

INSPECTION REPORT

Sample Home Inspection Report

****This report consists of conditions from various houses****

It contains conditions which are commonly found during a home inspection, and a few less common conditions which have been added because they are interesting. There is a summary page and the main body of the report.

The summary page contains three common conditions which are common high price items which could influence a buyer's decision as to whether to purchase a property or not.

The main body of the report contains all of the conditions which would have been found during a home inspection.

There would normally be a picture of a house here instead of this text.

For the Property at:

SAMPLE REPORT

VARIOUS HOUSES, ON 000 000

Prepared for: VARIOUS CLIENTS

Inspection Date: Wednesday, May 29, 2019

Prepared by: Peter Savoy



Peter's Professional Home Inspections
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June 6, 2019

Dear Various Clients,

RE: Report No. 1008
Sample Report
Various Houses, ON
000 000

Thank you very much for choosing Peter's Professional Home Inspections to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of Ontario Association of Home Inspectors (OAH/CAHPI standards). This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. I encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

To view the Standards of Practice, copy and paste this link into your web browser:
<https://www.oahi.com/download.php?id=138>

The report has been prepared for the exclusive use of my client. No use by third parties is intended. I will not be responsible to any parties for the contents of the report, other than the party named herein.

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behaviour, and as such, I cannot be responsible for things that occur after the inspection. If conditions change, I am available to revisit the property and update the report.

The report itself is copyrighted and may not be used in whole or in part without express written permission.

Again, thank you very much for choosing Peter's Professional Home Inspections to perform your home inspection.

Sincerely,

Peter Savoy
on behalf of
Peter's Professional Home Inspections

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SUMMARY

Report No. 1008

Sample Report, Various Houses, ON May 29, 2019

www.petersprofessionalhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Roofing

SLOPED ROOFING \ Asphalt shingles

Condition: • [Old, worn out](#)

Cupping, curling, slots widening, granular loss

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Throughout

Task: Replace

Time: Immediate

Heating

GAS FURNACE \ Life expectancy

Condition: • [Near end of life expectancy](#)

The typical live expectancy for a mid-efficiency gas furnace is 15-20 years. The furnace is 20 years old and is nearing the end of its life expectancy. There is no way to know how long the furnace will last or when it will need to be replaced.

Expect to have to replace the furnace in the near future.

Implication(s): Equipment failure | No heat for building

Location: Basement/Utility Room

Task: Monitor and replace when necessary

Time: Ongoing

Cooling & Heat Pump

AIR CONDITIONING \ Life expectancy

Condition: • Past life expectancy

The air conditioner is 28 years old. Typical life expectancy is 15 to 20 years. There is no way to know when the air conditioner will fail and need to be replaced. Expect to have to replace the air conditioner in the near future.

Implication(s): Equipment failure | Reduced comfort

Location: Backyard/Rear left corner

Task: Monitor and replace when necessary

Time: Ongoing

DESCRIPTION OF REPORT

The report that follows includes a Description of the systems and components in the house as well as any Limitations that may have restricted my inspection. The most important part of the report is the Recommendations section. It is here that I identify any defects in the home and suggest improvements.

LIMITING FACTORS

SUMMARY

Report No. 1008

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www.petersprofessionalhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

The inspection is performed by a generalist, and in some cases, I will recommend specialists to further investigate conditions that I have identified. This is very similar to the doctor who is a general practitioner, identifying a physical condition and recommending further testing by a specialist.

Home inspectors have a limited amount of time on site. Market conditions and inspection fees dictate that inspections typically run about three hours. As a result, there will be things that are not picked up by inspectors. I ask that you understand and accept this. The inspection provides great value, and adds considerably to your understanding of the home, but it is not an insurance policy with a one-time only premium, no exclusions, no deductible and no limits.

A home inspection does not include an examination for pests, rot or wood destroying insects. There are specialists available who can provide these services.

Please read the report carefully, and feel free to ask any questions that you may have. Again, I will remind you that a home inspection addresses visually accessible components of the home and does not include destructive testing. I will operate mechanical systems with normal homeowner controls. Where there are many systems of a similar type with a home, I inspect a representative sample. For example, I do not inspect every electrical outlet, every piece of siding or every brick or every window.

As you read the report, I encourage you to contact me with any questions about the report or the home.

[Home Improvement - ballpark costs](#)

ROOFING

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SUMMARY

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EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Sloped roofing material: • [Asphalt shingles](#)

Sloped roof flashing material: • Metal

Limitations

Inspection performed: • By walking on roof • With binoculars • From roof edge

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Not included as part of a building inspection: • Not readily accessible interiors of vent systems, flues, and chimneys

Recommendations

SLOPED ROOFING \ Asphalt shingles

1. Condition: • [Old, worn out](#)

Cupping, curling, slots widening, granular loss

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Throughout

Task: Replace

Time: Immediate



Old, worn out shingles

SLOPED ROOF FLASHINGS \ Valley flashings

2. Condition: • Covered with debris/plants growing at the bottom of the flashing.

Implication(s): Leaves and plants growing on the flashing hold water and can shorten the life of the flashing, shingles and the structure around it.

Location: Front of house

Task: Clean

Time: As soon as possible

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Report No. 1008

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



Debris & plants growing on flashing

SLOPED ROOF FLASHINGS \ Chimney flashings

3. Condition: • Failed caulking

Implication(s): Chance of water damage to contents, finishes and/or structure.

Location: Left side of house/Rear

Task: Re-caulk

Time: As soon as possible Note: Re-caulking the chimney flashing is a periodic maintenance item.



Failed caulking & lifted nail

SLOPED ROOF FLASHINGS \ Roof/wall flashings

4. Condition: • Failed caulking

Implication(s): Chance of water damage to contents, finishes and/or structure.

Location: Rear of house/Mudroom

Task: Re-caulk

Time: As soon as possible Note: Re-caulking the flashing is a periodic maintenance item.

ROOFING

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



Failed caulking

SLOPED ROOF FLASHINGS \ Roof/sidewall flashings

5. Condition: • Leak sealed with roofing tar

Implication(s): Indications of past leakage. Chance of water damage to contents, finishes and/or structure.

Location: Rear of house/Dormer

Task: Monitor

Time: Ongoing



Leak sealed with roofing tar

EXTERIOR

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Sample Report, Various Houses, ON May 29, 2019

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Gutter & downspout material: • [Aluminum](#)

Wall surfaces and trim: • [Vinyl siding](#) • [Brick](#)

Driveway: • Asphalt

Limitations

Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

Not included as part of a building inspection: • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Screens, shutters, awnings, and similar seasonal accessories • Fences and boundary walls • Geological and soil conditions • Outbuildings other than garages and carports • Erosion control, earth stabilization measures

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Recommendations

ROOF DRAINAGE \ Gutters and Downspouts

6. Condition: • Missing

Implications: The gutter has pulled away from the house and the downspout is missing. This will cause water to drain adjacent to the house foundation, which is evident by the moisture in the concrete block foundation wall. Chance of foundation damage and basement leakage.

Location: Right side of house

Task: Repair gutter/Provide downspout

Time: Immediate

EXTERIOR

Sample Report, Various Houses, ON May 29, 2019

Report No. 1008

www.petersprofessionalhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

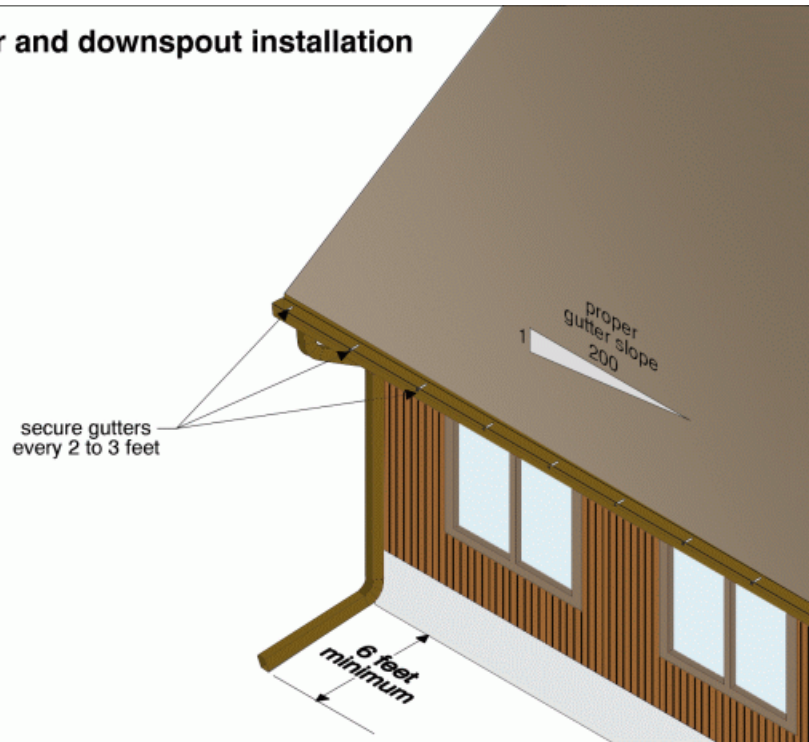
INSULATION

PLUMBING

INTERIOR

REFERENCE

Gutter and downspout installation



Missing downspout & loose gutter

ROOF DRAINAGE \ Gutters

7. Condition: • Damage

Implications: Crack and low spot in gutter can cause water to drain adjacent to the house foundation. Chance of

EXTERIOR

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www.petersprofessionalhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

foundation damage and basement leakage.

Location: Front of house

Task: Repair

Time: As soon as possible



Damaged gutter

8. Condition: • Dirty/debris

Implications: Dirty clogged gutters and downspouts can cause water to over flow from the gutter causing water to drain adjacent to the foundation.

Location: Exterior/Garage

Task: Clean

Time: As soon as possible



Dirt, debris & corn growing in gutters

ROOF DRAINAGE \ Downspouts

9. Condition: • [Discharge onto roofs](#)

Implications: Upper roof downspout discharging onto the lower roof has caused premature wear to the asphalt shingles. Chance of water damage to contents, finishes and/or structure. Continued damage to asphalt shingles.

Location: Front of house

EXTERIOR

Sample Report, Various Houses, ON May 29, 2019

Report No. 1008

www.petersprofessionalhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

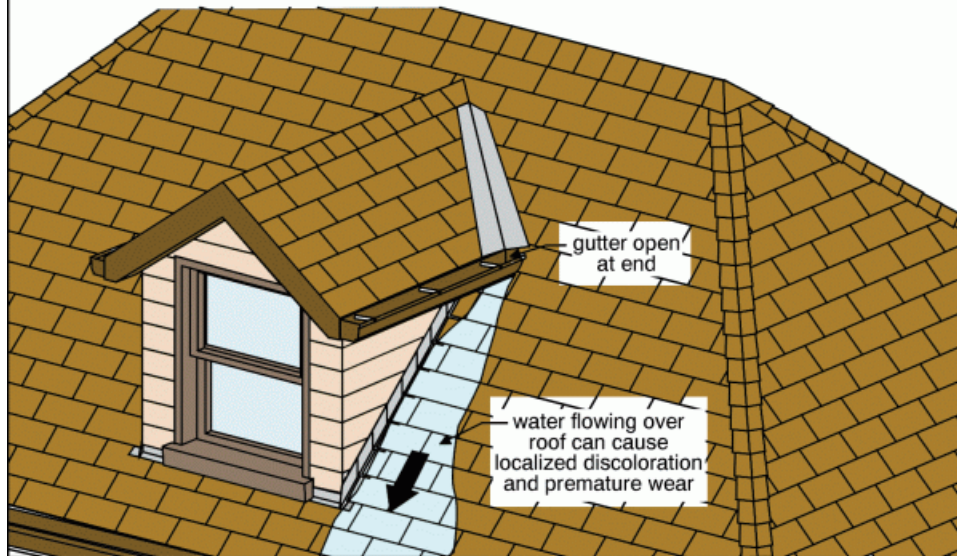
INTERIOR

REFERENCE

Task: Extend downspout to gutter

Time: As soon as possible

No downspout on secondary roof



Downspout running across roof

installing a downspout (from the secondary roof to the main gutter below) helps prevent localized roof wear



EXTERIOR

Report No. 1008

Sample Report, Various Houses, ON May 29, 2019

www.petersprofessionalhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



Downspout discharging onto roof

WALLS \ Vinyl siding

10. Condition: • [Loose or missing pieces](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Right side of house

Task: Repair and remove the birds nest

Time: Immediate



Loose piece of siding and birds nest

WALLS \ Vent (fan, clothes dryer, etc.)

11. Condition: • Dryer vent not secured and sealed to house.

Implication(s): Chance of water damage to contents, finishes and/or structure. Insect and animal entry into house.

