



NeckarValleyCompany

neckarvalley.ca

905-926-2139

Neckar Valley Company

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TEL 1-905-926-2139

1 Sample report rd

Someplace, Ontario , Canada

INSPECTED ON 11/23/2025



Gerhard Thielmann

Member of InterNACHI

* Thank you for using my service.

This is a sample report to allow you to see what a report issued will look like and what to expect. The images used are collected from various properties and inspections.

Thank You for entrusting me with your home inspection.

As a professional Home Inspector, I take pride in serving my clients with honesty, integrity, and value. As well as performing every property inspection to the highest standards.

Below you will find the inspection I have completed on your chosen property. At the top of the report you will find the Inspection Summary and Flagged Items. Flagged Items are observations that may need your immediate attention. You will find details of my inspection in the remainder of this document. Deficiencies are also marked for your convenience.

I hope this report helps you with your decision making process and gives you peace of mind.

If you have any questions about this report, please feel free to contact me or send me your questions in the Contact Section at the end of this report.

If you were satisfied with my service, I would appreciate any referrals to friends or family who may be looking for a home inspection. Referrals are the foundation of my business and I would be pleased to provide them with the same professional experience and peace of mind that I have been privileged to provide you.

Thank You,

Gerhard Thielmann, Owner and operator

Neckar Valley Company

905-926-2139

* Inspection Summary



Inspection ID 00000004

Inspection Type Sample inspection

Inspection Date 11/23/2025

Inspection Time 11:41 AM

Inspected Location 1 Sample report rd, Someplace, Ontario , Canada

Prepared for  Sample Client

(neckarvalley@outlook.com)

Google

Map data ©2025

108

items in this report.

11

deficiencies.

10

flagged.

Look for an item with  icon.

■ Table of Contents

- 1** | General Information
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Detailed Report

1 | General Information

1-1 | On The Day

Inspected

1-2 | About the Building

Inspected

9

item(s) in this chapter.

0

deficiencies.

0

flagged.

On The Day

Weather

Note Drizzle Rain

Temp

Note 3°C

Soil Conditions

Note Damp, Rained within 24 hours

In Attendance

Note Occupant(s)

About the Building

Structure Type



Age**Note** 1974 **Number of Levels****Note** Two Levels **Structure Type****Note** Wood Frame **Occupancy****Note** Owner Occupied **2 | Roof**

2-1	Styles & Materials	Inspected
2-2	Roof Coverings	Deficiencies
2-3	Flashings	Deficiencies
2-4	Roof Penetrations	Deficiencies
2-5	Gutters, Downspouts, Soffit and Fascia	Inspected

8

item(s) in this chapter.

3

deficiencies.

2

flagged.

Styles & Materials

Inspection Method

Note Walked on Roof

Style

Note Gable

Roof Coverings

Material

Note Asphalt Shingles

Condition

Flagged

Deficiency



**Note**

- Exposed fasteners observed
- missing kickout flashing where roof edge meets wall covering
- signs of wear and aging

Advice

Contact a roofing professional to make necessary repairs

📋 Flashings

✓ Material**Note**

Steel

⚠ Condition

Deficiency



Note

- missing drip edge flashing, too much overhang
- exposed fastners

Advice

Contact a qualified professional roofing contractor for repairs

📋 Roof Penetrations

⚠ Roof Penetrations

Flagged

Deficiency

**Note**

Deterioration of brick mortar

Advice

Contact a qualified masonry contractor for repair

📋 Gutters, Downspouts, Soffit and Fascia

Eavestroughs and Downspouts

Note

Aluminum

 **3 | Exterior**

3-1	General	Inspected
3-2	Exterior Doors	Deficiencies
3-3	Windows	Inspected
3-4	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	Deficiencies
3-5	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls	Deficiencies

15

item(s) in this chapter.

3

deficiencies.

1

flagged.

