

INSPECTION REPORT



For the Property at:

SAMPLE REPORT

VAUGHAN, ON L0D 6J9

Prepared for: MY CLIENT
Inspection Date: Saturday, March 19, 2022
Prepared by: DAN LIU



Awesome Home Inspections
69 Lord Seaton Road
Toronto, ON M2P 1K6
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awesomehomeinspections.on@gmail.com



April 4, 2022

Dear My Client,

RE: Report No. 1041, v.3
Sample Report
Vaughan, ON
L0D 6J9

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. 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. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. 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.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

DAN LIU
on behalf of
Awesome Home Inspections

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SUMMARY

Sample Report, Vaughan, ON March 19, 2022

Report No. 1041, v.3

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

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.

The overall condition of the house is good, the following is a summary of the status of each component of the house,

1. The STRUCTURE of the house is good except there are one vertical crack of foundation wall, please keep an eye on it for its development,
2. The ROOFING is in good condition, The roof sheathing is in good condition despite no H-clips installed, no leakage detected through attic access hatch, mice droppings detected in the attic, pest killer recommended to get rid of mice in the attic,
3. The EXTERIOR of the house is in good condition, there are several cracks on the exterior wall, patching and monitoring recommended, plants and bushes are recommended to be removed which are too close to foundation to decrease water damage to the foundation wall, downspouts drain below grade which is not a good installation, discharge above ground is highly recommended,
4. The HEATING system works well but the furnace are near their life expectancy, replacing when any of them doesn't work well.
The COOLING system (Air conditioner) is near its life expectancy, a replacement is expected in 2 years. The evaporator coil system is invisible to inspect, due to low outdoor temperature, the AC inspection is prohibited.
5. The ELECTRICAL system is in good condition,
6. The INSULATION of the attic is 10 inches thickness of cellulose, a complement of fiber glass is recommend to get higher insulation and energy saving,
7. The overall PLUMBING system works well, most of the bathrooms are under constructing, this under construction bathrooms were not included in this inspection, some small fault are expected to be fixed,
8. The overall INTERIOR condition is under decorating, only finished parts were included in this inspection,
9. The main APPLIANCES in the kitchen work well including the range, microwave, dish washer, freezer and refridger, the cooktop in the basement doesn't work, further evaluation is recommended. The washing machine and the cloth dryer work well,
10. The water heater works well despite it near its life expectancy, replacing is expected in the near future,
11. The swimming pool was not included in this inspection.

[Priority Maintenance Items](#)

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Roofing

SLOPED ROOFING \ Clay/concrete/fiber cement

Condition: • Missing, loose or broken pieces

Implication(s): Damage or physical injury due to falling materials | Chance of water damage to structure, finishes and contents

Location: Various Roof

Task: Repair

Time: When necessary

Exterior

ROOF DRAINAGE \ Gutters

Condition: • Leak

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

Location: Rear Exterior Wall

Task: Repair

Time: As soon as possible

ROOF DRAINAGE \ Downspouts

Condition: • Discharge below grade

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

Location: Throughout Exterior Wall

Task: Correct

Time: As soon as practical

WALLS \ Masonry (brick, stone) and concrete

Condition: • Cracked

Implication(s): Weakened structure | Chance of movement | Chance of water entering building

Location: Rear Exterior Wall

Task: Repair Inspect annually

Time: When necessary

LANDSCAPING \ General notes

Condition: • Trees or shrubs too close to building

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

Location: Exterior

Task: Correct

Time: As soon as practical

GARAGE \ Door into garage from living space (man-door)

Condition: • Opens into bedroom

Implication(s): Hazardous combustion products entering home

Location: East Garage

Task: Correct

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Time: Discretionary

Structure

FOUNDATIONS \ General notes

Condition: • Cracked

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

Location: West Basement

Task: Repair Inspect annually

Time: When necessary

ROOF FRAMING \ Sheathing (roof/attic)

Condition: • Sagging

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

Location: Rear Roof

Task: Improve Inspect annually

Time: When necessary

Electrical

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • Not suitable for outdoor (exterior) use

Implication(s): Shock hazard or interruption of electrical service

Location: Various Exterior

Task: Replace

Time: As soon as possible

Condition: • Test faulty on GFCI/GFI (Ground Fault Circuit Interrupter)

Implication(s): Electric shock

Location: Various Second Floor Exterior Wall Bathroom

Task: Repair or replace

Time: As soon as possible

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

Condition: • Past life expectancy

Implication(s): Life safety hazard

Location: Throughout

Task: Replace

Time: Immediate

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

Condition: • Past life expectancy

Should past life expectancy, no label visible.

Implication(s): Health hazard | Life safety hazard

Location: Throughout

Task: Replace

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Time: Immediate

Heating

FURNACE \ Life expectancy

Condition: • Near end of life expectancy

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

Location: Throughout Furnace Room

Task: Replace

Time: Less than 5 years

FURNACE \ Humidifier

Condition: • Clogged pad, mesh or nozzle

Implication(s): Equipment not operating properly

Location: Basement Furnace Room

Task: Replace

Time: As soon as possible

FURNACE \ Capacity

Condition: • Undersized

300,000 BTU/hr is recommended to supply comfortable heating.

Implication(s): Increased heating costs | Reduced comfort

Task: Improve

Time: When remodelling

Cooling & Heat Pump

AIR CONDITIONING \ Life expectancy

Condition: • Near end of life expectancy

Implication(s): Reduced comfort | Equipment failure

Task: Replace

Time: Less than 3 years

Insulation and Ventilation

ATTIC/ROOF \ Insulation

Condition: • Amount less than current standards

R-60 is recommended currently.

Implication(s): Increased heating and cooling costs

Location: Attic

Task: Improve

Time: As soon as practical

Condition: • Animal/pest droppings in attic

Implication(s): Health hazard

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Location: Various Attic
Task: Remove
Time: As soon as possible

Plumbing

WATER HEATER \ Life expectancy

Condition: • Near end of life expectancy
Implication(s): No hot water
Location: Basement Furnace Room
Task: Replace
Time: Less than 2 years

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

Condition: • Leak
Implication(s): Chance of water damage to structure, finishes and contents | Sewage entering the building
Location: Basement Bathroom
Task: Repair
Time: As soon as possible

FIXTURES AND FAUCETS \ Whirlpool bath (Hydro-Massage Therapy Equipment) pump

Condition: • Inoperative
Implication(s): Equipment failure
Location: Second Floor Master Bathroom
Task: Repair
Time: When necessary

Interior

STAIRS \ Handrails and guards

Condition: • Loose
Implication(s): Fall hazard
Location: Third Floor Staircase
Task: Repair
Time: As soon as possible

BASEMENT \ Cold room/Root cellar

Condition: • Finished: risk of condensation problems
Implication(s): Odors, molds, etc. | Material deterioration
Location: Basement Cold Room
Task: Correct
Time: If necessary

BASEMENT \ Wet basement - evidence

Condition: • Mold
Mold drywall spalling caused by previous long term water damage, currently dried, change the damaged drywall and

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wood part recommended.

Implication(s): Contaminants may enter building air | Chance of water damage to structure, finishes and contents

Location: Basement Staircase

Task: Repair

Time: As soon as practical

Condition: • Water marks

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

Location: Basement Cold Room

Task: Repair

Time: As soon as practical

APPLIANCES \ Range

Condition: • Inoperative

Gas supply disconnected suspect

Implication(s): System inoperative

Location: Basement Kitchen

Task: Service

Time: When necessary

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

The home is considered to face: • South

Sloped roofing material: • Concrete tile

Limitations

Inspection limited/prevented by: • Lack of access (too slippery/fragile) • Wet roof surface hides flaws

Inspection performed: • From the ground • With a drone

Age determined by: • Drone

Not included as part of a building inspection: • Antennas

Recommendations

SLOPED ROOFING \ Clay/concrete/fiber cement

1. Condition: • Missing, loose or broken pieces

Implication(s): Damage or physical injury due to falling materials | Chance of water damage to structure, finishes and contents

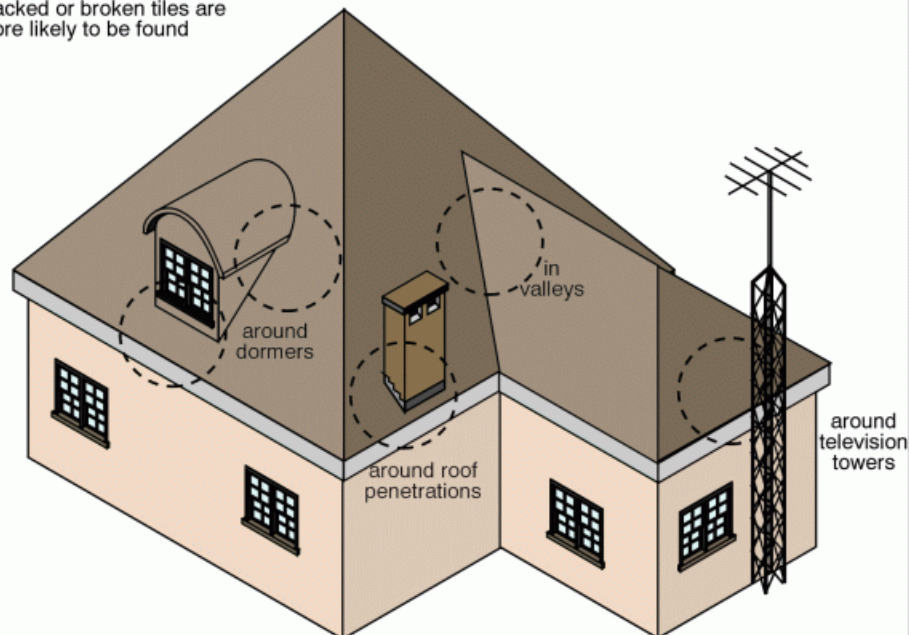
Location: Various Roof

Task: Repair

Time: When necessary

Cracked or broken tiles

the circled areas show where cracked or broken tiles are more likely to be found



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1. Missing, loose or broken pieces



2. Missing, loose or broken pieces



3. Missing, loose or broken pieces

2. Condition: • Moss/debris

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

Location: Various Roof

Task: Clean

Time: Regular maintainace



4. Moss/debris



5. Moss/debris

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6. Moss/debris



7. Moss/debris



8. Moss/debris



9. Moss/debris



10. Moss/debris

SLOPED ROOF FLASHINGS \ Valley flashings

3. Condition: • Doesn't widen at bottom

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

Location: Various Roof

Task: Correct

Time: Discretionary

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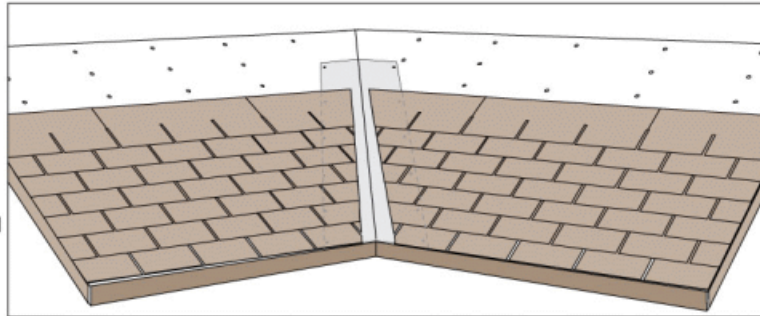
INTERIOR

Roof valleys - open and closed

open valley

with a metal flashing

the shingle should stop 4"-6" from the center of the valley and should widen 1/8" per foot as you move down the valley

