



Following images are of cold spots seen through the home. This is common to see in older homes. Minimal temperature difference was observed in some areas where other areas were on exterior walls where it's hard to insulate.

Monitor these areas for changing conditions.

Master bedroom



Following images are of cold spots seen through the home. This is common to see in older homes. Minimal temperature difference was observed in some areas where other areas were on exterior walls where it's hard to insulate.

Monitor these areas for changing conditions.

Master bedroom



Following images are of cold spots seen through the home. This is common to see in older homes. Minimal temperature difference was observed in some areas where other areas were on exterior walls where it's hard to insulate.

Monitor these areas for changing conditions.

Loft



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Monitor these areas for changing conditions.

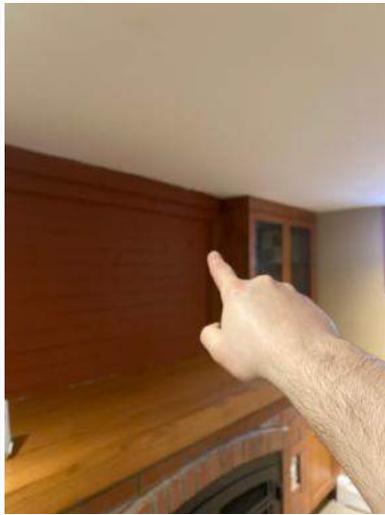
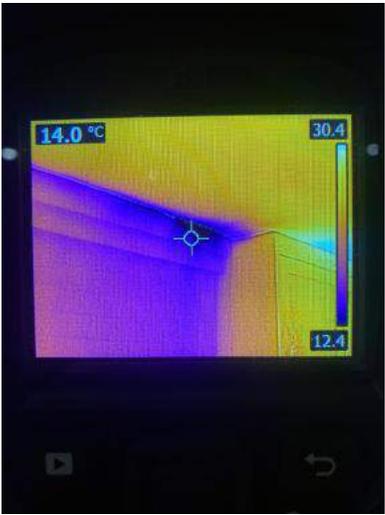
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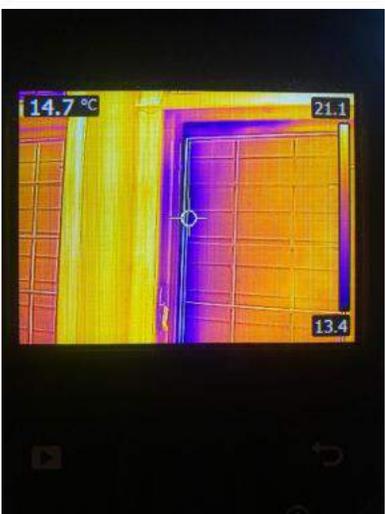
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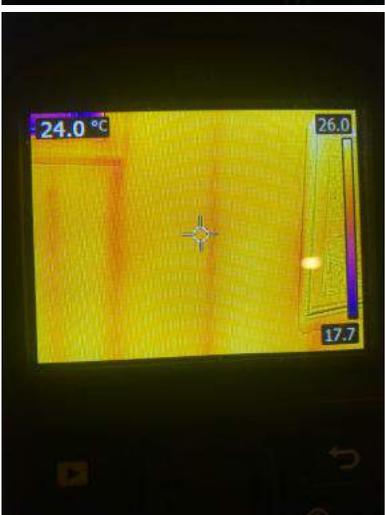


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Basement fireplace

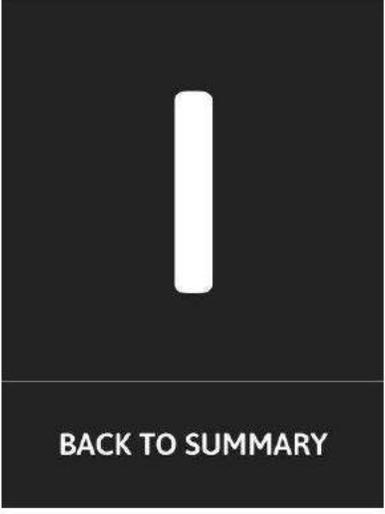


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Interior Monthly List

Smoke Detectors & Monoxide

Test to make sure they work in the event of a fire. Replace batteries upon possession & every year.

