



Your Inspection Report

103 Longwater Chase
Markham, ON L3R 4A9

PREPARED FOR:

WILSON HON

INSPECTION DATE:

Wednesday, August 19, 2026

PREPARED BY:

Cameron Doyle, GTA and Peel



4Sight Home Inspections
6928 Yarrow Avenue
Mississauga, ON L5N 6Z9

647-323-6468
1-855-355-6926

www.4sightinspections.com
cdoyle @4sightinspections.com



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report



August 20, 2026

Dear Wilson Hon,

RE: Report No. 11106
103 Longwater Chase
Markham, ON
L3R 4A9

I would like to take an opportunity to say thank you for choosing 4Sight Inspections and for putting your trust in me to provide your home inspection service. I am grateful for your faith in me and am confident that you are not disappointed in the service and report provided.

If you are happy with my service and reports please take a few moments to add a review on the website at <https://homestars.com/companies/2804867-4sight-inspections-inc/reviews/new>. If, however, you are not happy with any part of your home inspection, my service or this report, please contact me immediately. My goal is to ensure your satisfaction not only during booking and the inspection but long after your transaction is complete. If you have not already done so please refer to the Home Assure Plus page on my website (www.4sightinspections.com/homeassure.html), to find details on the many after-inspection services I provide at no charge to you. Again, my goal is to ensure you are satisfied with my services and I will do whatever it takes to make that happen.

Now, the legal stuff. This report has been prepared for the exclusive use of you, our client. A copy may be sent to your agent/representative unless you specifically request no copies to be sent. No use by third parties is intended. We 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 behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report. The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Sincerely,

Cameron Doyle, GTA and Peel
on behalf of
4Sight Home Inspections

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AGREEMENT

103 Longwater Chase, Markham, ON August 19, 2026

Report No. 11106

www.4sightinspections.com

PARTIES TO THE AGREEMENT

Company

4Sight Home Inspections
6928 Yarrow Avenue
Mississauga, ON L5N 6Z9

Client

Wilson Hon

Total Fee: \$542.40

This is an agreement between Wilson Hon and 4Sight Home Inspections.

THIS CONTRACT LIMITS THE LIABILITY OF THE HOME INSPECTION COMPANY.
PLEASE READ CAREFULLY BEFORE SIGNING.

In addition to the limitations in the Standards of Practice, the Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. The Inspection is performed in accordance with the Standards of Practice of our national association.

LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not.

1) THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE.

The Home Inspection provides you with an overview of the condition of the property. Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive.

The home inspection does not include any cosmetic issues. Your Home Inspector will not comment on any cosmetic issues.

Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential problem that is beyond the scope of the Home Inspection.

If you are concerned about any conditions noted in the Home Inspection Report, we strongly recommend that you consult a qualified Licensed Contractor or Consulting Engineer. These professionals can provide a more detailed analysis of any specific conditions noted in the Report at an additional cost

2) THE INSPECTION IS AN OPINION OF THE PRESENT CONDITION OF THE VISIBLE COMPONENTS.

The Home Inspector's Report is an opinion of the present condition of the property. It is based on a visual examination of the readily accessible features of the building.

A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, heating, cooling, structure, plumbing and insulation that are hidden or inaccessible.

Some intermittent problems may not be obvious on a Home Inspection because they only happen under certain

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circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life.

Home Inspectors will not find conditions that may only be visible when storage or furniture is moved. They do not remove wall coverings (including wallpaper) or lift flooring (including carpet) or move storage to look underneath or behind.

3) THE INSPECTION DOES NOT INCLUDE HAZARDOUS MATERIALS.

While your Home Inspector will do everything in his/her power to identify hazardous materials including building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based insulation, fiberglass insulation and vermiculite insulation, mold as well as asbestos roofing, siding, wall, ceiling or floor finishes, insulation, fire proofing, lead or other toxic metals in such things as pipes, paint or window coverings, due to the nature of these items it is not always possible for positive identification or locating. Therefore, it is possible for a hazardous material to not be noted through a home inspection. If your Home Inspector suspects there is a hazardous material in the home he/she will note the item.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicide or pesticides. The Home Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

4) WE DO NOT COMMENT ON THE QUALITY OF AIR IN A BUILDING.

The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building.

If anyone in your home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens at additional cost.

5) WE DON'T LOOK FOR BURIED TANKS.

Your Home Inspector does not look for and is not responsible for fuel oil, septic or gasoline tanks that may be buried on the property. If the building had its heating system converted from oil, there will always be the possibility that a tank may remain buried on the property.

If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

6) SEPTIC TANKS

We do NOT inspect septic tanks in any way. A septic system requires specific equipment and knowledge that our outside a home inspection. We highly recommend, where a septic system exists, that you hire a Septic Company (if possible, the company that currently services the septic in question) to provide a comprehensive inspection of the unit(s)

7) WELL/PRIVATE WATER SUPPLY SYSTEMS

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We do not inspect a well or private water supply system. Equipment that is used on the interior of the home will be inspected for successful operation and leaks. We do not test water samples. Most Municipalities will provide sample bottles and documentation and test the water for home owners. We highly recommend water testing be done at least twice per year.

8) TIME TO INVESTIGATE

We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced or otherwise changed before we have had a reasonable period of time to investigate.

9) REPORT IS FOR OUR CLIENT ONLY

The inspection report is for the exclusive use of the client named herein. A copy may be sent to your agent/representative unless you specifically request no copies be sent. No use of the information by any other party is intended.

10) CANCELLATION FEE

If the inspection is cancelled within 24 hours of the appointment time, a cancellation fee of 50% of the inspection fee will apply.

11) NOT A GUARANTEE, WARRANTY OR INSURANCE POLICY.

The inspection is not a guarantee, warranty or an insurance policy with regard to the fitness of the property.

12) LIMIT OF LIABILITY / LIQUIDATED DAMAGES

The liability of the Home Inspector and the Home Inspection Company arising out of this Inspection and Report, for any cause of action whatsoever, whether in contract or in negligence, is limited to a refund of the fees that you have been charged for this inspection.

13) VARIOUS LOCATION COMMENT

In situations where there are multiple locations with the same concern the phrase "Various Locations" will be used for the location and one or two photo's will typically be added. We usually will not add more than two photo's regardless of how many locations the concern exists in.