Location: Right side of house

Task: Repair

Time: As soon as possible

EXTERIOR

Report No. 1008

Sample Report, Various Houses, ON May 29, 2019

www.petersprofessionalhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



Not secured and sealed

12. Condition: • Abandoned dryer vent sealed improperly.

Implication(s): Cosmetic/Possible water entry into house

Location: Right side of house

Task: Repair

Time: As soon as practical



Abandoned dryer vent sealed improperly

EXTERIOR GLASS/WINDOWS \ Exterior drip caps/Drip cap flashing/Head flashing

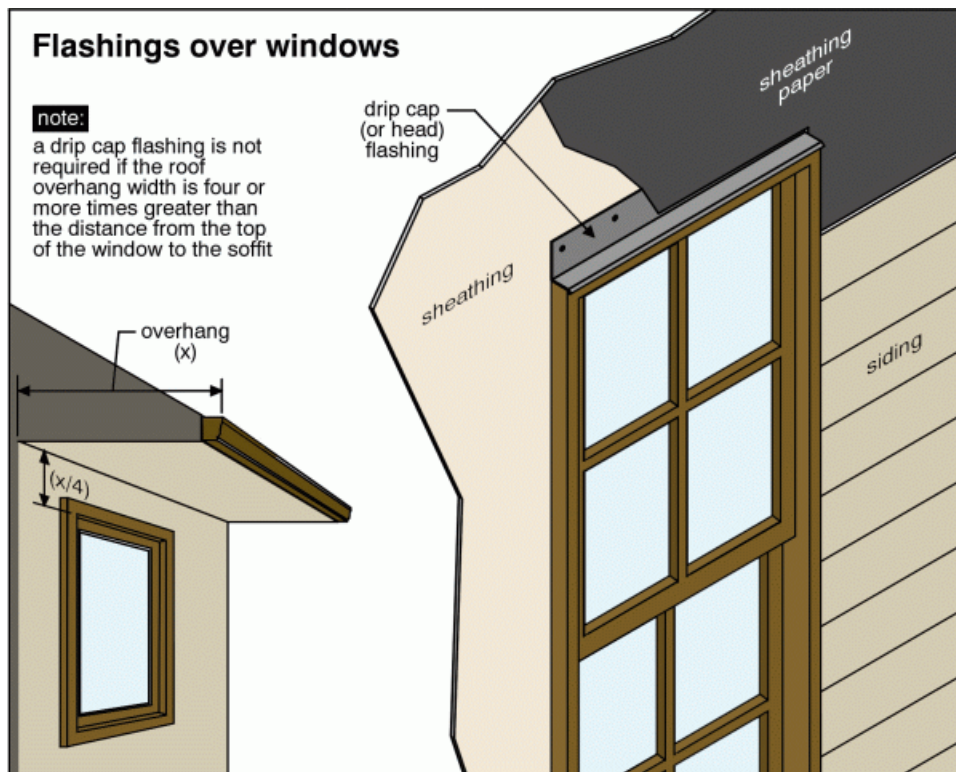
13. Condition: • Incomplete

Implications: The flashing above the window should consist of a single piece of vinyl so it can shed water properly. It is constructed of two separate pieces which can allow water to enter the building. Chance of water damage to contents, finishes and/or structure.

Location: Left side of house

Task: Replace flashing

Time: As soon as possible



Inadequate flashing

EXTERIOR GLASS/WINDOWS \ Window well drains

14. Condition: • [Missing](#)

The window is below the grade of the driveway and there is no window well to keep water from entering the building. Determining the extent of the water entry into the basement was limited due to the basement being newly finished with new drywall, paint and carpeting. As a result, invasive investigation would be required in order to determine if past leakage has occurred and to what extent, if any, damage was done. This is beyond the scope of a standard home inspection.

EXTERIOR

Sample Report, Various Houses, ON May 29, 2019

Report No. 1008

www.petersprofessionalhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

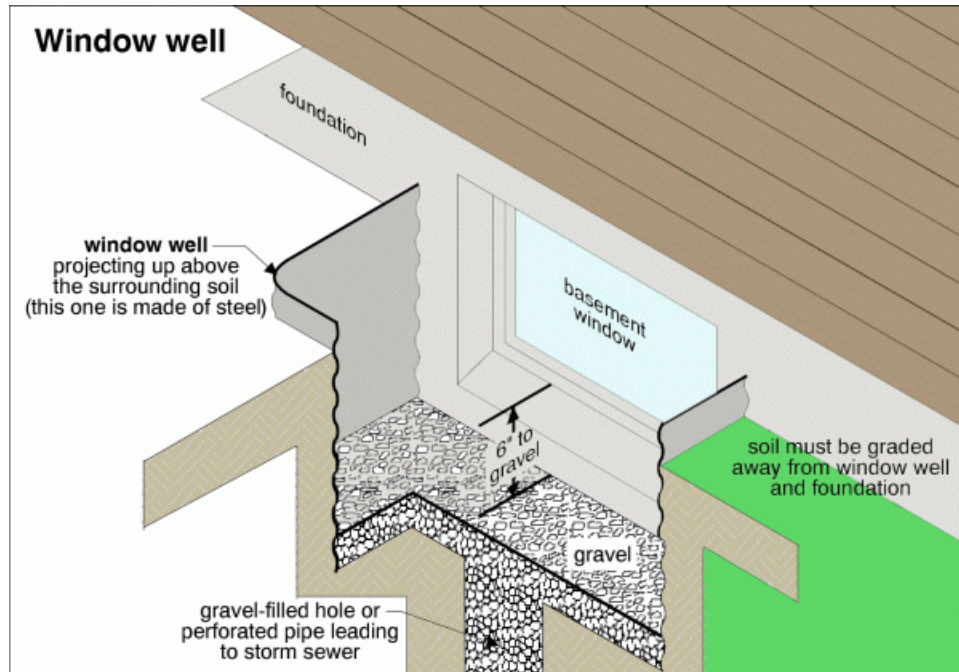
REFERENCE

Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration

Location: Left side of house/Driveway

Task: Further evaluation

Time: Prior to purchasing the house



Missing window well

DOORS \ Doors and frames

15. Condition: • [Deformation](#)

The door frame is deformed. At the time of the inspection the door opened and closed properly.

Implications: The door may eventually stop opening and closing. Cosmetic.

Location: Rear of house/Mudroom

EXTERIOR

Report No. 1008

Sample Report, Various Houses, ON May 29, 2019

www.petersprofessionalhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Task: Monitor and correct if conditions change

Time: Ongoing



Deformation of door frame

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings

16. Condition: • Cladding on the front porch/stairs is coming off/mortar cracking

Implication(s): Safety hazard

Location: Front of house

Task: Repair or replace

Time: Immediate



Cladding coming off of front porch/stairs

LANDSCAPING \ Lot grading

17. Condition: • [Improper slope or drainage](#)

Implications: The grading (ground) is sloping toward the house directing water towards the house foundation. Chance of water damage to contents, finishes, structure, foundation and/or basement leakage.

EXTERIOR

Report No. 1008

Sample Report, Various Houses, ON May 29, 2019

www.petersprofessionalhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

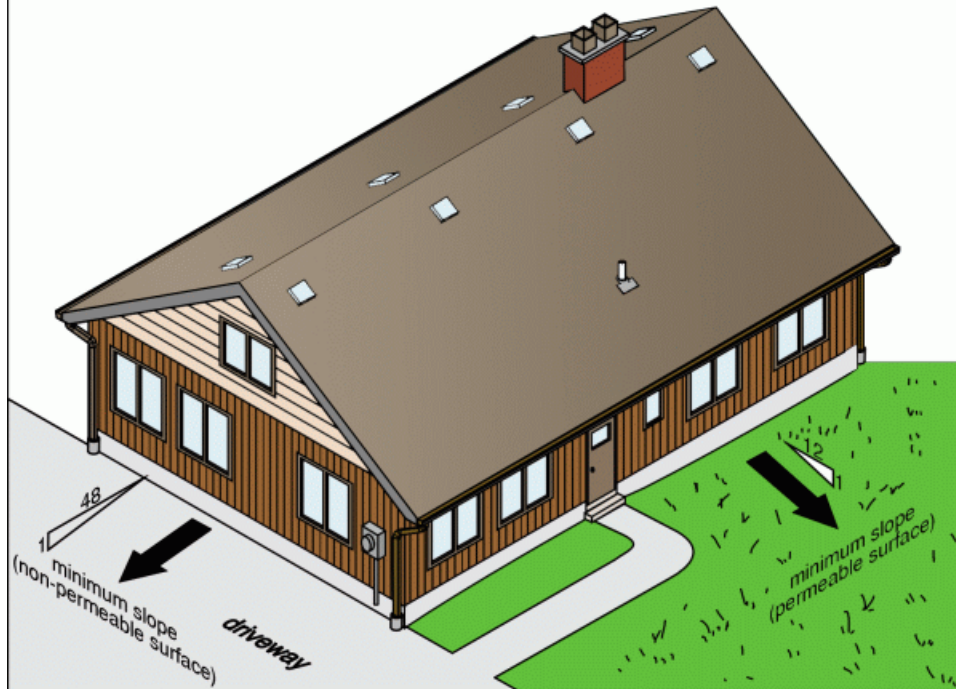
REFERENCE

Location: Right side of house

Task: Grade the ground so that it slopes away from the house.

Time: As soon as possible

Recommended grading slopes



Improper slope or drainage

LANDSCAPING \ Driveway

18. Condition: • [Cracked or damaged surfaces](#)

Implications: Cracks in the asphalt can cause the driveway to deteriorate during freeze/thaw cycles shortening the life of the driveway.

Location: Right side of house

Task: Fill in cracks

Time: As soon as possible



Cracks in asphalt driveway

LANDSCAPING \ Planters

19. Condition: • Tree too close to house

Implication(s): Trees (tree roots) too close to the house can cause foundation damage and basements leakage.

Location: Backyard

Task: Consider removal

Time: Discretionary

EXTERIOR

Report No. 1008

Sample Report, Various Houses, ON May 29, 2019

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



Tree too close to house

Description

Configuration: • [Basement](#)

Foundation material: • Concrete block

Floor construction: • [Joists](#) • Masonry columns • Built-up wood beams • Subfloor - plank • Subfloor - plywood

Exterior wall construction: • [Wood frame](#) • [Masonry](#) • Concrete block

Roof and ceiling framing: • Rafters • [Trusses](#)

Limitations

Inspection limited/prevented by: • Ceiling, wall and floor coverings • Carpet/furnishings • Storage • Insulation

Attic/roof space: • Inspected from access hatch

Not included as part of a building inspection: • Visible mold evaluation is not included in the building inspection report • An opinion about the adequacy of structural components

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Recommendations

FOUNDATIONS \ General

20. Condition: • [Cracked horizontally](#)

Note 1: There are horizontal cracks on the basement concrete block foundation wall. There is also a small amount of bulging. Monitor and consult a structural engineer if conditions change.

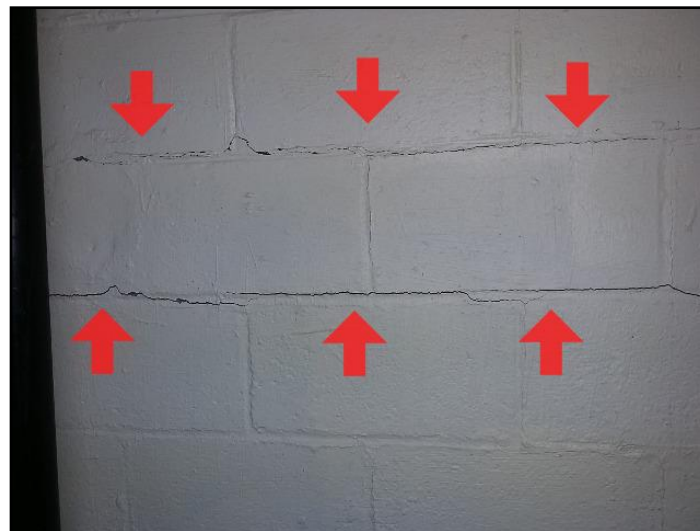
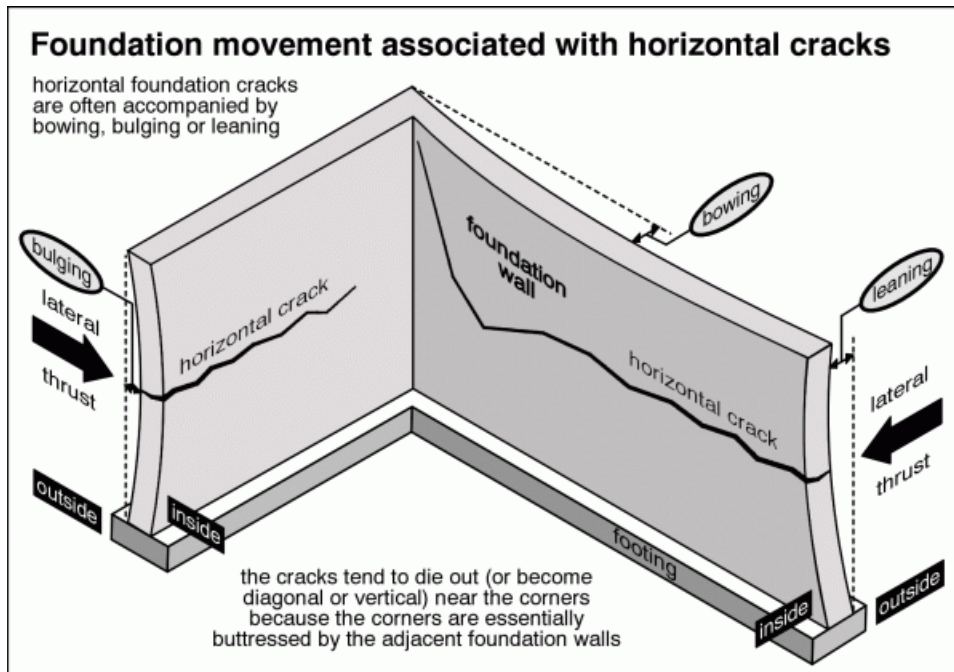
Note 2: Finishing and insulating the foundation wall in this area could cause the condition to worsen. It is recommended that you consult with a structural engineer or an appropriate contractor prior to doing such a renovation.