Sliding Doors & Windows

Clean tracks & make sure drain holes are open to reduce the risk of water damage in the home. Check for tears in door weather gasket & ensure a good tight seal all the way around.

All Drains & Toilets

Check that there is water in traps to prevent sewer odors from entering the home.

Bathroom Exhaust Fan

Clean grill to ensure good air flow & decrease moisture in the air.

Ground Fault Circuit Interrupters

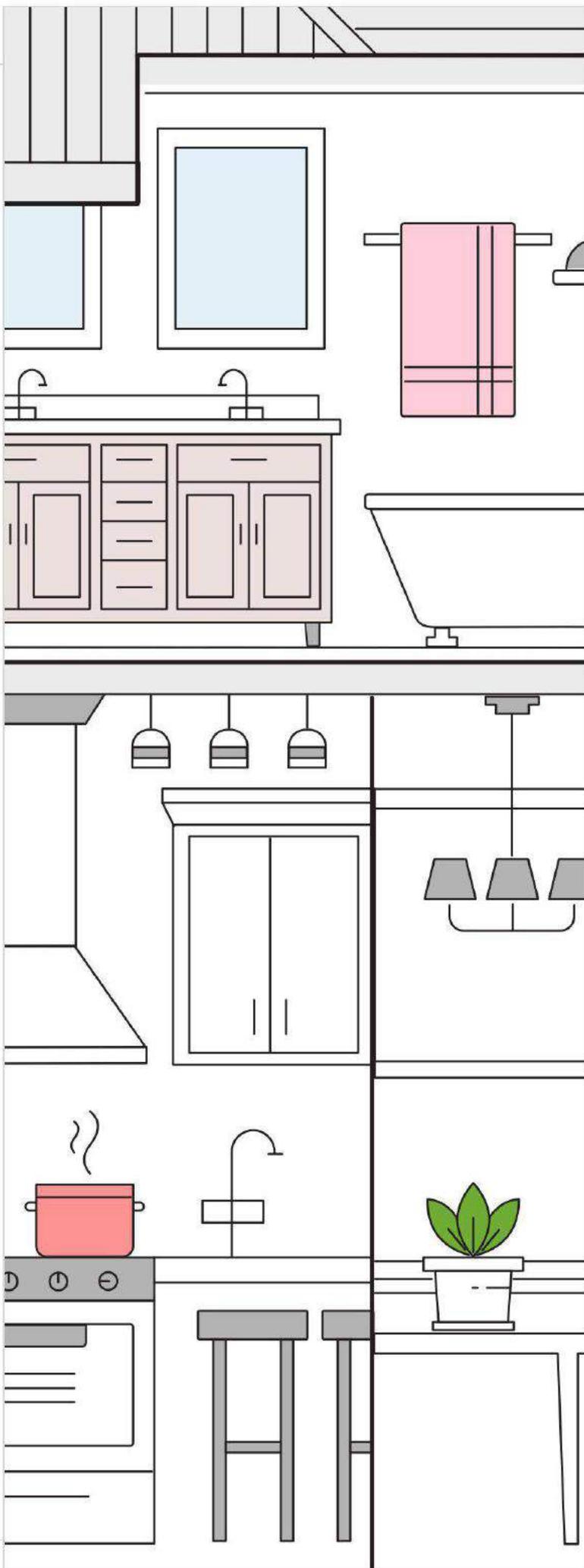
Test to make sure they work if there is an electrical problem.

Bathtub & Shower Enclosures

Check caulking & grout to prevent concealed water damage

Attic Check for evidence of pests and roof leaks to prevent infestations and water damage

Range Hood Filters Clean to maintain efficiency & minimize the risk of grease fires. Clean under all kitchen & laundry appliances.