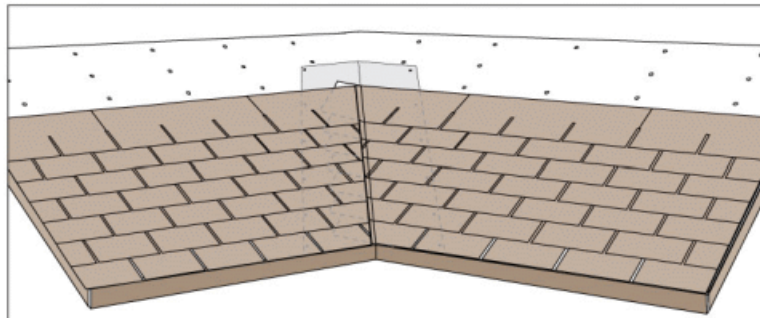


closed valley

still requires roll roofing or felt underneath

this is a closed cut valley

see following illustrations for installation details



11. Moss/debris



12. Doesn't widen at bottom

SLOPED ROOF FLASHINGS \ Chimney flashings

4. Condition: • Not let into mortar joints

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

Location: Roof

Task: Correct

Time: Discretionary

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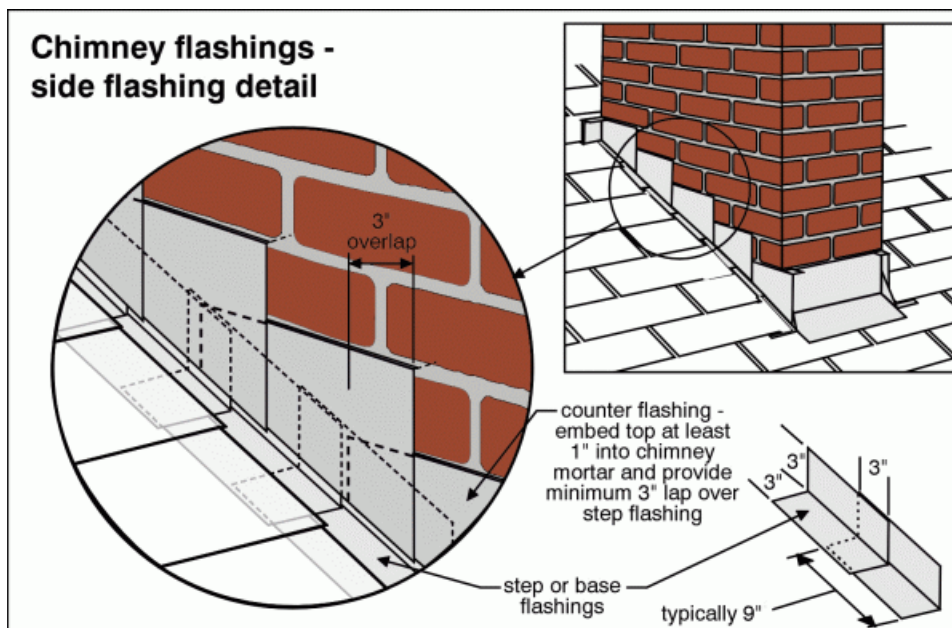
COOLING

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Chimney flashings - side flashing detail



13. Not let into mortar joints

5. Condition: • Side flashings not set into shingles properly

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

Location: Roof

Task: Correct

Time: Discretionary

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14. Side flashings not set into shingles properly

SLOPED ROOF FLASHINGS \ Roof/sidewall flashings

6. Condition: • Rust

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

Location: Various

Task: Repair or replace

Time: Discretionary



15. Rust

7. Condition: • Step flashings not set into shingles properly

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

Location: Various Roof

Task: Correct

Time: Discretionary

ROOFING

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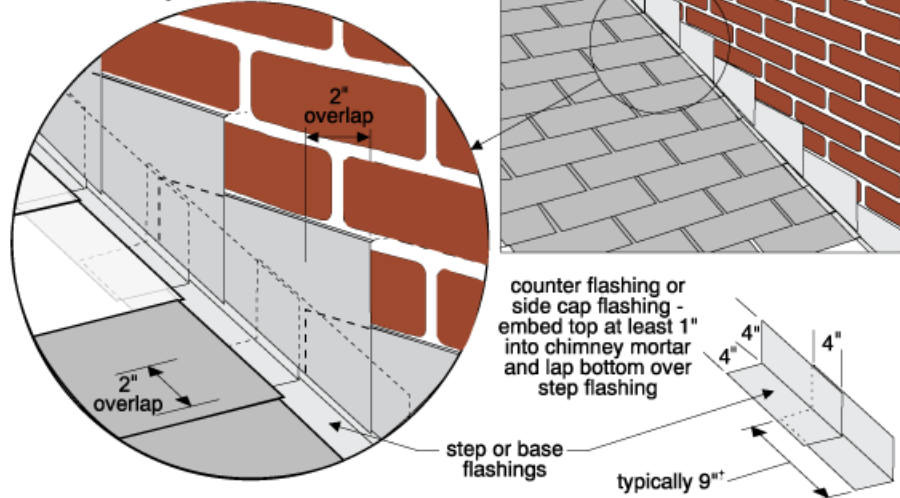
INSULATION

PLUMBING

INTERIOR

Roof/masonry sidewall flashings

base flashings can be nailed to roof (preferable) or wall to allow for differential movement but, they should not be nailed to both



16. Step flashings not set into shingles properly



17. Step flashings not set into shingles properly

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18. Step flashings not set into shingles properly

8. Condition: • Kickout flashing - missing

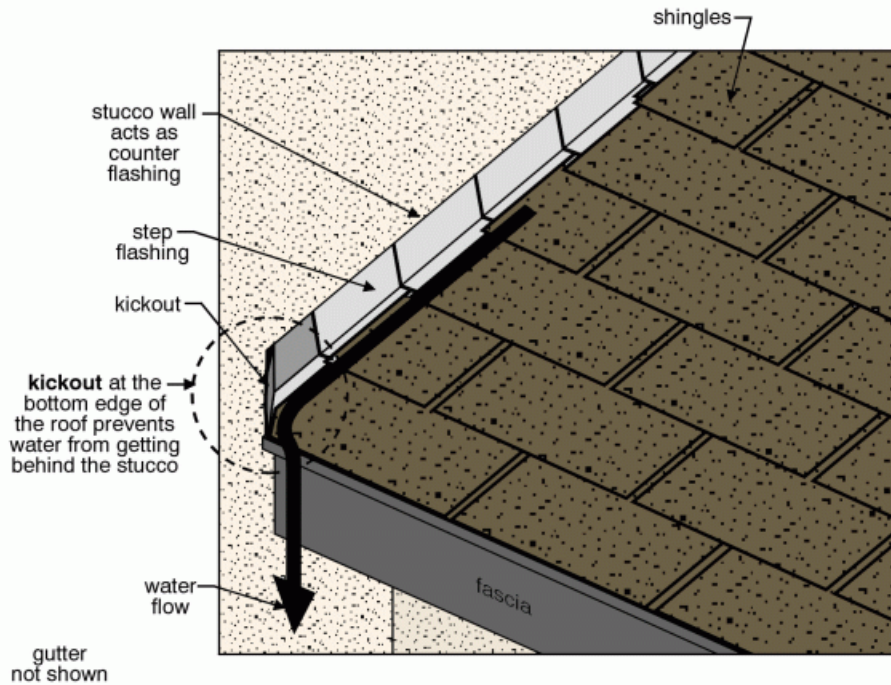
Implication(s): Chance of water damage to structure, finishes and contents

Location: Various Roof

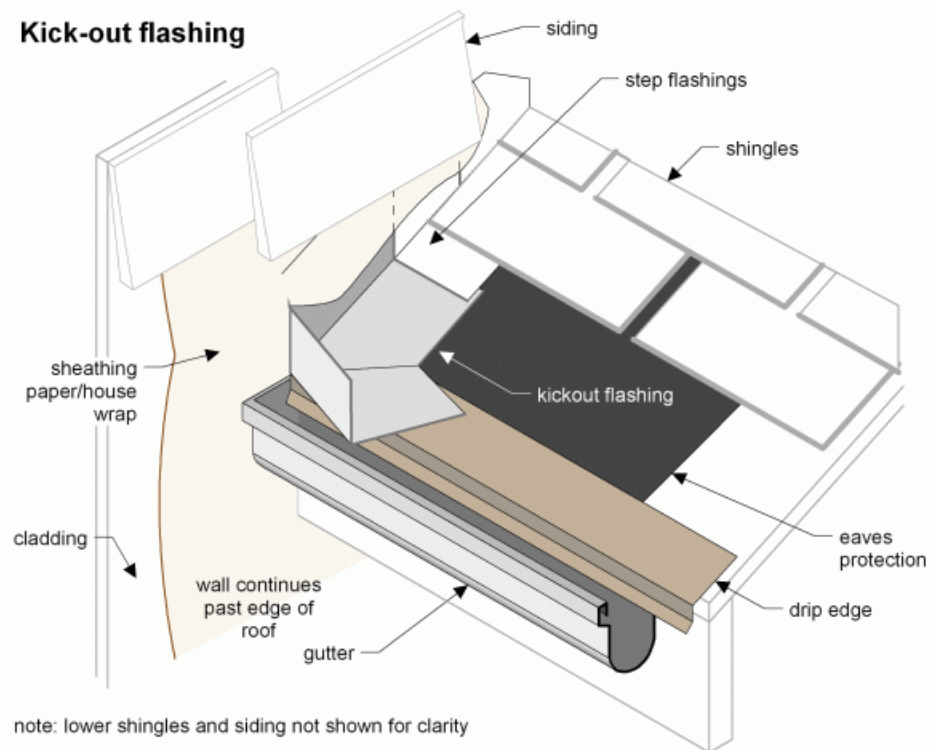
Task: Improve

Time: As soon as practical

Kickout prevents siding/wall damage



Kick-out flashing



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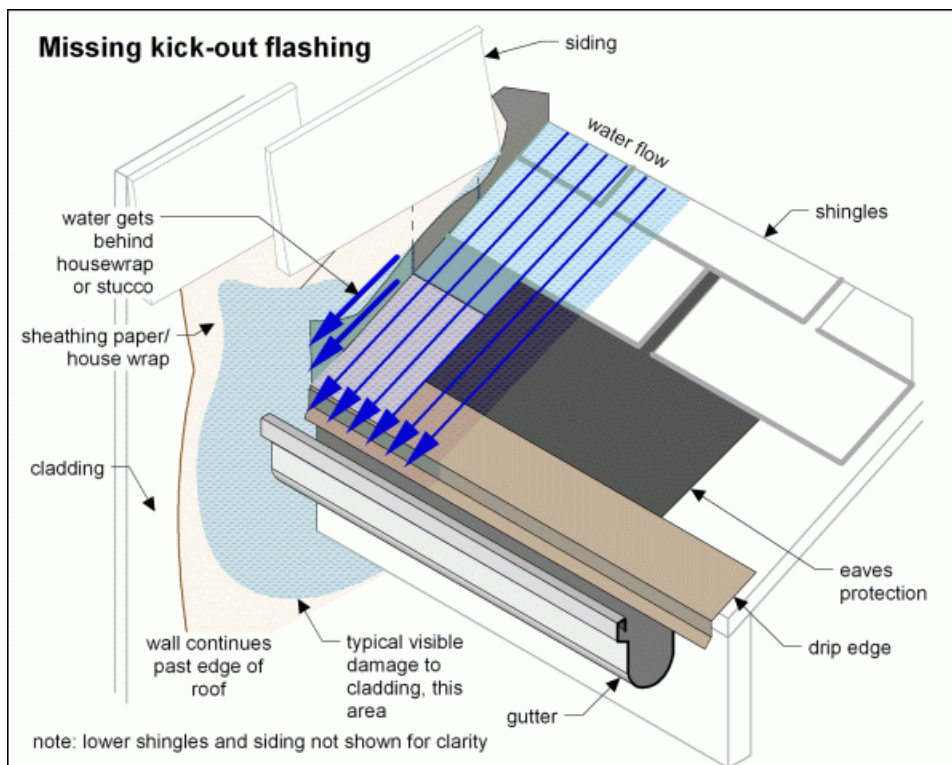
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19. Kickout flashing - missing



20. Kickout flashing - missing



21. Kickout flashing - missing

EXTERIOR

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Description

Gutter & downspout material: • Aluminum

Downspout discharge: • Below grade

Lot slope: • Away from building

Wall surfaces and trim: • Artificial stone

Retaining wall: • Stone

Driveway: • Stone

Walkway: • Stone

Garage: • Attached

Garage vehicle doors: • Present

Garage vehicle door operator (opener): • Present

Limitations

Inspection limited/prevented by: • Car/storage in garage • Snow / ice / frost

Recommendations

ROOF DRAINAGE \ Gutters

9. Condition: • Leak

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

Location: Rear Exterior Wall

Task: Repair

Time: As soon as possible

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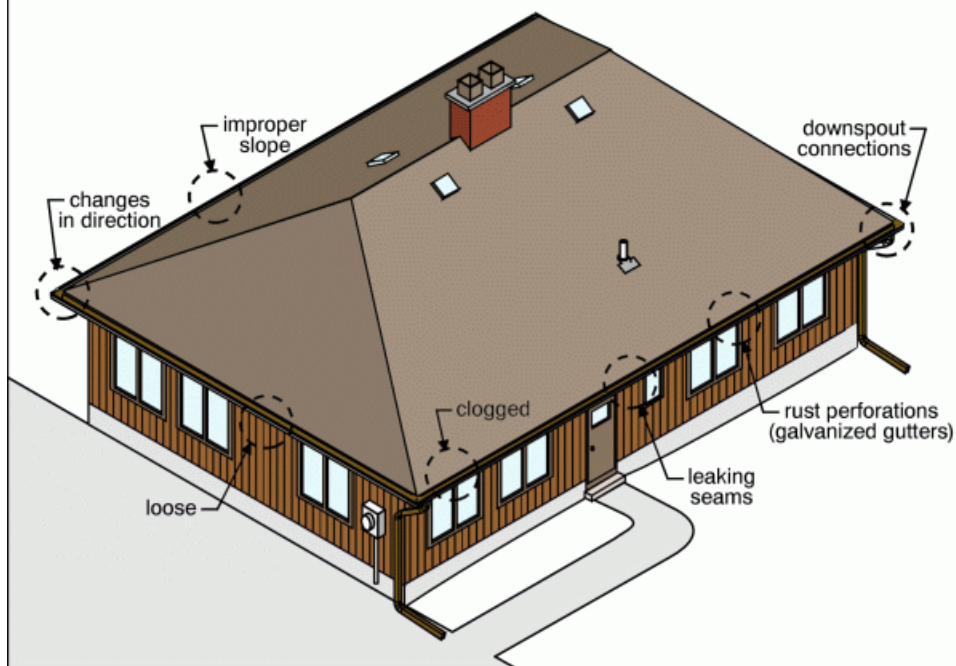
COOLING