Implication(s): Chance of structural movement

Location: Basement/Laundry room

Task: Monitor

Time: Ongoing



Horizontal cracks

FLOORS \ Beams

21. Condition: • No air gap at the end of wood beams

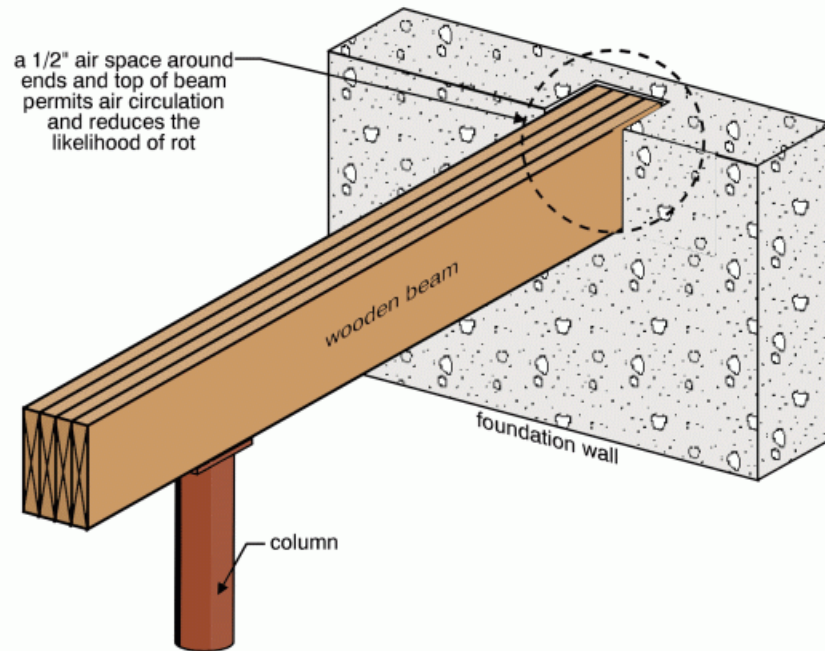
Implication(s): If the beam gets wet there is no air gap to allow it to dry out. Chance of structural damage.

Location: Basement

Task: Provide an air gap

Time: As soon as possible

Air gaps around ends of wooden beams



No air gap at the end of wood beam

FLOORS \ Joists

22. Condition: • [Notches or holes](#)

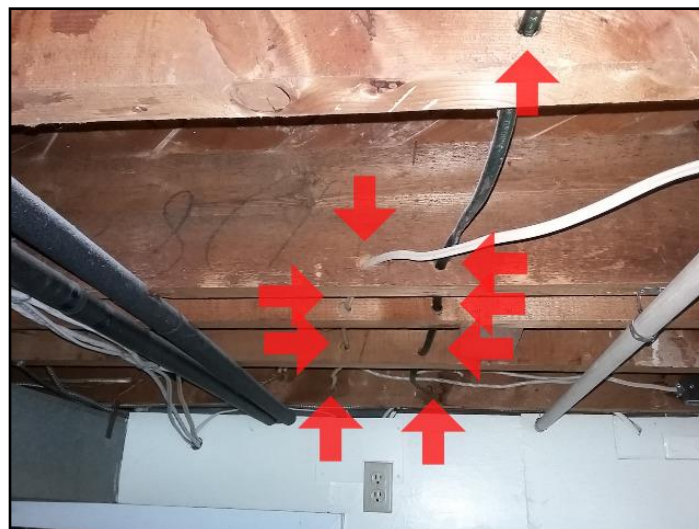
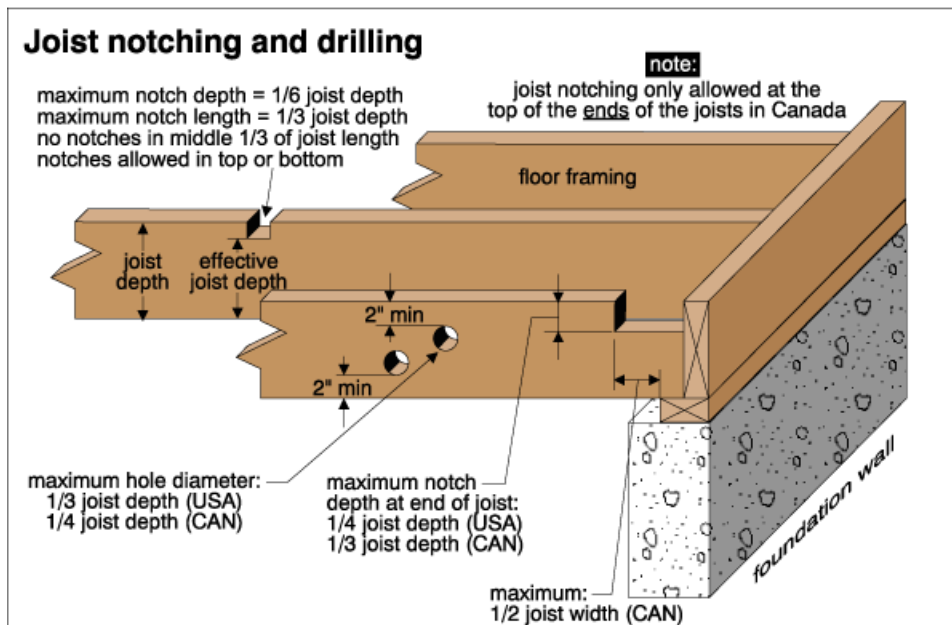
The holes are too close to the bottom of the joists. This appears to have been like this for sometime. There were no failures observed with the joists at the time of the inspection.

Implication(s): Weakened structure

Location: Basement

Task: Monitor

Time: Ongoing



Holes too close to the bottom of the joists

ROOF FRAMING \ Rafters/trusses

23. Condition: • [Rot, fire or insect damage](#)

There is fire damage to the rafters and roof planks. New rafters have been added either separately or by being sistered (attached) to the old burned rafters. The valley rafter is too small. As a result, the jack rafters that have been attached to it have had their bottoms, where they attach to the valley rafter, cut off. The rafter hangers are also the wrong type for the application. As a result, the repairs do not appear to be adequate.

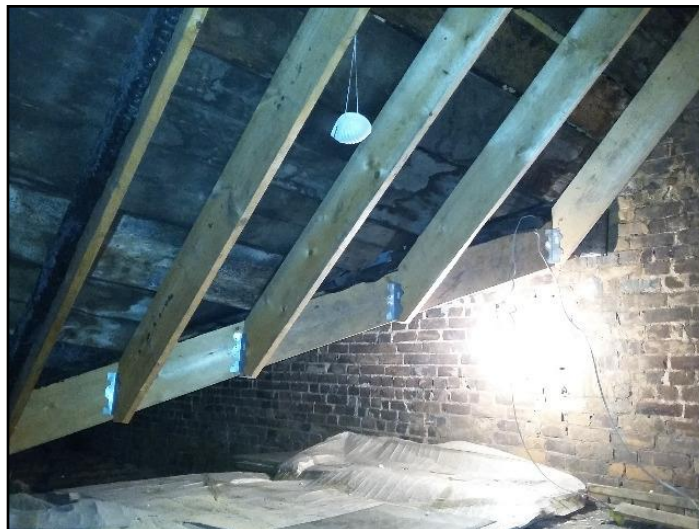
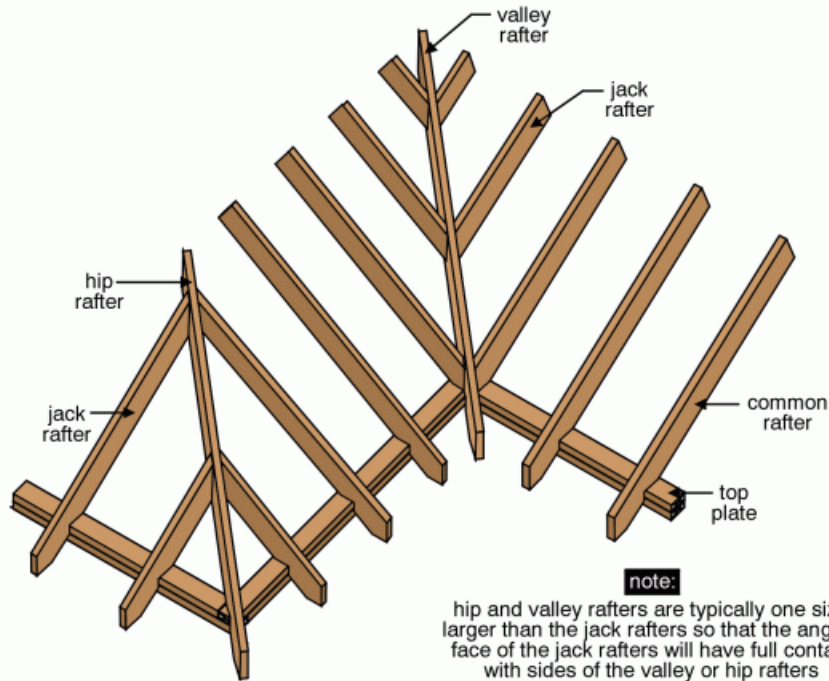
Implication(s): Weakened structure | Chance of structural movement

Location: Attic

Task: Further evaluation by a structural engineer

Time: Prior to purchasing the house

Hip and valley rafters



Fire damage & questionable repair

ROOF FRAMING \ Sheathing

24. Condition: • [Mold](#)

Implications: Weakened structure, health concerns.

There is apparent mold growth on the attic sheathing. Confirming the presence of mold is beyond the scope of a standard home inspection and can only be confirmed by lab testing. Consult a medical professional if you have concerns in regards to the health risks of mold exposure.

STRUCTURE

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Report No. 1008

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Location: Attic

Task: Further evaluation by a mold remediation company.

Time: Prior to purchasing the house



Apparent mold growth



Apparent mold growth



Apparent mold growth



Apparent mold growth

Description

Service entrance cable and location: • [Overhead](#)

Service size: • [100 Amps \(240 Volts\)](#)

Main disconnect/service box rating: • [100 Amps](#)

Main disconnect/service box type and location: • [Breakers - basement](#) • [Fuses - basement](#)

System grounding material and type: • [Not visible](#)

Distribution wire material and type: • [Copper - non-metallic sheathed](#) • [Copper - metallic sheathed](#)

Type and number of outlets (receptacles): • [Grounded - typical](#) • [Ungrounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom and exterior](#) • No AFCI

Smoke alarms (detectors): • [Present](#)

Carbon monoxide (CO) alarms (detectors): • Present

Limitations

General: • Concealed electrical components are not inspected. Main disconnect cover not removed - unsafe to do so. The continuity and quality of the system ground are not verified as part of a home inspection. The home inspection includes only a sampling check of wiring, lights, receptacles, etc. Garden lighting/electrical if any are not tested.

Inspection limited/prevented by: • Restricted access • Storage • Insulation

System ground: • Not found

Not included as part of a building inspection: • Remote control devices • Low voltage wiring systems and components • Testing of smoke and/or carbon monoxide alarms • Amperage, voltage, and impedance measurements • Determination of the age of smoke and carbon monoxide alarms

Recommendations

General

25. • All conditions identified in this report should be corrected by a licensed electrician.

SERVICE BOX, GROUNDING AND PANEL \ System grounding

26. Condition: • [Connections not accessible](#)

The grounding electrode conductor (ground wire) is visible in the electrical panel, but its connection to ground could not be determined due to basement finishings.