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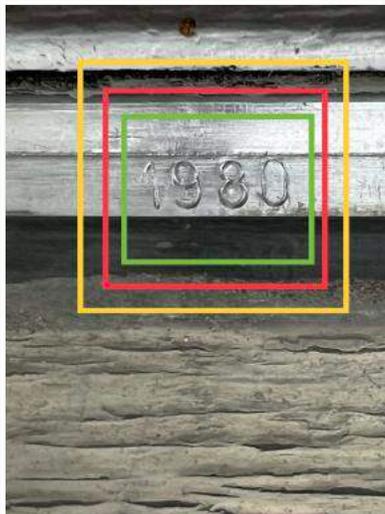
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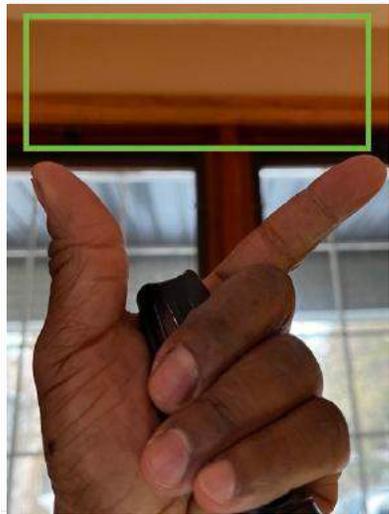
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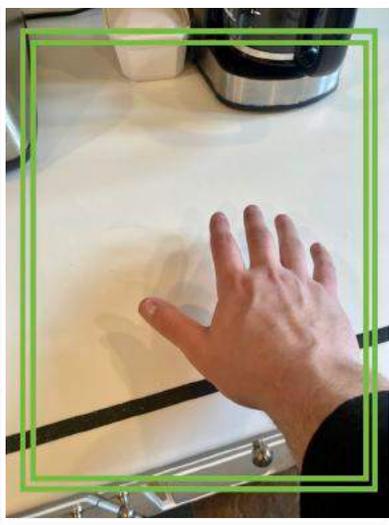


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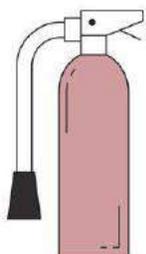
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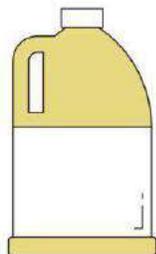


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Fire Extinguishers



Cleaning Solution

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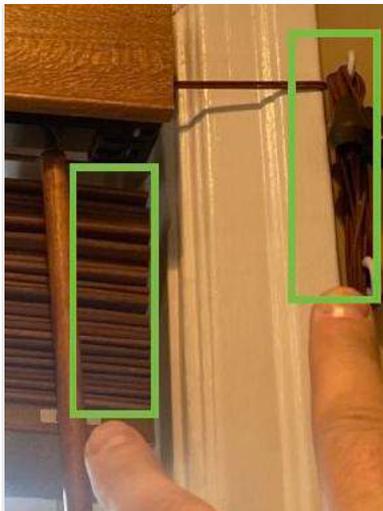
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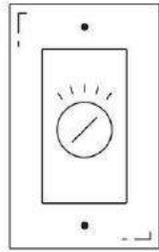


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*Bathroom
Timer Switch*

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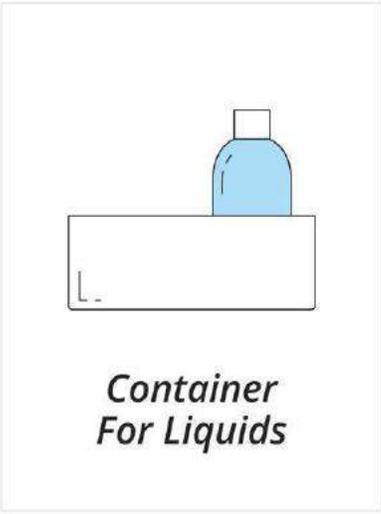
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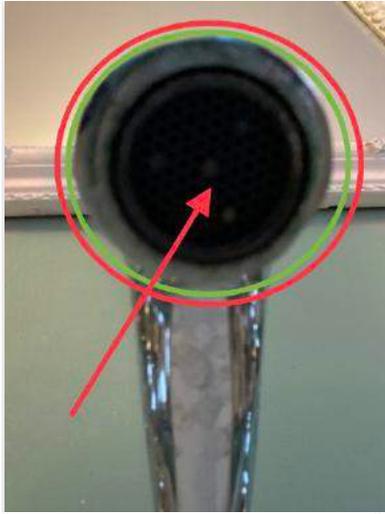
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Bathroom Tips

Turn on all the faucets. Sink, shower, tub & flush the toilet. Do they work? How's the water pressure? Any leaks? Being buddies with a solid plumber has its benefits.