General

Material

Note

Vinyl Siding, Brick

Exterior Doors

Material

Note

Wood, Steel

**Note**

Caulking deterioration observed, regular maintenance item

Advice

Replace caulking around exterior doors

Windows

Window Type**Note**

Double Pane, Sliding Window

Condition**Note**

Appeared Serviceable at the time of inspection

Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Type Present

Note Deck, Steps, Porches, Covers/ Awnings, Applicable Railings

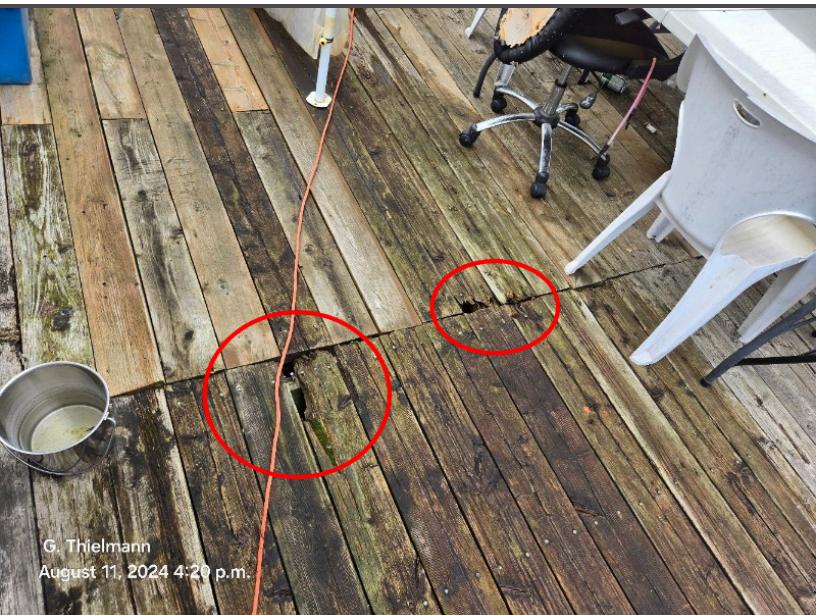
Material

Note Wood

Condition

Flagged

Deficiency



Note

- Improper construction practices observed
- Rotten Components observed

Advice

Have repairs made by a qualified contractor. Safety hazard

Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls

⚠ Vegetation Type and Condition

Deficiency

**Note**

Bushes, Trees

Tree is too close to structure, minimum of 10' is recommended

Advice

Remove trees that are closer than 10' to the structure

☑ Grading Slope

Note

Minor

☑ Drainage

Note

Appeared Serviceable

Driveway Material and Condition

Note Asphalt

Appeared Serviceable

Patio Floor Material and Condition

Note Wood

Walkways Material and Condition

Note Pavers

Appeared Serviceable

Retaining Wall Material and Condition

Note None present

4 | Insulation, Ventilation and Attic

4-1 | Insulation in Attic

Inspected

4-2 | Ventilation of Attic and Foundation Areas

Inspected

4-3 | Venting Systems

Inspected

6

item(s) in this chapter.

0

deficiencies.

0

flagged.

Insulation in Attic

Type

Note

Blown In

Ventilation of Attic and Foundation Areas

Vent Type

Note

Soffit Vents

Venting Systems

Dryer Vent

Note

Appeared Serviceable

Advice

Should be cleaned regularly as part of general maintenance

Dryer Power Source

Note

220 Volt Electric

Kitchen Venting System

Note

Appeared Serviceable

Bathroom Venting System

Note

Appeared Serviceable

 **5 | Garage/Carport**

5-1	Garage Ceilings	Inspected
5-2	Garage Walls	Inspected
5-3	Garage Floor	Inspected
5-4	Garage Doors	Inspected
5-5	Occupant Door	Not Present
5-6	Garage Door Operators	Not Present

5

item(s) in this chapter.

0

deficiencies.

1

flagged.

Garage Ceilings

Material and Condition

Note Drywall, Unfinished/Open

Appeared Serviceable

Garage Walls

Material and Condition

Note Drywall

Appeared Serviceable

Garage Floor

Material and Condition

Flagged

Note

Concrete Slab

Appeared Serviceable, few common cracks (less than 1/8"). Monitor cracks for expansion.