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INTERIOR

Gutters - common reasons for leakage



22. Leak



23. Leak

10. Condition: • Missing

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

Location: West Exterior

Task: Provide

Time: As soon as practical

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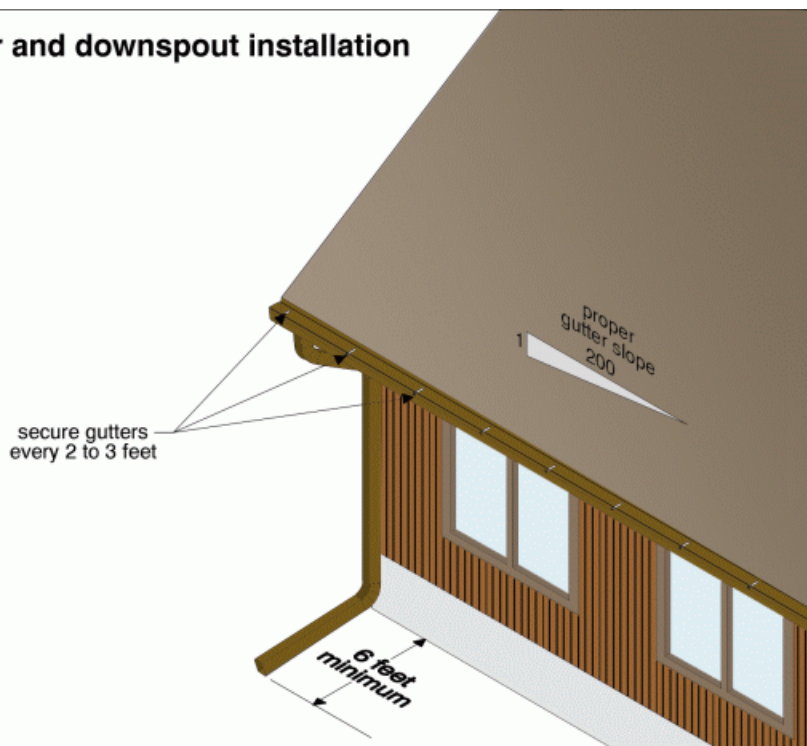
COOLING

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Gutter and downspout installation



24. Missing

ROOF DRAINAGE \ Downspouts

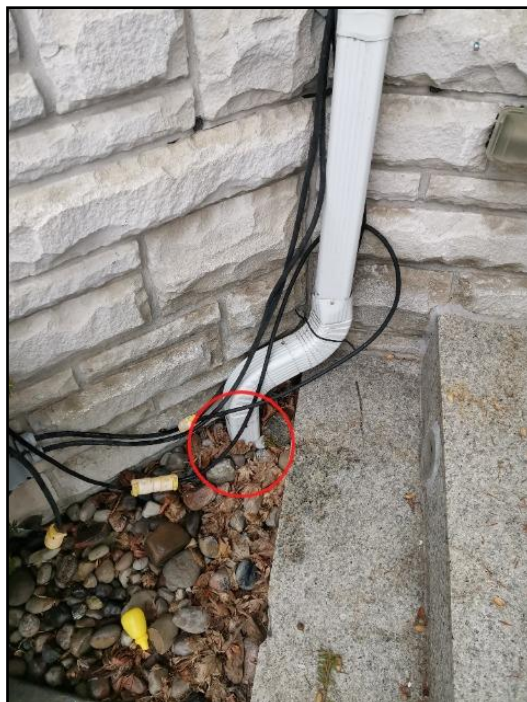
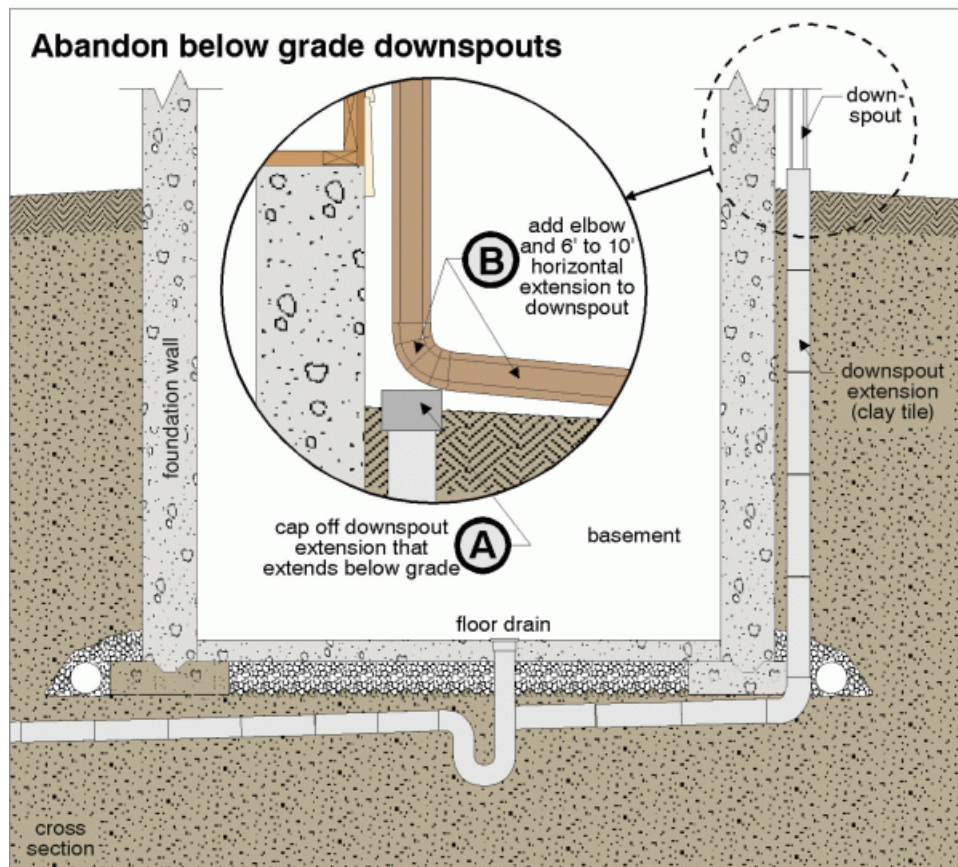
11. Condition: • Discharge below grade

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

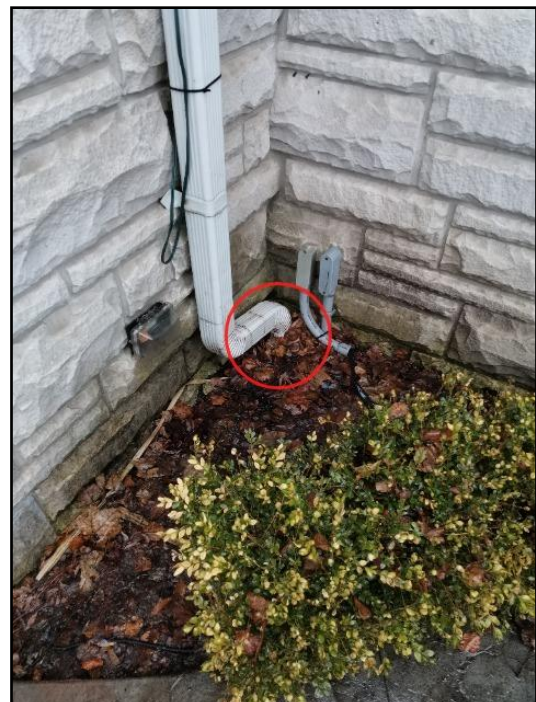
Location: Throughout Exterior Wall

Task: Correct

Time: As soon as practical



25. Discharge below grade



26. Discharge below grade

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27. Discharge below grade



28. Discharge below grade



29. Discharge below grade



30. Discharge below grade



31. Discharge below grade



32. Discharge below grade

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33. Discharge below grade



34. Discharge below grade



35. Discharge below grade



36. Discharge below grade

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37. Discharge below grade



38. Discharge below grade

12. Condition: • Banned downspout drain.

Location: Rear Exterior

Task: Seal

Time: As soon as practical



39.

WALLS \ General notes

13. Condition: • Nestling

Location: Exterior Wall

Task: Clean

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Time: As soon as practical



40. Bird nest



41. Wasp hive

WALLS \ Masonry (brick, stone) and concrete

14. Condition: • Cracked

Implication(s): Weakened structure | Chance of movement | Chance of water entering building

Location: Rear Exterior Wall

Task: Repair Inspect annually

Time: When necessary

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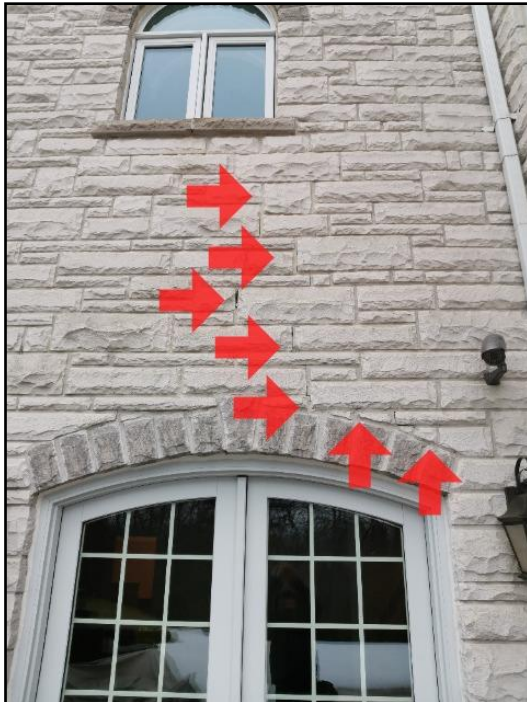
HEATING

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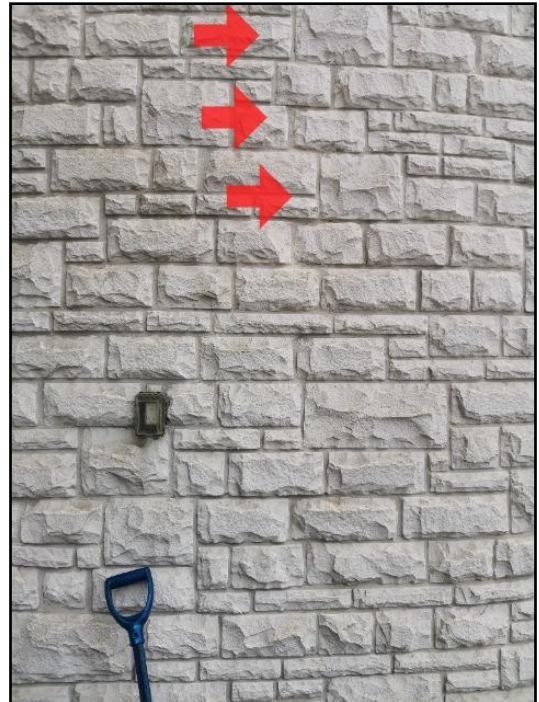
INSULATION

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42. Cracked



43. Cracked



44. Cracked



45. Cracked

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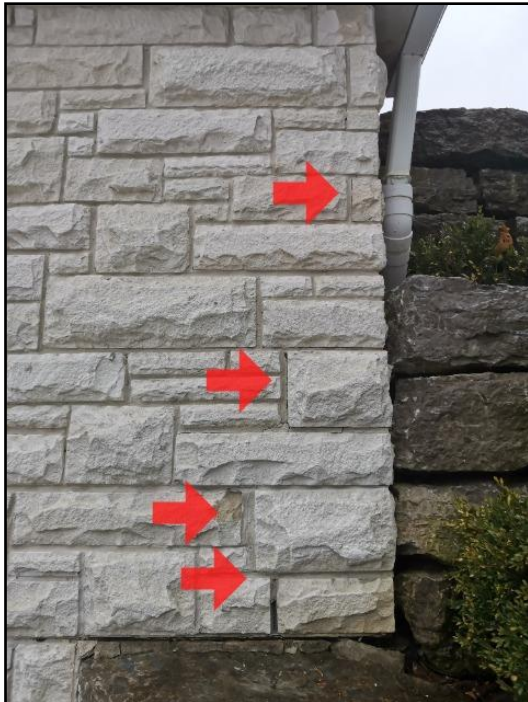
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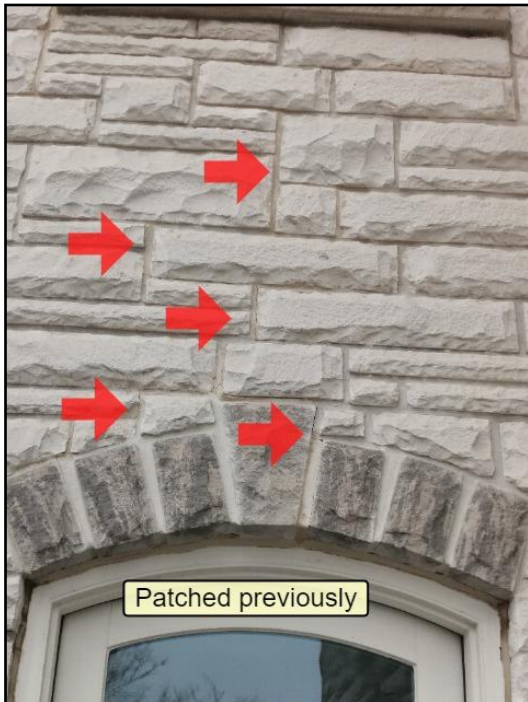
INTERIOR



