

SENIOR HOME SAFETY

Home Safety Assessment Report

SAMPLE REPORT — FOR ILLUSTRATION ONLY

Prepared for: Margaret Chen

Address: 142 Maple Ridge Drive SW, Calgary, AB T3E 4R7

Assessment Date: April 28, 2026

Assessor: Carl Christie, SHSS — Senior Home Safety Specialist

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1. Executive Summary

This report presents the findings of a comprehensive home safety assessment conducted on April 28, 2026, at 142 Maple Ridge Drive SW, Calgary. The assessment was requested by Sarah Chen on behalf of her mother, Margaret Chen (age 78), following a fall in the bathroom three months prior. Margaret uses a four-wheeled walker for mobility and was diagnosed with early-stage Alzheimer's disease approximately six months ago.

Total Findings	HIGH	MEDIUM	LOW
32	14	14	4

Top 5 Priority Actions:

1. Install grab bars at toilet and bathtub (Bathroom)
2. Add stove auto-shutoff device (Kitchen / Dementia)
3. Install handrail on left side of front steps (Entrance)
4. Install secondary lock with alert system on front door (Dementia)
5. Install gate or barrier at basement stairs (Dementia / Stairs)

Estimated total cost to address all HIGH priority findings: **\$3,200 to \$5,100**. Estimated total cost to address all findings: **\$6,800 to \$11,400**. Several findings qualify for provincial and federal funding programs, as detailed in Section 7.

2. Client Profile

Occupant	Margaret Chen, age 78
Address	142 Maple Ridge Drive SW, Calgary, AB T3E 4R7
Home Type	Single-story bungalow with basement, approx. 2,000 sq ft total (1,200 main floor, 800 basement). Built 1974.
Living Situation	Lives alone. Daughter Sarah Chen is primary caregiver (20-minute drive).
Mobility	Uses a four-wheeled walker (rollator) full-time indoors and outdoors. Mild balance impairment. One fall in bathroom (January 2026).
Cognitive Status	Diagnosed with early-stage Alzheimer's disease (October 2025). Occasional disorientation, especially at night. Has left stove on unattended twice. Front door found unlocked and open once.
Current Aids	Four-wheeled walker (rollator), raised toilet seat (self-purchased, not properly fitted).
Reason for Assessment	Fall in bathroom (January 2026). Family concerned about cognitive decline and ability to remain safely at home.
Assessment Requested By	Sarah Chen (daughter)

3. Site-Measured Floor Plan

The floor plan below was produced from on-site laser measurements taken during the assessment visit. Room dimensions were captured using a Bosch GLM 50-27 CG professional laser distance measurer. Red numbered markers indicate the location of findings documented in this report. Refer to Section 4 for the full description and recommendation for each finding.

Main Floor Plan — 142 Maple Ridge Drive SW

On-site laser measurements captured April 28, 2026 | Scale approximate | Red markers indicate findings

KITCHEN 18' x 12'	LIVING ROOM 18' x 18'	MASTER BEDROOM 12' x 12'
HALLWAY / BATH	SECOND BEDROOM 12' x 6'	HALL 10' x 6'
LAUNDRY 8' x 6'	ENTRY	BATHROOM 12' x 6'

HAZARD LEGEND

- 1** Front steps: no handrail (left) **2** Stove: no auto-shutoff **3** Kitchen floor curling
- 4** No grab bars at toilet/tub **5** Tub: step-over entry **6** Hallway: no nightlight
- 7** Loose area rug **8** Dresser clearance 62 cm **9** Front door: no alert system
- 10** Basement stairs: no gate **11** Extension cord across path **12** Dryer vent lint buildup

4. Assessment Findings by Category

Each finding is classified by priority: **HIGH** (immediate safety risk), **MEDIUM** (should be addressed within 6 months), or **LOW** (recommended improvement, address within 12 months).