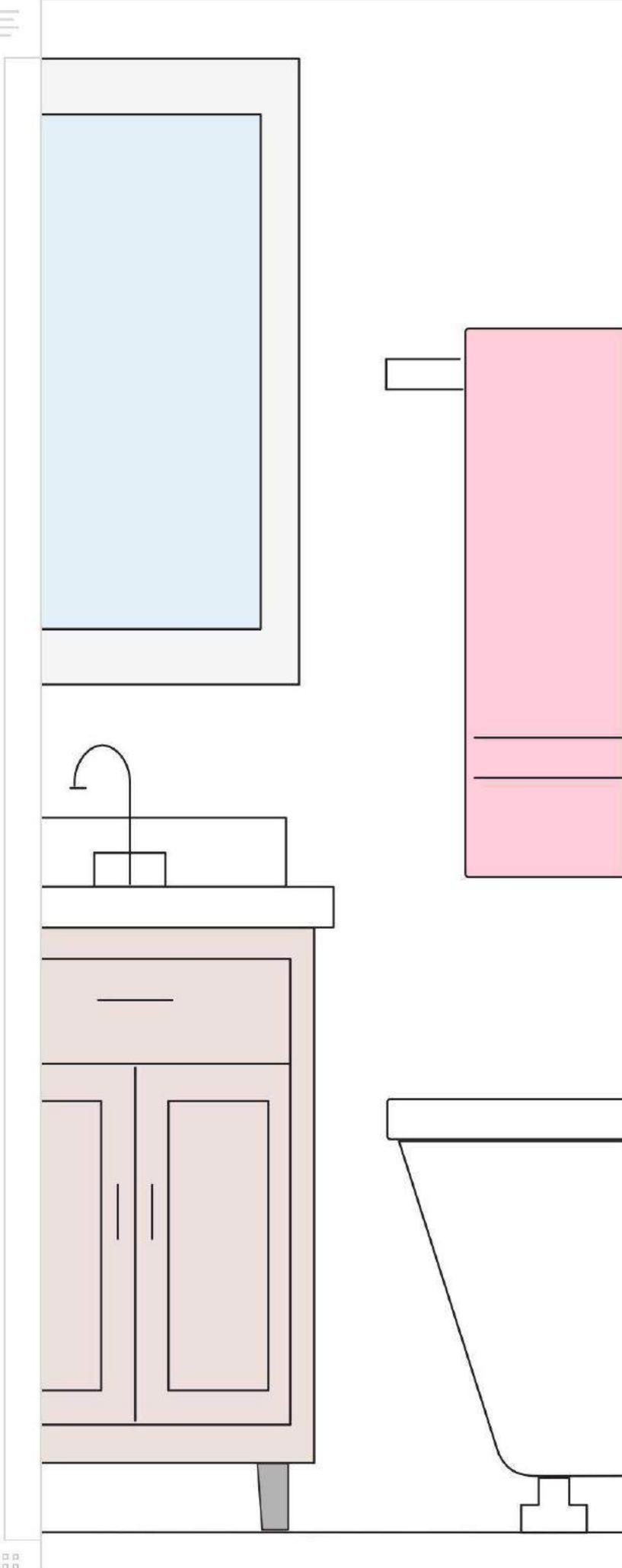
Let the water run for a while to make sure the hot water stays hot.

Flush the toilet. Check for leaks. Take a seat & make sure it's sturdy! And make sure the drainage isn't sluggish. If the toilet is a little more than loose we don't advise just tightening it down. It is highly recommended to replace the wax ring.

Does your toilet sound like it's filling up every now & then? You might need to change the flapper. No need to call the plumber you befriended, just hop on youtube. It's pretty straightforward.

Examine the visible pipes and p-traps for leaks & rust. That stuff under your sink. Mouth wash, nail polish remover etc. Sometimes these leak. Keep your leakables in tupperware.

Check the shower & the bathroom ceiling for mildew. You can help mitigate this by running your bathroom fans for a minimum of 30 minutes and wiping down the tile or glass after every shower.





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Structural Info

It is not possible to accurately determine the extent of past conditions or to predict future concerns.