14) OWNER/TENANT

For the purposes of WSIB you confirm that the property is being purchased for residential use and the client will be occupying the residence.

15) ALREADY OWNED

If the home is firm and purchased by the client, regardless of closing being before or after the inspection, then no liability will be assumed by the inspection company, 4Sight Home Inspections or your home inspector. For all intents and purposes, any and all issues in the home have been purchased by the home owner when it was purchased firm without an inspection and they own them regardless of the findings during the home inspection.

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16) APPLIANCES

Unless explicitly requested via email, appliances are not tested or documented. When requested, the person requesting the testing of appliances assumes liability for any damages.

17) THERMAL CAMERA

A thermal camera allows the user to see surface temperatures of finished walls, ceilings and floors. It is not an x-Ray machine and cannot see behind walls. As such, it is a good tool for helping to identify if there may be air leaks or moisture. However, this is not guaranteed as there has to be active moisture at the time of the thermal scan and the material being scanned must contain moisture. Even with those conditions satisfied, the moist area must be a different temperature than the dry areas around it. As for air leaks, the temperature outside of the home must be at least 10 degrees higher or lower than the interior of the home for any accuracy. For this reason we cannot guarantee finding areas of moisture or air leaks around windows and doors.

I, **Wilson Hon (Signature)**_____, **(Date)**_____, **have read, understood and accepted the terms of this agreement.**

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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.

This report has been prepared in accordance with the accepted proposal. A visual inspection was performed to identify the existing condition of the following building systems: Structure, Electrical, Heating, Air-conditioning, Ventilation, Plumbing, Roofing, Exterior, and Interior.

This report provides recommendations and priorities for correcting major deficiencies, updating major components at the end of their life, and undertaking further detailed investigations. Normal building maintenance items are not included. Our inspection was limited to components that were readily visible and not obstructed by equipment, storage, finishes, etc. No comment is offered on code compliance or environmental issues.

The report is preliminary in nature. Before any major repairs are undertaken, we recommend that a specialist performed a detailed condition survey and develop a plan of action.

The report is intended for the exclusive use of our client. Use of the information by any other party is not intended and therefore, we accept no responsibility for such use.

Only the items specifically addressed in this report were examined. No comment is offered on fire protection equipment or on fire regulation, building code and building bylaw compliance, or environmental concerns.

A Building Code and Fire Code violation inquiry was not undertaken. Fire and life safety systems were not reviewed.

Where "Various Locations" is used in the Location category in any recommendation this indicates that there is more than one location with the same defect. We do not do a count of the number of locations and we will provide a couple of sample pictures.

OUR PHILOSOPHY

Our inspection philosophy separates components that are functional from those that are not. Where components are found to be functional, no recommendations will be offered. Where defects are noted, we will recommend improvements with a time frame. In some cases, components may be functional but clearly near the end of their life cycle. Those circumstances are included in the report as well.

[Priority Maintenance Items](#)

Roofing

RECOMMENDATIONS \ Overview

Condition: • The roofing system is designed to protect the interior structural components while diverting water and exterior weather towards the gutters, downspouts and away from the home. The roofing components such as shingles, flashings (chimneys, plumbing stacks, the intersection of two or more roof slopes and skylights, are highly vulnerable and require regular monitoring and maintenance by a roofing professional once a year to extend the life expectancy and help prevent unwanted leaks. The general condition of the roofing system was reported, but we can not foresee or guarantee the water tightness performance of the roof.

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Implication(s): No implications exist for this item.

Exterior

WALLS \ Trim

Condition: • [Caulking missing or deteriorated](#)

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

Location: Exterior Various Locations

Task: Provide Replace

Time: Regular maintenance



1.



2.



3.



4.

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5.



6.

WALLS \ Masonry (brick, stone) and concrete

Condition: • Minor settlement. Mortar should be patched as part of regular maintenance

Location: Exterior

Task: Repair/ Monitor

Time: Regular maintenance/ Ongoing



7.

Condition: • Unsealed entry point

Location: Exterior Front Yard

Task: Correct

Time: As soon as practical

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8.

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

Condition: • Improperly fastened to wall, not flush with wall and caulking missing

Location: Exterior

Task: Correct

Time: As soon as practical



9.

DOORS \ General notes

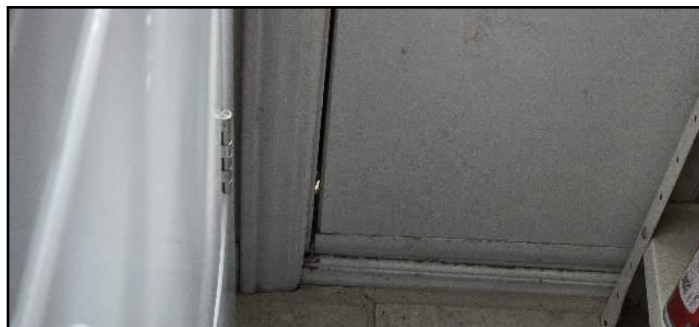
Condition: • [Air leaks](#)

Implication(s): Chance of damage to finishes and structure | Increased heating and cooling costs

Location: Side entrance

Task: Improve

Time: Regular maintenance



10.

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

Condition: • [Stair rise too big or not uniform](#)

Implication(s): Trip or fall hazard

Location: Exterior

Task: Correct

Time: Regular maintenance



11.