4.1 Entrances and Exterior

#	Finding	Priority	Recommendation	Est. Cost
1	Front steps: no handrail on left side	HIGH	Install second handrail on left side of front steps, extending full length plus 12 inches beyond top and bottom steps.	\$400–600
2	Front door threshold: 2 cm raised lip creates trip hazard for walker	MEDIUM	Install beveled threshold ramp or replace threshold with flush profile.	\$80–150
3	Exterior pathway: concrete displacement of 1.5 cm at two joints	MEDIUM	Grind or shim displaced concrete to eliminate trip points. Mark with contrasting paint if grinding is deferred.	\$150–300
4	Exterior lighting: single 40W bulb at front door. Pathway unlit after dark.	HIGH	Install motion-activated LED pathway lights (minimum 3) and upgrade front door fixture to 100W-equivalent LED.	\$200–400

4.2 Bathroom Safety

#	Finding	Priority	Recommendation	Est. Cost
5	No grab bars at toilet or bathtub. Occupant uses towel rack for support (not load-rated).	HIGH	Install load-rated grab bars: one beside toilet, one inside tub (horizontal), one at tub entry (vertical). Wall blocking may be required.	\$300–600
6	Bathtub requires 18-inch step-over entry. No transfer bench or non-slip surface.	HIGH	Install transfer bench and non-slip strips inside tub. Long-term: consider tub-to-shower conversion with zero-threshold entry.	\$150–400
7	Bath mat not secured. Slides on tile floor when stepped on.	MEDIUM	Replace with suction-cup bath mat or adhesive non-slip strips on tile floor adjacent to tub.	\$20–40
8	Hot water temperature not limited. Measured at 140F (60C) at bathroom faucet.	MEDIUM	Reduce hot water tank thermostat to 120F (49C) or install anti-scald valve at bathroom faucet.	\$20–80

4.3 Lighting and Electrical

#	Finding	Priority	Recommendation	Est. Cost
9	Hallway between bedroom and bathroom has no nightlight. Route is taken multiple times per night.	HIGH	Install motion-activated LED nightlights in hallway, bathroom entrance, and bedroom (minimum 3 units).	\$30–60
10	Kitchen under-cabinet lighting absent. Counter workspace is shadowed.	MEDIUM	Install LED under-cabinet light strips. Battery-operated adhesive strips are a low-cost option.	\$30–80
11	Light switches are standard toggle, not illuminated. Difficult to locate in the dark.	LOW	Replace switches on primary routes (bedroom, hallway, bathroom) with illuminated or glow-in-dark switch plates.	\$30–60

4.4 Flooring and Trip Hazards

#	Finding	Priority	Recommendation	Est. Cost
12	Loose area rug (3x5 ft) in living room. No non-slip backing. Edges curl upward.	HIGH	Remove rug entirely or secure with heavy-duty non-slip rug pad and carpet tape on all edges.	\$0–40
13	Carpet-to-hardwood transition strip raised 8 mm in hallway.	MEDIUM	Replace with flush or beveled transition strip rated for walker/wheelchair traffic.	\$40–80
14	Extension cord runs across hallway from living room to bedroom.	HIGH	Reroute cord along baseboard with cord covers, or install additional outlet to eliminate cord crossing.	\$40–200
15	Kitchen linoleum curling at edge near refrigerator. 3 cm exposed gap.	MEDIUM	Re-adhere linoleum edge with flooring adhesive. If floor is worn, consider full replacement with non-slip vinyl.	\$30–800

4.5 Bedroom and Living Spaces

#	Finding	Priority	Recommendation	Est. Cost
16	Bed height is 42 cm (16.5 in). Standard for safe transfer with walker is 48–55 cm (19–22 in).	MEDIUM	Install bed risers to raise bed height to 50 cm (20 in) or replace frame with adjustable-height model.	\$20–80
17	Furniture clearance between dresser and bed measured at 62 cm. Walker requires minimum 75 cm.	HIGH	Relocate dresser to opposite wall or replace with narrower unit. Minimum 75 cm clearance required for walker passage.	\$0–200

#	Finding	Priority	Recommendation	Est. Cost
18	Sofa seat depth 65 cm, seat height 38 cm. Difficult for occupant to stand without assistance.	MEDIUM	Add firm seat cushion to raise height and reduce depth, or consider lift chair.	\$50–800