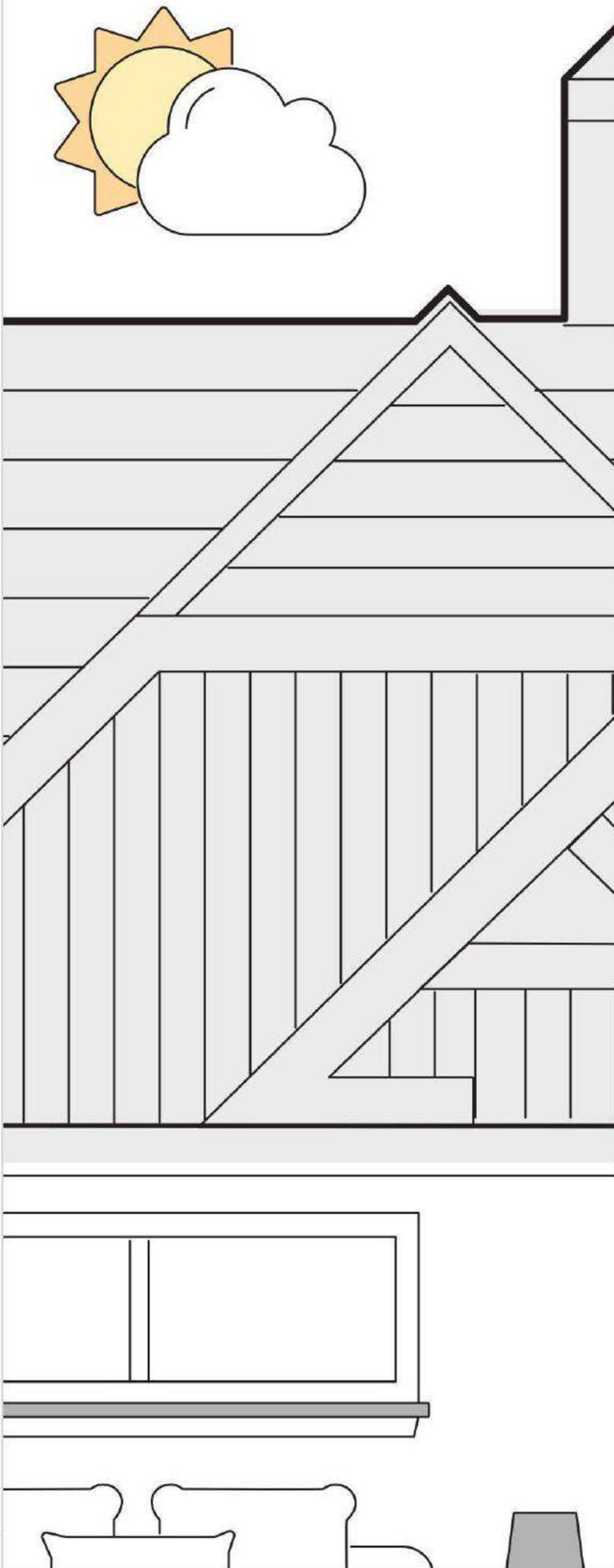
We inspect the structural components including the foundation & framing by seeking a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist.

Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Furniture and/or storage restricted access to some structural components.

Structural components concealed behind finished surfaces could not be inspected.

Please see the Mechanical section for pictures



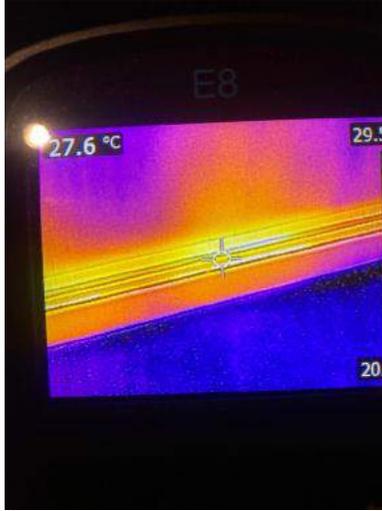
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BACK TO SUMMARY