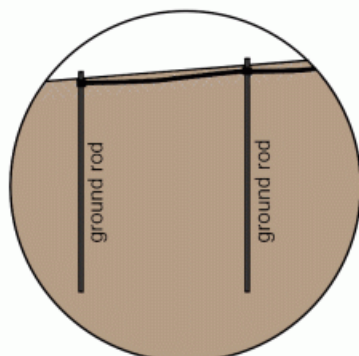
Implication(s): Electric shock | Fire hazard

Location: Basement

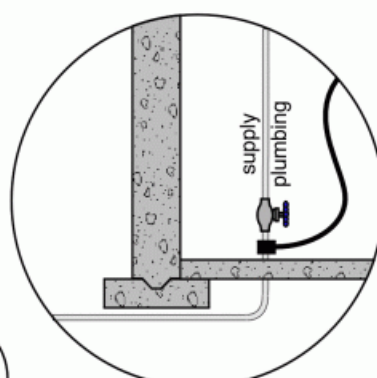
Task: Further evaluation

Time: Immediate

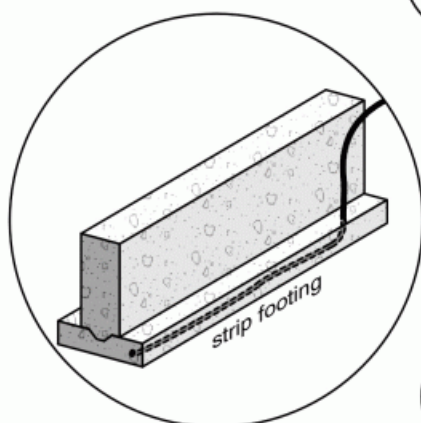
Where do ground wires go ?



grounding rods

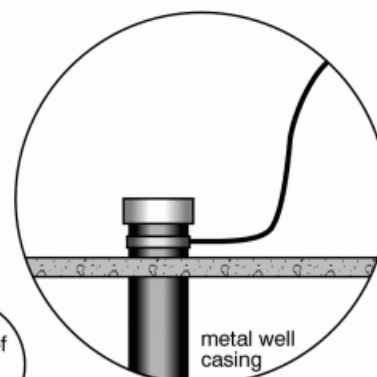


metal water supply pipes



buried in footings
(UFER ground)

metal
grounding
plates or
rings



metal well casing
metal casings of
private wells

frames of
metal
buildings

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

27. Condition: • Distribution panel is full.

Implication(s): There is no more room to add any fuses if required in the future.

Location: Basement

Task: Further evaluation

Time: Prior to purchasing the house, if you are contemplating doing any future renovations.



Distribution panel is full.

28. Condition: • Improper screw

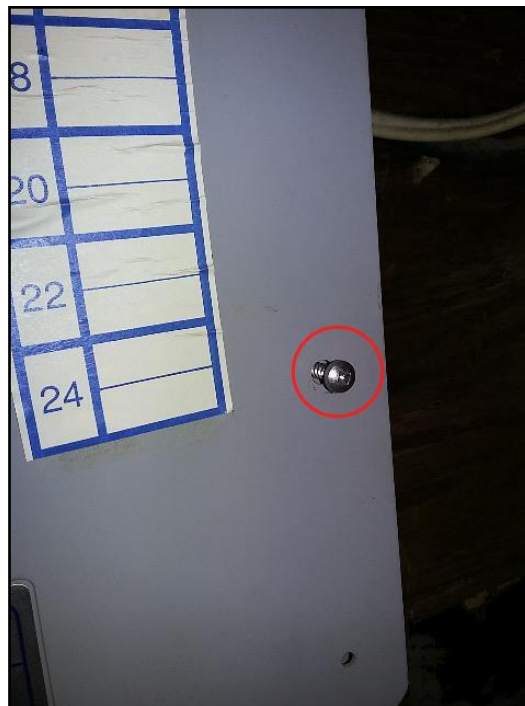
Pointed screws, not intended to be used with electrical panels, can cut into electrical wires causing the screw and panel to become energized.

Implication(s): Electrical shock

Location: Basement/Utility room

Task: Remove & provide an appropriate screw

Time: Immediate



Improper screw

SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

29. Condition: • [Fuses or breakers too big](#)

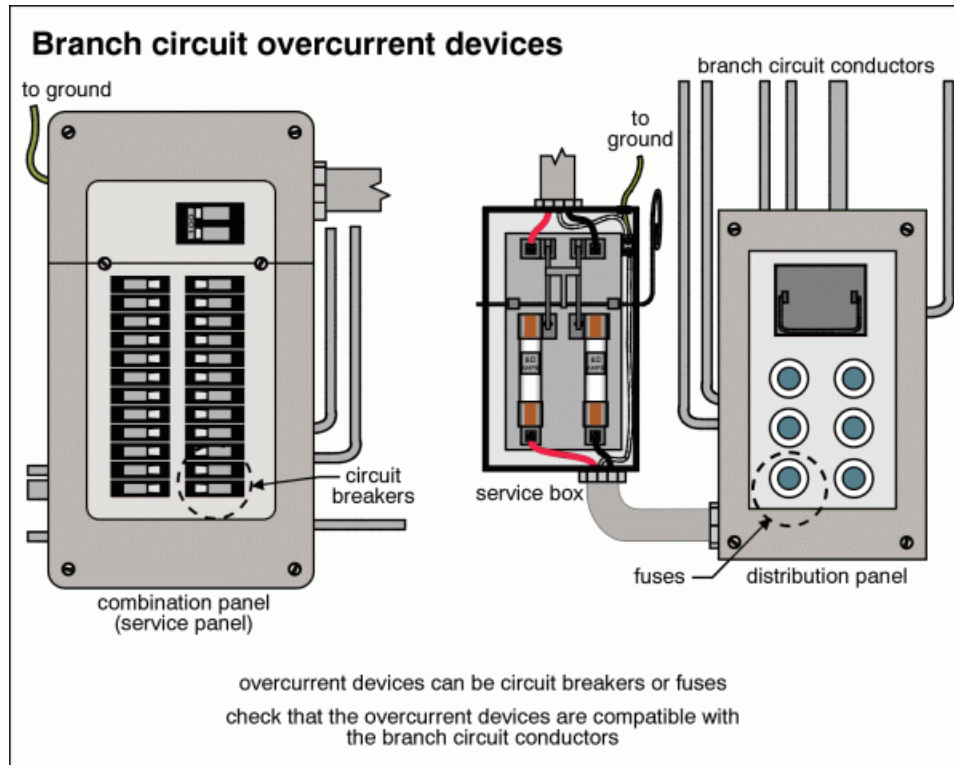
A 20 amp fuse is too big for a 14 AWG wire. The correct fuse should be 15 amp.

Implication(s): Equipment overheating | Fire hazard

Location: Basement/Utility Room

Task: Replace with a 15 amp fuse

Time: Immediate



Common household wire and fuse sizes

14 AWG copper wire



common uses:

most circuits for lighting and receptacles, electric baseboard heaters

typical fuse/breaker size:

15 amps

10 AWG copper wire



common uses:

electric clothes dryers, air conditioners, water heaters

typical fuse/breaker size:

30 amps

12 AWG copper wire



common uses:

some receptacles, electric baseboard heaters, small air conditioners

typical fuse/breaker size:

20 amps

8 AWG copper wire

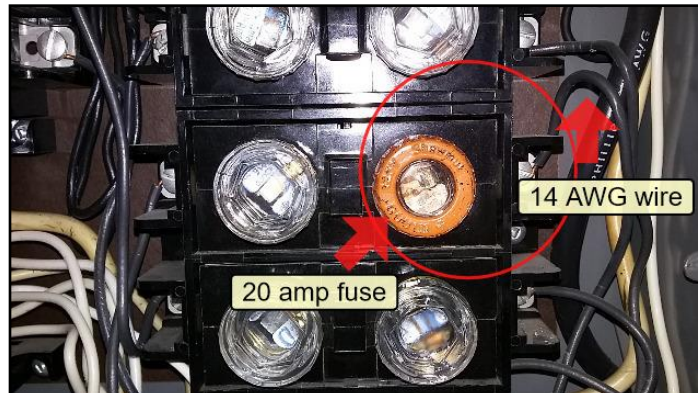


common uses:

electric stoves and ovens

typical fuse/breaker size:

40 amps



Fuse too big, wrong size

30. Condition: • [No links for multi-wire circuits](#)

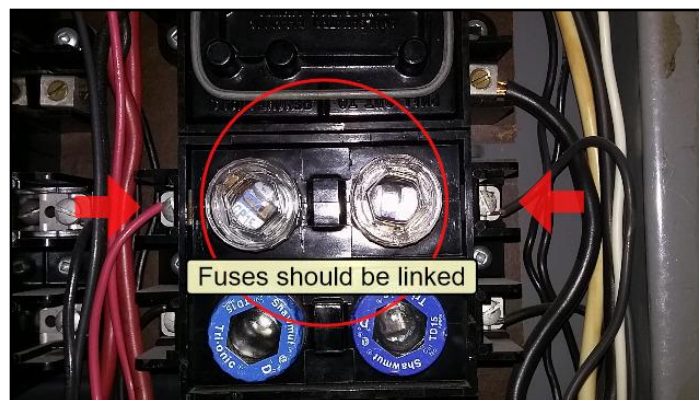
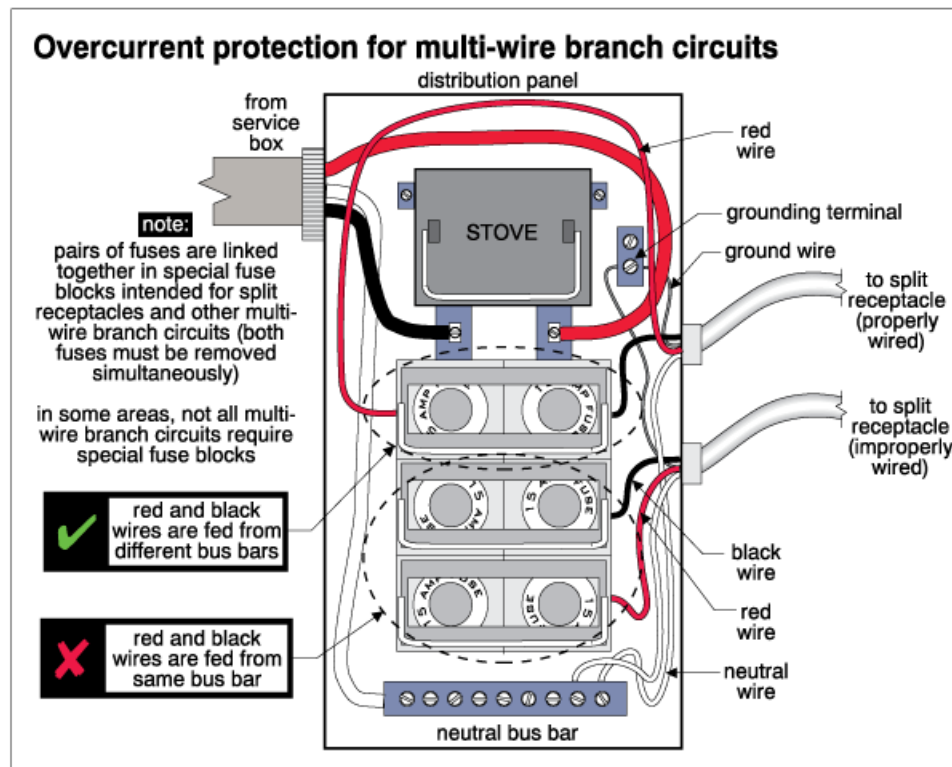
Linking means connecting the two fuses so that they both have to be removed at the same time.

Implication(s): Electric shock

Location: Basement

Task: Correct

Time: Immediate



SERVICE BOX, GROUNDING AND PANEL \ Panel wires

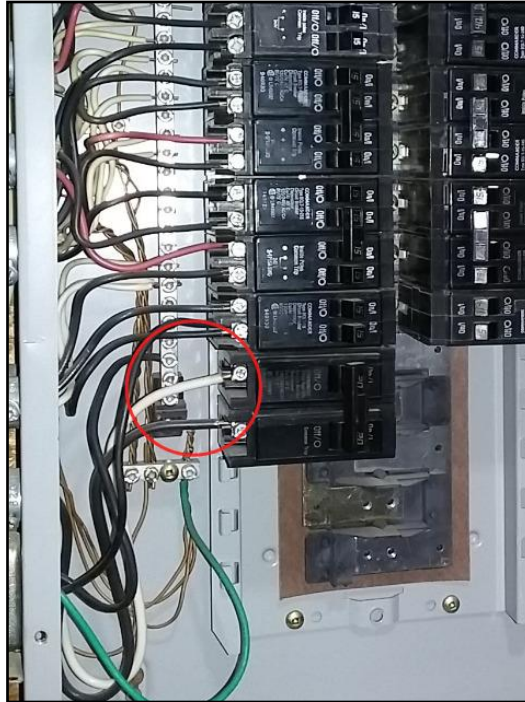
31. Condition: • White wire being used as hot (live) wire not marked with black electrical tape.