4.6 Kitchen Safety

#	Finding	Priority	Recommendation	Est. Cost
19	Gas stove has no automatic shutoff. Occupant has left burner on unattended twice in the past month.	HIGH	Install stove guard or automatic stove shutoff device with motion/timer sensor. Consider switching to induction cooktop.	\$200–800
20	Upper cabinets: frequently used items stored above shoulder height. Step stool in use.	MEDIUM	Relocate frequently used items to lower cabinets or install pull-down shelf hardware in upper cabinets.	\$0–300

4.7 Stairs and Hallways

#	Finding	Priority	Recommendation	Est. Cost
21	Basement stairs have single handrail on right side only. 12 steps, carpeted, adequate tread depth.	HIGH	Install second handrail on left side. Given cognitive decline, also consider restricting basement access (see 4.9).	\$300–500
22	No gate or barrier at top of basement stairs. Door to basement does not self-close.	HIGH	Install self-closing hinge on basement door and add keyed deadbolt or childproof lock on hallway side.	\$60–150

4.8 Fire Safety

#	Finding	Priority	Recommendation	Est. Cost
23	Smoke detectors (3) are battery-operated. Batteries last tested unknown.	MEDIUM	Replace with 10-year sealed-battery smoke/CO combo detectors. Install in every bedroom plus hallway.	\$80–150
24	No fire extinguisher on main floor.	MEDIUM	Install 2.5 lb ABC fire extinguisher in kitchen, mounted at accessible height for walker user.	\$30–50
25	Dryer vent: visible lint accumulation at exterior outlet.	HIGH	Professional dryer vent cleaning. Inspect annually thereafter.	\$100–150

4.9 Alzheimer's and Dementia Safety

The following findings are specific to the occupant's early-stage Alzheimer's diagnosis and address environmental factors related to cognitive decline, wandering risk, and unsupervised activity.

#	Finding	Priority	Recommendation	Est. Cost
2 6	Front door: no secondary lock or exit alert. Door was found open and unlocked by family member.	HIGH	Install door contact alarm or smart lock with caregiver notification. Add deadbolt that requires key from inside.	\$80–300
2 7	Cleaning supplies accessible under kitchen and bathroom sinks. Unlocked.	MEDIUM	Install childproof locks on all cabinets containing cleaning supplies, chemicals, or sharp objects.	\$20–40
2 8	Medications stored in unlocked kitchen cabinet. Multiple prescriptions visible on counter.	MEDIUM	Move medications to a locked medication box or cabinet. Use a weekly pill organizer managed by caregiver.	\$20–60
2 9	No wayfinding cues between rooms. All door frames, walls, and flooring are similar neutral tones.	LOW	Add color-contrast strips or decals to bathroom and bedroom door frames for visual wayfinding.	\$10–30
3 0	No visible clock or calendar in main living area.	LOW	Place a large digital clock/calendar displaying day, date, and time in the living room at eye level.	\$30–60

4.10 Technology and Emergency Systems

#	Finding	Priority	Recommendation	Est. Cost
3 1	No personal emergency response system (PERS) in the home. Occupant lives alone.	HIGH	Install a PERS pendant or wristband with 24/7 monitoring. Ensure it is waterproof for bathroom use.	\$30–50/mo
3 2	No smart home devices. No door sensors, motion lights, or caregiver notification system.	LOW	Consider smart door sensors, motion-activated lighting, and a caregiver notification hub. Can be phased in over time.	\$100–400

5. Next Dollar Impact

The table below ranks every finding by safety impact per dollar spent. The highest-impact, lowest-cost fixes appear at the top. This is where the next dollar should go for maximum safety improvement.

Rank	Finding	Priority	Est. Cost	Impact / \$
1	Remove loose area rug in living room	HIGH	\$0–40	Highest
2	Reroute extension cord from hallway	HIGH	\$40–200	Highest
3	Install nightlights on bedroom-bathroom route	HIGH	\$30–60	Highest
4	Install grab bars at toilet and bathtub	HIGH	\$300–600	Highest
5	Install stove auto-shutoff device	HIGH	\$200–800	Highest
6	Install front door exit alert system	HIGH	\$80–300	Highest
7	Install gate/lock at basement stairs	HIGH	\$60–150	High
8	Install handrail on front steps (left)	HIGH	\$400–600	High
9	Relocate dresser for walker clearance	HIGH	\$0–200	High
10	Install exterior pathway lighting	HIGH	\$200–400	High
11	Secure bath mat or replace	MEDIUM	\$20–40	Moderate
12	Lock cleaning supplies and medications	MEDIUM	\$40–100	Moderate
13	Reduce hot water temperature	MEDIUM	\$20–80	Moderate
14	Install transfer bench in bathtub	HIGH	\$150–400	Moderate
15	Professional dryer vent cleaning	HIGH	\$100–150	Moderate

Table shows top 15 findings ranked by impact per dollar. Full list of 32 findings available on request.