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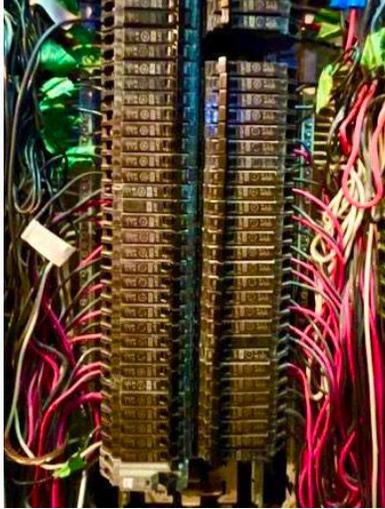
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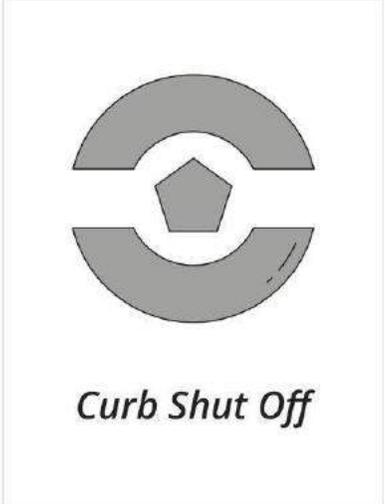
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Curb Shut Off



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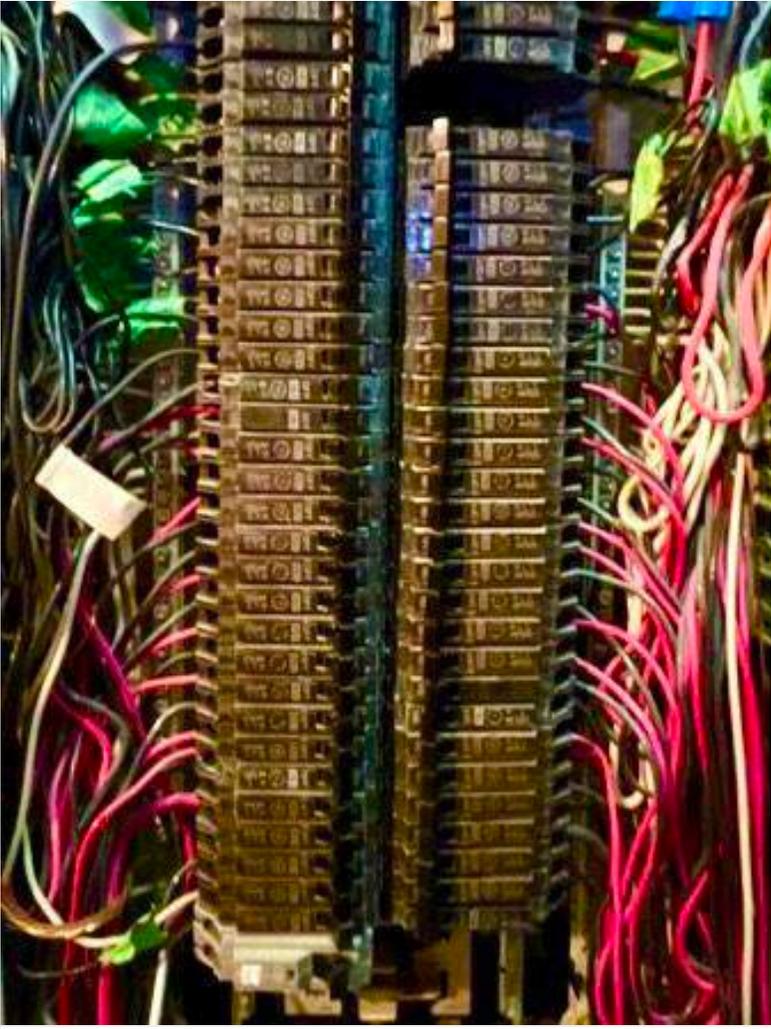
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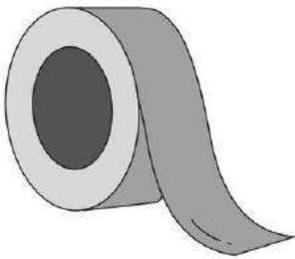
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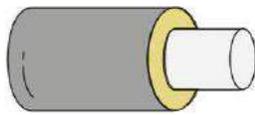


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Duct Tin Tape

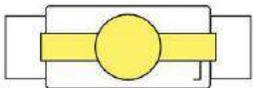


Pipe Insulation

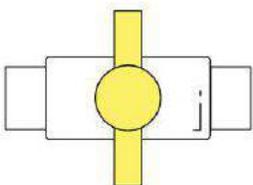
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Open