Garage Doors

Material and Condition

Note

Wood

Appeared Serviceable

Material and Condition**Note**

Not present

 **6 | Heating**

6-1	Heating Equipment	Deficiencies
6-2	Normal Operating Controls	Inspected
6-3	Distribution Systems	Inspected
6-4	Chimneys, Flues and Vents	Inspected
6-5	Solid Fuel Heating Devices	Not Present
6-6	Gas/LP Firelogs and Fireplaces	Not Present

9

item(s) in this chapter.

1

deficiencies.

1

flagged.

📋 Heating Equipment

☑ Source

Location Basement

Note Natural Gas

☑ Heat Type

Note Gas-Fired Heat, Forced Air

☑ Number of Heat Systems (excluding wood)

Note 1

☑ Age

Note 10 years or more

⚠ Ductwork

Flagged

Deficiency

Note Insufficient amounts of air return ducts

Advice Consult with an HVAC contractor for repair

📋 Normal Operating Controls

☑ Observations



G. Thielmann

February 18, 2025 4:29 p.m.



G. Thielmann

April 27, 2025 11:38 a.m.



G. Thielmann

April 27, 2025 11:38 a.m.

Note

Appeared Serviceable

Advice

Heating equipment should be inspected seasonally as part of routine maintenance

Thermostat



G. Thielmann

February 01, 2025 4:04 p.m.

Location

Main entry, South wall

Distribution Systems

Condition

Note Appeared Serviceable

Chimneys, Flues and Vents

Condition

Note Appeared Serviceable

7 | Cooling

7-1	Cooling and Air Handler Equipment	Inspected
7-2	Normal Operating Controls	Inspected
7-3	Distribution	Inspected

5

item(s) in this chapter.

0

deficiencies.

1

flagged.

📋 Cooling and Air Handler Equipment

Type

Flagged



Note

Central AC

R22 while in itself is not a defect, it can be difficult to find and costly should the system need to be recharged.

Power Source

Note

Electric

📋 Normal Operating Controls

Observations

Note

Appeared Serviceable

 Thermostat**Note**

Same as heating system

 **Distribution** **Obersvations****Note**

Shared with heating system

 **8 | Interior**

8-1	Ceilings	Inspected
8-2	Walls	Inspected
8-3	Floors	Inspected
8-4	Steps, Stairways, Balconies and Railings	Inspected
8-5	Counters and Cabinets	Inspected
8-6	Doors	Inspected
8-7	Windows	Deficiencies

9

item(s) in this chapter.

1

deficiencies.

1

flagged.

Ceilings

Material and Condition



Note

Drywall, Popcorn

Due to the age of the home, popcorn ceiling may contain asbestos

Advice

If popcorn ceiling is to be disturbed in any way, hire a professional to test the material for asbestos before hand

Walls

Material and Condition

Note

Drywall

Appeared Serviceable

Floors

Material and Condition

Note

Tile, Laminate, Hard Wood

Appeared Serviceable

Steps, Stairways, Balconies and Railings

 Condition**Note**

Appeared Serviceable

Counters and Cabinets

 Counter Material and Condition**Note**

Quartz

Appeared Serviceable

 Cabinet Material and Condition**Note**

Solid Wood

Appeared Serviceable

Doors

 Type**Note**

Hinge, Bifold

Material and Condition

Note

Hollow Core

 **Windows**

 **Condition**

Flagged

Deficiency



G. Thielmann

February 18, 2025 4:45 p.m.

Note

Appeared Serviceable for the most part. One window (master bedroom) showed signs of fogging

Advice

Contact a qualified contractor for repairs

 **9 | Plumbing**

9-1	Plumbing Drain, Waste and Vent Systems	Inspected
9-2	Plumbing Water Supply, Distribution System and Fixtures	Deficiencies
9-3	Hot Water Systems, Controls, Chimneys, Flues and Vents	Inspected
9-4	Main Water Shut-off Device (Describe location)	Inspected
9-5	Sump Pump	Inspected

10

item(s) in this chapter.

1

deficiencies.

1

flagged.