LANDSCAPING \ General notes

Condition: • [Trees or shrubs too close to building](#)

Implication(s): Chance of water damage to structure, finishes and contents | Chance of pests entering building | Material deterioration

Location: Back Yard

Task: Correct

Time: Regular maintenance



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LANDSCAPING \ Lot grading

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

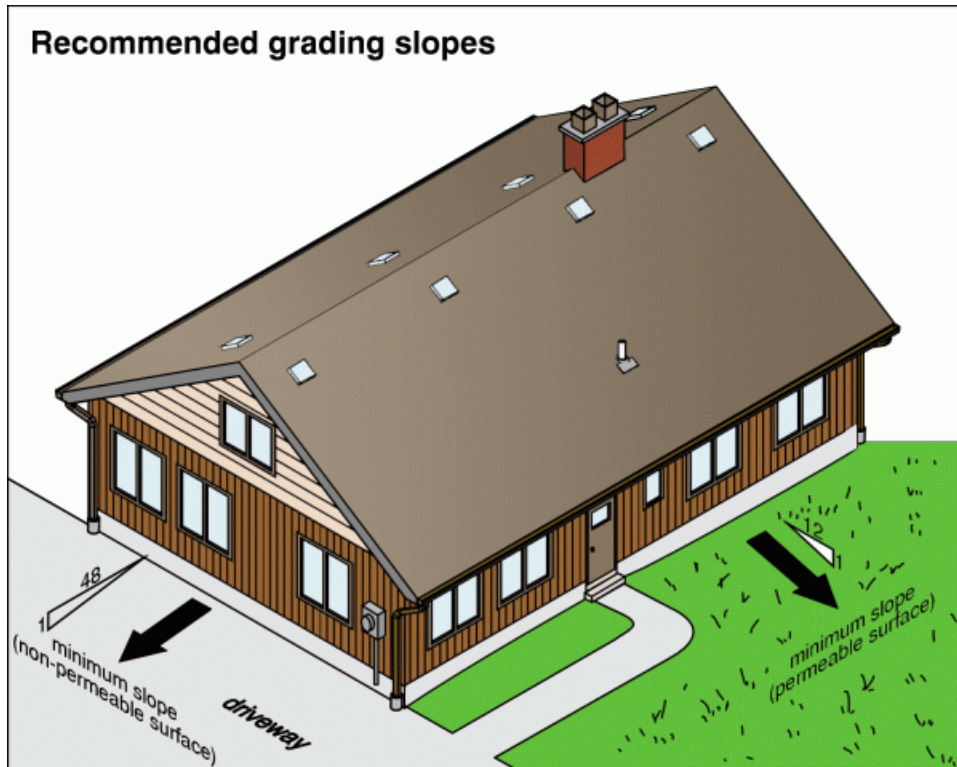
Concrete pad is cracked and one portion is sloping towards the garage

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

Location: Exterior

Task: Correct

Time: Regular maintenance



13.

LANDSCAPING \ Fence

Condition: • Gate - adjustment needed

Piece fastened to the wall is loose

Implication(s): Reduced operability

Location: Back Yard

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Task: Repair or replace

Time: Regular maintenance



14.



15.

Electrical

SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

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

40 amp breaker feeding wires only rated for 30amps.

Implication(s): Equipment overheating | Fire hazard

Location: Basement

Task: Correct

Time: Immediate

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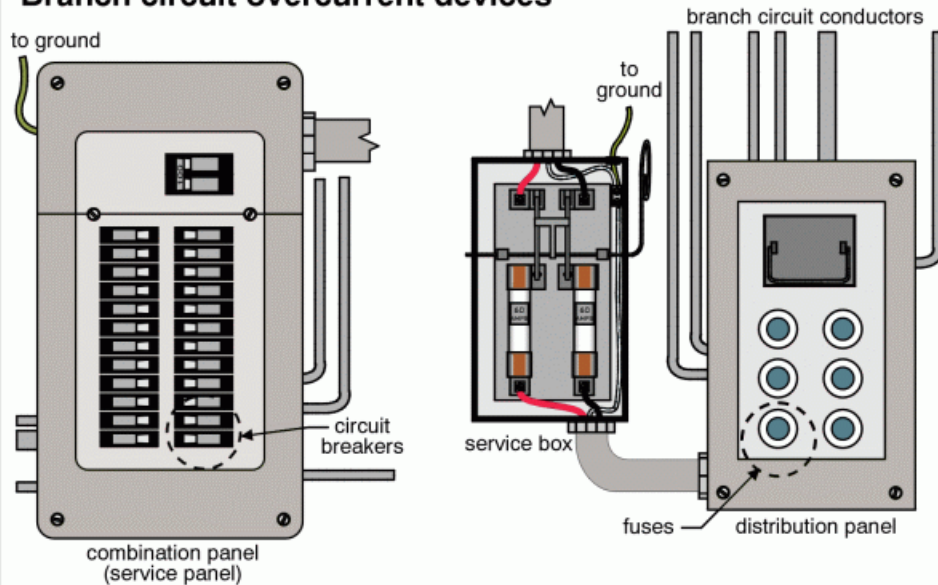
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Branch circuit overcurrent devices



overcurrent devices can be circuit breakers or fuses
check that the overcurrent devices are compatible with
the branch circuit conductors

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



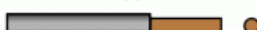
common uses:

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

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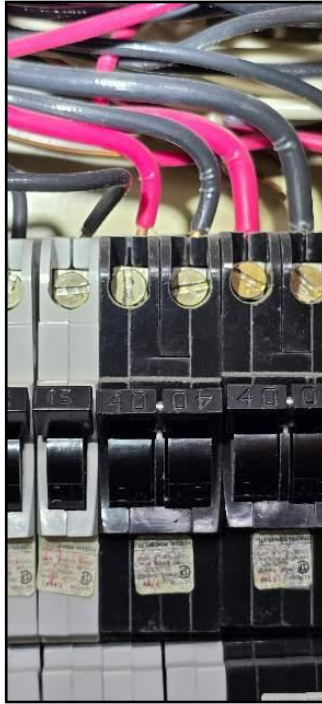
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16.

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

Implication(s): Electric shock

Location: Bathrooms Various Locations

Task: Provide

Time: As soon as practical

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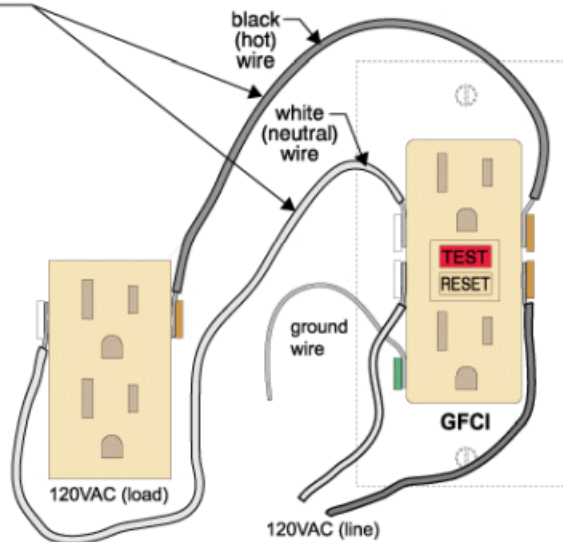
Ground fault circuit interrupter also known as ground fault interrupter (GFI)

the GFCI circuitry within the outlet checks the load (connected downstream and/or plugged into receptacle) constantly for a difference between the current in the hot (live) and neutral 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 to reduce the risk of electric shock



17.