Closed



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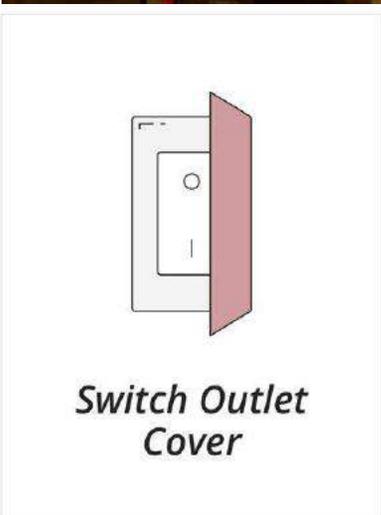
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Switch Outlet Cover

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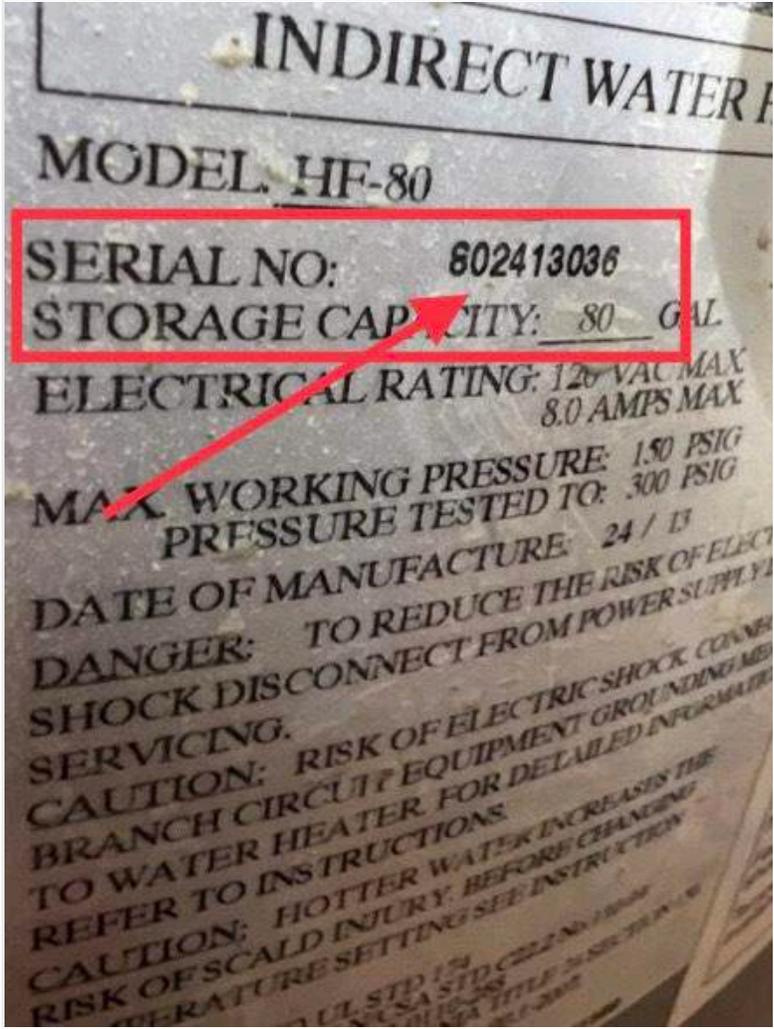
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Mechanical Tips

The mechanical room is very similar to the human body.

Electrical is kind of like your vascular system. The heating & ventilation system is like your lungs. We all know what the plumbing is like. The heart & the brain are you. The heart & brains are you.

A few suggestions:

Change your filters regularly.

Furnace, humidifier, water, HRV or whatever it may be. This will vary for everyone. If you have animals or kids you might have to change them more often than a single individual.