Plumbing Drain, Waste and Vent Systems

Waste Pipe Material and Condition

Note

ABS

Appeared Serviceable

Plumbing Water Supply, Distribution System and Fixtures

Water Source

Note

City

Supply Pipe Material

Note

Copper

Water Distribution Pipe Material

Note

Copper, PVC

Fixtures Condition

Flagged

Deficiency



G. Thielmann

February 01, 2025 4:13 p.m.



G. Thielmann

February 01, 2025 4:13 p.m.

Note

Leak observed under master bathroom tub while running faucet, with drain plug installed and closed.

Advice

Contact a qualified plumbing contractor to repair

Hot Water Systems, Controls, Chimneys, Flues and Vents

Water Heater Power Source

Note

Natural Gas

Capacity

Note

50 Gal

Data Label

CTION
(OR CONTROL BOX)
OR CLOSET AND
use and Care Manual
odes.utility company
Installation Code. Not
ed, it will at some time
where leakage will
recommended
ure Manual
el on the
re setting.
energy unnecessary

Direct Energy PowerVent	ITEM: 984904105	Manufacturer's Rating Label
SERIAL NO. DELN1110900212	MFG. DATE: 01 NOV 2010	
MOD: D PVSS0 - 36E2	CAP: 50 US GAL / 189 Litres	
Input BTUH 36,000	TYPE GAS/GAZ NAT	
MANIFOLD PRESS 4.0" W.C. (1.0kPa)		
MAX INLET PRESS: 10.5" W.C. (2.6kPa)		
MIN INLET PRESS: 5.0" W.C. (1.3kPa)		
ANSI Z21.10.1*CSA 4.1-2009		
MINIMUM CLEARANCE FROM COMBUSTIBLES 1" (2.5cm) sides and 0" (0cm) rear in closet or alcove, 3" (7.6cm) front of control (or control box) In closet door, 12" (30.5cm) from top plan to ceiling. May be installed in an alcove or closet and on combustible flooring.	DEGAGEMENTS MINIMAUX A ASSURER ENTRE LES PAROIS DE L'APPAREIL, ET LES CONSTRUCTIONS COMBUSTIBLES (po (2.5cm) Sur les côtés et 0po (0cm) à l'arrière dans un placard ou dans une alcove 3po (7.6cm) du devant de la commande ou boîte de commande à la porte du placard. Un 12po (30.5cm) depuis le haut de la cuvette jusqu'au plancher. Peut être installé dans une alcove ou un plancher et sur un plancher inflammable.	ALT: 0-5000 FT (0-1524 M)
Rheem Manufacturing Co. Water Heating Division Montgomery, Alabama 36117	MADE IN MEXICO	MAX WORKING PRESS: 150 psi (1034 kPa) PRESSION DE SERV. MAX DE: 150 Lb/PO2 (1034 kPa)

G. Thielmann

February 18, 2025 4:24 p.m.



G. Thielmann

February 18, 2025 4:24 p.m.

Main Water Shut-off Device (Describe location)

Main Water Shut Off Location



Location

Basement behind water heater

📋 Sump Pump

Condition



Note

Appeared Serviceable

 **10 | Electrical**

10-1	Service Entrance Conductors	Inspected
10-2	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	Inspected
10-3	Branch Circuit Conductors, Overcurrent Devices and Compatibility	Inspected
10-4	Connected Devices and Fixtures	Deficiencies
10-5	Polarity and Grounding of Receptacles	Inspected
10-6	GFCI	Inspected
10-7	Location of Main and Distribution Panels	Inspected
10-8	Smoke Detectors	Inspected
10-9	Carbon Monoxide Detectors	Inspected

16

item(s) in this chapter.

1

deficiencies.

1

flagged.