18.



19.

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Plumbing

FIXTURES AND FAUCETS \ Shower stall

Condition: • [Caulking loose, missing or deteriorated](#)

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

Location: Basement Bathroom

Task: Provide Replace

Time: Regular maintenance



20.

COMMENTS \ Additional

Condition: • Ongoing regular maintenance is needed for grout, caulking in showers, sinks and bath tub areas. It is strongly recommended that the grout and caulking materials be inspected once a year for deterioration and to be repaired or replaced as needed.

Location: Various Throughout

Task: Repair/seal

Time: Ongoing - Regular maintenance

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RECOMMENDATIONS \ General

Condition: • Investigate - It is best practice for all home buyers to exercise their due diligence to research with the local municipal and or city building department for existing permits taken out for work on this property. Permits should be all closed and have passed inspections. Permits that are still open or work completed without permits will become your (the purchasers). responsibility. Consult with your sales representative and the seller for disclosure of this information prior to closing. This includes any and all changes to the home that require a permit, past and or ongoing.

Task: Investigate

Time: Before waiving the conditions of the inspection

COMMENTS \ Additional

Condition: • Dryer vents must be cleaned annually by a professional both interior and exterior to help prevent lint build up. Dryer fires are the primary results from blocked air flow from dryer vents, including increased energy costs.

Implication(s): Fire hazard; limited dryer performance

Task: Clean / Service

Time: Ongoing / regular maintenance

Condition: • Water leaks or moisture issue can result in unwanted mold growth, and most of the time not visible. Mold can grow very quickly with a food source, not be present one day, and becomes visible overnight when moisture levels increase. Even though water damaged areas in the home may be discovered where moisture readings are normal, the damage can be a result of previous leaks that have once been repaired. Ongoing occasional issues subject to the seasonal weather patterns, plumbing fixtures and appliance deficiencies. Mold remediation can be expensive if required, a further evaluation is recommended by a qualified environmental specialist for any mold concerns from evidence of water intrusion or water damaged building components.

Implication(s): Poor Indoor Air Quality; premature material deterioration.

Task: Further evaluation & correct as required

Time: Earliest opportunity

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

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Description

Sloped roofing material:

- [Asphalt shingles](#)



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27.



28.



29.

Probability of leakage: • Low

Typical life expectancy: • 25-30 years

Limitations

General: • Occupational Health and Safety Act ONTARIO REGULATION 297/13

Roofs over 3 meters are not permitted to be walked on without a (Regulation 213/91) harness and a tether. To do so an anchor must be affixed to the roof as per the Ministry of Labour. Our Standards of Practice (2.2 section III - F) states we can not do anything that may damage the property.

Inspection limited/prevented by: • Lack of access (too high/steep)

Inspection performed: • From the ground • With a drone

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

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Recommendations

RECOMMENDATIONS \ Overview

Condition: • The roofing system is designed to protect the interior structural components while diverting water and exterior weather towards the gutters, downspouts and away from the home. The roofing components such as shingles, flashings (chimneys, plumbing stacks, the intersection of two or more roof slopes and skylights, are highly vulnerable and require regular monitoring and maintenance by a roofing professional once a year to extend the life expectancy and help prevent unwanted leaks. The general condition of the roofing system was reported, but we can not foresee or guarantee the water tightness performance of the roof.

Implication(s): No implications exist for this item.

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Gutter & downspout material:

- [Aluminum](#)



30.

Gutter & downspout type: • [Eave mounted](#)

Gutter & downspout discharge: • [Above grade](#)

Lot slope: • [Away from building](#) • [Flat](#)

Soffit (underside of eaves) and fascia (front edge of eaves): • [Aluminum](#)

Wall surfaces and trim: • [Brick](#)

Driveway: • Asphalt

Deck:

- Ground level



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Garage:

- Attached

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32.



33.



34.

Limitations

Inspection limited/prevented by: • Car/storage in garage

No or limited access to: • Area below steps, deck, porches

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 • Recreational facilities • Outbuildings other than garages and carports • Seawalls, breakwalls, docks • Erosion control, earth stabilization measures

Not included as part of a building inspection: • Heated driveways are not tested nor are the heating components inspected. • Outdoor cooking appliances (e.g., Gas Barbecues)

Recommendations

WALLS \ Trim

Condition: • [Caulking missing or deteriorated](#)

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

Location: Exterior Various Locations

Task: Provide Replace

Time: Regular maintenance

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38.



39.



40.

WALLS \ Masonry (brick, stone) and concrete

Condition: • Minor settlement. Mortar should be patched as part of regular maintenance

Location: Exterior

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Task: Repair/ Monitor

Time: Regular maintenance/ Ongoing



41.

Condition: • Unsealed entry point

Location: Exterior Front Yard

Task: Correct

Time: As soon as practical



42.

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

Condition: • Improperly fastened to wall, not flush with wall and caulking missing

Location: Exterior

Task: Correct

Time: As soon as practical

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43.

DOORS \ General notes

Condition: • [Air leaks](#)

Implication(s): Chance of damage to finishes and structure | Increased heating and cooling costs

Location: Side entrance

Task: Improve

Time: Regular maintenance



44.

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

Condition: • [Stair rise too big or not uniform](#)

Implication(s): Trip or fall hazard

Location: Exterior

Task: Correct

Time: Regular maintenance



45.

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LANDSCAPING \ General notes

Condition: • [Trees or shrubs too close to building](#)

Implication(s): Chance of water damage to structure, finishes and contents | Chance of pests entering building | Material deterioration

Location: Back Yard

Task: Correct

Time: Regular maintenance



46.