46. Cracked



47. Cracked



48. Cracked



49. Cracked

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50. Cracked



51. Cracked

15. Condition: • Mechanical damage

Implication(s): Weakened structure | Chance of water entering building

Location: Rear Exterior Wall

Task: Repair

Time: As soon as practical



52. Mechanical damage

16. Condition: • Spalling

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

Location: Rear Exterior Wall

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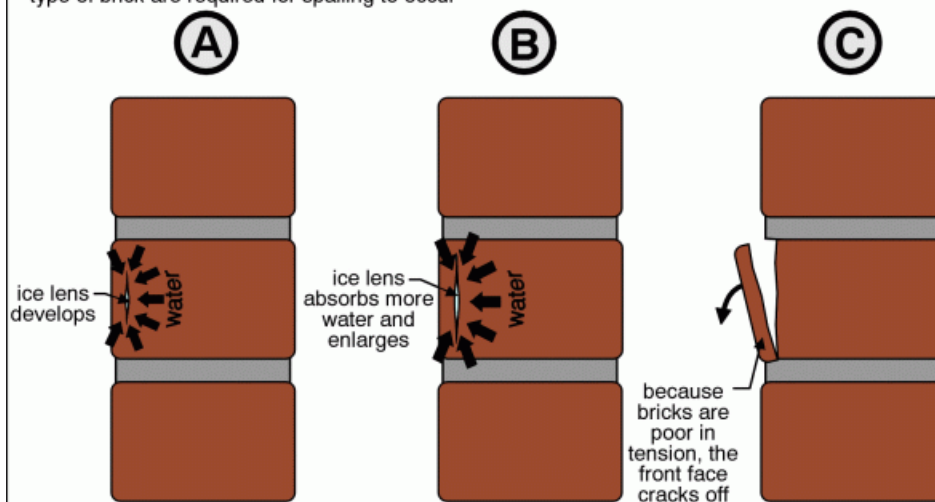
INTERIOR

Task: Repair

Time: As soon as practical

Freezing water spalls bricks

freezing temperatures, saturated brick and a susceptible type of brick are required for spalling to occur



note:

cross section

brick spalling is often a problem with bricks that have a tough glazed finish and a soft permeable core



53. Spalling

EXTERIOR GLASS/WINDOWS \ General notes

17. Condition: • Lintel rusting

EXTERIOR

Sample Report, Vaughan, ON March 19, 2022

Report No. 1041, v.3

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

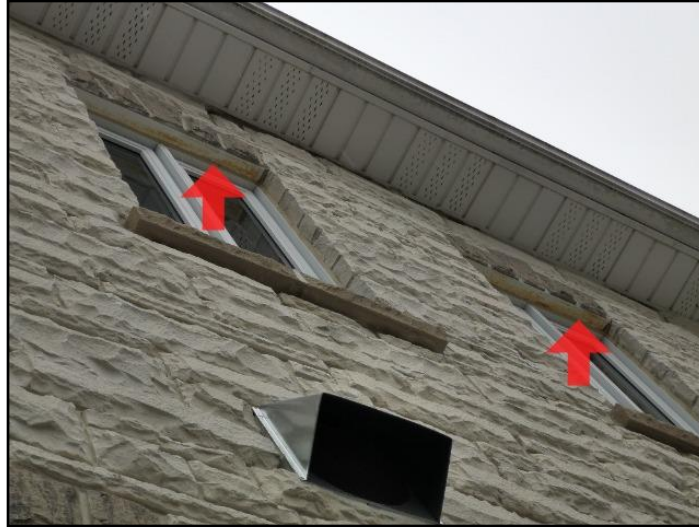
INTERIOR

Implication(s): Chance of movement | Weakened structure

Location: Various Exterior

Task: Repair

Time: As soon as practical



54. Lintel rusting

DOORS \ Exterior trim

18. Condition: • Damaged, cracked or loose

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

Location: Rear Exterior

Task: Repair

Time: If necessary



55. Damaged, cracked or loose

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

19. Condition: • Steps slope

Implication(s): Trip or fall hazard

EXTERIOR

Sample Report, Vaughan, ON March 19, 2022

Report No. 1041, v.3

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SUMMARY

ROOFING

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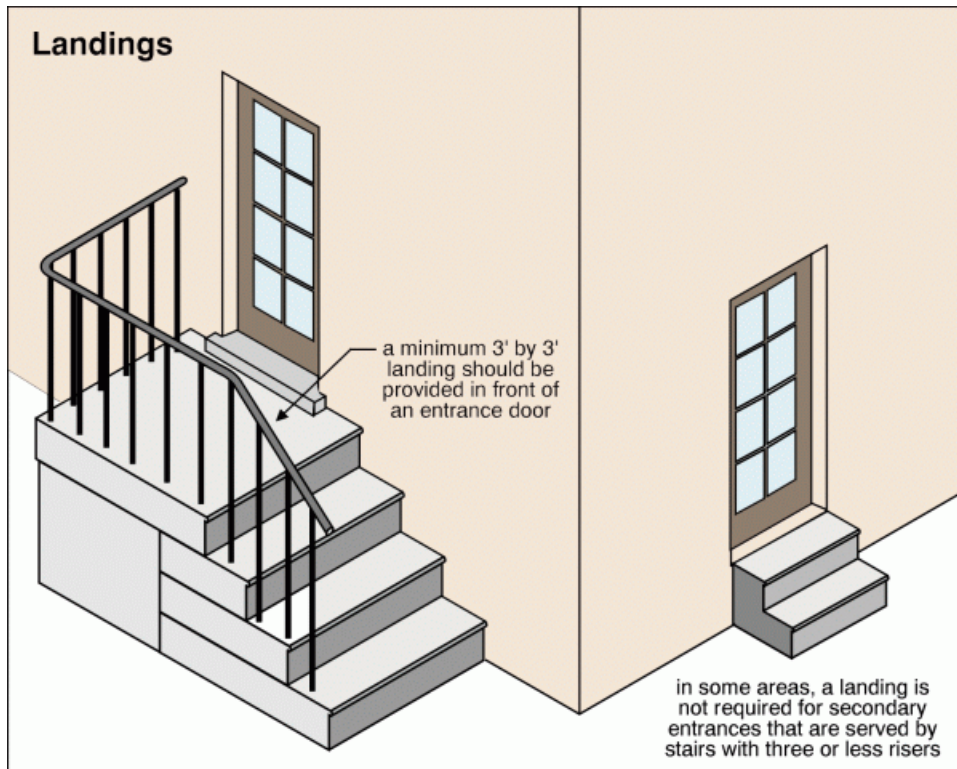
PLUMBING

INTERIOR

Location: Front Porch

Task: Repair

Time: If necessary



56. Steps slope

20. Condition: • Paint or stain needed

Implication(s): Material deterioration

Location: Front Porch

Task: Repair

Time: As soon as practical

EXTERIOR

Sample Report, Vaughan, ON March 19, 2022

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SUMMARY

ROOFING

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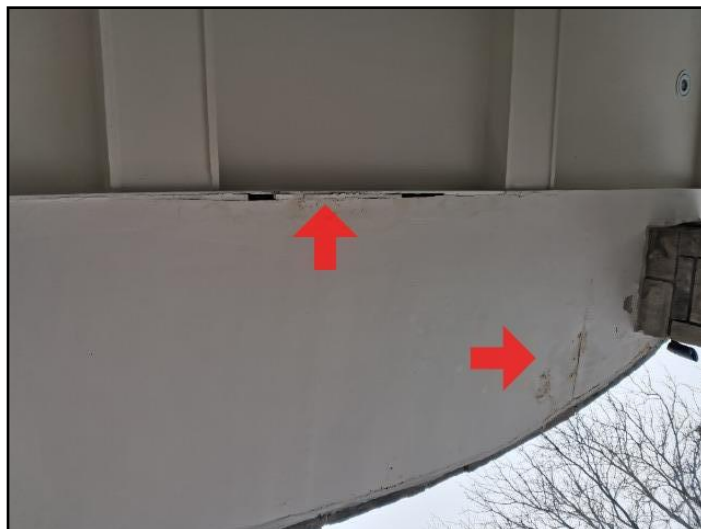
HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



57. Paint or stain needed

LANDSCAPING \ General notes

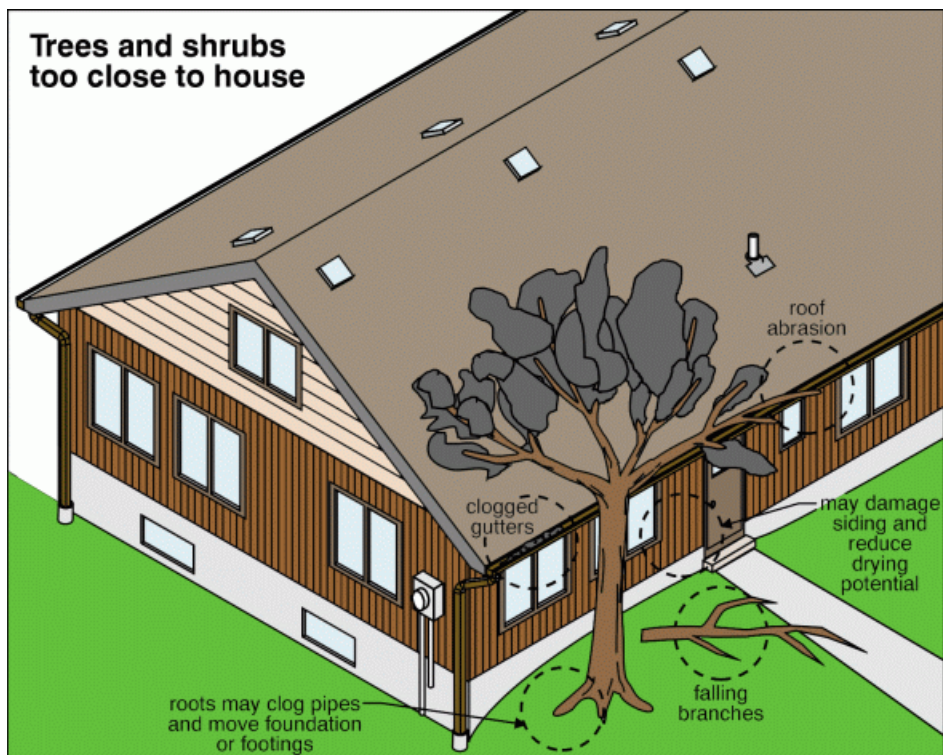
21. Condition: • Trees or shrubs too close to building

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

Location: Exterior

Task: Correct

Time: As soon as practical



EXTERIOR

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58. *Trees or shrubs too close to building*



59. *Trees or shrubs too close to building*



60. *Trees or shrubs too close to building*



61. *Trees or shrubs too close to building*

EXTERIOR

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SUMMARY

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62. Trees or shrubs too close to building