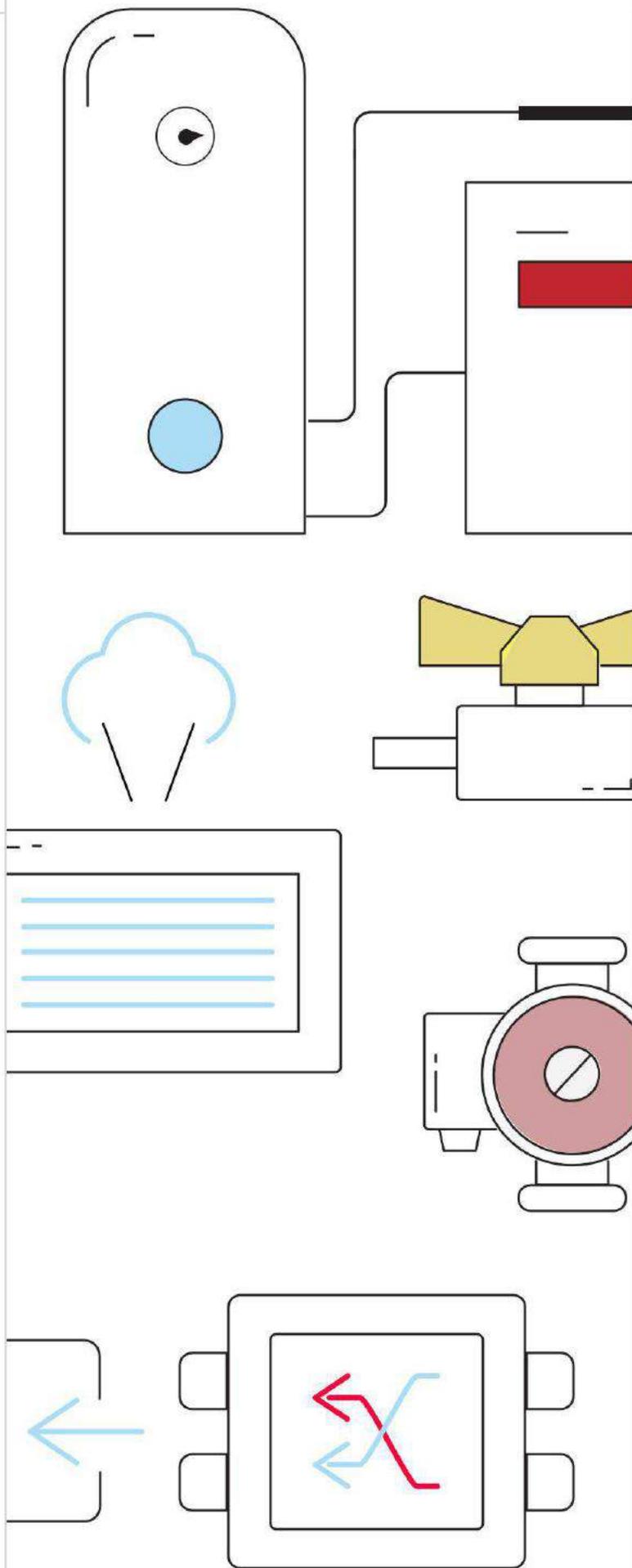
Keep your engine clean!

The mechanical room is also like your car engine. It should be spotless. Dust can cause havoc on your furnace mother panel or inducer motor. When it's clean it's also easier for you to spot something wrong. Pretty please DO NOT use this room as a storage room.

Re-label shut off valves with large writing on bright laminated cards.

If you vacation a lot or the in-laws come to stay then everyone will know exactly how to shut an appliance down should a situation arise.

"Nothing will work unless you do."



Roof

Inspection Limitations

Roof Material

Roof Condition

Skylights

Height

Asphalt Shingle

Inspected; Improvement Suggested

Present

Exterior

Inspection Limitations

Window Glaze

Flashing

Basement Windows

Exterior Cladding

Perimeter Grading

No Limitations

Double Glaze

Present

Present

Wood

Improvement Suggested

Attic

Inspection Limitations

Insulation Type

Approximate R-Value

No Access Seen

No Access

No Access

Structural

Foundation Type

Structure Type

Roof Structure

Concrete

Dimensional Lumber

Truss



Electricity

Wiring Material

Copper

Electrical Entry

Overhead

Class

See Photo

Plugs & Switches

Tested

Electrical Panel

150 Amp

Additional Panel(s)

Not Present

Ground Wire

Undetermined

HVAC

Heat System

Radiant

Air Conditioning

Not Present

Additional Heat Source

Not Present

Fireplace Type

Wood-Burning

Plumbing

Water Supply

Public / Municipal

Hot Water Supply

Hot Water Fuel Type

Water Line Material

PEX

Sewer Line Material

ABS - Cast Iron

Backwater Valve

Not Present

Main Drain / Cleanout

Present

Sump Pump

Not Present

Waste Lift Station

Not Present

Water Main Location

Basement