📋 Service Entrance Conductors

Electrical Service Conductors



G. Thielmann
August 11, 2024 4:10 p.m.

Note

240 Volts

Service Size



GRAM

M2N 6L9

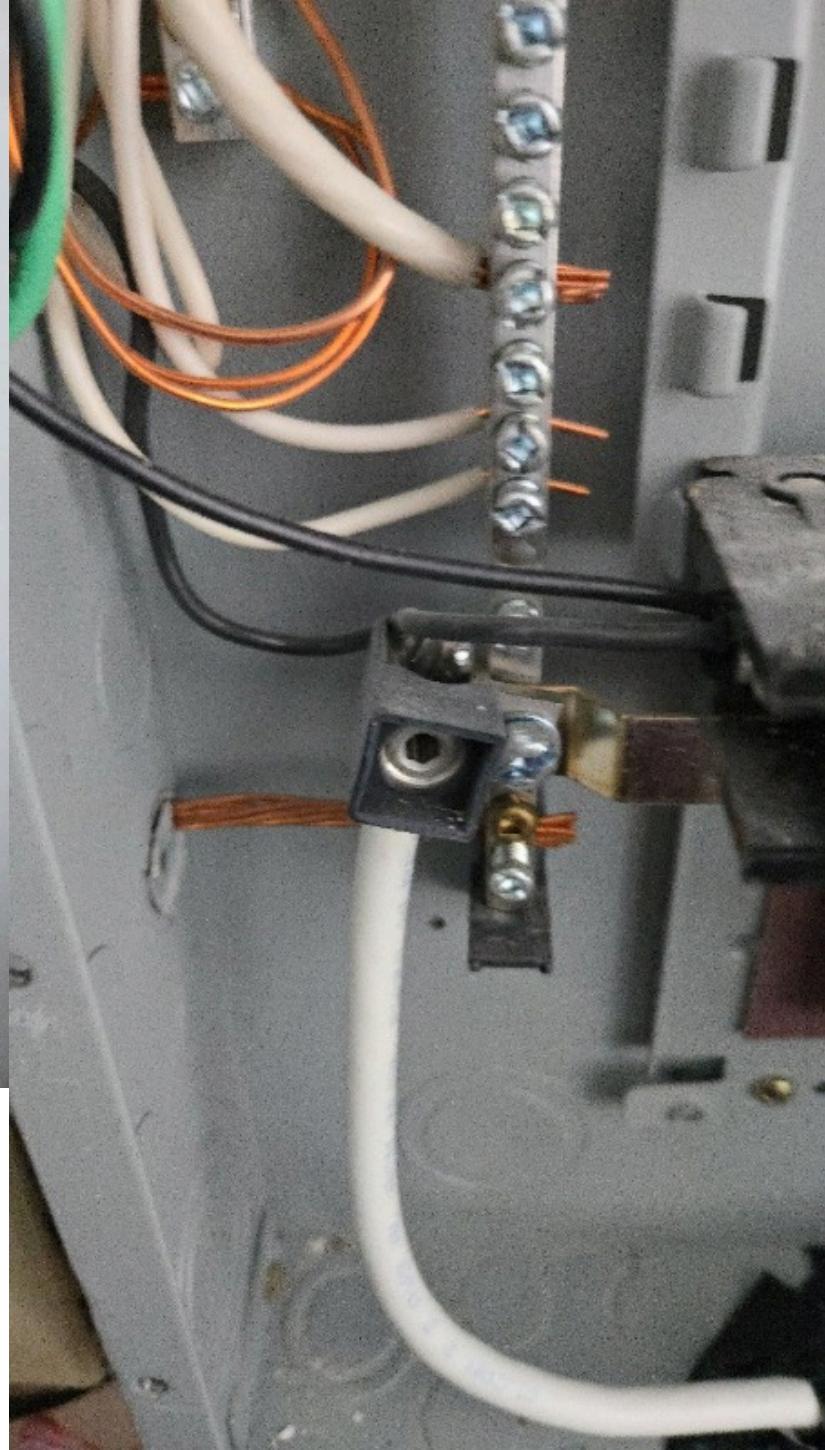
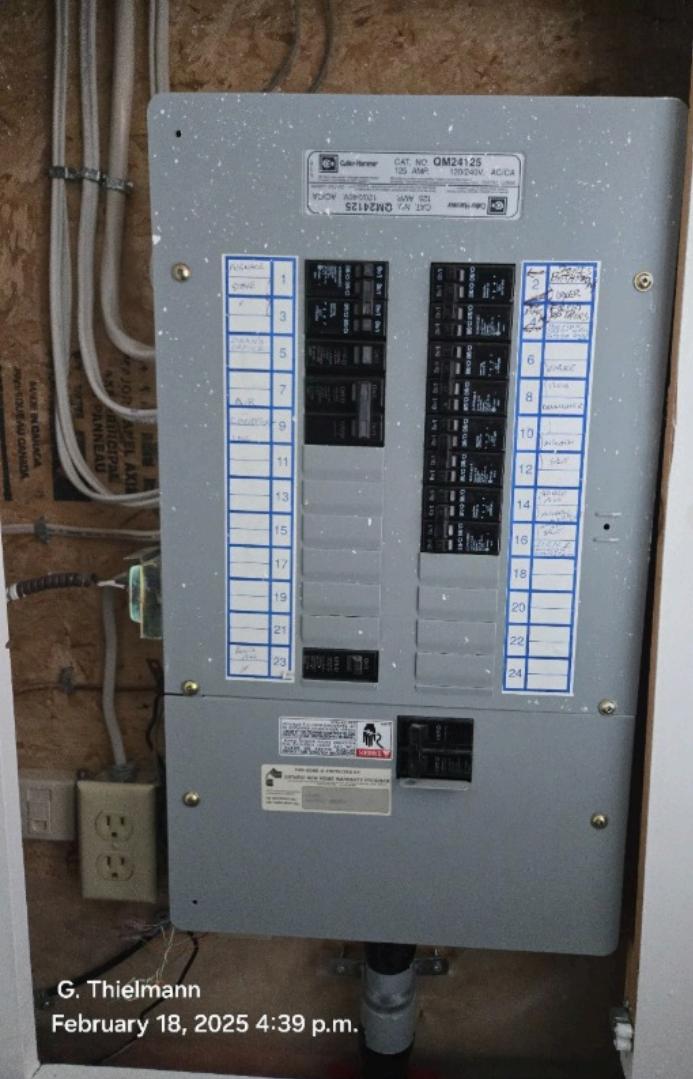
G. Thielmann