63. Trees or shrubs too close to building

LANDSCAPING \ Retaining wall

22. Condition: • Leaning

Implication(s): Weakened structure | Chance of movement

Location: West Exterior Staircase

Task: Repair

Time: As soon as practical

EXTERIOR

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SUMMARY

ROOFING

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STRUCTURE

ELECTRICAL

HEATING

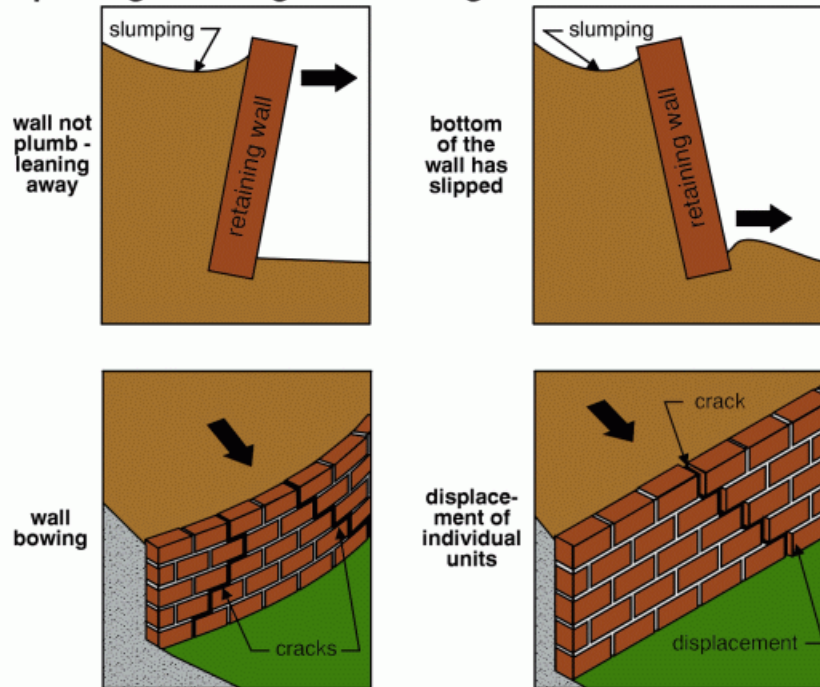
COOLING

INSULATION

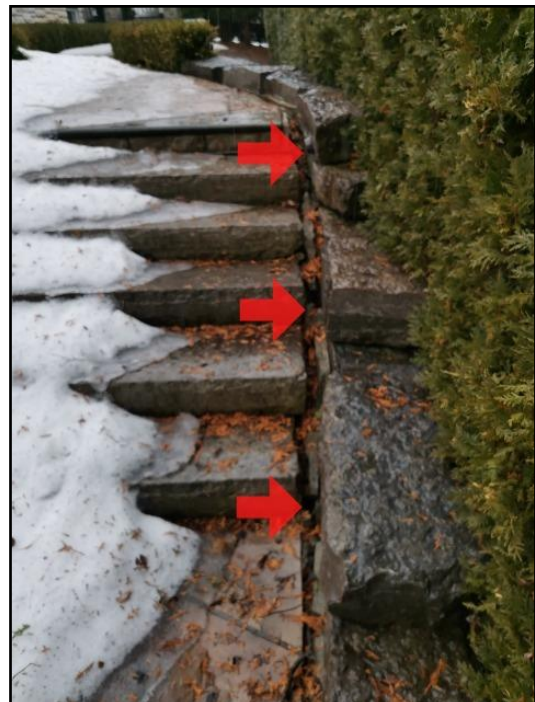
PLUMBING

INTERIOR

Inspecting retaining walls - things to watch for



64. Leaning



65. Leaning

GARAGE \ Door into garage from living space (man-door)

23. Condition: • Opens into bedroom

Implication(s): Hazardous combustion products entering home

EXTERIOR

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SUMMARY

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INTERIOR

Location: East Garage

Task: Correct

Time: Discretionary



66. Opens into bedroom

Description

Configuration: • Basement

Foundation material: • Poured concrete

Floor construction: • Concrete

Exterior wall construction: • Wood frame / Masonry veneer

Roof and ceiling framing: • Rafters/ceiling joists

Limitations

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

Attic/roof space: • Inspected from access hatch

Recommendations

FOUNDATIONS \ General notes

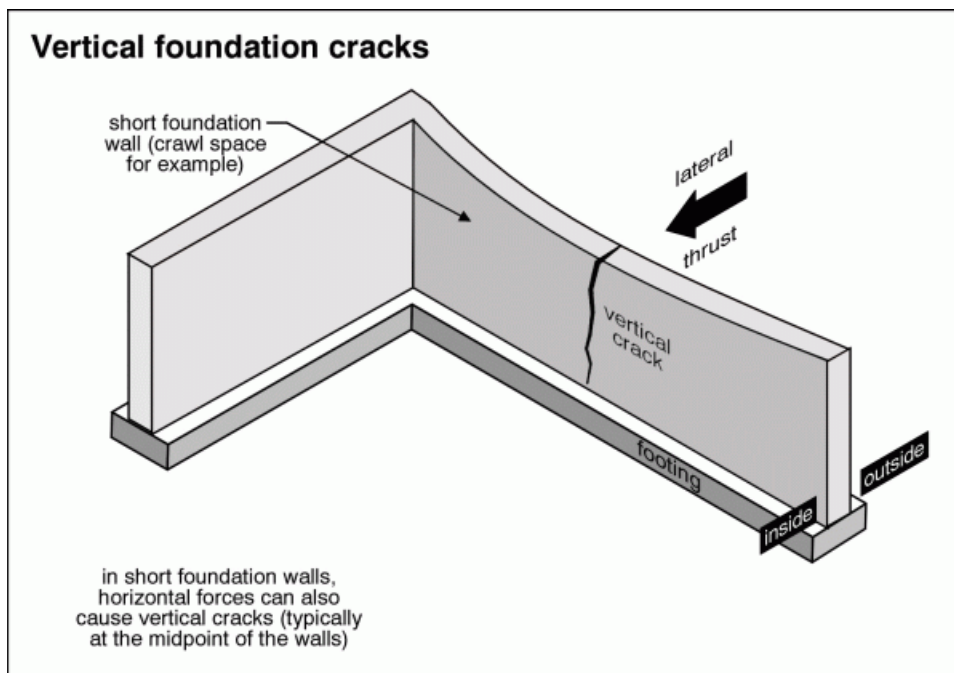
24. Condition: • Cracked

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

Location: West Basement

Task: Repair Inspect annually

Time: When necessary





67. Cracked

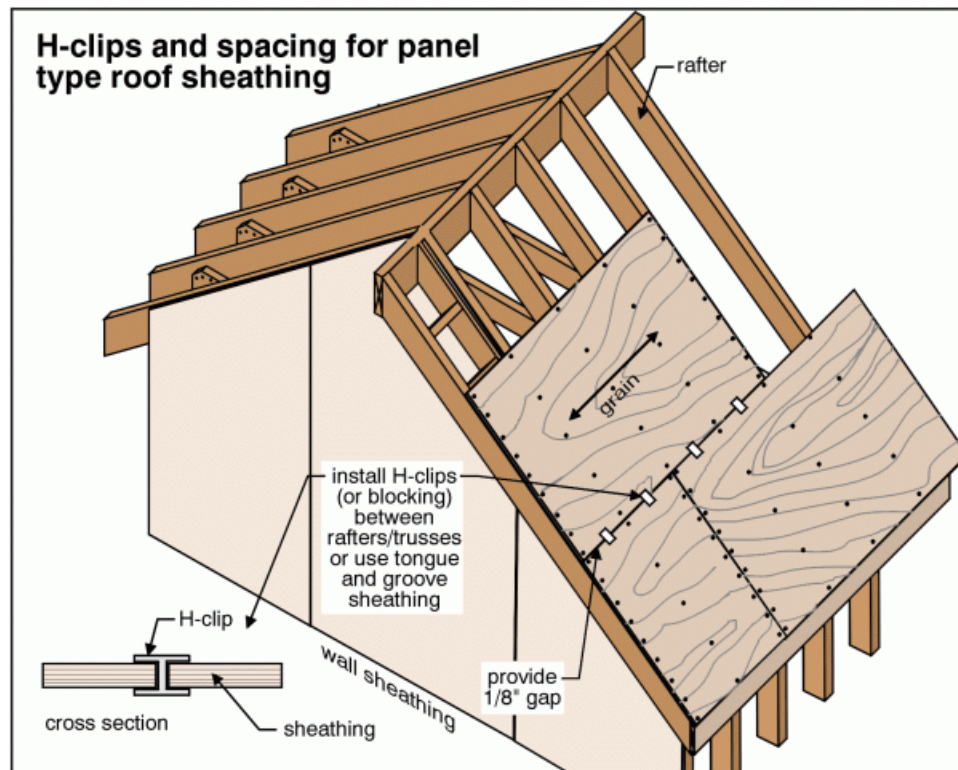
ROOF FRAMING \ Sheathing (roof/attic)

25. Condition: • H-clips missing

Implication(s): Weakened structure

Location: Attic Roof

Task: Monitor





68. H-clips missing



69. H-clips missing

26. Condition: • Sagging

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

Location: Rear Roof

Task: Improve Inspect annually

Time: When necessary



70. Sagging



71. Sagging

Description

Service size: • 400 Amps (240 Volts)

Main disconnect/service box type and location: • Breakers - utility room

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

Smoke alarms (detectors): • Present

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

Limitations

Inspection limited/prevented by: • AFCIs (Arc Fault Circuit Interrupters) are not tested in a home that is occupied or where testing may cause damage. These should be tested monthly by the homeowner.

Not included as part of a building inspection: • Low voltage wiring systems and components

Recommendations

DISTRIBUTION SYSTEM \ Outlets (receptacles)

27. Condition: • Not suitable for outdoor (exterior) use

Implication(s): Shock hazard or interruption of electrical service

Location: Various Exterior

Task: Replace

Time: As soon as possible



72. Not suitable for outdoor (exterior) use



73. Not suitable for outdoor (exterior) use



74. Not suitable for outdoor (exterior) use



75. Not suitable for outdoor (exterior) use



76. Not suitable for outdoor (exterior) use

28. Condition: • Test faulty on GFCI/GFI (Ground Fault Circuit Interrupter)

Implication(s): Electric shock

Location: Various Second Floor Exterior Wall Bathroom

Task: Repair or replace

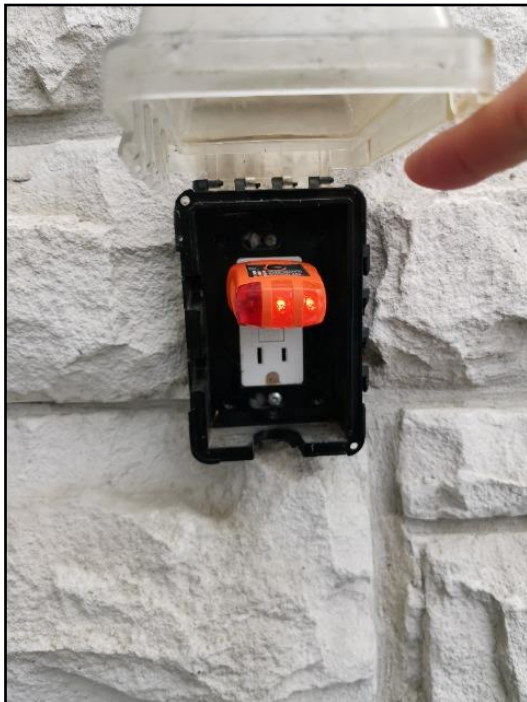
Time: As soon as possible



77. Test faulty on GFCI/GFI (Ground Fault...



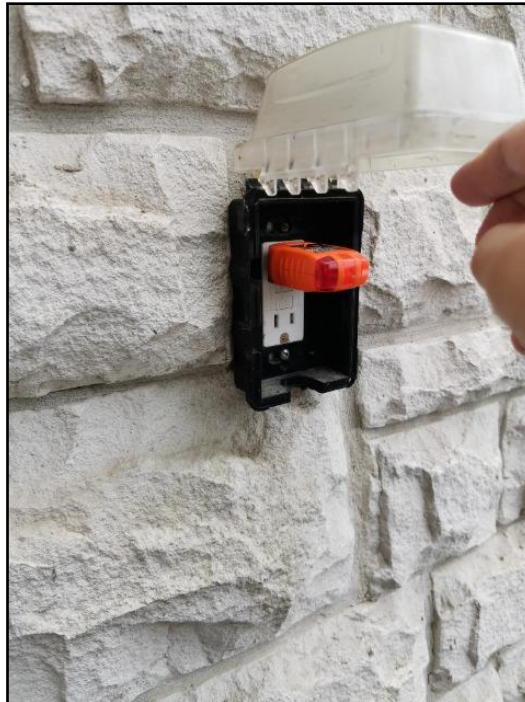
78. Test faulty on GFCI/GFI (Ground Fault...