Implication(s): Fire/Electrical shock

Location: Basement

Task: Correct

Time: Immediate



White (hot) wire not marked with black tape

32. Condition: • [Wire crossing bus connections](#)

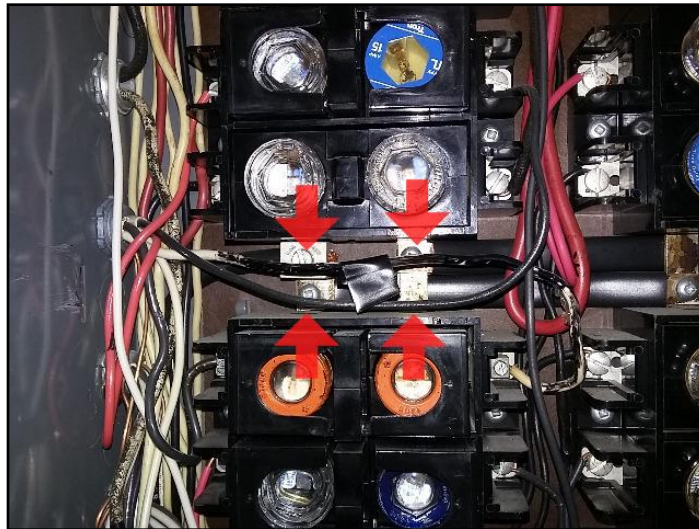
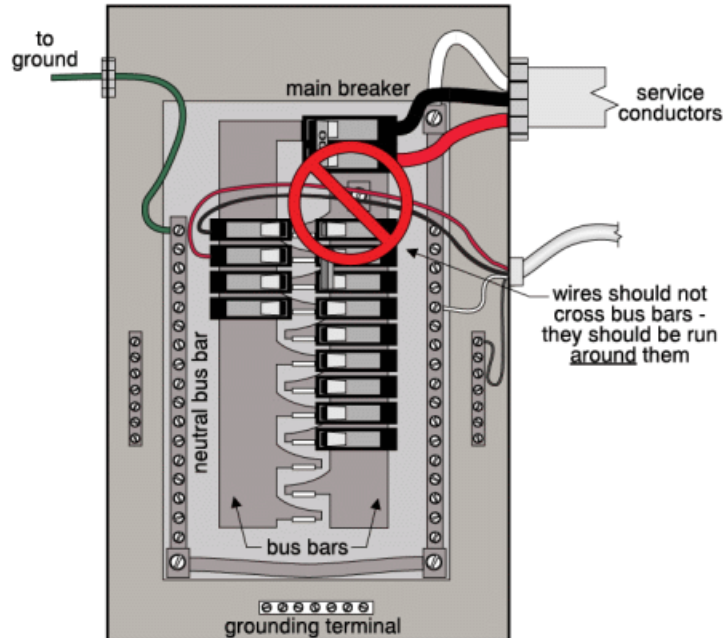
Implication(s): Electric shock | Fire hazard

Location: Basement

Task: Correct

Time: Immediate

Wires shouldn't cross bus bars



Wires crossing bus connections

33. Condition: • [Double taps](#)

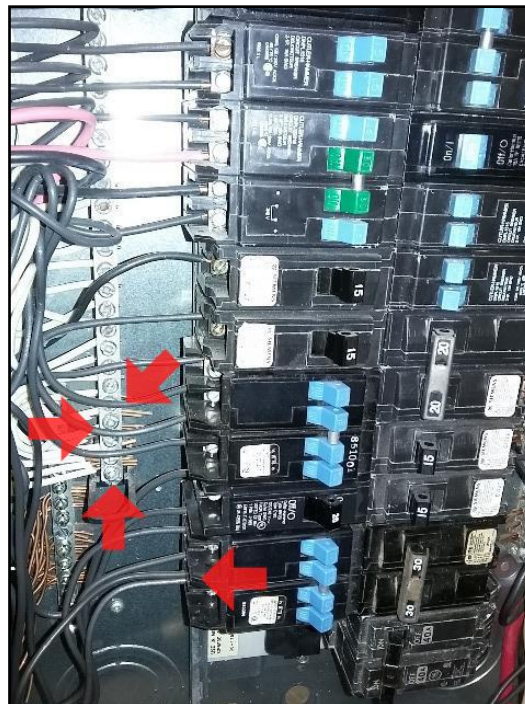
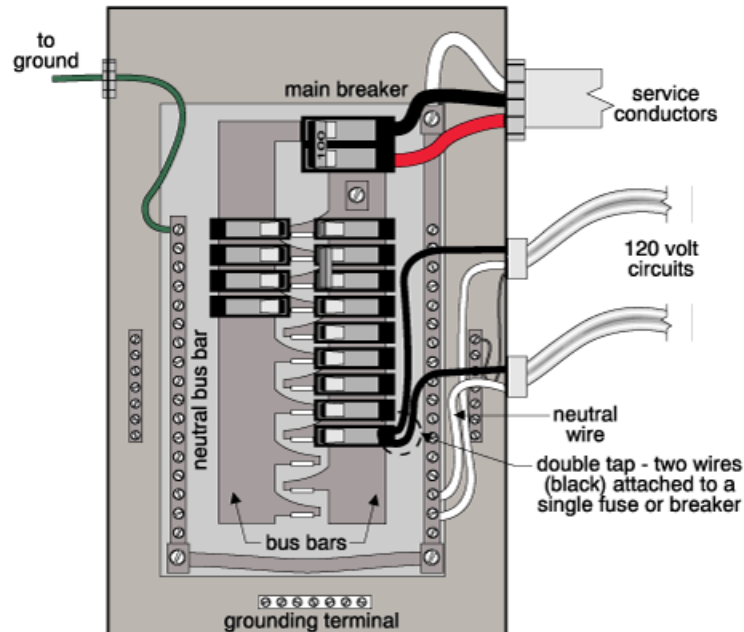
There are double taps with an ungrounded (hot, black) wire at a breaker and several with the neutral (white) wires in the neutral bus.

Implication(s): Fire hazard

Location: Basement

Task: Correct

Time: Immediate

Double tapping (double lugging)*Double taps***DISTRIBUTION SYSTEM \ Junction boxes**

34. Condition: • [Cover loose or missing](#)

Implication(s): Electric shock | Fire hazard

Location: Basement Laundry Room

Task: Provide

Time: Immediate



Missing cover

DISTRIBUTION SYSTEM \ Outlets (receptacles)

35. Condition: • [Ungrounded](#)

There are ungrounded outlets (recepticals) throughout the house. This is typical for the age of the house. People have lived in the house for many years without the outlets being grounded, however, ungrounded outlets can be a safety issue and do not provide proper protection for modern electrical appliances such as computers. The ESA (Electrical Safety Authority) recommends having ungrounded outlets protected with a GFCI.

Implication(s): Electric shock

Location: Throughout house

Task: Further evaluation

Time: Discretionary



Ungrounded

36. Condition: • [No GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

Implication(s): Electric shock

Location: Second floor/Ensuite Bathroom

Task: Provide

Time: Immediate

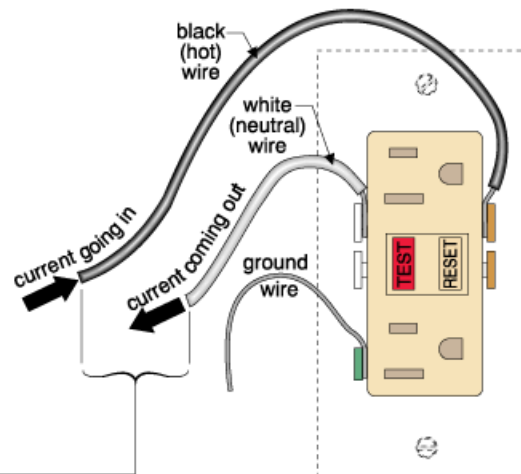
Ground fault circuit interrupter

also known as ground fault interrupter (GFI)

the GFCI circuitry within the outlet checks constantly for a difference between the current in the black and white wires if there is a difference of at least 5 milliamps, there is a current leak and the GFCI shuts off the outlet and all outlets downstream

note:

if the GFCI is in the panel, the entire circuit will be shut down



ELECTRICAL

Report No. 1008

Sample Report, Various Houses, ON May 29, 2019

www.petersprofessionalhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



No GFCI/GFI in bathroom

DISTRIBUTION SYSTEM \ Switches

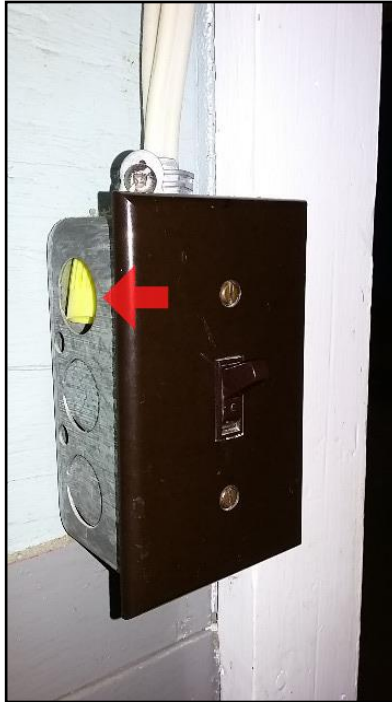
37. Condition: • Missing knockout (hole) in light switch box

Implication(s): Someone could put their finger through the knockout and touch a live wire. Electrical shock hazard

Location: Basement/Utility Room

Task: Repair/cover

Time: Immediate



Missing knockout (hole)

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

38. Condition: • All of the smoke alarms in the house are powered by batteries. It is recommended that the alarms be tested regularly, and the batteries be changed at least once every year.

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) alarms (detectors)

39. Condition: • All of the carbon monoxide detectors in the house are powered by batteries. It is recommended that the alarms be tested regularly, and the batteries be changed at least once every year.

COMMENTS \ Additional

40. Condition: • It is a good policy to purchase and install new smoke alarms and carbon monoxide detectors after taking possession of the house.

HEATING

Report No. 1008

Sample Report, Various Houses, ON May 29, 2019

www.petersprofessionalhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

System type: • [Furnace](#) • Electric baseboard heaters

Fuel/energy source: • [Gas](#)

Furnace manufacturer:

• Carrier

Weathermaker 8000

Serial #0399A07111

Model number: 58TUA080-14

Heat distribution: • [Ducts and registers](#)

Approximate capacity: • [80,000 BTU/hr](#)

Efficiency: • [Mid-efficiency](#)

Exhaust venting method: • [Induced draft](#)

Combustion air source: • Interior of building

Approximate age: • [20 years](#)

Typical life expectancy: • Mid-efficiency 15 to 20 years

Main fuel shut off at: • Meter

Exhaust pipe (vent connector): • Single wall • Double wall • Type B • Type C

Fireplace/stove: • [Wood stove](#)

Chimney/vent: • [Masonry](#)

Chimney liner: • [Metal](#)

Mechanical ventilation system for home: • Kitchen exhaust fan • Bathroom exhaust fan • Laundry room exhaust fan

Location of the thermostat for the heating system:

• Hallway

Outside of the main floor master bedroom.

Limitations

Safety devices: • Not tested as part of a building inspection

Heat loss calculations: • Not done as part of a building inspection

Heat exchanger: • Only a small portion visible

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Not included as part of a building inspection: • Interiors of vent systems, flues, and chimneys • Heat exchangers • Humidifiers and dehumidifiers • Electronic air cleaners

Recommendations

FURNACE \ Air filter

41. Condition: • [Dirty](#)

Implication(s): Equipment ineffective | Increased heating costs | Reduced comfort | Increased maintenance costs

Location: Basement/Utility Room

Task: Replace

Time: As soon as possible



Dirty air filter

FURNACE \ Ducts, registers and grilles

42. Condition: • Suspected asbestos

Note: Identifying and determining the existence of asbestos is outside of the scope of a standard home inspection. Determining if asbestos exists or not can only be confirmed through lab testing. Asbestos can typically be left in place as long as it is not friable, or you don't disturb it. The suspected asbestos used as duct insulation appears to be friable.

Implication(s): Possible health hazard

Location: Basement

Task: It is recommended that you have the suspected asbestos inspected and tested by an asbestos remediation company.

Time: Prior to purchasing the house

HEATING

Report No. 1008

Sample Report, Various Houses, ON May 29, 2019

www.petersprofessionalhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



Suspected asbestos

GAS FURNACE \ Life expectancy

43. Condition: • [Near end of life expectancy](#)

The typical live expectancy for a mid-efficiency gas furnace is 15-20 years. The furnace is 20 years old and is nearing the end of its life expectancy. There is no way to know how long the furnace will last or when it will need to be replaced.

Expect to have to replace the furnace in the near future.

Implication(s): Equipment failure | No heat for building

Location: Basement/Utility Room

Task: Monitor and replace when necessary

Time: Ongoing



Near end of life expectancy

GAS FURNACE \ Humidifier

44. Condition: • [Leak](#)

The humidifier has been leaking for some time. There is rust and mineral buildup on the humidifier, vent connector, plenum and furnace cabinet. Humidifiers require regular maintenance and cleaning and the lack of cleaning can promote microbial growth.