February 18, 2025 4:40 p.m.



G. Thielmann

February 18, 2025 4:56 p.m.





Note

100 AMP

Panel Type

Note

Circuit Breakers

Branch wire 15 and 20 AMP

Note

Copper, Aluminum

Wiring Type

Note

Romex

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

System Grounding Material

Note Copper

Distribution Wire Material

Note Copper

📋 Branch Circuit Conductors, Overcurrent Devices and Compatibility

Conditions

Note Appeared Serviceable

📋 Connected Devices and Fixtures

⚠ Receptacles located inside the house, garage, and on the dwelling's exterior walls

Flagged

Deficiency

**Note**

Bathroom outlet not GFCI protected

Kitchen outlet not GFCI protected

Advice

Contact a qualified electrical contractor for repairs

Polarity and Grounding of Receptacles

Receptacles within 6 feet of interior plumbing fixtures

Note

See previous section

Receptacles in garage, carport and exterior walls of inspected structure

Note

Appeared Serviceable

Note

Notes made in previous section

Note

Home was constructed pre-afci requirements. Any new addition or renovation needs to comply with modern standards

Location of Main and Distribution Panels

Location of Main and Distribution Panels

Basement

Smoke Detectors

Note

Appeared Serviceable, one located in each bedroom and in common areas.

Carbon Monoxide Detectors

Note

Appeared Serviceable

11-1	Dishwasher	Inspected
11-2	Ranges/Ovens/Cooktops	Inspected
11-3	Range Hood	Inspected
11-4	Trash Compactor	Not Present
11-5	Food Waste Disposer	Not Present
11-6	Microwave Cooking Equipment	Inspected
11-7	Refrigerator	Inspected
11-8	Clothes Washer	Inspected
11-9	Clothes Dryer	Inspected

6

item(s) in this chapter.

0

deficiencies.

0

flagged.