79. Test faulty on GFCI/GFI (Ground Fault...



80. Test faulty on GFCI/GFI (Ground Fault...



81. Test faulty on GFCI/GFI (Ground Fault...

DISTRIBUTION SYSTEM \ Switches

29. Condition: • Damage

Implication(s): Fire hazard | Electric shock

Location: Basement

Task: Replace

Time: When necessary



82. Damage

DISTRIBUTION SYSTEM \ Cover plates

30. Condition: • For switch is damaged

Implication(s): Electric shock

Location: Basement

Task: Replace

Time: When necessary



83. For switch is damaged

DISTRIBUTION SYSTEM \ Lights

31. Condition: • Inoperative

Implication(s): Inadequate lighting

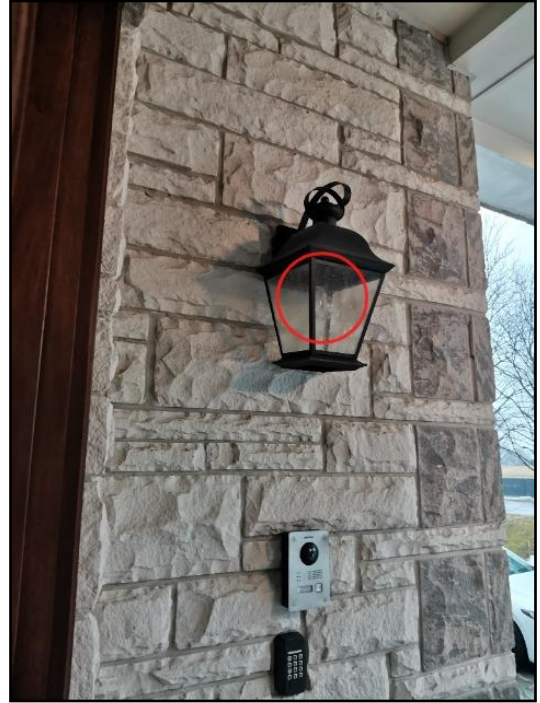
Location: Various First Floor Exterior Wall Kitchen

Task: Replace

Time: As soon as possible



84. Inoperative



85. Inoperative



86. Inoperative



87. Inoperative



88. Inoperative



89. Inoperative

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)**32. Condition:** • Past life expectancy**Implication(s):** Life safety hazard**Location:** Throughout**Task:** Replace**Time:** Immediate

90. Past life expectancy



91. Past life expectancy



92. Past life expectancy



93. Past life expectancy



94. Past life expectancy

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

33. Condition: • Past life expectancy

Should past life expectancy, no label visible.

Implication(s): Health hazard | Life safety hazard

Location: Throughout

Task: Replace

Time: Immediate



95. Past life expectancy



96. Past life expectancy

HEATING

Sample Report, Vaughan, ON March 19, 2022

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SUMMARY

ROOFING

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Description

Heating system type: • Furnace

Fuel/energy source: • Gas

Heat distribution: • Ducts and registers

Approximate capacity: • 200,000 BTU/hr

Efficiency: • High-efficiency

Exhaust venting method: • Induced draft

Combustion air source: • Outside - sealed combustion

Approximate age: • 12 years

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

Main fuel shut off at: • Meter

Air filter:

• 5" thick
16"X26"X5"

Fireplace/stove: • Wood-burning fireplace - not in service • Gas fireplace

Chimney/vent: • PVC plastic • ABS plastic

Chimney liner: • Clay

Location of the thermostat for the heating system: • Living Room

Limitations

Fireplace/wood stove: • Connection to chimney not inspected

Recommendations

FURNACE \ Life expectancy

34. Condition: • Near end of life expectancy

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

Location: Throughout Furnace Room

Task: Replace

Time: Less than 5 years

HEATING

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SUMMARY

ROOFING

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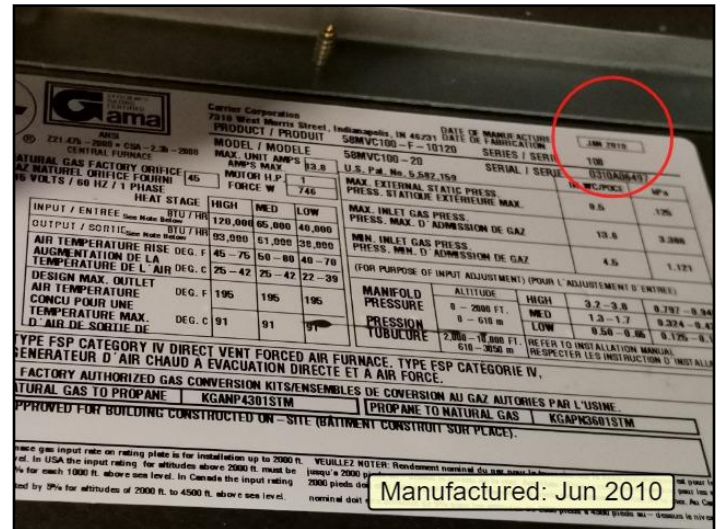
INSULATION

PLUMBING

INTERIOR



97. Near end of life expectancy



98. Near end of life expectancy

FURNACE \ Filter

35. Condition: • Dirty

Implication(s): Increased heating costs | Reduced comfort

Location: Basement Furnace Room

Task: Replace

Time: Regular maintenance



99. Dirty



100. Dirty

FURNACE \ Humidifier

36. Condition: • Clogged pad, mesh or nozzle

HEATING

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SUMMARY

ROOFING

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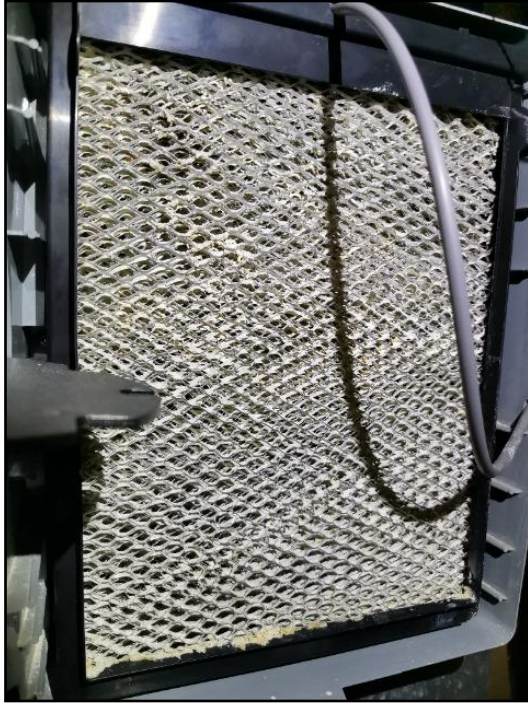
INTERIOR

Implication(s): Equipment not operating properly

Location: Basement Furnace Room

Task: Replace

Time: As soon as possible



101. Clogged pad, mesh or nozzle



102. Clogged pad, mesh or nozzle

FURNACE \ Capacity

37. Condition: • Undersized

300,000 BTU/hr is recommended to supply comfortable heating.

Implication(s): Increased heating costs | Reduced comfort

Task: Improve

Time: When remodelling

FURNACE \ Ducts, registers and grilles

38. Condition: • Leaky joints

Implication(s): Increased heating costs | Reduced comfort

Location: Basement Furnace Room

Task: Repair

Time: As soon as possible



103. Leaky joints

CHIMNEY AND VENT \ Masonry chimney cap (crown)

39. Condition: • Missing

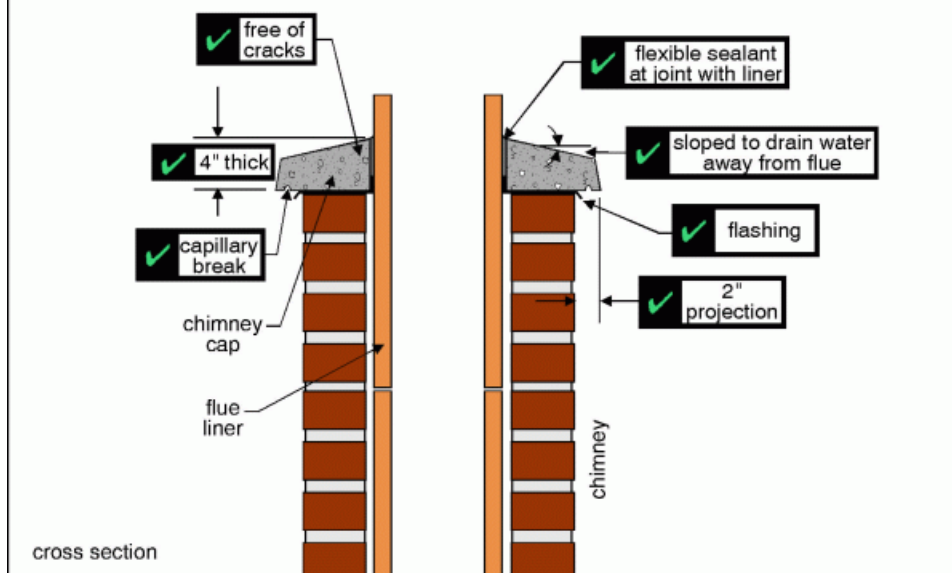
Implication(s): Shortened life expectancy of material | Chance of water damage to structure, finishes and contents

Location: West Roof

Task: Improve

Time: As soon as practical

What makes a good chimney cap?



HEATING

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SUMMARY

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104. *Missing*

COOLING & HEAT PUMP

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SUMMARY

ROOFING

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Description

Air conditioning type: • Air cooled

Cooling capacity: • 7 Tons

Compressor type: • Gas

Compressor approximate age: • 10 years • 11 years

Typical life expectancy: • 12 to 15 years

Location of the thermostat for the cooling system: • Living Room

Limitations

Inspection limited/prevented by: • Cooling systems are not operated when the outdoor temperature is below 60°F

Recommendations

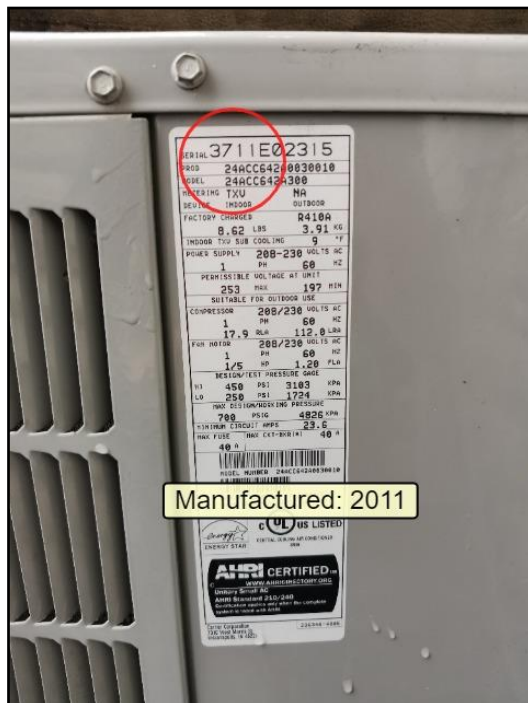
AIR CONDITIONING \ Life expectancy

40. Condition: • Near end of life expectancy

Implication(s): Reduced comfort | Equipment failure

Task: Replace

Time: Less than 3 years



105. Near end of life expectancy



106. Near end of life expectancy

INSULATION AND VENTILATION

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SUMMARY

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Description

Attic/roof insulation material: • Glass fiber

Attic/roof insulation amount/value: • R-40 • 10 inches

Attic/roof air/vapor barrier: • Plastic

Attic/roof ventilation: • Roof and soffit vents

Wall insulation amount/value: • Not visible

Floor above basement/crawlspace insulation amount/value: • Not visible

Limitations

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

Recommendations

ATTIC/ROOF \ Insulation

41. Condition: • Amount less than current standards

R-60 is recommended currently.

Implication(s): Increased heating and cooling costs

Location: Attic

Task: Improve

Time: As soon as practical

42. Condition: • Animal/pest droppings in attic

Implication(s): Health hazard

Location: Various Attic

Task: Remove

Time: As soon as possible

INSULATION AND VENTILATION

Sample Report, Vaughan, ON March 19, 2022

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SUMMARY

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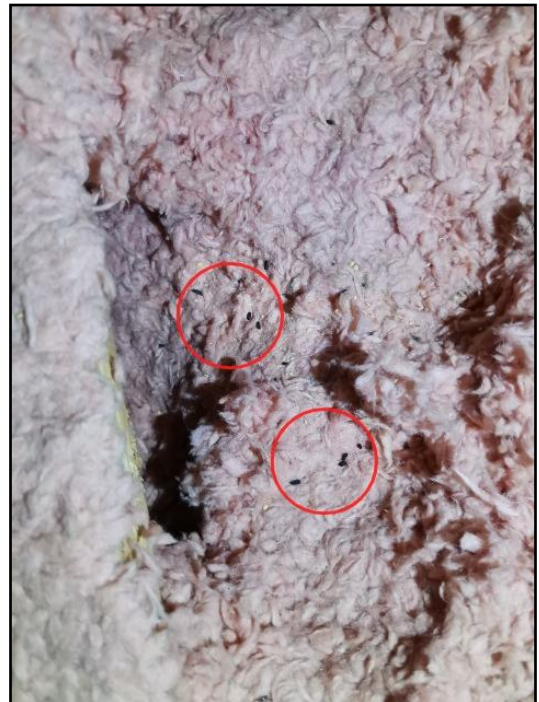
107. Animal/pest droppings in attic



108. Animal/pest droppings in attic



109. Animal/pest droppings in attic



110. Animal/pest droppings in attic

INSULATION AND VENTILATION

Sample Report, Vaughan, ON March 19, 2022

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SUMMARY

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111. Animal/pest droppings in attic