LANDSCAPING \ Lot grading

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

Concrete pad is cracked and one portion is sloping towards the garage

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

Location: Exterior

Task: Correct

Time: Regular maintenance

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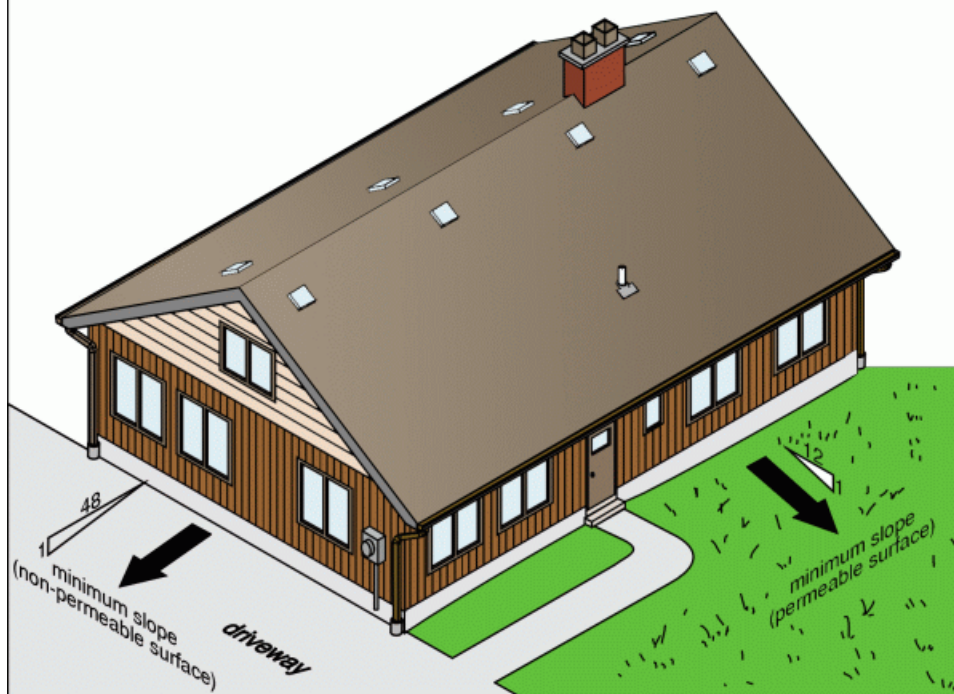
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Recommended grading slopes



47.

LANDSCAPING \ Fence

Condition: • Gate - adjustment needed

Piece fastened to the wall is loose

Implication(s): Reduced operability

Location: Back Yard

Task: Repair or replace

Time: Regular maintenance

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Description

Configuration:

- [Basement](#)



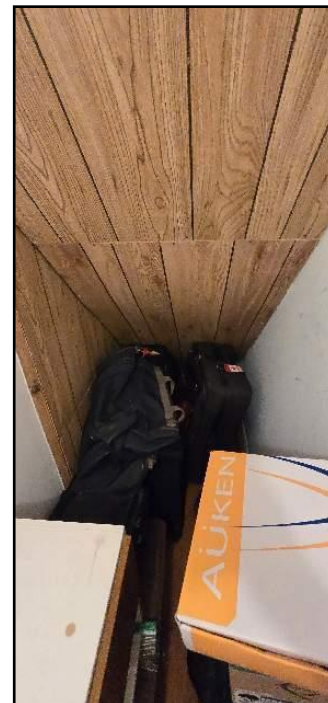
50.



51.



52.



53.

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Description

Service entrance cable and location:

- [Underground - cable material not visible](#)



64.

Service size:

- [125 Amps \(240 Volts\)](#)



65.

Main disconnect/service box rating:

- [125 Amps](#)

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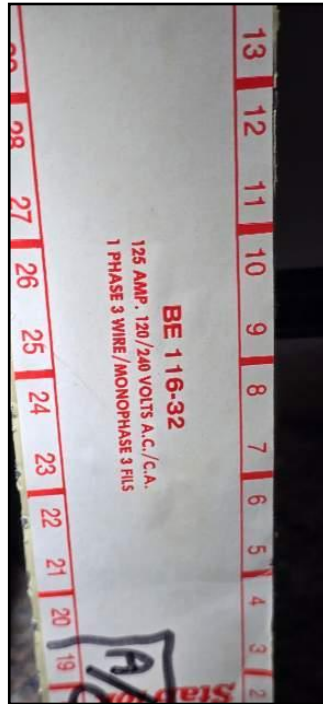
COOLING

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66.

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

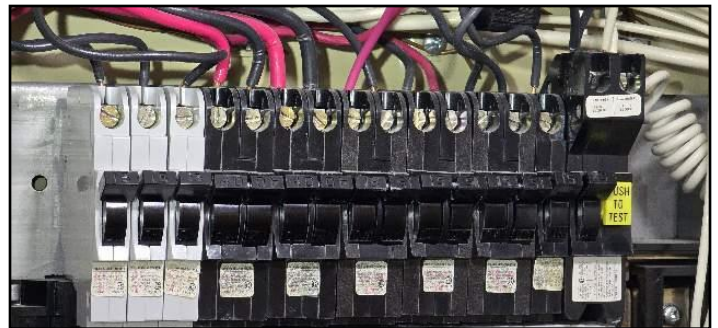
System grounding material and type: • [Copper - water pipe and ground rod](#)

Distribution panel type and location:

• [Breakers - basement](#)



67.



68.

Distribution panel rating: • [125 Amps](#)

Electrical panel manufacturers: • FPE Stab-Lok

Number of circuits installed: • 22

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

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

Smoke alarms (detectors):

• [Present](#)



69.



70.



71.

Carbon monoxide (CO) alarms (detectors):

- None noted

First and second floor

- Combination smoke/CO alarm(s) noted

Basement

Limitations

General: • No comments will be provided on concealed items within building assemblies that make up the electrical components such as conduits, chases, junction boxes etc.

Ground-Fault Circuit-Interrupters also known as GFCI's can be tested but are limited to there built in test mechanisms. High voltage loads, system requirements, designs or adequacies, wiring distribution, or accuracy of circuit labeling. Low-voltage wiring, networks and communications, security and safety systems, home entertainment and site lighting no assessment can be made and are beyond the scope of a standard home inspection.

Inspection limited/prevented by:

- Restricted access

There is always a safe working distance which limits our inspection of any electrical panel.