6. Two-Year Capital Plan

The following phased plan organizes all recommended modifications by timeframe. Each phase builds on the previous one, addressing the highest-risk items first while allowing the family to budget over time.

Phase 1: Immediate (Within 30 Days)	
Remove loose area rug in living room	\$0
Reroute extension cord along baseboard	\$40–80
Install motion-activated nightlights (3)	\$30–60
Reduce hot water temperature to 120F	\$0
Relocate dresser for walker clearance	\$0
Lock cleaning supplies and medication cabinet	\$40–100
Secure or replace bath mat	\$20–40
Phase 1 Total	\$130–280

Phase 2: Within 3 Months	
Install grab bars at toilet and bathtub (3 bars)	\$300–600
Install stove auto-shutoff device	\$200–800
Install front door exit alert / smart lock	\$80–300
Install gate/lock at basement stairs	\$60–150
Install transfer bench in bathtub	\$150–400
Install personal emergency response system	\$30–50/mo
Professional dryer vent cleaning	\$100–150
Phase 2 Total	\$920–2,450

Phase 3: Within 6 to 12 Months	
Install second handrail on front steps	\$400–600
Install exterior motion-activated pathway lights	\$200–400

Replace smoke detectors with sealed 10-year units	\$80–150
Install bed risers or adjustable bed frame	\$20–80
Replace hallway transition strip (flush)	\$40–80
Repair kitchen linoleum or replace flooring	\$30–800
Repair exterior concrete pathway	\$150–300
Phase 3 Total	\$920–2,410

All Phases Combined**\$1,970–5,140**

7. Government Funding Programs

The following programs may help offset the cost of recommended modifications. Eligibility varies by program. Links to official program pages are provided for the most current requirements.

SHARP — Seniors Home Adaptation and Repair Program

Scope: Alberta

Low-interest home equity loans and grants for home adaptations. Grants available up to \$5,000 per benefit year for lower-income seniors. This report provides the written cost estimates SHARP requires.

Applicable findings in this report: Phase 2 and Phase 3 modifications (grab bars, handrails, flooring, lighting)

AADL — Alberta Aids to Daily Living

Scope: Alberta

Funds essential medical equipment such as walkers, bathing equipment, and home care beds. Cost-share program: 25% of cost up to \$500/family/year. Requires a clinical assessment by an OT, PT, or RN. This report provides the environmental data to support the clinical assessment.

Applicable findings in this report: Transfer bench, PERS device, raised toilet seat (properly fitted)

HATC — Home Accessibility Tax Credit

Scope: Federal (Nationwide)

Non-refundable tax credit of 15% on up to \$20,000 in eligible accessibility expenses (maximum credit \$3,000/year). Available to anyone 65 or older, or eligible for the Disability Tax Credit.

Applicable findings in this report: Grab bars, handrails, walk-in shower conversion, threshold modifications, lighting upgrades

MHRTC — Multigenerational Home Renovation Tax Credit

Scope: Federal (Nationwide)

Refundable tax credit of 15% on up to \$50,000 (maximum credit \$7,500) for creating a self-contained secondary unit for a senior or person with a disability. One claim per qualifying individual per lifetime.

Applicable findings in this report: Applicable if the family decides to create a secondary suite for Margaret in a family member's home

8. Recommended Contractors

The contractors listed in this section have been independently vetted by Senior Home Safety and are provided as a convenience to help families move from assessment to action.

IMPORTANT — CONTRACTOR REFERRAL DISCLOSURE

Senior Home Safety operates as a completely independent assessment service.

Carl Christie holds no financial interest, referral fee arrangement, or business relationship with any contractor listed in this report.

These contractors are provided for informational purposes only.