ATTIC/ROOF \ Hatch/Door

43. Condition: • Not insulated and not weatherstripped

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

Location: Throughout Attic

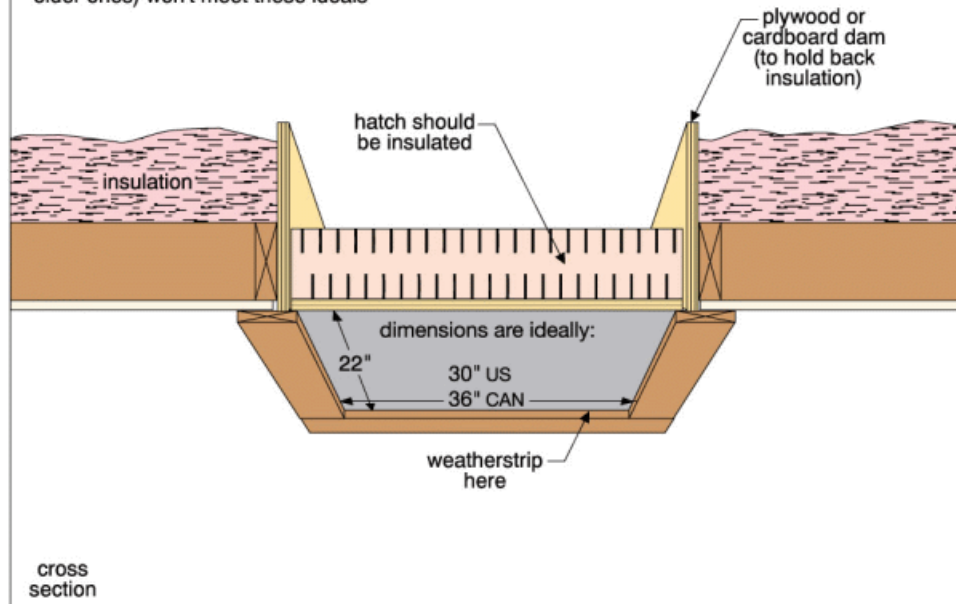
Task: Correct

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



112. Not insulated and not weatherstripped



113. Not insulated and not weatherstripped

Description

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

Supply piping in building: • Copper

Main water shut off valve at the: • Utility room

Water heater type: • Induced draft

Water heater fuel/energy source: • Gas

Water heater manufacturer: • Bradford White

Water heater tank capacity: • 75 gallons

Water heater approximate age: • 14 years

Water heater typical life expectancy: • 10 to 15 years

Waste and vent piping in building: • PVC plastic

Floor drain location: • Water heater drain pan

Main gas shut off valve location: • Gas meter

Recommendations

WATER HEATER \ Life expectancy

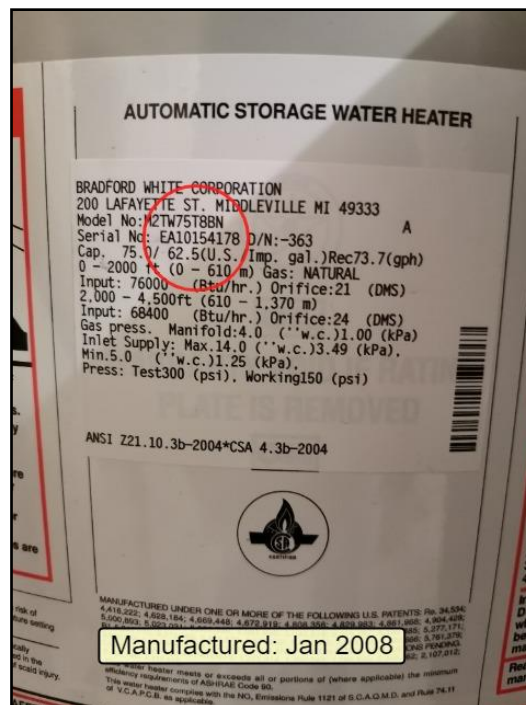
44. Condition: • Near end of life expectancy

Implication(s): No hot water

Location: Basement Furnace Room

Task: Replace

Time: Less than 2 years



114. Near end of life expectancy

WASTE PLUMBING \ Traps - performance

45. Condition: • Missing

Implication(s): Sewer gases entering the building

Location: First Floor Kitchen

Task: Correct

Time: When necessary



115. Missing

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

46. Condition: • Leak

Implication(s): Chance of water damage to structure, finishes and contents | Sewage entering the building

Location: Basement Bathroom

Task: Repair

Time: As soon as possible



116. Leak

FIXTURES AND FAUCETS \ Whirlpool bath (Hydro-Massage Therapy Equipment) pump

47. Condition: • Inoperative

Implication(s): Equipment failure

Location: Second Floor Master Bathroom

Task: Repair

Time: When necessary



117. Inoperative

FIXTURES AND FAUCETS \ Toilet

48. Condition: • Surface defects

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

Location: Second Floor Master Bathroom

Task: Repair or replace

Time: If necessary



118. *Surface defects*

INTERIOR

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Description

Major floor finishes: • Hardwood • Porcelain

Major wall and ceiling finishes: • Plaster/drywall

Windows: • Fixed • Casement • Skylight

Exterior doors - type/material: • Hinged

Appliances: • Microwave/Exhaust Fan Combo • Range • Cooktop • Freezer • Wine Cooler

Laundry facilities: • Washer • Dryer • Vented to outside • 120-Volt outlet • 240-Volt outlet

Kitchen ventilation: • Exhaust fan

Bathroom ventilation: • Exhaust fan

Limitations

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

Restricted access to: • Closets and cabinets / cupboards

Recommendations

WALLS \ Plaster or drywall

49. Condition: • Loose or missing

Location: First Floor Living Room

Task: Repair

Time: If necessary



119. Loose or missing



120. Loose or missing

FLOORS \ General notes

50. Condition: • Typical flaws

Location: Various

INTERIOR

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Task: Repair

Time: If necessary



121. Typical flaws



122. Typical flaws



123. Typical flaws



124. Typical flaws

51. Condition: • Cracks

Implication(s): Chance of movement | Physical injury

Location: Basement

Task: Repair or replace

Time: If necessary



125. Cracks

52. Condition: • Debris between windows sash and frame.

Location: Various

Task: Clean

Time: Regular maintenance



126. Debris



127. Debris

INTERIOR

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128. Debris



129. Debris

FLOORS \ Wood/laminate floors

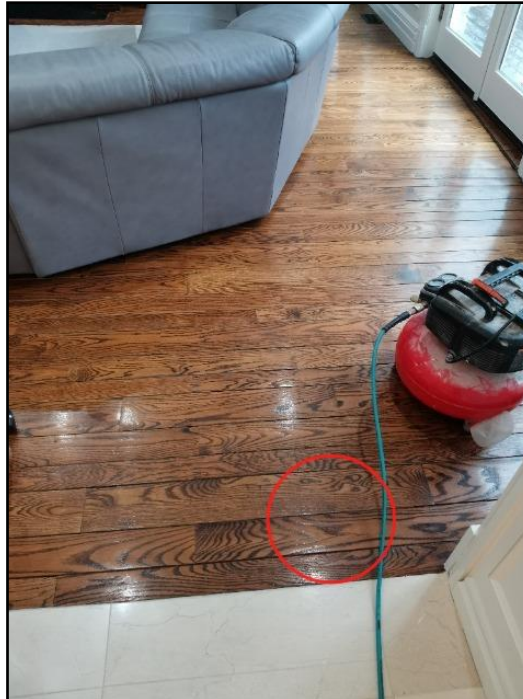
53. Condition: • Squeaks

Implication(s): Noise nuisance

Location: First Floor Living Room

Task: Repair

Time: If necessary



130. Squeaks

FLOORS \ Subflooring

54. Condition: • Sagging

INTERIOR

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

Location: Various

Task: Repair

Time: Discretionary



131. Sagging



132. Sagging

WINDOWS \ General notes

55. Condition: • Difficult to operate

New painting caused windows stuck to sashes.

Implication(s): System inoperative or difficult to operate

Location: Various

Task: Repair

Time: As soon as practical

INTERIOR

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133. Difficult to operate



134. Difficult to operate



135. Difficult to operate



136. Difficult to operate

WINDOWS \ Hardware

56. Condition: • Broken

Implication(s): System inoperative or difficult to operate

Location: Various

INTERIOR

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Task: Repair or replace

Time: If necessary



137. Broken



138. Broken



139. Broken



140. Broken

INTERIOR

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141. Broken



142. Broken



143. Broken



144. Broken

INTERIOR

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SUMMARY

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145. Broken



146. Broken



147. Broken



148. Broken



149. Broken

WINDOWS \ Storms and screens

57. Condition: • Missing

Implication(s): Increased heating costs | Reduced comfort | Chance of pests entering building

Location: Various

Task: Provide

Time: As soon as practical

INTERIOR

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INTERIOR



150. Missing



151. Missing



152. Missing



153. Missing



154. Missing



155. Missing

DOORS \ Hardware

58. Condition: • Missing

Implication(s): System inoperative or difficult to operate

Location: First Floor

Task: Provide

Time: If necessary



156. Missing

CARPENTRY \ Cabinets

59. Condition: • Pieces missing or loose

Implication(s): Damage or physical injury due to falling materials

Location: Various

Task: Repair or replace

Time: when necessary



157. Pieces missing or loose

INTERIOR

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158. Pieces missing or loose

60. Condition: • Water damage

Implication(s): Material deterioration

Location: Second Floor Bathroom

Task: Repair

Time: If necessary



159. Water damage



160. Water damage

INTERIOR

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161. Water damage

61. Condition: • Rust

Implication(s): Material deterioration

Location: Basement Bathroom

Task: Repair or replace

Time: If necessary



162. Rust

CARPENTRY \ Countertops

62. Condition: • Tiles loose, missing, cracked, stained or broken

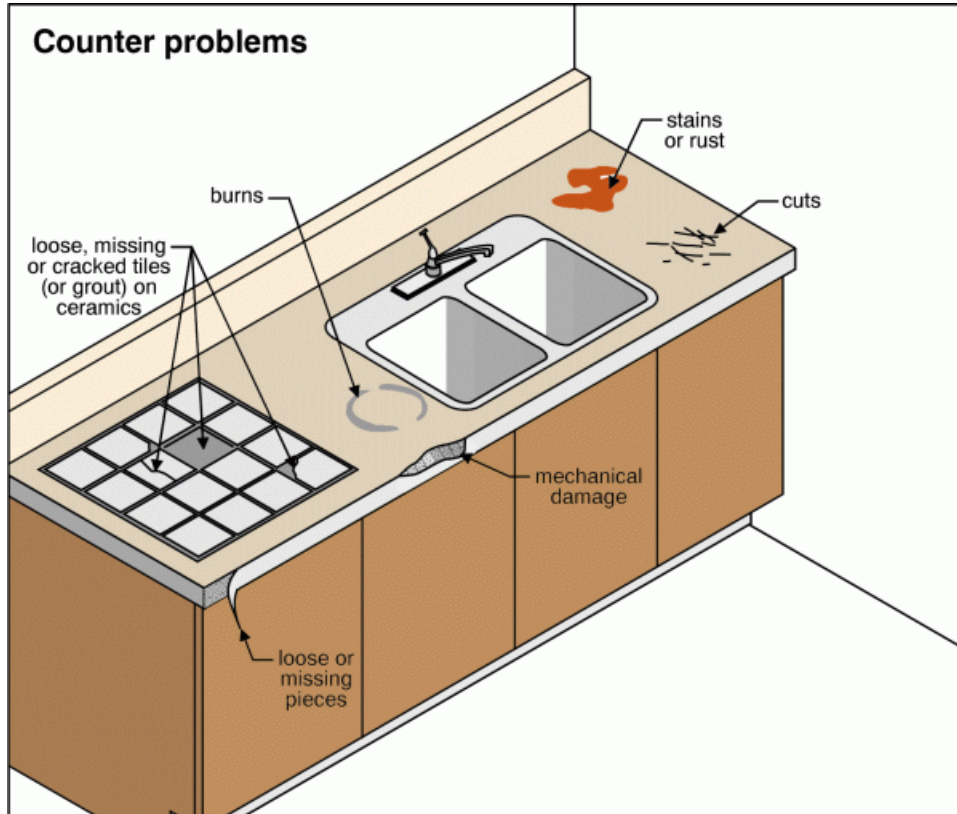
Marble countertop cracked.