- Various outlets not accessible.

System ground: • Continuity not verified • Quality of ground not determined

Circuit labels: • The accuracy of the circuit index (labels) was not verified.

Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

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

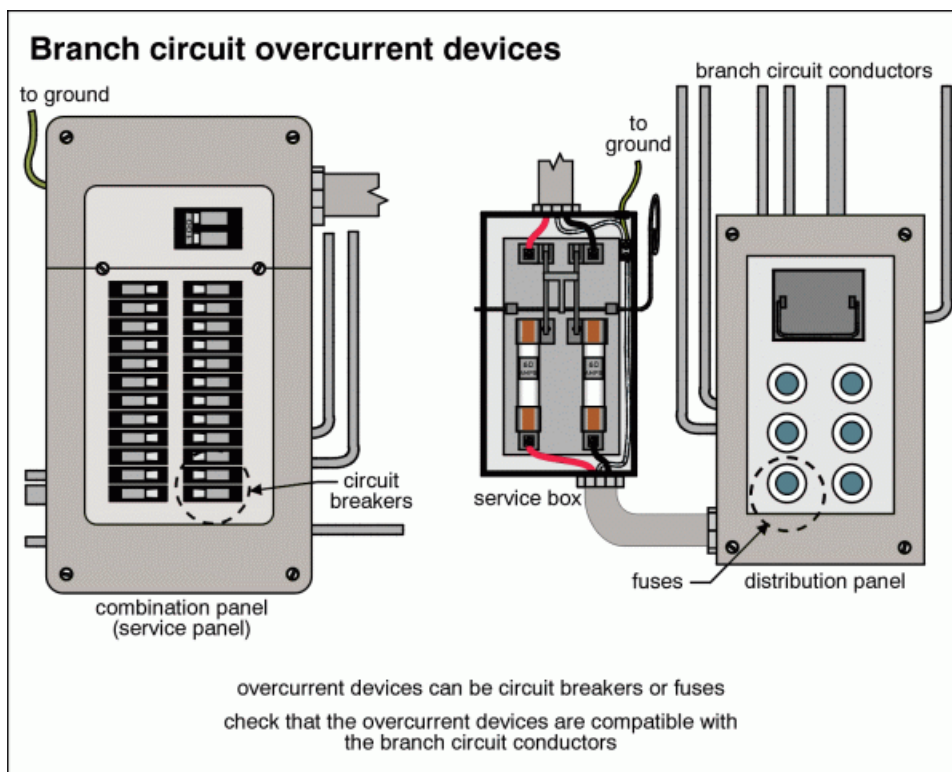
40 amp breaker feeding wires only rated for 30amps.

Implication(s): Equipment overheating | Fire hazard

Location: Basement

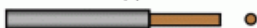
Task: Correct

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



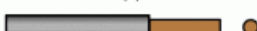
common uses:

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

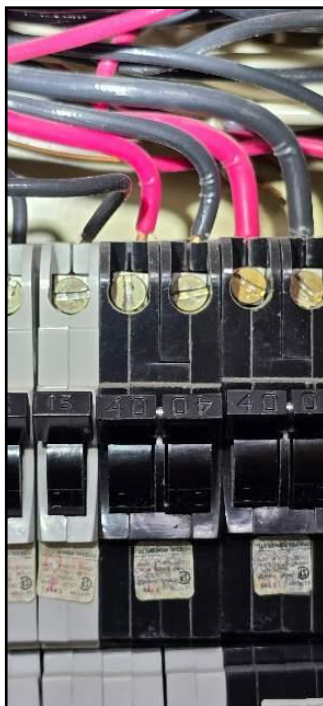


common uses:

electric stoves and ovens

typical fuse/breaker size:

40 amps



72.

DISTRIBUTION SYSTEM \ Outlets (receptacles)

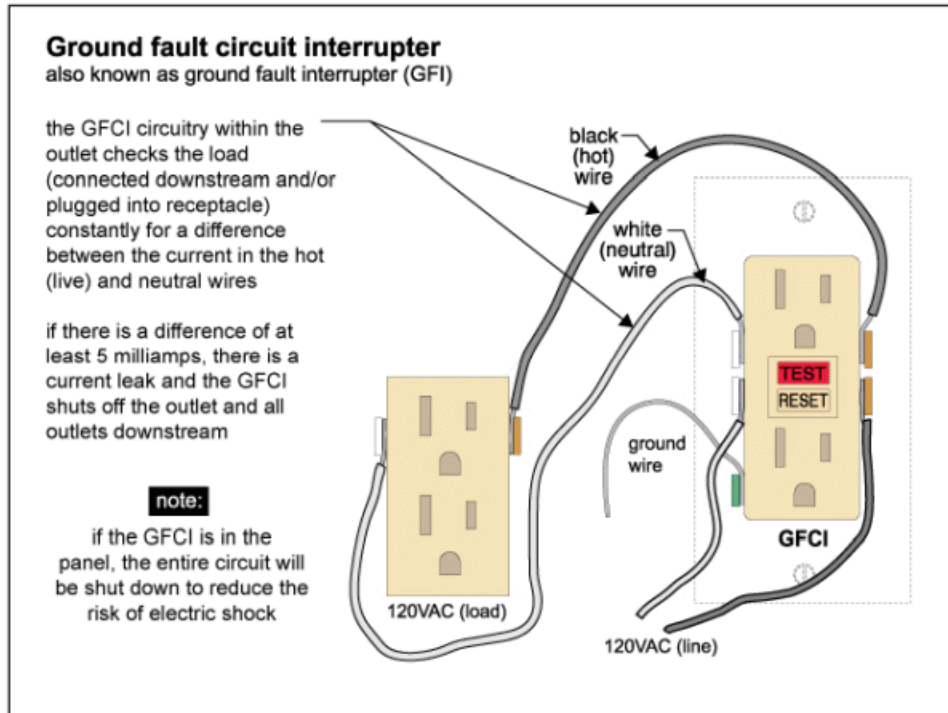
Condition: • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

Implication(s): Electric shock

Location: Bathrooms Various Locations

Task: Provide

Time: As soon as practical



73.



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75.

HEATING

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Description

Heating system type:

- [Furnace](#)



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77.