📋 Dishwasher

Observations



G. Thielmann
February 18, 2025 5:14 p.m.



G. Thielmann
February 18, 2025 5:14 p.m.

Note

Appeared Serviceable

📋 Ranges/Ovens/Cooktops

Observations



G. Thielmann
February 01, 2025 5:46 p.m.

Note

Appeared Serviceable

📋 Range Hood

Observations



G. Thielmann
February 18, 2025 5:17 p.m.

Note

Appeared Serviceable

📋 Microwave Cooking Equipment

Observations



Note

Appeared Serviceable

📋 Refrigerator

Observations



G. Thielmann
February 01, 2025 5:54 p.m.

G. Thielmann
February 18, 2025 5:15 p.m.

Note

Appeared Serviceable



Clothes Washer





Note

Appeared Serviceable

Stacked with Dryer



12-1	Foundations, Basement and Crawlspace	Deficiencies
12-2	Walls (Structural)	Inspected
12-3	Columns or Piers	Inspected
12-4	Floors (Structural)	Inspected
12-5	Ceilings (Structural)	Inspected
12-6	Roof Structure and Attic	Inspected

7

item(s) in this chapter.

1

deficiencies.

1

flagged.

📋 Foundations, Basement and Crawlspace

⚠ Foundation Material and Condition

Flagged

Deficiency



Note

Poured Concrete

Cracks observed, less than 1/8". (Common)

Advice

Seal cracks to prevent moisture intrusion and monitor cracks for growth and expansion.

☑ Basement Type

Note

Finished

📋 Walls (Structural)

☑ Material and Condition

Note

Wood

📋 Floors (Structural)**☑ Materials and Condition****Note**

2 x 10, Wood Joists

📋 Ceilings (Structural)**☑ Materials and Condition****Note**

2 x 4, Wood Joists

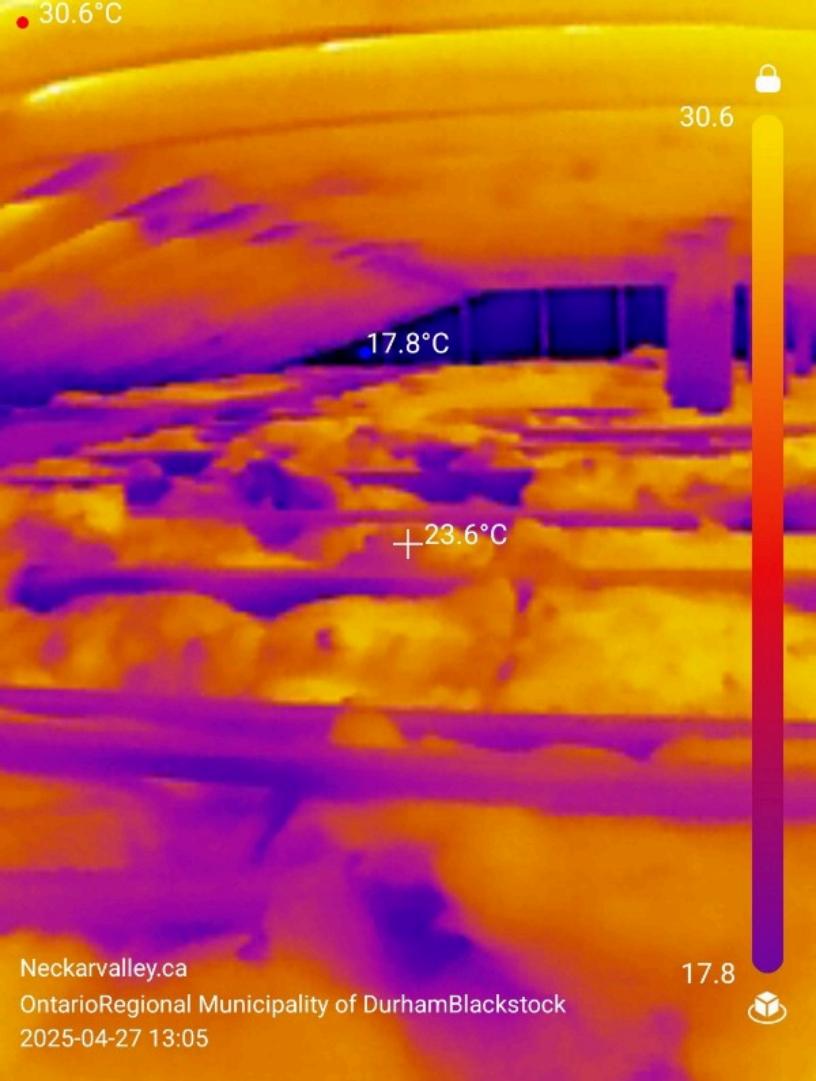
📋 Roof Structure and Attic**☑ Inspection Method**