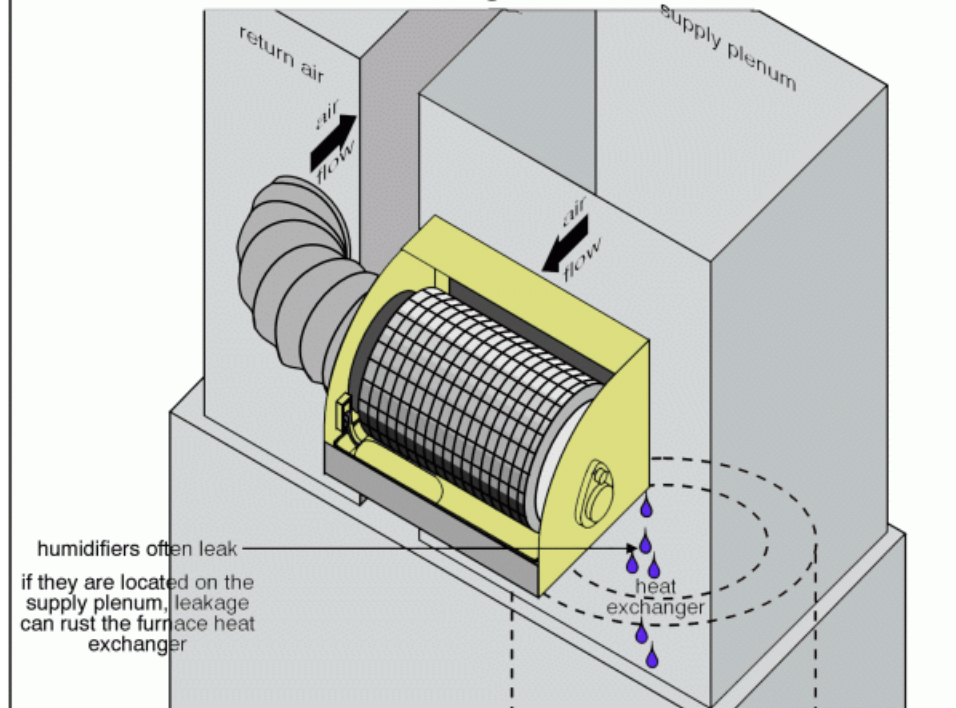
Implication(s): Chance of water damage to contents, finishes and/or structure | Damage to equipment

Location: Basement/Utility Room

Task: Service/Replace/Clean

Time: Immediate

Humidifier above heat exchanger



Leaking

SPACE HEATER \ Electric baseboard heater/space heater

45. Condition: • [Electrical receptacle above heater](#)

HEATING

Report No. 1008

Sample Report, Various Houses, ON May 29, 2019

www.petersprofessionalhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

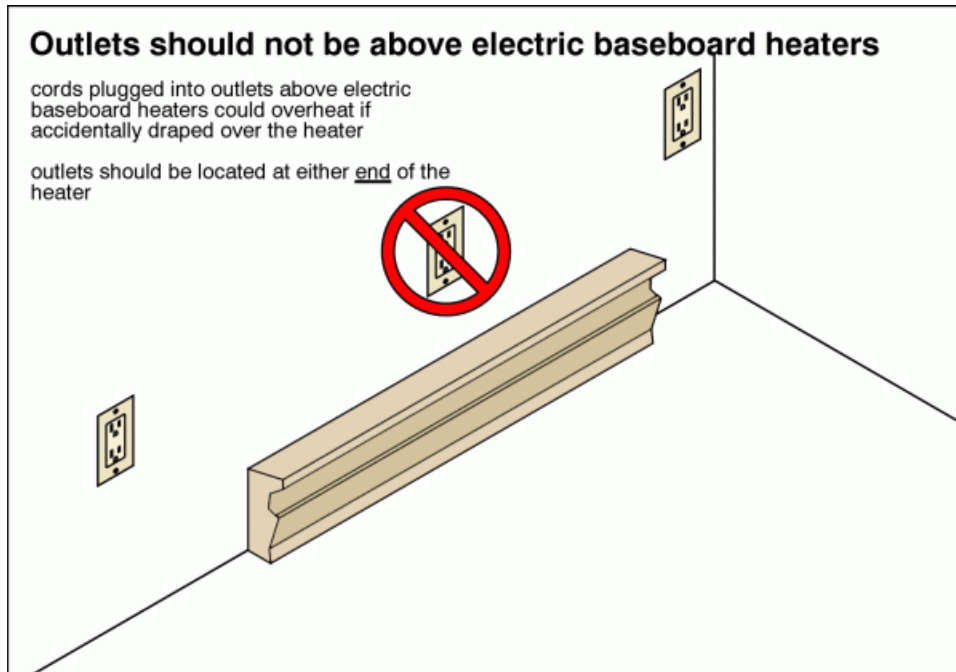
REFERENCE

Implication(s): Fire hazard

Location: Second Floor/Bedroom

Task: Move electrical outlet away from the baseboard heater.

Time: As soon as possible



Electrical receptacle above baseboard heater

CHIMNEY AND VENT \ Masonry chimney

46. Condition: • [Loose, missing or deteriorated masonry](#)

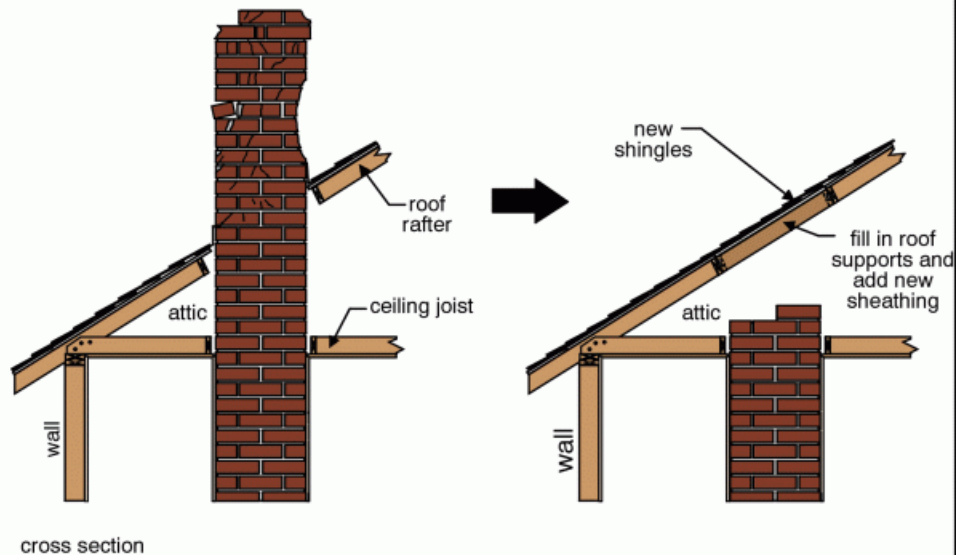
Implications: Continued masonry and mortar deterioration. Pieces of masonry falling to the ground and eventual chimney collapse which is a safety issue.

Location: Exterior

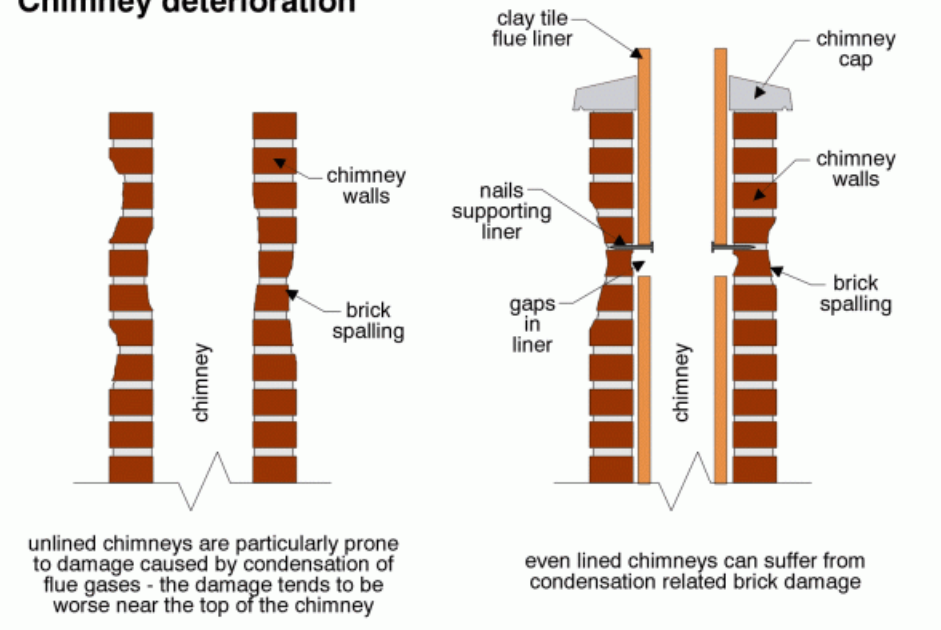
Task: The chimney is no longer in use. It is recommended to remove the chimney down to roof level. This work should be done by a qualified chimney mason and/or roofing contractor.

Time: As soon as possible

Removing abandoned chimneys



Chimney deterioration



HEATING

Report No. 1008

Sample Report, Various Houses, ON May 29, 2019

www.petersprofessionalhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



Loose, missing or deteriorated masonry

CHIMNEY AND VENT \ Metal chimney or vent

47. Condition: • [Metal chimney cleanout is buried below ground.](#)

Click to above link to go to the WETT (Wood Energy Technology Transfer) website.

Implication(s): No access for cleaning, creosote buildup, fire hazard

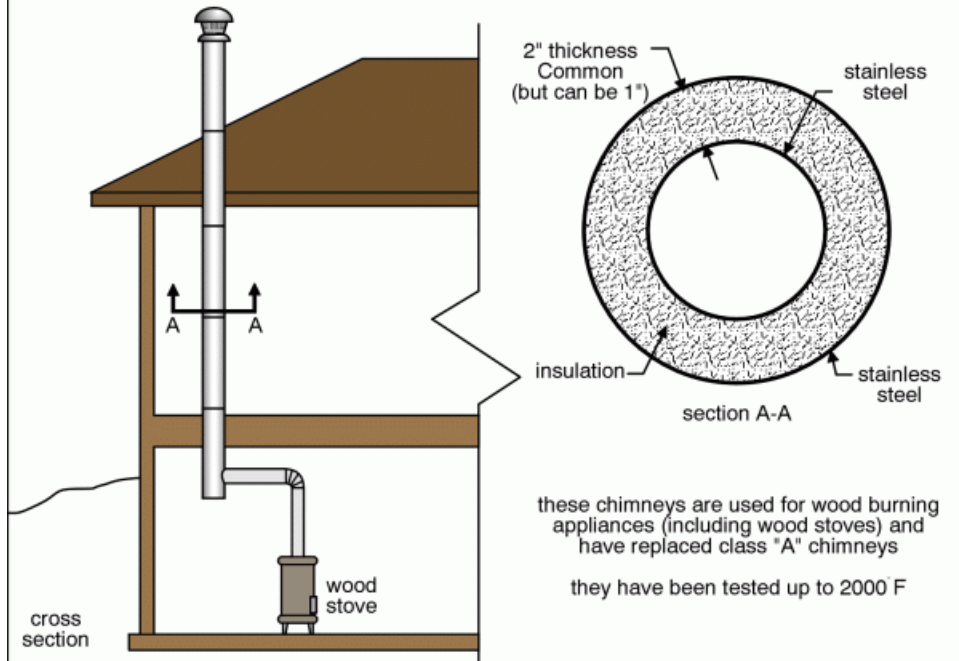
Location: Left side of house

Task: Further evaluation/Level 2 WETT inspection

Time: Prior to using

650° C chimneys

also called Super Chimneys or 629 Chimneys



Metal chimney



Chimney cleanout buried below ground

COOLING & HEAT PUMP

Report No. 1008

Sample Report, Various Houses, ON May 29, 2019

www.petersprofessionalhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Air conditioning type: • [Air cooled](#) • Central

Manufacturer:

• Lennox

Model number: HS20D-211-C2P *Serial number:* 6391C60433

Cooling capacity: • [18,000 BTU/hr](#)

Compressor approximate age: • 28 years

Typical life expectancy: • 15 to 20 years

Failure probability: • [High](#)

Location of the thermostat for the cooling system:

• Hallway

Outside of main floor master bedroom.

Limitations

Not included as part of a building inspection: • Electronic air cleaners • Cooling system adequacy • Cooling system distribution balance • Window cooling system • Heat gain or heat loss calculations

Recommendations

AIR CONDITIONING \ General

48. Condition: • Missing electrical shutoff

Implication(s): Electricity to the air conditioner is difficult to shut off in the event of an emergency or for servicing.

Note: In the meantime, locate and make note of the air conditioner fuses in the electrical panel. Removing the fuses is the way to shut off the electricity to the air conditioner.