The client retains full and sole discretion in selecting any contractor for any work. Senior Home Safety plays no role in contractor selection, pricing negotiations, scheduling, or oversight of any resulting work.

The inclusion of a contractor on this list does not constitute an endorsement of their work quality, pricing, or suitability for your project.

Vetting Standard

Every contractor listed below has met all five of the following criteria before inclusion on this list:

- ✓ Active Alberta business registration
- ✓ WCB clearance letter (Alberta WCB, current)
- ✓ Certificate of general liability insurance (\$2M minimum)
- ✓ Google rating 4.5+ with 10 or more reviews
- ✓ Personal introduction call completed by Carl Christie

Vetted Contractors — This Report

The three contractors below were selected based on the specific work recommended in this report. One contractor is listed per primary trade category.

1

Westview Home Modifications Ltd.

Bathroom safety modifications, grab bars, transfer benches, tub-to-shower conversions

Contact: Mike Dravecky

Phone: 403-555-0182

Website: westviewhomemod.ca

Google: 4.8 ★ (34 reviews reviews)

Relevant to findings: #5, #6 — Grab bars, transfer bench

2

Prairie Handyman Services Inc.

Handrails, door hardware, gates, carpentry, minor interior modifications

Contact: Tom Kowalski**Phone:** 403-555-0247**Website:** prairiehandyman.ca**Google:** 4.6 ★ (22 reviews reviews)

Relevant to findings: #1, #21, #22 — Handrails, basement gate, door hardware

3

Foothills Floor & Threshold Co.

Flooring, transition strips, exterior concrete repair, threshold modifications

Contact: Jason Mercer**Phone:** 403-555-0319**Website:** foothillsthreshold.ca**Google:** 4.7 ★ (18 reviews reviews)

Relevant to findings: #13, #15, #3 — Transition strip, linoleum, concrete pathway

Reminder: The contractors above are provided as a convenience only. Senior Home Safety is not a party to any agreement between the client and any contractor listed here. Always obtain at least two independent quotes before proceeding with any work.

Contractor Performance Tracking

Senior Home Safety contacts every client approximately 30 days after report delivery to ask whether recommended modifications have been completed and, if so, how the contractor performed. Feedback is tracked and any contractor who receives two or more poor client ratings is removed from the list and replaced. This list is maintained on a rolling basis and may differ between reports issued in different periods.

9. Assessor Credentials and Methodology

Assessor: Carl Christie, SHSS

Carl Christie holds the Senior Home Safety Specialist (SHSS) designation, a 17-module certification program covering fall prevention, fire safety, home modifications, accessibility, technology, Alzheimer's and dementia considerations, crime prevention, personal safety, communication with older adults, and performing a complete home safety assessment. The SHSS designation is administered by Age Safe America and distributed in Canada through the Canadian Association of Occupational Therapy (CAOT).

Methodology:

This assessment was conducted in accordance with the SHSS assessment standard, covering all 12 safety categories. All specific findings — including clearance measurements, doorway widths, threshold heights, and fixture dimensions — were captured using a Bosch GLM 50-27 CG professional laser distance measurer (stated accuracy ± 1.5 mm). The floor plan in Section 3 is a room-layout reference diagram produced from on-site measurements, showing the location of findings relative to the home layout. The on-site visit lasted approximately 2.5 hours. All findings, recommendations, and cost estimates are based on the assessor's professional judgment, current product pricing, and applicable standards. Cost estimates are approximate and may vary by contractor.

Insurance:	Novo Industries Inc. holds comprehensive liability insurance covering all assessment activities.
Indigenous Business Directory:	Novo Industries Inc. is registered in the federal Indigenous Business Directory.

This report was prepared by Senior Home Safety, a service of Novo Industries Inc., Calgary, Alberta. For questions about this report or to discuss the findings, contact info@novoseniorsafety.com.

Disclaimer: This report is based on a visual and measurement-based assessment of the home environment. It does not constitute an engineering inspection, a building code compliance review, or a clinical health assessment. Recommendations are advisory. Consult qualified contractors for installation and licensed health professionals for clinical assessments. Cost estimates are approximate and subject to market conditions. The contractor referrals in Section 8 are provided as a courtesy only; Senior Home Safety assumes no liability for the quality, safety, or outcome of any work performed by referred contractors.