Fuel/energy source: • [Gas](#)

Furnace manufacturer: • Carrier

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

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

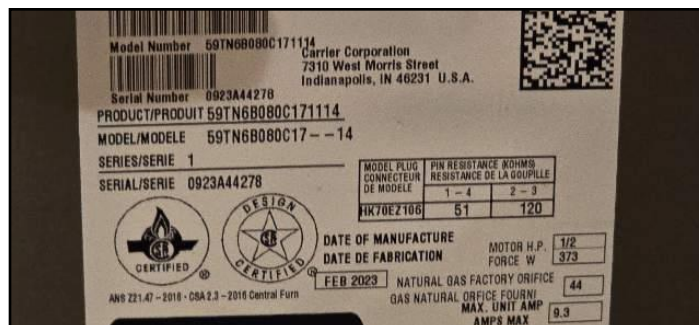
Efficiency: • [High-efficiency](#)

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

Combustion air source: • Outside

Approximate age:

- [3 years](#)



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HEATING

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Typical life expectancy: • Furnace (high efficiency) 15 to 20 years

Main fuel shut off at: • Meter

Failure probability: • [Low](#)

Air filter: • Disposable

Exhaust pipe (vent connector): • PVC plastic

Fireplace/stove:

• [Wood-burning fireplace](#)

WETT certify before use



79.

Humidifier:

• [Duct mounted bypass humidifier](#)



80.

Limitations

General: • Venting effectiveness of the furnace/boiler or any other gas or propane fired heating system, including fireplace, is not tested in the process of a home inspection • No comments will be provided on concealed items within building assemblies that make up the heating system such within cabinets, floors, walls and ceiling chases. etc. Ducts and other components hidden behind finished walls and ceilings and or storage are not visible and, therefore, not inspected.

Inspection prevented/limited by: • Buried oil tanks are not within the scope of a home inspection.

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

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Zone, boiler and radiator valves: • Not tested as part of a building inspection

Boiler pump: • Not tested

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

Fireplace/wood stove: • Quality of chimney draw cannot be determined • Connection to chimney not inspected

Fireplace/wood stove: • Quality and or effectiveness of gas fireplace venting system is not tested as part of a home inspection. • Any existing wood burning fireplace/stove must be WETT certified prior to use. Failure to do so can cause a house fire and or nullify home insurance.

Heat exchanger: • Not visible • Not accessible

Heat exchanger: • Not inspected

Electronic air cleaner: • Outside the scope of a building inspection

Environmental issues are outside the scope of a home inspection:

• This includes issues such as asbestos.

Environmental materials should be assessed by a licensed and or certified professional.

Not included as part of a building inspection: • Heat loss calculations • Interiors of vent systems, flues, and chimneys • Heat exchangers • Humidifiers and dehumidifiers • Electronic air cleaners • Heating systems using ground source, water source, solar, and renewable energy technology • Heat/energy recovery systems • Whole house mechanical ventilation systems • Fireplace screens and doors • Fireplace seals and gaskets • Automatic fuel feed devices • Mantles and fireplace surrounds

COOLING & HEAT PUMP

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Air conditioning type:

- Central



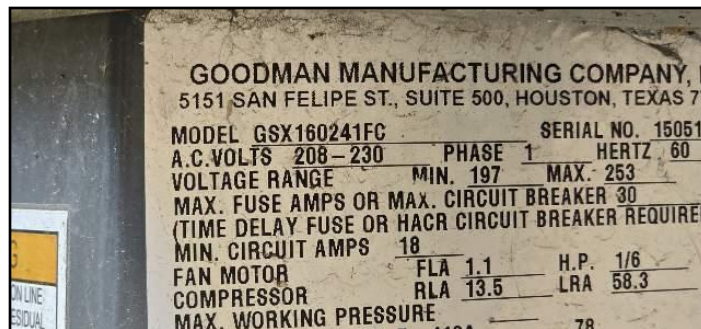
81.

Manufacturer: • Goodman

Cooling capacity:

- [2 Tons](#)

May be a bit weak for a 2800sqft home



82.

Compressor type: • Electric

Compressor approximate age:

- 11 years



83.

COOLING & HEAT PUMP

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Typical life expectancy: • 10 to 15 years

Failure probability: • [Medium](#)

Refrigerant type: • R-410A

Limitations

Inspection limited/prevented by: • Heat pumps are not operated in the heating mode when the outdoor temperature is above 70°F

Whole house fan: • House fan not tested

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

Not part of a home inspection: • Home inspectors cannot typically access or inspect the indoor coil • Home inspectors do not verify that the size of the indoor coil matches the outdoor coil

Not part of a home inspection: • Window AC units are not inspected as part of a home inspection

Window unit: • Window A/C excluded from inspection

Description

General: • Contrary to popular belief, thermal imaging is not an X-Ray machine, therefore does not see behind finished walls. Because this technology is extremely sensitive typically within less than 1 degree, temperature variation on the surfaces that are being scanned can reveal various anomalies where our trained thermographer's can analyze and provide feedback if problems are identified.

Typically the thermal images if provided, the lighter the colour the warmer the temperature, the darker the colour the cooler the temperature. The inspector will provide comment indicating air movement, water, heat gain or heat loss, electrical problems and insulation gaps or voids, just to name a few.

Please note: we only include IR images in the report if a problem is found with it.

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

Attic/roof insulation amount/value:

• [R-28](#)

Roughly r24-r28

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

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

Limitations

General: • The industry standard (ASTM articles E1186 and and C1060) typically allows for a 10F (Fahrenheit) temperature differential for best results. Unfortunately in the real world controlled conditions are not always possible for residential inspections, but because the cameras we use are extremely sensitive, results will be obtained in most cases, however the images may not be sharp or clear.

Inspection limited/prevented by lack of access to: • Wall space • Floor space

Inspection limited/prevented by lack of access to: • Although thermal camera's are used as part of our home inspection, the condition and overall depth of insulation behind finished walls and ceilings cannot be determined.

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.

Description

Water supply source (based on observed evidence): • Public

Service piping into building: • [Copper](#)

Supply piping in building: • [Copper](#) • PEX (cross-linked Polyethylene)

Main water shut off valve at the:

- Basement
- Meter



84.