Implication(s): Hygiene issue

Location: Second Floor Master Bathroom

Task: Repair or replace

Time: If necessary



163. Tiles loose, missing, cracked, stained or...

STAIRS \ Handrails and guards

63. Condition: • Loose

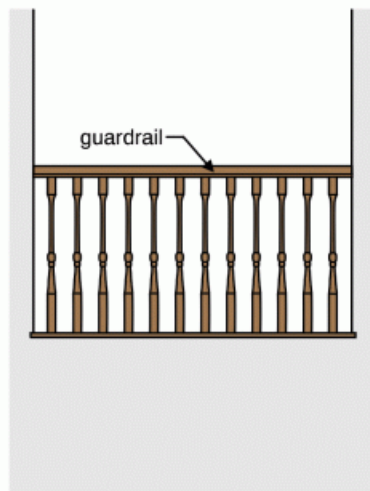
Implication(s): Fall hazard

Location: Third Floor Staircase

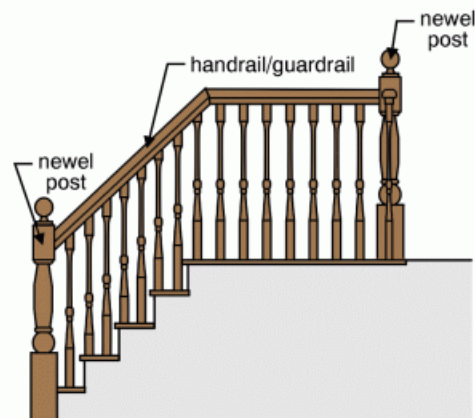
Task: Repair

Time: As soon as possible

Handrail support



guardrails and handrails anchored to walls are the strongest



if the handrail (or guardrail) is supported at its ends by newel posts and the posts are not well secured, the whole assembly can be loose



164. Loose

BASEMENT \ Cold room/Root cellar

64. Condition: • Finished: risk of condensation problems

Implication(s): Odors, molds, etc. | Material deterioration

Location: Basement Cold Room

Task: Correct

Time: If necessary

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165. Finished: risk of condensation problems



166. Finished: risk of condensation problems

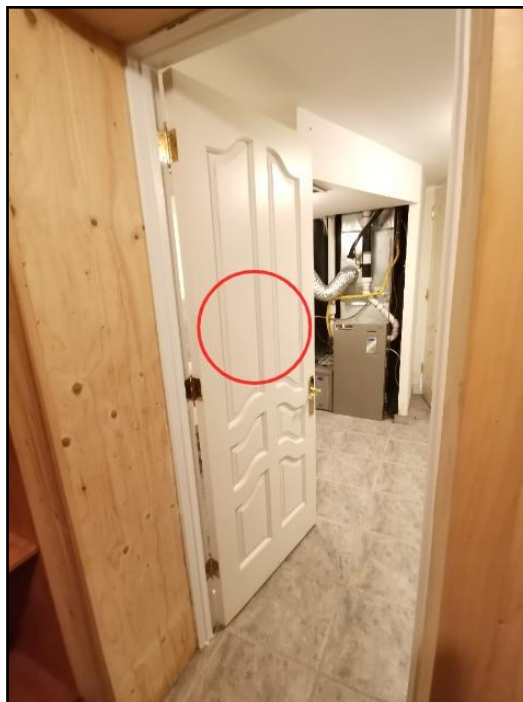
65. Condition: • Door should be insulated

Implication(s): Increased heating and cooling costs

Location: Basement Cold Room

Task: Provide

Time: As soon as practical



167. Door should be insulated

66. Condition: • Weatherstripping missing around door

Implication(s): Increased heating and cooling costs

Location: Basement Cold Room

Task: Provide

Time: As soon as practical



168. Weatherstripping missing around door

67. Condition: • Vent closed and may be blocked by dybris. Clean and keep opened recommended.

Implication(s): mold, odor, condensation, etc.

Location: Basement Cold Room

Task: Clean

Time: As soon as practical



169.

BASEMENT \ Wet basement - evidence

68. Condition: • Mold

Mold drywall spalling caused by previous long term water damage, currently dried, change the damaged drywall and wood part recommended.

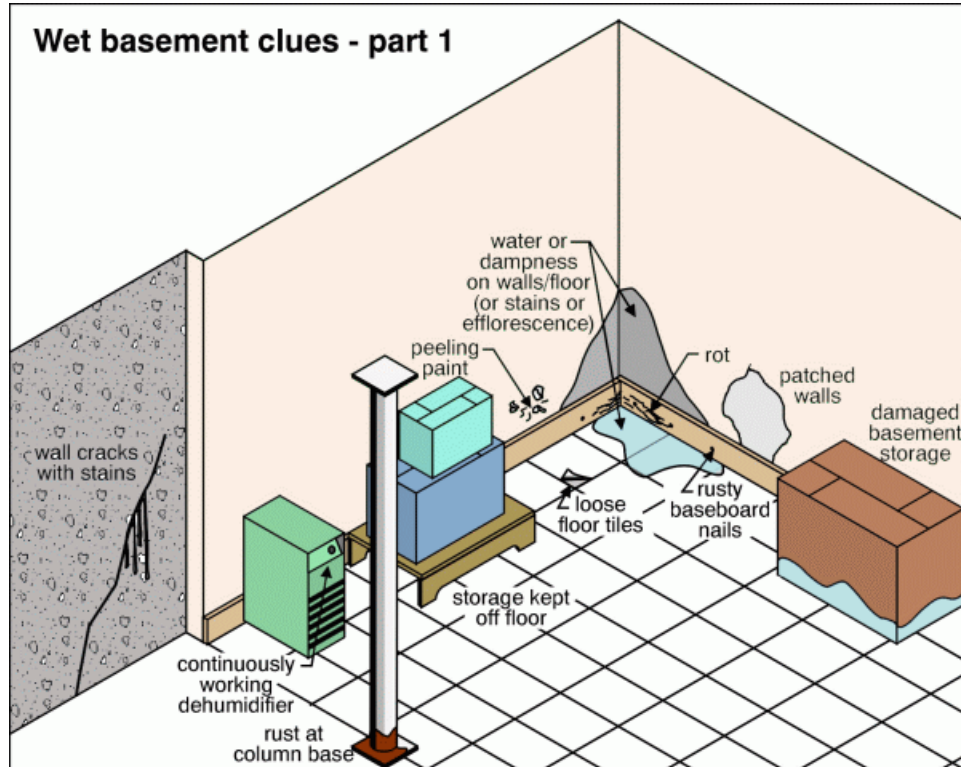
Implication(s): Contaminants may enter building air | Chance of water damage to structure, finishes and contents

Location: Basement Staircase

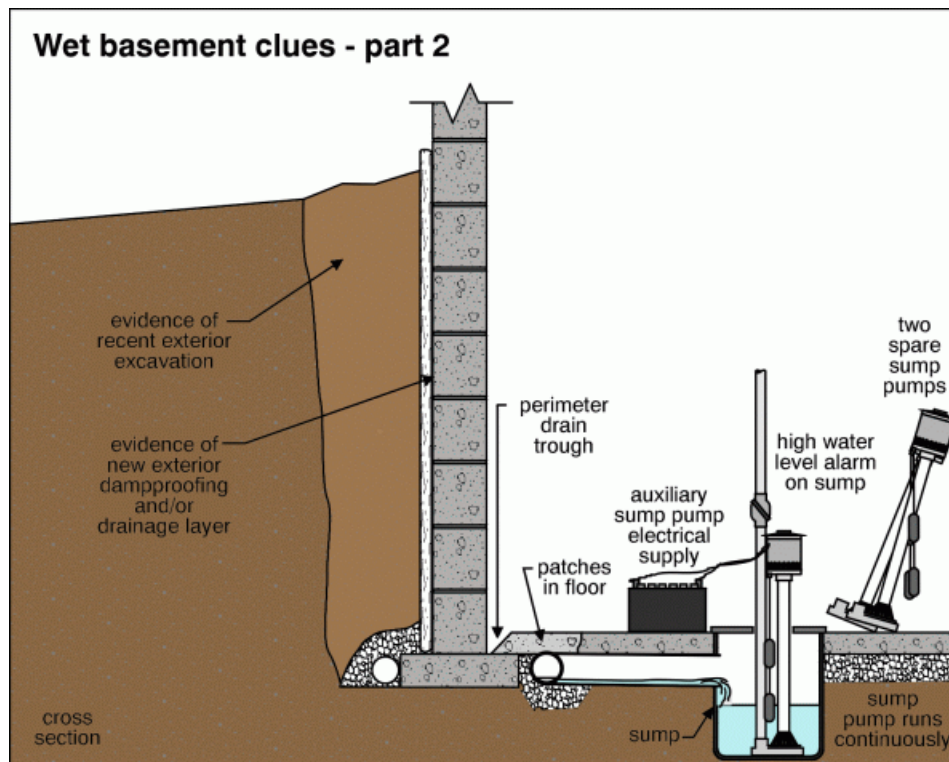
Task: Repair

Time: As soon as practical

Wet basement clues - part 1



Wet basement clues - part 2





170. Mold



171. Mold

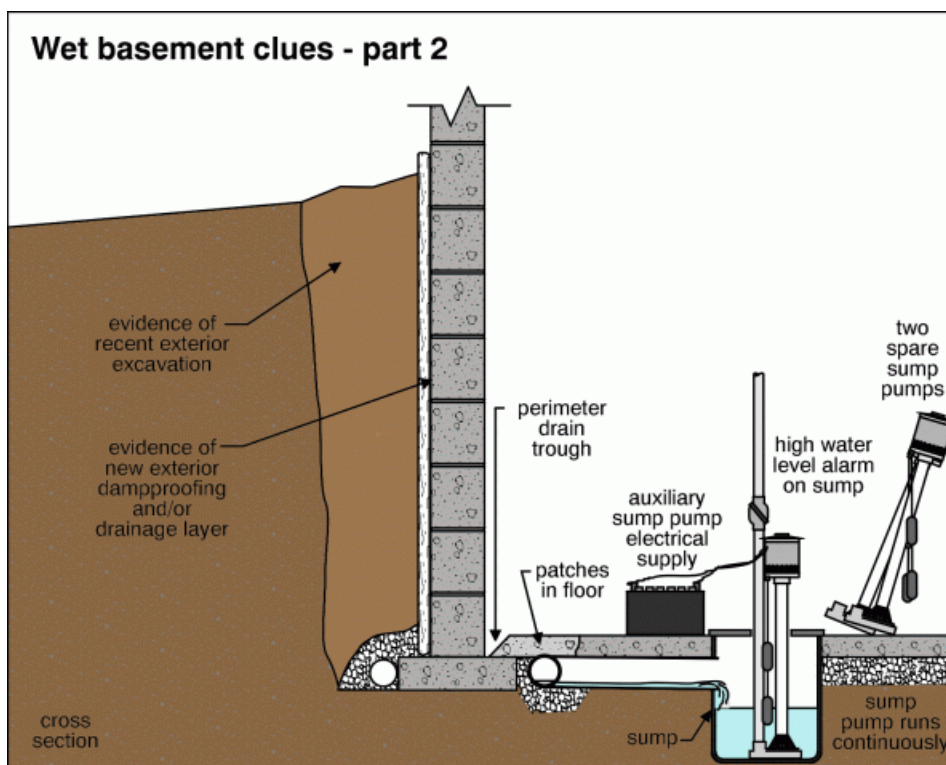
69. Condition: • Water marks

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

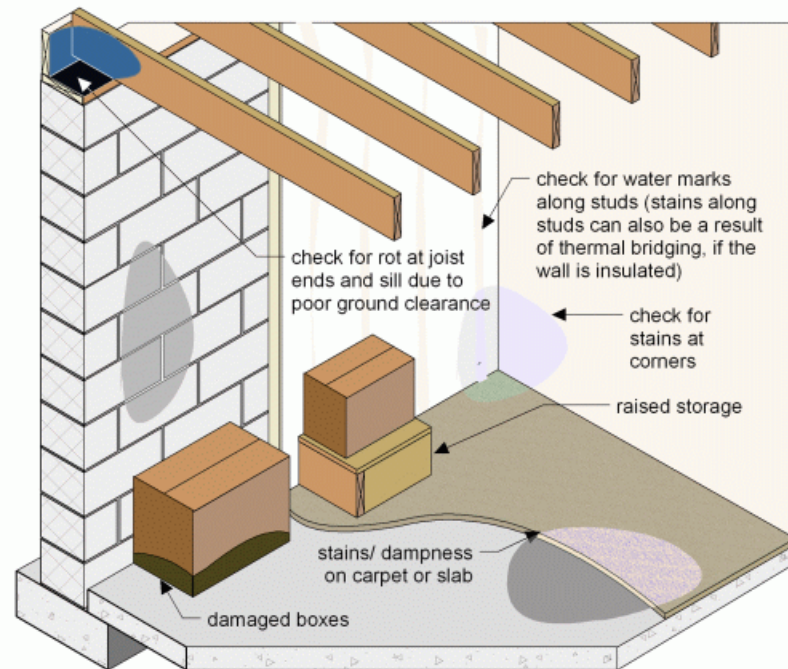
Location: Basement Cold Room

Task: Repair

Time: As soon as practical



Basement leakage clues - rot, stains or water marks



172. Water marks



173. Water marks

APPLIANCES \ Range

70. Condition: • Inoperative

Gas supply disconnected suspect

Implication(s): System inoperative

Location: Basement Kitchen

Task: Service

Time: When necessary



174. Inoperative

APPLIANCES \ Dishwasher

71. Condition: • Backflow prevention high loop missing

Implication(s): Back-flow of water into the dishwasher, possibly contaminating dishes

Location: Basement First Floor Kitchen

Task: Repair

Time: As soon as practical



175. Backflow prevention high loop missing



176. Backflow prevention high loop missing

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