Location: Backyard/Rear left coner

Task: Provide

Time: During next servicing

COOLING & HEAT PUMP

Report No. 1008

Sample Report, Various Houses, ON May 29, 2019

www.petersprofessionalhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

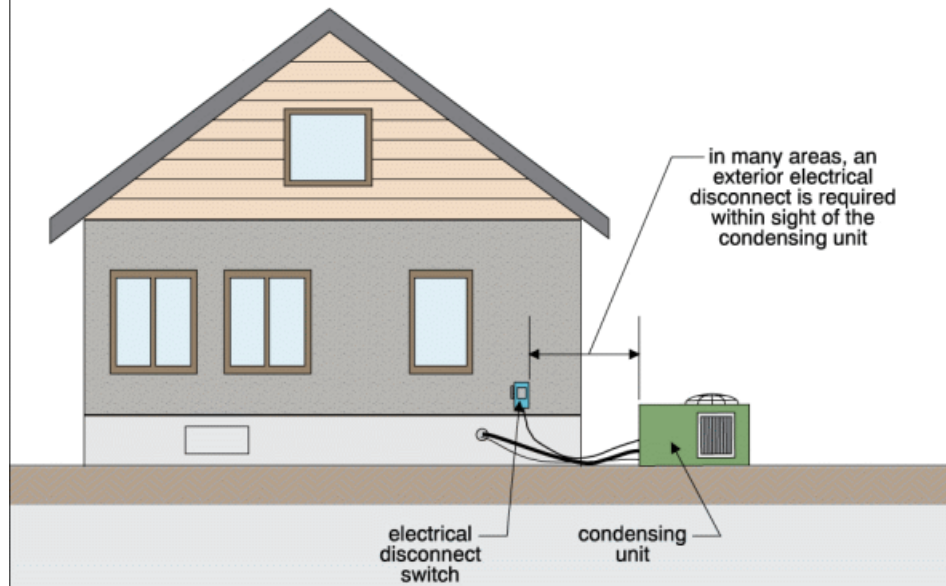
INSULATION

PLUMBING

INTERIOR

REFERENCE

Missing electrical shutoff



Missing electrical shutoff

AIR CONDITIONING \ Life expectancy

49. Condition: • Past life expectancy

The air conditioner is 28 years old. Typical life expectancy is 15 to 20 years. There is no way to know when the air conditioner will fail and need to be replaced. Expect to have to replace the air conditioner in the near future.

Implication(s): Equipment failure | Reduced comfort

COOLING & HEAT PUMP

Report No. 1008

Sample Report, Various Houses, ON May 29, 2019

www.petersprofessionalhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

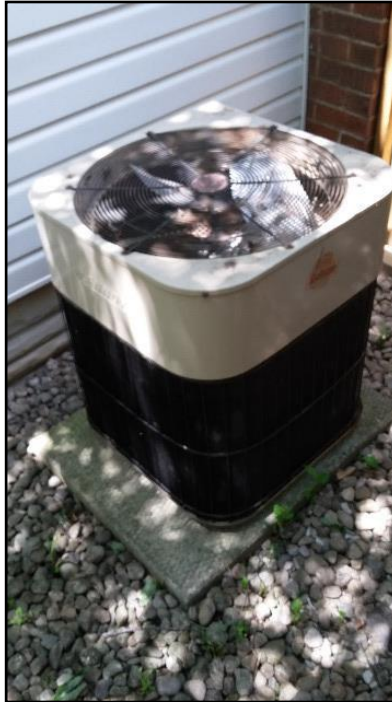
INTERIOR

REFERENCE

Location: Backyard/Rear left corner

Task: Monitor and replace when necessary

Time: Ongoing



Past life expectancy

AIR CONDITIONING \ Refrigerant lines

50. Condition: • [Insulation - missing](#)

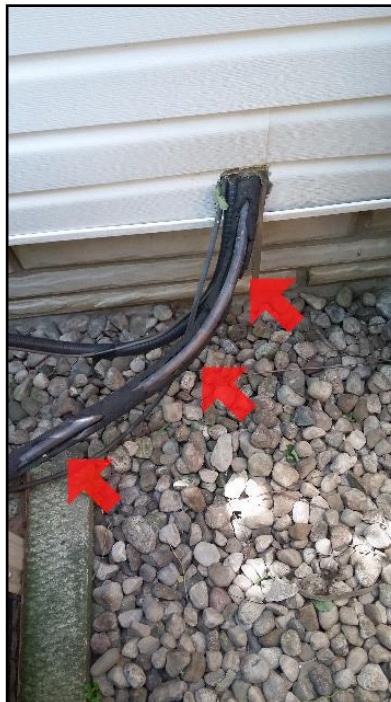
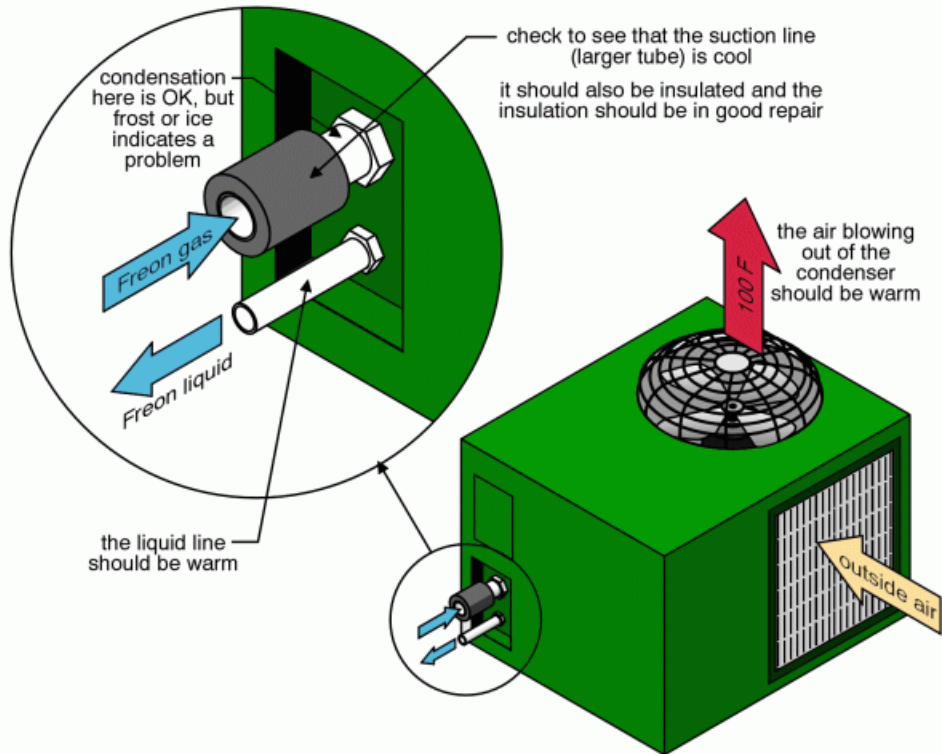
Implication(s): Reduced system life expectancy | Increased cooling costs | Reduced comfort

Location: Backyard/Rear left corner

Task: Provide new insulation

Time: During next servicing

Inspecting the condenser unit



Insulation - missing/deteriorated

INSULATION AND VENTILATION

Sample Report, Various Houses, ON May 29, 2019

Report No. 1008

www.petersprofessionalhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Attic/roof insulation material: • [Glass fiber](#) • [Mineral wool](#)

Attic/roof insulation amount/value: • [R-24](#)

Attic/roof air/vapor barrier: • [Plastic](#) • [Kraft paper](#)

Attic/roof ventilation: • [Roof and soffit vents](#) • [Gable vent](#)

Wall insulation material: • Not visible

Wall air/vapor barrier: • Not determined

Foundation wall insulation material: • Not visible

Foundation wall insulation amount/value: • Not determined

Foundation wall air/vapor barrier: • Not determined

Limitations

Attic inspection performed: • By entering attic, but access was limited

Air/vapor barrier system: • Continuity not verified

Mechanical ventilation effectiveness: • Not verified

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Recommendations

ATTIC/ROOF \ Insulation

51. Condition: • [Amount less than current standards](#)

The attic insulation was approximately R24, which is typical for the age of the house. The current standards are R50. People have lived in the house for many years. Adding insulation would be considered an upgrade, but not a necessity.

Implication(s): Increased heating and cooling costs

Location: Attic

Task: Provide

Time: Discretionary

ATTIC/ROOF \ Hatch/Door

52. Condition: • [Not insulated and not weatherstripped](#)

Implication(s): Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs | Reduced comfort

Location: Second Floor/Bedroom

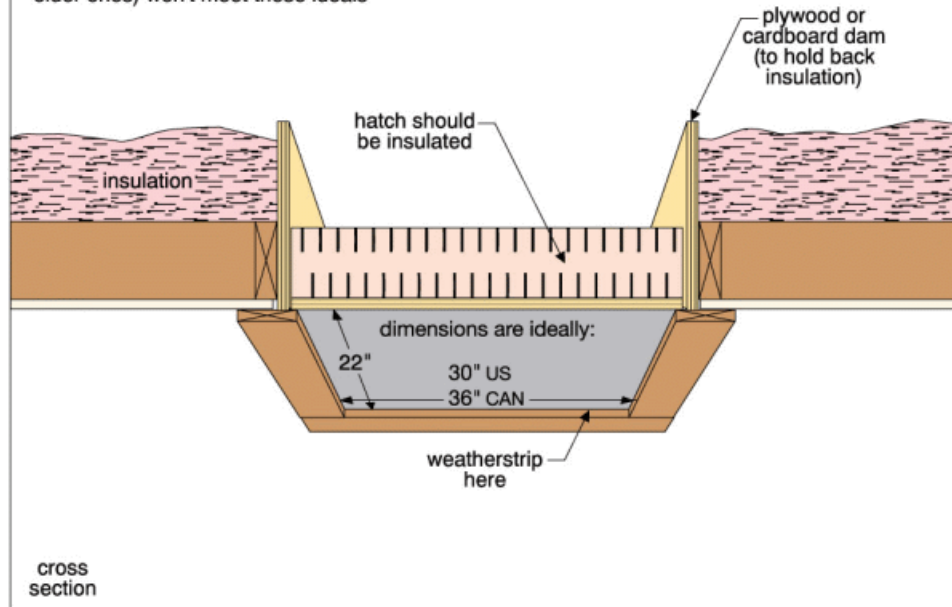
Task: Insulate and weather strip

Time: As soon as possible

Attic access hatch

the illustration shows a good attic access hatch design

hatches in many houses (especially older ones) won't meet these ideals



ATTIC/ROOF \ Roof vents

53. Condition: • [Damage](#)

Implications: Chance of water damage to contents, finishes and/or structure. Animal entry into the building.

Location: Exterior

Task: Replace

Time: When replacing the roof



Damaged roof vent

Description

Water supply source: • Public

Supply piping in building: • [Copper](#)

Main water shut off valve at the:

• Basement

In a cabinet/North west corner

Water flow and pressure:

• [Typical for neighborhood](#)

50 psi

Water heater type: • [Induced draft](#)

Water heater fuel/energy source: • [Gas](#)

Water heater exhaust venting method: • Induced draft

Water heater tank capacity: • [40 gallons](#)

Water heater approximate age: • 13 years

Water heater typical life expectancy: • 8 to 12 years

Waste and vent piping in building: • [ABS plastic](#)

Main fuel shut off valve at the: • Gas meter

Limitations

Items excluded from a building inspection: • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Not included as part of a building inspection: • Washing machine connections • Not readily accessible interiors of vent systems, flues, and chimneys

Recommendations

WATER HEATER \ Life expectancy

54. Condition: • Past life expectancy

The water heater is 13 years old. The typical life expectancy of a water heater is 8 to 12 years. Expect to have to replace the water heater in the near future.

Implication(s): Chance of water damage to contents, finishes and/or structure | No hot water

Location: Basement/Utility Room

Task: Monitor and replace when necessary

Time: Ongoing Note: Inquire from the homeowner if the water heater is owned or rented.