Water heater type: • [Conventional](#)

Water heater location: • Basement

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

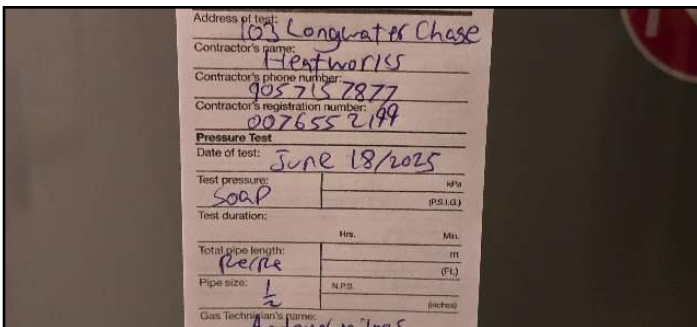
Water heater exhaust venting method: • Natural draft

Water heater manufacturer: • Rheem

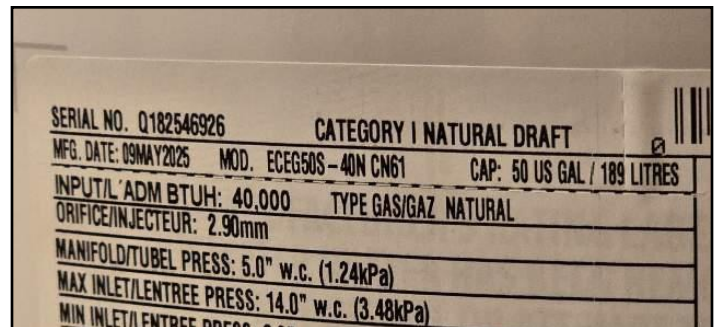
Water heater tank capacity: • 50 gallons

Water heater approximate age:

- 1 year



85.



86.

Water heater typical life expectancy: • 10 to 15 years

Water heater failure probability: • [Low](#)

Waste disposal system: • [Public](#)

PLUMBING

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

Floor drain location:

- Near water heater



87.

Main gas shut off valve location: • Gas meter

Backwater valve: • None noted

Limitations

General: • No comments will be provided on concealed items within building assemblies that make up the plumbing system such as within floors, wall, and ceiling chases as well as the capacity of hot water heaters for the home.

Fixtures not tested/not in service: • We do not operate interior shut off valves leading to exterior hose bibbs

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

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 • Geothermal water heating systems • Septic systems

Recommendations

FIXTURES AND FAUCETS \ Shower stall

Condition: • [Caulking loose, missing or deteriorated](#)

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

Location: Basement Bathroom

Task: Provide Replace

Time: Regular maintenance

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COMMENTS \ Additional

Condition: • Ongoing regular maintenance is needed for grout, caulking in showers, sinks and bath tub areas. It is strongly recommended that the grout and caulking materials be inspected once a year for deterioration and to be repaired or replaced as needed.

Location: Various Throughout

Task: Repair/seal

Time: Ongoing - Regular maintenance

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Description

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

Windows: • [Fixed](#) • [Sliders](#) • [Casement](#)

Glazing: • [Double](#)

Exterior doors - type/material: • Hinged

Kitchen ventilation:

• Range hood



89.

Bathroom ventilation: • Exhaust fan • Window

Laundry room ventilation: • Clothes dryer vented to exterior

Limitations

General: • Every municipality is different as to their requirements for basement apartments or additional dwellings. As such, we do not comment on the legitimacy or legal status of any dwellings other than the main living space of the home.

Inspection limited/prevented by: • Various windows not tested

Not tested/not in service: • Garbage disposal • Trash compactor • Central vacuum • Accessibility equipment

Not included as part of a building inspection: • Carbon monoxide alarms (detectors), security systems, central vacuum
Security systems and intercoms • Central vacuum systems • Cosmetic issues • Perimeter drainage tile around foundation, if any • Decorative items • Aesthetics or quality of finishes • Vermin, including wood destroying organisms. • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Environmental issues including

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asbestos • Paint, wallpaper, and other finishes • Floor coverings • Window treatments

Not included as part of a building inspection: • Components behind finished walls and ceilings and or storage.

Cosmetics: • No comment offered on cosmetic finishes

Appliances: • Appliances are not inspected as part of a building inspection • Self-cleaning features on ovens not tested • Gas shut off • Effectiveness of dishwasher drying cycle not tested • Appliances are not moved during an inspection

Basement leakage:

• Cannot predict how often or how badly basement will leak

At the time of the inspection we made every effort to identify the presence of moisture intrusion, we can not warrant or guarantee against the possibility of future water infiltration based on past water infiltration due to limitations.

Crawlspace leakage: • Cannot predict how often or how badly crawlspace will leak

Recommendations

RECOMMENDATIONS \ General

Condition: • Investigate - It is best practice for all home buyers to exercise their due diligence to research with the local municipal and or city building department for existing permits taken out for work on this property. Permits should be all closed and have passed inspections. Permits that are still open or work completed without permits will become your (the purchasers). responsibility. Consult with your sales representative and the seller for disclosure of this information prior to closing. This includes any and all changes to the home that require a permit, past and or ongoing.

Task: Investigate

Time: Before waiving the conditions of the inspection

COMMENTS \ Additional

Condition: • Dryer vents must be cleaned annually by a professional both interior and exterior to help prevent lint build up. Dryer fires are the primary results from blocked air flow from dryer vents, including increased energy costs.

Implication(s): Fire hazard; limited dryer performance

Task: Clean / Service

Time: Ongoing / regular maintenance

Condition: • Water leaks or moisture issue can result in unwanted mold growth, and most of the time not visible. Mold can grow very quickly with a food source, not be present one day, and becomes visible overnight when moisture levels increase. Even though water damaged areas in the home may be discovered where moisture readings are normal, the damage can be a result of previous leaks that have once been repaired. Ongoing occasional issues subject to the seasonal weather patterns, plumbing fixtures and appliance deficiencies. Mold remediation can be expensive if required, a further evaluation is recommended by a qualified environmental specialist for any mold concerns from evidence of water intrusion or water damaged building components.

Implication(s): Poor Indoor Air Quality; premature material deterioration.

Task: Further evaluation & correct as required

Time: Earliest opportunity

END OF REPORT

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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