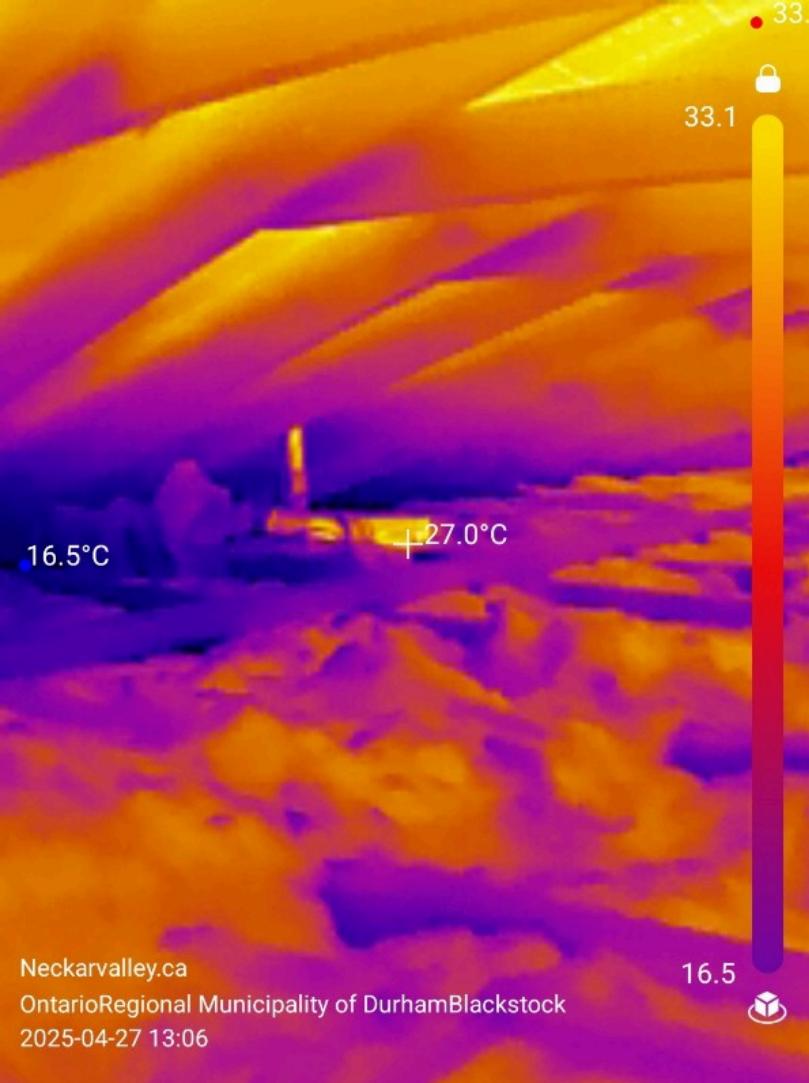




G. Thielmann
February 18, 2025 5:36 p.m.







Note

Attic Access, Infrared, Visual



Roof Structure Material

Note

Engineered wood trusses

13-1	Digital Business Card	Inspected
13-2	Google Review	Inspected
13-3	EasyPay	Inspected

3

item(s) in this chapter.

0

deficiencies.

0

flagged.

Digital Business Card

Landing page

Note

 [Click here to view](#)

Google Review

Review

Note

 [Click here](#) to tell your friends by leaving a Google Review

Thank You!

EasyPay

Pay your invoice here

Home Inspection



Note

⌚ [EasyPay](#)



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