WATER HEATER \ Temperature/pressure relief valve

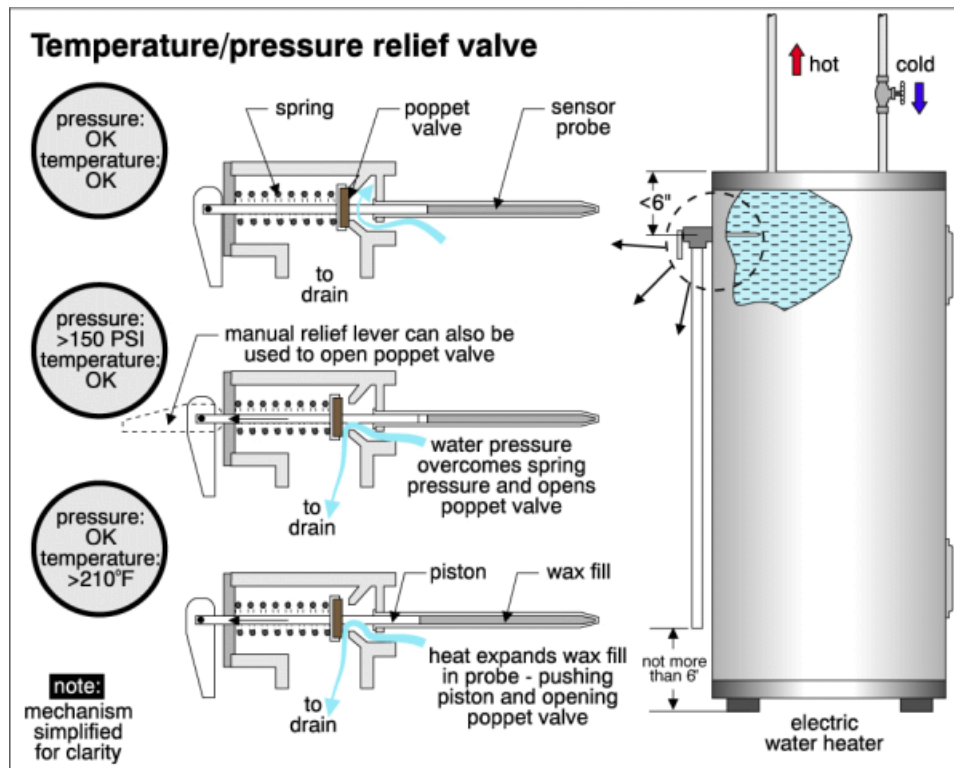
55. Condition: • [Discharge tube missing](#)

Implications: The TPR valve is pointing directly at the entrance door to the utility room. If someone was to enter the room while it was discharging they would get scalded. The discharge tube should extend down to 6 inches above the floor. See illustration.

Location: Basement/Utility Room

Task: Provide

Time: Immediate





Discharge tube missing

WATER HEATER - GAS BURNER AND VENTING \ Venting system

56. Condition: • ABS piping used as the exhaust piping for the water heater. ABS is no longer allowed in new water heater installations. There have been failures at the joints and cracks in the piping which has allowed exhaust gasses to enter the living space. This is a health hazard. ABS piping is allowed to be left in place as long as there are no issues and must be replaced during new water heater installations. At the time of the inspection, there was evidence of failures observed to the ABS water heater exhaust piping. All of the piping could not be inspected due to finishes.

Implication(s): Health & safety issue

Location: Basement/Utility Room

Task: Further evaluation by a licensed plumber.

Time: Prior to purchasing the house.



Leaking ABS piping

WASTE PLUMBING \ Traps - installation

57. Condition: • S-trap

Implication(s): S-traps are not allowed but are very common. The issue with S-traps is that they can allow the water to be siphoned out of the trap allowing sewer gasses to enter the house. At the time of the inspection no signs of siphoning, sewer smells, air bubbles or gurgling were observed.

Location: Basement/Laundry Room/Laundry tub

Task: Monitor for sewer smells, air bubbles or gurgling.

Time: Ongoing



S-trap

WASTE PLUMBING \ Floor drain

58. Condition: • Waste pipe from the addition bathroom is draining directly into the basement floor drain.

Implication(s): Because the floor drain is being used as a waste pipe termination there is no way for water to drain out of the basement in the event of a plumbing leak. The basement would flood.

Location: Basement Laundry/Room

Task: Correct

Time: Immediate



Waste pipe in floor drain

FIXTURES AND FAUCETS \ Bathtub**59. Condition:** • Missing handle**Implication(s):** There is no proper way to turn the cold water to the bathtub on and off.**Location:** First floor/Addition**Task:** Provide**Time:** As soon as possible

Missing handle

Description

Major floor finishes: • [Carpet](#) • [Hardwood](#) • [Resilient](#) • Porcelain • [Concrete](#)

Major wall and ceiling finishes: • [Plaster/drywall](#)

Windows: • [Fixed](#) • [Single/double hung](#) • [Sliders](#) • [Awning](#) • Vinyl

Exterior doors - type/material: • Hinged • [Storm](#)

Limitations

General: • There are signs of leakage into the basement. The extent of the amount of leakage cannot be determined during a short, one-time visit, home inspection. It is recommended that you have your agent contact the seller of the property and inquire as to the extent of the condition.

Inspection limited/prevented by: • Carpet • Storage/furnishings • New finishes/paint • Storage in closets and cabinets / cupboards

Not included as part of a building inspection: • Carbon monoxide alarms (detectors), security systems, central vacuum • Carbon monoxide alarms (detectors) • Central vacuum systems • Cosmetic issues • Decorative items • Environmental issues including asbestos • Paint, wallpaper, and other finishes • Window treatments

Environmental issues are outside the scope of a home inspection : • This includes issues such as asbestos.

Recommendations

CEILINGS \ Plaster or drywall

60. Condition: • Water stains on dining room ceiling below second floor bathroom.

Note 1: The ceiling was tested with a moisture meter and scanned with an IR camera. There was no elevated moisture detected in the ceiling at the time of the inspection.

Note 2: During the inspection, the homeowner stated that the stain is from a prior leak in the second floor bathroom, which had been repaired.

Implication(s): Possibility of leakage, damage to structure and finishes.

Location: Dining room

Task: Monitor

Time: Ongoing



Water stains on dining room ceiling

61. Condition: • Stains on bedroom ceiling.

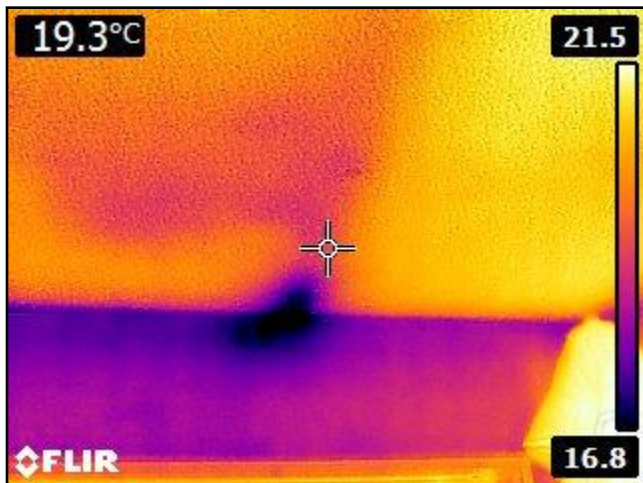
Note: The ceiling was scanned with an IR Camera and tested with a moisture meter. It hadn't rained in sometime. At the time of the inspection, the IR scan showed the possibility of moisture intrusion, and the moisture meter showed elevated moisture in the areas of the ceiling/wall intersection.

Implication(s): Chance of water damage to contents, finishes and/or structure.

Location: Second Floor/Bedroom

Task: Further evaluation

Time: As soon as possible.



IR image



Ceiling stains

WALLS \ Plaster or drywall

62. Condition: • [Water damage](#)

Implications: There is evidence of leakage into the building. Damage to drywall/plaster. Peeling paint. Chance of damage to structure.

Location: Left side of backyard exterior door

Task: Repair & further evaluation by a licensed contractor.

Time: As soon as possible



Water damage

WINDOWS \ General

63. Condition: • Condensation on windows

Implication(s): All of the second-floor windows have been covered with plastic which has contributed to excessive amounts of condensation to form on the windows. There is also apparent mold growth on the bottom of the windowsills. Moisture from condensation can cause damage to structure and finishes.

Location: Second Floor/Bedrooms

Task: Remove plastic/Let windows dry out

Time: Immediately



Condensation on windows

STAIRS \ Handrails and guards

64. Condition: • [Missing](#)

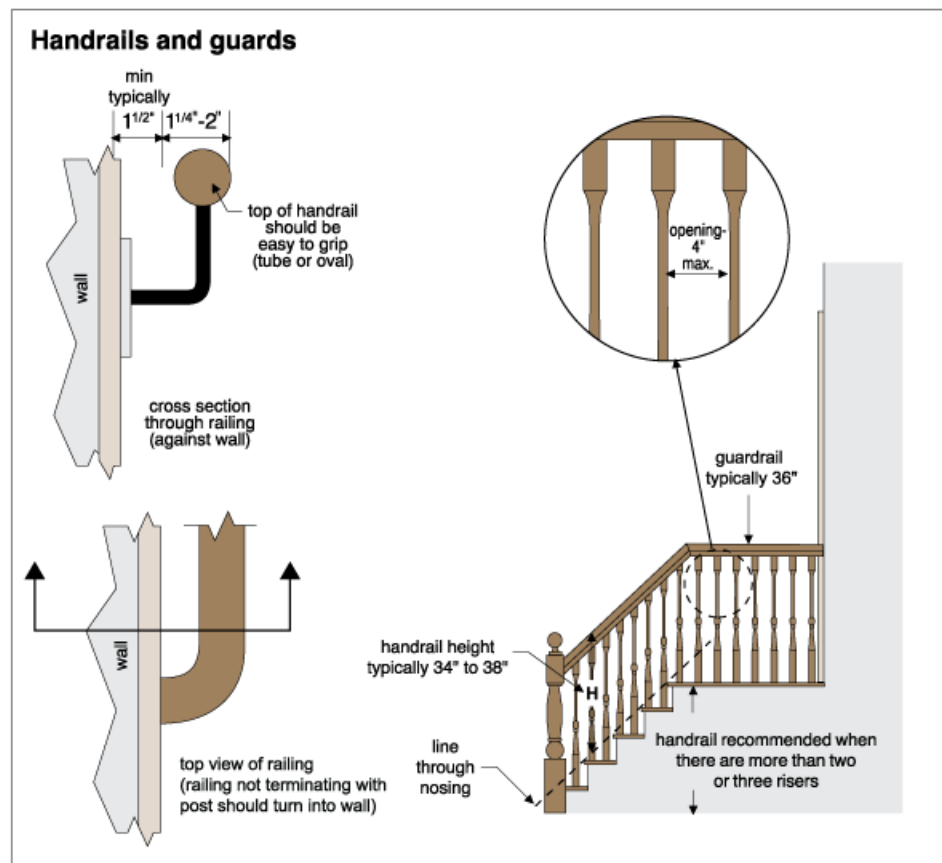
There are no handrails in the basement stairwell. If someone were to trip and fall while walking on the stairs there is nothing for them to grab onto.

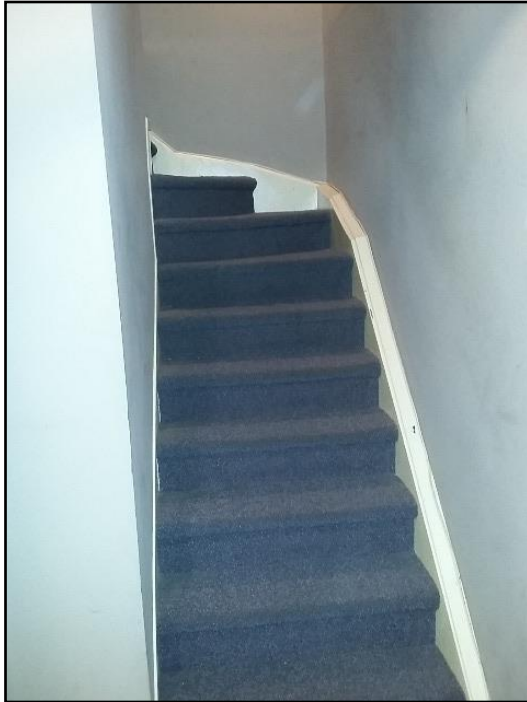
Implication(s): Fall hazard

Location: Basement/Staircase

Task: Provide

Time: Immediate





Missing handrails



Missing handrails

BASEMENT \ Leakage

65. Condition: • Leakage & Apparent mold growth

Confirming the presence of mold is beyond the scope of a standard home inspection and can only be confirmed by lab testing. Consult a medical professional if you have concerns in regard to the health risks of mold exposure. Apparent mold growth of less than 10 square feet can be cleaned by the homeowner.

Implication(s): Water entry into the basement. Apparent mold growth.

Location: Basement/Utility room

Task: 1. Clean apparent mold growth. 2. Monitor basement leakage.

Time: 1. As soon as possible 2. Ongoing



Leakage and apparent mold growth

COMMENTS \ Additional

66. Condition: • Almost every basement (and crawlspace) leaks under the right conditions. Based on a one-time visit, it's impossible to know how often or severe leaks may be. As a result, basement leakage frequency or severity cannot be predicted during a home inspection. While we look for evidence of past leakage during the inspection, this is often not a good indicator of current conditions.

Exterior conditions such as poorly performing gutters and downspouts, and ground sloping down toward the house often cause basement leakage problems.

It is a good policy to ask the current homeowner as to the extent of any basement leakage.

Moisture problems may result in visible or concealed mold growth. An Environmental Consultant can assist you if this is a concern. A health care professional should be consulted if you have any health concerns related to mold growth.

END OF REPORT

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS